

City Council
May 19, 2025

A regular meeting of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Monday, May 19, 2025 at 7:00 p.m.

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Patrick Souter, Mayor Pro Tem, Council Member Place 2
Tres Atkins, Council Member Place 1
Chris Wright, Council Member Place 3
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Terry Welch, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Jimmy Poarch gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

None.

5. Consent Agenda

- a. Minutes of the City Council meeting of May 5, 2025
- b. Minutes of the Special City Council meeting of May 12, 2025
- c. Event application for Juneteenth Day Parade and Celebration to be held June 19, 2025 at Lee Penn Park
- d. Event application for Summer Soul Affair event to be held at Railyard Park on July 5, 2025
- e. Event application for Hispanic Heritage event to be held September 6, 2025 at Railyard Park
- f. Event application for Walk to End Alzheimer's event to be held October 11, 2025 at Getzendaner Park
- g. Receive Fiscal Year 2025 2nd Quarter Financial Report
- h. Supplemental appropriation for FY 2025 Water Operations and Maintenance Budget
- i. City Council liaison appointments to Boards and Commissions

Council Member Chris Wright requested additional discussion of Items c. and g.

Action:

Patrick Souter moved to approve all items on the Consent Agenda, except for Items c. and g. Motion was seconded by Chris Wright and carried unanimously (5-0).

Council Member Chris Wright expressed opposition to using City resources to support two separate Juneteenth parades. While he voiced support for the events proposed by Betty Square Coleman and Dr. Jamal Rasheed, he stated that he could not support holding two parades.

The general consensus of the City Council was to support only one Juneteenth parade, to be held on June 19, citing concerns about the strain on City resources and promoting unity in the city.

Action:

Chris Wright moved to approve Item c. on the Consent Agenda. Motion was seconded by Travis Smith and carried unanimously (5-0).

Council Member Wright requested that quarterly financial reports be removed from the consent agenda going forward. He also asked Finance Director Chad Tustison to present the second quarter financial report.

Chad Tustison, Senior Director of Finance, presented the fiscal year 2025 2nd quarter financial report. The General Fund, which supports essential services like police, fire, parks, streets, and libraries, is primarily funded by property taxes (40%) and sales taxes (36%), along with user fees, permits, and other revenues.

- Revenues are outperforming expectations, and expenditures are within budget.
- Property tax collections total \$25.9 million, or 98% of the annual budget, with most collected between December and March.
- Sales tax collections total \$11.4 million, representing 48% of the budget—2% higher than last year, but 2% below projections.
- Other revenue sources, like building permits and interest income, are also exceeding expectations.
- General Fund expenditures reached \$35.1 million, or 49% of budget, with delays in some areas due to vacant positions and timing of purchases.

Other Fund Highlights:

- Water and Wastewater Funds: Revenues and expenses are on track.
- WCDC Fund: Funded by 0.5¢ sales tax and user fees; revenues and expenses are within budget, though sales tax is 2% under projection.
- Hotel/Motel Tax Fund: Revenues are exceeding budget due to high occupancy and room rates; expenditures slightly lag due to timing of Arts Council transfers.
- Investment Income: City earned \$2.87 million in interest, mainly from funds invested in the AAA-rated LOGIC pool, in compliance with the Texas Public Funds Investment Act

Action:

Chris Wright moved to approve Item g. on the Consent Agenda. Motion was seconded by Patrick Souter and carried unanimously (5-0).

6. Introduce Honorary Council Member

There was not an Honorary Council Member in attendance.

7. Present Proclamation recognizing May 18-24, 2025 as “National Public Works Week”

Mayor Wallace presented the Proclamation recognizing May 18-24, 2025 as “National Public Works Week.”

8. Public Hearing on a request by Ryan McIntosh, Trinity Partners, for a Site Plan for the Plaza at Bessie Coleman, located directly south of 1650 N US Highway 77 (Property ID: 223131) – Owner: Bomac Wax Investments LLC (SP-222-2024)

Trenton Robertson, Senior Director of Planning, presented the Item and Kevin McIntosh requested approval. The applicant proposes a Site Plan to allow for development of a Sprouts Farmers Market and three (3) multi-tenant retail buildings on approximately 8.53-acres of a 17.7-acre tract at the southeast corner of Bessie Coleman Boulevard and Highway 77. The subject property is currently situated in a Planned Development-42-Commercial (PD-42-C) zoning district. The PD zoning district allows for the development of “Retail Stores & Shops” Land Uses, with the approval of a Site Plan by the Planning & Zoning Commission and City Council.

The development is proposed to be anchored by a Sprouts Farmers Market. Sprouts is a supermarket brand that specializes in natural and organic foods. Typical Sprouts operating hours are 7:00am to 10:00pm. Sprouts Farmers Market does not currently intend to provide an online pick-up on the site and no Outdoor Storage or Display uses are proposed with this application. No specific users for the multi-tenant buildings have been identified with this Site Plan Application. However, the site is designed to accommodate users ranging from retail stores, restaurant, and medical offices.

The applicant has provided a Site Plan for the subject property, which is designed around a 23,299 square-foot structure that will house Sprouts Farmers Market. The Site Plan also includes three (3) multi-tenant retail buildings with a combined footprint of 24,024 square feet. Each building is proposed to be situated on an individual lot. The Sprouts Farmers Market is proposed to be constructed with the first phase of development, with the multi-tenant retail buildings following in later phases. Access between lots is proposed to be facilitated by the establishment of mutual access easements across the major internal drive-aisles connecting each lot. The Site Plan also identifies three remaining lots, totaling approximately seven-acres outside the floodplain, that are not proposed to be developed at this time. The property owner will return for Site Plan approval at the time each of these remaining lots are proposed to be developed.

The proposed Site Plan meets the minimum parking requirement of 301 parking spaces. The site has also been designed to meet the minimum setback requirements of the Commercial (C) zoning district; however, it is important to note that the primary building is situated approximately 254’ from the nearest adjacent single-family residential lot at its closest point to the east. The product loading area and trash compactor for the site are screened from view of the right-of-way (ROW) by the buildings on site and are located approximately 260’ from the nearest adjacent single-family residential lot. The trash compactor and product loading area are proposed to be screened from interior drive-aisles by a 6’ wall.

The applicant has provided an Elevation/Façade Plan for the proposed multi-tenant retail buildings and the Sprouts Farmers Market. The primary exterior construction materials proposed for the development feature split face concrete masonry units (CMUs), stone veneer, and stucco, with minor EIFS and siding accents. All buildings on the subject property are proposed to utilize an earth tone color palette; which is designed to complement the color palette of the Sprouts brand. All proposed structures meet the typical articulation requirements of the Waxahachie Zoning Ordinance. Enhanced articulation is proposed at several key locations to ensure that all roof-mounted equipment is fully screened from view.

The applicant has provided a preliminary TIA with this application to identify options to accommodate the traffic generated by the proposed development. The preliminary TIA is currently under review by the Public Works & Engineering Department and is required to be approved prior to Platting the subject property. The TIA has identified several potential improvements to the road network in the surrounding area, including dedicated turn lanes, that are being evaluated by staff. TxDOT has indicated that installation of a traffic signal at the Bessie Coleman Boulevard and Highway 77 intersection will not be permitted with Phase 1 of the proposed development. As additional phases of the project develop, traffic and potential roadway improvements will continue to be evaluated.

The applicant proposes to install a 6' masonry screening wall approximately 50' from the eastern property line. The proposed screening wall adheres to the requirements of the Waxahachie Zoning Ordinance for non-residential development adjacent to existing single-family residences. The screening wall is situated on the western edge of an overhead electric easement, which results in a 50' open space buffer between the screening wall and adjacent residential property lines.

The applicant has provided a Photometric Plan for the proposed development that demonstrates compliance with the Waxahachie Lighting and Glare Standards. All light fixtures are proposed to be shielded and directed downwards to eliminate light trespass and glare onto adjacent residential property. All proposed light poles are restricted to a maximum height of 20'.

The applicant has provided a Landscape Plan that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. The applicant has clustered required canopy and ornamental trees along the western and northern property lines; which are the most visible portions of the development. The proposed landscape design for the site is similar to the recently approved BJ's Wholesale Club development in this regard. A permanent irrigation system will be installed for all landscape areas.

The applicant has provided preliminary Utility and Grading Plans to identify the proposed utility and drainage infrastructure necessary to facilitate the development. The preliminary plans have demonstrated the feasibility of the infrastructure design for the development, based on the proposed site plan. The applicant proposes to improve existing drainage infrastructure on the site to account the additional run-off from the proposed development. The final utility and grading plans will be reviewed and approved by the Public Works and Engineering Department with a future Civil Construction Permit.

The applicant has proposed several single and multi-tenant monument signs for the subject property along with specific wall signs for the Sprouts Farmers Market. The proposed signs meet the size and dimension requirements of the Waxahachie Zoning Ordinance. The applicant has submitted a separate SUP Application (ZDC-14-2025) for 30' unified lot sign at the southeast corner of Bessie Coleman Boulevard and US Highway 77. This application is scheduled for consideration at the May 27th Planning & Zoning Commission and June 2nd City Council meetings.

The Parks and Recreation Department has requested the applicant install a 6' sidewalk along the southern boundary of the subject property, adjacent to the floodplain. The purpose of this sidewalk is to provide a connection point to the Mustang Creek Trail that the City is currently constructing south of the subject property. The long-term goal for this area is to develop an uninterrupted trail network from Mustang Creek Park to the YMCA to facilitate direct pedestrian access from the North Grove Area to the YMCA. The construction of a sidewalk connection on the subject property is a crucial part of the intended trail network. The YMCA is currently preparing development plans that include a 6' sidewalk extension to the western edge of Highway 77. Staff recommends that construction of the 6' sidewalk as requested by the Parks and Recreation Department be a condition of approval of the Site Plan Application. Staff supports the waiver of cash-in-lieu of park land dedication fees, if the sidewalk is constructed. The standard commercial cash-in-lieu of park land dedication fee is \$600.00 per acre.

Mayor Wallace opened the Public Hearing at approximately 7:26 p.m.

There being no others to speak for or against SP-222-2024, Mayor Wallace closed the Public Hearing at approximately 7:26 p.m.

Council Members discussed traffic concerns related to the proposed development. Council Members expressed strong concerns about increased traffic on Bessie Coleman, which is already considered a dangerous and busy street without a traffic signal at the intersection with 77. The main issue is the potential for accidents due to vehicles turning left onto or off of Bessie Coleman, particularly without a signal. The City Council emphasized a preference for right-in, right-out access only, aligning with prior development policies on Highway 77. While the developer cited adherence to the Traffic Impact Analysis (TIA), which recommended striping Bessie Coleman and adding a center turn lane, Council Members insisted on additional safety measures. After a lengthy discussion, the developer agreed, at minimum, to fund and install a "pork chop" concrete island at the intersection to prevent left turns, along with the proposed striping. The City Council also discussed the possibility of future improvements or alternatives suggested by traffic engineers, but stressed that public safety must not be compromised.

9. Consider approving SP-222-2024

Action:

Tres Atkins moved to approve SP-222-2024, a Site Plan for the Plaza at Bessie Coleman, subject to the conditions of the staff report. Motion was seconded by Travis Smith and carried unanimously (5-0).

10. Consider Development Agreement for SP-222-2024

Action:

Travis Smith moved to approve the Development Agreement for SP-222-2024 with an amendment that prior to the issuance of any Certificate of Occupancy (CO), at minimum a hooded egress from Bessie Coleman to Highway 77 with right-turn only signage and striping along Bessie Coleman to include a turn lane be completed at the Developer's cost. Motion was seconded by Tres Atkins and carried unanimously (5-0).

Council Member Smith thanked City Council for prioritizing the safety of citizens.

11. Public Hearing on a request by David Ruble, Altered Grounds Coffee Roasters, LLC, for a Specific Use Permit (SUP) for a Food Manufacturing (Coffee Roasting) use within a Light Industrial-2 (LI-2) zoning district located at 401 South Flat Street, Suite 1 & 2 (Property ID 170566) - Owner: Clover Properties LLC (ZDC-48-2025)

Mr. Robertson presented the Item and David Ruble requested approval. The applicant requested a SUP for a Food Manufacturing use (Altered Grounds Coffee Roasters, LLC) within the Light Industrial-2 (LI-2) zoning district located at 401 S. Flat Street, Suite 1 & 2. A Food Manufacturing Land Use requires a SUP to be approved by City Council per the City of Waxahachie Zoning Ordinance.

David Rubble, the owner of Altered Grounds Coffee Roasters, LLC, is a locally-based coffee roaster who focuses on roasting high-quality, ethically sourced, green coffee beans, while also packaging them for retail, wholesale, and direct-to-customer sales. The business owner anticipates no more than two deliveries each week to their business of either green coffee beans, or orders that have been made for packaging materials. All deliveries are expected to be received via FedEx, UPS, Amazon, or similar third-party delivery, not 18-wheelers. The proposed business will be staffed by two (2) employees during the hours of 7:00 a.m. to 5:00 p.m., Monday-Saturday. This is not proposed to be a retail location that is open to the general public for walk-in purchases.

The proposed use does meet the minimum parking requirements and minimum landscape requirements per the City of Waxahachie Zoning Ordinance. The applicant is not requesting any deviations from the City's Code of Ordinances.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. Staff received two (2) letters in support and no letters of opposition for the SUP request.

Mayor Wallace opened the Public Hearing at approximately 8:02 p.m.

There being no others to speak for or against ZDC-48-2025, Mayor Wallace closed the Public Hearing at approximately 8:03 p.m.

12. Consider proposed Ordinance approving ZDC-48-2025

ORDINANCE NO. 3625

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A FOOD MANUFACTURING OR PROCESSING (COFFEE ROASTING) USE WITHIN THE LIGHT INDUSTRIAL-2 (LI-2) ZONING DISTRICT, LOCATED AT 401 SOUTH FLAT STREET, SUITES 1 & 2, BEING PROPERTY ID 170566, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT N 75, BLOCK 26 OF THE OLD TOWN WAXAHACHIE ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Patrick Souter moved to approve ZDC-48-2025, a Specific Use Permit for Food Manufacturing use, subject to the conditions of the staff report and authorize the Mayor and/or City Manager to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

13. Consider tax rate equivalent increase for Waxahachie Public Improvement District No. 1

Mayor Wallace announced this item was removed.

14. Consider Professional Services Agreement Amendment Number 1 for the US 77 Water Main Extension Phase I Project

Kumar Gali, Senior Director of Utilities, presented the Item. As part of the TxDOT design of SPUR 394, TxDOT is requiring the City to relocate the existing water lines by making them deeper and installing casing pipe across their ROW. The City has the following water lines that need to be replaced based on this TxDOT requirement, due to the age and materials of these lines:

- At SPUR 394 and Howard Road Intersection: Replace an 18-inch domestic water and two 20-inch raw water mains for approximately 1,300 linear feet each (the approximate width of the ROW at this intersection).
- SPUR 394 and Old Italy Road: Replace a 10-inch water line with a 12-inch water line for approximately 200 linear feet.

Staff recommends amending the US 77 Water Main Extension Phase I Professional Services contract with Teague Nall & Perkins for the engineering design of these improvements in order to keep the High School water line and TxDOT's SPUR 394 project moving forward in a timely manner. This amendment and improvements will not delay the water line construction completion in relation to the High School opening in 2027.

The US 77 Water Main Extension Phase I project is funded from the Water Impact Fees in the amount of \$225,300. Staff recommends transferring \$71,000 from the 2019 Water Bond Fund savings to cover the additional design services for water main casings. With the approval of Amendment Number 1, the total professional services agreement with Teague Nall & Perkins, Inc. will be increased to \$296,300.

Action:

Tres Atkins moved to approve a Professional Services Agreement Amendment Number 1 with Teague Nall & Perkins, Inc. for the US 77 Water Main Extension Phase 1 Project in the amount of \$71,000 to be funded from 2019 Water Bond savings and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

15. Consider proposed Ordinance approving alley abandonment at North Grand Avenue, Poplar Street, and North Central Street.

James Gaertner, Executive Director of Public Works and Engineering, presented the Item. Some residents brought to the City's attention their concern regarding the maintenance of the vegetation in certain alleys. A portion of these alleys have fences, structures, and/or trees which makes it impossible for the City to access.

These alleys do not serve a public purpose, but a power line does run through a portion of the alley. Therefore, a public utility easement will be recorded prior to the Deed recording to these property owners. The properties at 202 North Grand Avenue and 206 North Grand Avenue have driveways off North Grand Avenue so a private access easement will be executed before the Deeds for the abandoned alley are executed.

The remainder of the property owners will accept their half of the alley along their property. The Deed includes language that the sale of the main property includes their portion of the abandoned alley, however, no structures can be installed in the abandoned alley property until the alley is platted into the main property.

The City initiated alley abandonment survey cost \$17,200 (11 lots) and was paid from the Public Works Department Operating Fund.

ORDINANCE NO. 3626

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ABANDONING AND VACATING CERTAIN RIGHT-OF-WAY ALONG POPLAR STREET, GRAND AVENUE AND NORTH CENTRAL STREET; MAKING FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

Action:

Chris Wright moved to approve the ordinance for the alley abandonment between North Grand Avenue, Poplar Street, and North Central Street and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

16. Consider proposed Ordinance approving alley abandonment at E. Ross and Penn Street

Mr. Gaertner presented item. The City is initiating Right-of-Way abandonment to alleys without public purposes at the following locations:

- Alley running North/South between East Ross Street and Penn Street and west of the properties adjacent to Brown Street (referred hereafter as the Penn Alley).
- Alley running East/West south of 110, 112 and 114 East Ross Street (referred hereafter as the E. Ross Alley).

The current Penn Alley has a fence across it that prevents cross traffic. It is currently used as a driveway for the property on 110 East Ross St and a separate driveway for the duplex at 101 Penn Street. The property owners along Brown Street have provided in writing that they don't have interest in their half of the alley. 300 Brown Street does not want their half of the alley, but also does not want it abandoned. City staff still recommends abandoning the Penn Alley and to dedicate it to 110 East Ross St and 101 Penn Street as shown on the attached exhibit.

The E. Ross Alley was vegetated but the property owner at 112 East Ross Street has recently constructed an access to the rear of his property. The duplex property owner along Penn Street provided in writing that he is not interested on getting half of this alley. The property owner at 114 East Ross Street was not interested in any portion of the alley, but was agreeable to allow property at 112 East Ross Street to get the full alley along her southern property line.

City staff recommends moving forward with abandoning the Penn Alley as follows and shown on the attached exhibit:

- 1) Dedicate to 110 East Ross Street the full alley along their southern property line
- 2) Dedicate to 112 East Ross Street the full alley along their southern property
- 3) Dedicate to 112 East Ross Street the entire alley along the 114 East Ross Street southern property line

There are no visible franchise utilities along these alleys to be abandoned. The franchise utilities companies were contacted repeatedly to determine if an easement was necessary. A blanket utility easement will be placed in the alleys for any existing utilities that may be in place.

The Deed includes language that the sale of the main property includes their portion of the abandoned alley and no structures can be installed in the abandoned alley property until the alley is platted into the main property.

The City initiated alley abandonment survey cost was \$4,690 (3 lots) and paid from the Public Works Department Operating Fund.

Council Member Travis Smith raised concerns about the City funding property surveys and giving away land—specifically alleyways—without recovering any costs, even minimal amounts, from property owners. He questioned why the City initiated the process, paid for surveys, and then gave away land, suggesting this could lead to a costly precedent if more property owners request similar actions.

Mr. Gaertner explained that the City initiated these abandonments to reduce operational costs and liabilities, like maintaining overgrown alleys or dealing with property damage from fallen trees. These alleys often have unclear ownership or encroachments, complicating the situation. He emphasized that abandoning unused alleys not only eliminates maintenance costs but also allows the land to become taxable. They clarified that future abandonments would be evaluated on a case-by-case basis and property owners could be required to pay for surveys, especially in simpler cases. However, in complex situations with multiple stakeholders, the City steps in to manage disputes and ensure accurate, legal division of land. The discussion reflected a balance between financial responsibility and practical city planning.

City Attorney Terry Welch explained that, under state law, cities are allowed to abandon alleyways without requiring fair market value because the land often has no practical use, especially when it's landlocked and inaccessible.

ORDINANCE NO. 3627

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ABANDONING AND VACATING CERTAIN RIGHT-OF-WAY ALONG EAST ROSS STREET AND PENN STREET; MAKING FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

Action:

Patrick Souter moved to approve the ordinance for the alley abandonment between East Ross Street and Penn Street and authorizer the City Manager to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

17. Consider authorizing the petition to abandon portion of University St Right-of-Way

Mr. Gaertner presented the Item. James Poarch and Gregory Gerloff are requesting the City of Waxahachie to abandon a portion of University Avenue Right-of-Way along their property at 1201 West Marvin Avenue and 1119 West Marvin Avenue.

James Poarch and Gregory Gerloff are requesting the City of Waxahachie to abandon a portion of University Avenue Right-of-Way along their property at 1201 West Marvin Avenue and 1119 West Marvin Avenue. The City does not have a public use for this portion of the Right-of-Way. There is a power line that serves the properties and a utility easement has been placed over this line for franchise utility purposes. City staff recommends the abandonment of this portion of the street Right-of-Way since it is currently closed to traffic and it does not provide access across the BNSF train tracks.

ORDINANCE NO. 3628

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ABANDONING AND VACATING CERTAIN RIGHT-OF-WAY ALONG UNIVERSITY STREET; MAKING FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

Action:

Patrick Souter moved to approve the ordinance abandoning the University Avenue Right-of-Way along 1201 West Marvin Avenue and 1119 West Marvin Avenue properties and authorize the City Manager to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

18. Consider Parkhill Fuel Farm Engineering Agreement for Mid-Way Regional Airport self-fueling station

Dustin Deel, Senior Director of Administrative Services, presented the Item. Mid-Way Regional Airport is seeking to install new above-ground fuel tanks to provide updated storage capacity for both AvGas and jet fuel. Parkhill will provide engineering and design services for the project, including preparation of a categorical exclusion document, geotechnical engineering, professional surveying, stormwater pollution prevention plan updates, Spill Prevention Control & Countermeasures (SPCC) planning, and the final design and bidding phase services. This project is a joint effort between the Cities of Waxahachie and Midlothian as owners and operators of the airport.

- On April 10, 2025, the Mid-Way Regional Airport Joint Airport Board voted 4-1 to recommended approval of the agreement with Parkhill.
- On May 13, 2025 Midlothian City Council voted unanimously to recommend approval of the agreement with Parkhill.

The total cost for engineering services is \$144,652. This project is funded through a 90/10 grant under the 2022 Infrastructure Investment and Jobs Act (IIJA) administered by the Federal Aviation Administration (FAA). The Airport Fund will initially pay 100% of the cost and the FAA will reimburse the fund 90% of the cost, with the remaining 10%—approximately \$14,465—to be covered by the Airport Fund.

Council Member Smith confirmed that the project will be funded through airport funds, not the City's general fund, and Mr. Deel affirmed this.

Mayor Pro Tem Souter asked about the terms of the agreement and the timeline for reimbursement. Airport Manager Sharlette Wright explained that funds will be requested upon completion of the project and are expected to be reimbursed within 30 days.

Action:

Tres Atkins moved to approve a Professional Services Agreement with Parkhill in the amount of \$144,652 for engineering services related to the Mid-Way Regional Airport Fuel Farm project and authorize the City Manager to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

19. Convene into Executive Session to consult with City Attorney about pending or contemplated litigation as permitted by Section 551.071 of the Texas Government Code

Mayor Wallace announced at 8:34 p.m. the City Council would convene into Executive Session to consult with City Attorney about pending or contemplated litigation as permitted by Section 551.071 of the Texas Government Code.

20. Reconvene and take any necessary action

The meeting reconvened at 8:55 p.m.

Action:

Travis Smith moved to authorize the City Manager to execute an agreement and release, and all other related and pertinent documentation, in Civil Action No. 3:24-CV-01041 in the United States District Court of the Northern District of Texas, Dallas Division. Motion was seconded by Tres Atkins and carried unanimously (5-0).

21. Comments by Mayor, City Council, City Attorney and City Manager

City Council and City Management wished Council Member Atkins a happy birthday.

Council Member Chris Wright expressed his gratitude to the police department, fire department, and city staff who responded early Sunday morning to a structural collapse at the building near Monroe and Main Street. He acknowledged their quick and safe handling of the situation. Additionally, he thanked City Manager Michael Scott for consistently being responsive, even on weekends, and expressed appreciation for his reliability and support.

Mayor Pro Tem Patrick Souter expressed gratitude to the police and fire departments, as well as other agencies in Ellis County, for their participation in the fallen officer's memorial ceremony held downtown the previous Friday. He specifically praised the police chief and acknowledged the involvement of various departments, including Midlothian, Ennis, and Sheriff's department, for their contributions to the powerful and emotional event. He also thanked the chief for the opportunity to deliver a speech, noting the presence of fallen officers' family members and the emotional impact it had on attendees, including himself.

22. Adjourn

There being no further business, the meeting adjourned at 8:56 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary