

City Council
August 25, 2025

A Work Session of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms C and D, Waxahachie, Texas on Monday, August 25, 2025 at 9:00 a.m.

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

Others Present: Ricky Boyd, Interim City Manager
Albert Lawrence, Deputy City Manager
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Hear presentation and funding request from The Heights for \$125,000 to support operational costs of a battered women's shelter

Representatives from The Heights, including Lane Grayson and Executive Director Jennifer Salzman, requested \$125,000 in funding to support operational costs for the battered women's shelter in Ellis County. They clarified that this request is in addition to the City's current annual contribution of \$50,000 designated for advocacy services.

{Travis Smith arrived at 9:11 a.m.}

It was confirmed that the requested funding would be used to provide 24/7 staffing for the emergency shelter and would represent an annual recurring cost. However, it is understood that the funding will be subject to review and approval by the City Council each year.

Ms. Salzman stated that The Heights is actively pursuing grants and other funding opportunities. The City Council requested that financial statements be included with each future annual funding request. It was also confirmed that the emergency shelter funding request is currently under consideration by both the City of Midlothian and Ellis County. While other entities within Ellis County have been approached, no formal commitments have been made at this time.

The City Council expressed appreciation to The Heights for their dedication to Ellis County and for recognizing and addressing this critical need.

3. Hear presentation and discuss development proposal by Minto Communities -USA for the planned development district formerly known as the Emory Lakes development

Minto representative Richard Rozier, introduced members of the Minto team in attendance. He explained the goal is to add a quality development to Waxahachie with recreation centers and amenities.

The Minto team shared a presentation outlining Minto's vision for a planned community in Waxahachie. The presentation outlined Minto's credentials, vision, and commitment to long-term success. The development team requested conditional consent for a Municipal Management District (MMD) to finance the required infrastructure to develop the site.

Bill Dahlstrom, Land Use Attorney with Jackson Walker, provided an overview of the project, including the boundaries, the overall illustrative concept plan, and the proposed components such as traditional residential, active adult residential, the Waxahachie Trail regional park, and school sites. He confirmed that the developer will request annexation of the portion of land currently within the city's ETJ. Mr. Dahlstrom explained that while flex space is being incorporated, there will be no changes to the overall density or commercial components. The development will feature complete neighborhoods with mixed-use elements. Five (5) amenities will be selected from a proposed list, with amenity centers phased into the development. The trigger points for these centers are 500 lots for the active adult residential areas and 750 lots for the traditional residential areas.

It was the general consensus of City Council to have input on the amenities to prevent duplication; however, Mr. Dahlstrom confirmed the final decision will be made by the developer.

Mr. Dahlstrom confirmed that the commercial portion of the development will be located closest to I-35, and the developer is proposing active recreation fields adjacent to the planned school sites.

{Tres Atkins arrived at 10:30 a.m.}

{The meeting recessed at 10:32 a.m.} {The meeting reconvened at 10:44 a.m.}

Sanjay Bapat of Allen Boone Humphries Robinson LLP presented the request to establish a Municipal Management District (MMD) for the proposed development. An MMD is a political subdivision of the State of Texas that provides a financing mechanism to fund public improvements within the development, under City oversight. Its primary responsibilities include the construction of water, sewer, and drainage infrastructure, as well as public roads—all built to City standards and eligible for conveyance to the City for ongoing operation and maintenance, if desired. This structure allows the infrastructure to be financed by the development itself.

City Council and staff discussed the annual tax rate for the MMD, noting that the combined maximum tax rate for both the master and participant districts will be contractually fixed according to the Development Agreement between the City and the developer.

Mr. Bapat requested a conditional consent from City Council to support the MMD financing mechanism. It was the general consensus of City Council to consider the request at an upcoming meeting.

Councilman Smith requested that the Development Agreement require an annual presentation from the District's financial advisor prior to the MMD setting and adopting its tax rate.

Mayor Wallace encouraged the developer to continue collaborating with City staff to address concerns or comments within the proposed development.

The Minto team explained that conditional consent for the MMD is currently required to advance the project; however, the zoning and Development Agreement must be finalized by the end of the year.

4. Adjourn

There being no further business, the meeting adjourned at 11:42 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary