

City Council
January 5, 2026

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, January 5, 2026 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: Ricky Boyd, 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

Council Member Tres Atkins gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Announcements/Presentations

- a. Introduce Honorary Council Member
- b. Introduce new Director of Animal Services Kenzie Redington
- c. Introduce new Downtown Redevelopment and Historic Preservation Manager Sandy Rehkopf
- d. Present Keep Waxahachie Beautiful Committee Pride in Neighborhood (PIN) Award
- e. Presentation on changes to Rules of Procedure for City Council

There was not an Honorary Council Member in attendance.

Dustin Deel, Senior Director of Administrative Services, introduced Kenzie Redington as the new Director of Animal Services and City Council formally welcomed her to the role.

Gumaro Martinez, Executive Director of Parks and Leisure Services, introduced Sandy Rehkopf as the new Downtown Redevelopment and Historic Preservation Manager and City Council formally welcomed her to the role.

Brad Barnes, Assistant Director of Parks and Recreation, presented the Keep Waxahachie Beautiful Committee Pride in Neighborhood (PIN) award to the Hinton Family, 501 N. College and Stacey Duenas.

City Secretary Amber Villarreal presented the changes to Rules of Procedure for City Council. The City Council approved new rules on December 15th for public participation at meetings, taking effect February 2, 2026. These rules apply not only to City Council and the Planning & Zoning Commission, but to all boards and commissions.

For public comments and public hearings, speakers must pre-register, either online by 4:00 PM the day of the meeting or in person at least 10 minutes before the meeting. Speaking time for public comments is reduced from five minutes to three minutes to encourage concise remarks. A speaker is not allowed to donate their unused time to another speaker, nor are they allowed to speak more than once for each agenda item.

For public hearings, the process remains mostly the same: staff presents first, Council asks questions, the applicant presents (up to 15 minutes) and answers Council questions, then the public hearing opens. Speakers will indicate in advance which item they're addressing, whether they support or oppose it, and whether they want to speak or just have their comment noted. If there's a large turnout, the Mayor may adjust speaking time based on the number of speakers. The City will provide sign-up sheets, appearance cards, and clipboards at meetings, and a new webpage outlines the procedures, including the full ordinance, and hosts the online sign-up form. Public appearance cards will be organized by agenda item for Council review.

5. Public Comments

Sheila Hood, 3841 Black Champ Road, Waxahachie, Texas, representative from the Pet Coalition of Ellis County, thanked the Council for its work on animal control and reaffirmed the Coalition's commitment to partner with the City. The Coalition reported major accomplishments, including distributing 45,000 pounds of pet food, providing 721 vaccines, placing 47 microchips, funding over 50 spay and neuter surgeries, and handling 721 calls for assistance. They also helped 105 community pets through rescue, placement, transport, and critical veterinary care. Ms. Hood praised City leadership and animal control staff for raising awareness and making significant progress, and emphasized the Coalition's continued willingness to support efforts to address animal welfare and animal control issues.

Matt Craig, 515 Bent Trail, Red Oak, Texas, Pet Coalition board member, supported the animal shelter study, stressing its importance for both animal welfare and public safety. He thanked City leadership for partnering with Ellis County, offered the coalition's data and frontline experience to support the needs assessment, encouraged a regional approach, and reaffirmed their commitment to help implement improved animal services after the study.

6. Consent Agenda

- a. Minutes of the City Council meeting of December 15, 2025
- b. Event application for C10s in the Park to be held September 19, 2026 at Getzendaner Park
- c. Event application for C10s in the Park Party on the Square to be held September 19, 2026 in Downtown Waxahachie
- d. Temporary Road Closure of a portion of Patrick Road
- e. Easement Dedication and Sanitary Sewer Service Agreement with Bluejacket Group, The Little Living Trust and the City of Waxahachie

- f. Supplemental appropriation to allocate funds received through insurance reimbursement for repairs on two City Marshal vehicles in the amount of \$23,291
- g. Supplemental appropriation to allocate funds received through insurance reimbursement for repairs on an Animal Services vehicle in the amount of \$17,749
- h. Supplemental appropriation to allocate funds received through insurance reimbursement for repairs on police vehicles in the amount of \$63,237

Action:

Tres Atkins moved to approve all items on the Consent Agenda as presented and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

7. Consider confirmation of Waxahachie Fire Chief

City Manager Ricky Boyd reported that he was appointed Interim City Manager on July 14, 2025, and confirmed as City Manager on December 8, 2025, creating a vacancy in the Fire Chief position. Pursuant to Section 143.013(a)(1) of the Texas Local Government Code, the Fire Chief is appointed by the City Manager and confirmed by the City Council.

Mr. Boyd stated that, after evaluating the Fire Department's current condition, future growth, community needs, and departmental culture, he determined that promoting from within would best ensure continuity and a smooth transition. Since January 2025, he has mentored and coached Training/EMS Chief Scott Safford as a potential successor. Following Mr. Boyd's appointment as Interim City Manager, Scott Safford was named Interim Fire Chief, during which time he demonstrated strong leadership, maintained high morale, and upheld a positive departmental culture.

After reviewing personnel records, conducting background checks, and consulting with staff, Mr. Boyd recommended Battalion Chief Scott Safford for appointment as Fire Chief. Chief Safford has 21 years of service with the Waxahachie Fire Department and is well-respected within the department and community. The City Manager requested City Council confirmation of Scott Safford as Fire Chief, effective January 5, 2025.

Action:

Travis Smith moved to approve confirmation of Scott Safford as Waxahachie Fire Chief. Motion was seconded by Tres Atkins and carried unanimously (5-0).

8. Consider funding request for professional services related to a Downtown Alley Revitalization Project in the amount of \$15,000

Gumaro Martinez, Executive Director of Parks and Leisure Services, presented the Item. The Waxahachie Partnership Inc. (WPI) Board developed a transformation strategy to clean-up and beautify the alleys within the city's downtown area. What started as a simple code enforcement and business owner education initiative, gained momentum from the Alley Revitalization Committee. The committee was formed to address the alley issues with cleanliness and activation of space and were driven to a greater mission to beautify and program the alleys to make them more attractive, useable, and inviting.

The committee is comprised of several WPI members, downtown merchants, and staff that have vetted several versions of alley beautification that involve resurfacing of the alley way, adding entry-way masonry column signs, adding lighting, benches and other furniture as well as planters. The committee agreed to start with the alley between Big Al's and Gran's Antiques as the first phase of a multi-phase revitalization project. In order to get the project started, a consultant will need to be hired to design and engineer the project, but to also prepare constructions documents, offer bid assistance, and assist with the construction administration.

Staff have solicited a proposal in the amount of \$15,000 from London Landscapes, who are qualified and capable of taking on this scale of project.

This item was presented to the TIRZ Board on November 12, 2025, and approved unanimously. The \$15,000 would be funded by the TIRZ fund, which has sufficient capacity to fund the professional services.

Shane Henry explained that the alley project grew out of long discussions with the Downtown Merchants Association and other boards about activating underused downtown spaces to better support businesses and visitors. He said the goal is to create clean, inviting alleys where people want to walk, eat, and gather, not just do surface improvements like paint and weed removal. While the cost initially seemed high, deeper evaluation showed the need for professional design and infrastructure work to address safety, utilities, and long-term usability. He emphasized that getting the first alley right is critical so it can serve as a model for future projects, noting the effort has unanimous support from the Downtown Merchants Association and backing from the tourism fund. Mr. Henry concluded that meaningful, lasting progress requires more than volunteers and asked that the City support this as the necessary starting point for revitalizing downtown alleys.

Mayor Pro Tem Souter Patrick Souter explained that Waxahachie Partnership, Inc. (WPI) is responsible for identifying transformational downtown projects, and the alley activation project has long been recognized as one of them. He said the project supports Waxahachie's Texas Main Street designation by showcasing downtown improvements at the state level and contributing to statewide recognition. City leadership noted that the project builds on years of progress from the downtown master plan, including parks and preservation efforts, and represents a "next step" in enhancing downtown spaces. While the cost is challenging, speakers emphasized the long-term vision of creating vibrant, walkable alleys and clarified that approving professional design services would allow for detailed planning, true cost estimates, and flexibility to phase or scale the project before final construction decisions are made.

Action:

Chris Wright moved to approve a funding request of \$15,000 from the TIRZ Fund for professional services to be provided for a Downtown alley revitalization project and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

- 9. Public Hearing on a request by Joshua Bell and Tiffany Bell, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 zoning district located at 105 Indian Ct (Property ID 173005) - Owners: Joshua and Tiffany Bell (ZDC-137-2025)**

Trenton Robertson, Senior Director of Planning, presented the Item and owner Joshua Bell requested approval. The applicant requests a SUP for short-term rental use at 105 Indian Court because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,340 square feet, with three (3) bedrooms and enough improved surface to accommodate parking for a maximum of three (3) vehicles. The subject property is situated on an approximately 0.1940 acres (8,450 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on September 15, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls. The applicant's local emergency contact is located approximately twelve (12) miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 27 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of no letters of support and opposition were received by staff.

Mayor Wallace opened the Public Hearing at approximately 8:00 p.m.

There being no others to speak for or against ZDC-137-2025, Mayor Wallace closed the Public Hearing at approximately 8:00 p.m.

10. Consider proposed Ordinance approving ZDC-137-2025

ORDINANCE NO. 3694

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 105 INDIAN COURT, BEING PROPERTY ID 173005, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 8 BLOCK 2 OF THE COLONIAL ACRES ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-137-2025, a Specific Use Permit for a Short-Term Rental use, subject to the conditions of the staff report and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

11. Public Hearing on a request by Emilia Atkinson, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 zoning district located at 311 Morene Ave (Property ID 173731) - Owners: Emilia Ochoa-Atkinson and Joshua Atkinson (ZDC-144-2025)

Mr. Robertson presented the Item. The applicant requests a SUP for short-term rental use at 311 Morene Avenue because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,943 square feet, with four (4) bedrooms and enough improved surface to accommodate parking for a maximum of four (4) vehicles. The subject property is situated on an approximately 0.1940 acres (8,450 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on September 3, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls. The applicant's local emergency contact is located approximately six (6) miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 31 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. At the time of the publishing of this staff report, a total of zero (0) letters of support and eight (8) letters of opposition were received by staff.

Mayor Wallace opened the Public Hearing at approximately 8:04 p.m.

There being no others to speak for or against ZDC-144-2025, Mayor Wallace closed the Public Hearing at approximately 8:04 p.m.

12. Consider proposed Ordinance approving ZDC-144-2025

ORDINANCE NO. 3695

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY-2 (SF-2), LOCATED AT 311 MORENE AVENUE, BEING PROPERTY ID 173731, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 224 OF THE GINGERBREAD VILLAGE PHASE 1&2, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-144-2025, a Specific Use Permit for a Short-Term Rental use, subject to the conditions of the staff report and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

13. Public Hearing on a request by Timothy Ramos, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Seven Partners LLC (ZDC-165-2025)

Mr. Robertson presented the Item. The applicant requests a SUP for short-term rental use at 211 Pecan Street because it is located within the SF-2 zoning district. The subject property consists of

a primary structure of approximately 1,007 square feet, with three (3) bedrooms and enough improved surface to accommodate parking for a maximum of three (2) vehicles. The subject property is situated on an approximately 0.1640 acres (7,143 square feet) lot. The applicant would normally be required to have three parking spaces, but has requested for two (2) with a maximum occupancy of six (6) guests. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. There is an existing SUP for Short-Term Rental use that is tied to previous ownership of the home. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on October 16, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls. The applicant's local emergency contact is located approximately twelve (12) miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 32 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.

At the time of the publishing of this staff report, a total of six (6) letters of support and two (2) letters of opposition were received by staff. Three (3) letters of support received are within the 200' buffer.

Staff confirmed there were no concerns with providing only two parking spaces for a maximum of six occupants, as parking limits were intentionally aligned with guest limits and included in the house rules.

Mayor Wallace opened the Public Hearing at approximately 8:06 p.m.

There being no others to speak for or against ZDC-165-2025, Mayor Wallace closed the Public Hearing at approximately 8:06 p.m.

14. Consider proposed Ordinance approving ZDC-165-2025

ORDINANCE NO. 3696

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY-2 (SF-2), LOCATED AT 211 PECAN STREET, BEING PROPERTY ID 175135, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOTS 7-R AND 8-R, BLOCK 3 REPLAT OF PARK HILL ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-165-2025, a Specific Use Permit for a Short-Term Rental use, subject to the conditions of the staff report and authorize the City Manager and/or the Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

15. Public Hearing on a request by Grant Easton, for a Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Planned Development-27-Single Family-2 zoning district located at 301 Buffalo Creek (Property ID 174372) - Owner: Claire Bridgeford and Brandon Bridgeford (ZDC-159-2025)

Mr. Robertson presented the Item. The applicant proposes a Specific Use Permit (SUP) to allow for the remodel of an existing 1,500 square foot garage into a 1,552 square foot Accessory Dwelling Unit. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district. The proposed accessory dwelling unit is located to the rear of the primary home at 301 Buffalo Creek Drive and meets the minimum setback requirements for an accessory structure within the SF-2 zoning district. If approved, the existing driveway is sufficient to meet the parking requirements for the proposed accessory dwelling unit. The main dwelling has an attached 2-car garage.

The proposed accessory dwelling unit will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, and an open living area. Access doors will be available from the Northwest side of the property. The structure will be accessible from the driveway facing the alley behind the primary dwelling. Additionally, the proposed accessory dwelling unit will have a garage and will utilize the existing improved surfaces as off-street parking.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 30 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 has received zero (0) letters of opposition and zero (0) letters of support for the proposed SUP.

Mayor Wallace opened the Public Hearing at approximately 8:11 p.m.

There being no others to speak for or against ZDC-159-2025, Mayor Wallace closed the Public Hearing at approximately 8:11 p.m.

Council Member Travis Smith confirmed that the SF-2 zoning requires a five-foot side setback and that the roofline, including gutters, cannot extend into that area, which Mr. Robertson concurred with.

16. Consider proposed Ordinance approving ZDC-159-2025

ORDINANCE NO. 3697

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY DWELLING UNIT USE WITHIN A PLANNED DEVELOPMENT-27-SINGLE-FAMILY-2 ZONING DISTRICT, LOCATED AT 301 BUFFALO CREEK, BEING PROPERTY ID 174372, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 20, BLOCK 20 OF THE INDIAN HILLS SUBDIVISION #2, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Tres Atkins moved to approve ZDC-159-2025, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions of the staff report. Motion was seconded by Travis Smith and carried unanimously (5-0).

17. Public Hearing on a request by Todd Baker, YMCA Metro Dallas for a Zoning Change from an Office (O) zoning district to Planned Development-Neighborhood Services (PD-NS) zoning district, for a Public Community Center use, located at 100 YMCA Drive, (Property ID 193929) - Owner: YMCA of Metro Dallas (ZDC-139-2025)

Mr. Robertson presented the Item and John McLaughlin, Executive Director of the Waxahachie YMCA, requested approval. The applicant proposes a Zoning Change to a Planned Development-Neighborhood Services (PD-NS) district to facilitate the expansion of the Waxahachie Family YMCA. The YMCA proposes an expansion that encompasses additions to the existing building and the addition of multiple pavilions, sports courts/fields, outdoor activity areas, and parking that cannot be accommodated under the existing zoning regulations for the property. As part of the request, the applicant has proposed specific Planned Development Standards that are appropriate to this unique expansion.

In addition to the YMCA Public Community Center, the following uses are permitted by-right within the proposed Planned Development district: Child Daycare Center, Playfield or Stadium, Public, Swimming Pool, and Commercial. These are land uses that were identified by the applicant as consistent with the current mission and services provided by the YMCA.

The Planned Development Standards include provisions detailing site design requirements such as maximum building height, lot coverage, and setbacks that are consistent with the proposed expansion. In addition to these standards for new structures, provisions outlining parking, landscaping, signage, and lighting requirements are also provided.

The applicant has provided a Detailed Site Plan for the subject property, which is designed around an approximately 21,000 square foot addition to the YMCA building, a stand-alone restroom structure, and two outdoor pavilions totaling 29,000 square feet in area. In addition to these structures, the Detailed Site Plan identifies over 82,000 square feet of activity space designated as soccer fields, volleyball courts, pickleball courts, basketball courts, open-air exercise areas, and playground areas. The applicant has worked with staff to incorporate emergency access lanes into the center of the site between the pavilions to allow emergency services to quickly access all activity spaces. These emergency access lanes are designed to appear like pedestrian pathways that are integrated seamlessly into the site from an aesthetic standpoint; while remaining unobstructed for emergency services.

Pedestrian access is provided via an 8' concrete trail around the perimeter of the property. This trail connects all proposed outdoor improvements to each other and the primary YMCA building. A vinyl coated chain-link fence is proposed along the perimeter of the property and along the retaining wall adjacent to the Mustang Creek to restrict access to the creek.

There are currently 109 parking spaces serving the existing YMCA facility. With this expansion, an additional 107 parking spaces are proposed to be installed, bringing the total parking on the subject property to 216 spaces. The existing drive-aisle and parking lot is proposed to be extended north, parallel to the western property line. Due to the total combined size of the sports fields and courts proposed on the property, the typical minimum parking requirement for this use would be 321 spaces. However, it is not feasible to provide this number of spaces and still construct the proposed number of sports courts and fields. The applicant has noted that not all proposed facilities will be fully utilized at one time. With this context in mind, staff is supportive of the proposed parking for the development.

The subject property currently has three (3) points of access. Two (2) of the existing points of access provide a direct connection to YMCA Drive while the third access point connects to the internal drive aisle of 102 YMCA Drive. These access points are proposed to remain in place to serve the expansion. However, the existing internal drive-aisle is proposed to extend to the north and connect to the drainage infrastructure running along the northern boundary of the subject property. The connection to the drainage infrastructure is proposed to be gated and to serve only as an additional means of emergency access to the rear of the property in the event that YMCA Drive is blocked.

The applicant has provided an Elevation/Façade Plan for the building expansion and outdoor pavilions proposed with this development. As part of the expansion, the south, east, and west facades of the building are proposed to change while the north elevation is proposed to remain largely unchanged. The facade of the addition is proposed to be comprised primarily of architectural metal and EIFS panels that provide a modern look for the building. Similarly, the outdoor pavilions are proposed to be complimentary metal panels. Pavilion 2, the smaller pavilion, is proposed to cover metal shipping containers that have been converted for use as storage and activity spaces.

The applicant has provided a Landscape Plan that identifies the proposed landscaping for the site. The proposed landscaping falls short of the minimum requirements of the Waxahachie Zoning Ordinance. However, the proposal is only short of typical minimum requirements due to the fact that a large portion of the site has been reserved for sports fields. While sod is provided in these areas, landscaping such as trees and shrubs cannot be provided. Due to the proposed use of the site and the provision of appropriate landscaping along walkways, parking lot, and the primary building, staff is supportive of the Landscape Plan as proposed.

The applicant has proposed a dedicated Signage Plan with this PD application that includes wall signage and a monument sign. The proposed monument sign is 28' in height and approximately 224 square feet in size. The proposed design exceeds the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to feature a static YMCA logo and a 5'-7" x 8' electronic message board. The proposed wall signs for the development exceed the total maximum square footage allowed by the Waxahachie Zoning Ordinance, but are consistent with recently approved signage for large developments such as Tom Thumb and BJ's Wholesale Club to the northeast. Due to this, staff is supportive of the proposed signage for the site.

The applicant has provided a Planned Development Standards that require all outdoor lighting that is included in the scope of the expansion to be compliant with the Waxahachie Lighting & Glare Standards. Lighting and Photometric plans have also been provided to demonstrate that the added lighting directed downward towards the site and properly shielded so as not to create a nuisance.

The subject property has historically been situated within the FEMA designated 100-year floodplain. However, over the last few years the YMCA has through extensive site grading and channel improvement efforts with the City and FEMA to remove a majority of the property from the 100-year floodplain. The YMCA has completed these efforts through the Letter of Map Revision (LOMR) process, thereby opening up the property for the expansion efforts detailed above. This work has also accounted for the drainage needs of the proposed expansion to ensure no adverse flooding occurs along Mustang Creek as a result of the expansion.

The applicant proposes to develop the subject property in two (2) phases. Phase 1 is proposed to include the outdoor pavilions and restroom facility, along with associated site infrastructure, landscaping, and lighting. Phase 1 is proposed to begin in Q1 of 2026 and be completed in Q4 of 2026.

Phase 2 is proposed to include the renovation and expansion of the current YMCA building along with final site infrastructure improvements such as parking. Phase 2 is proposed to begin in Q1 of 2026 and be completed in Q2 of 2027. The YMCA is planning to work with City staff to coordinate a plan to keep current services safely operational during the expansion.

As part of the Planned Development application, the applicant has requested that 100% of Roadway Impact Fees be waived for the expansion project. Typically, development that expands the footprint or scope of an existing facility is subject to Roadway Impact Fees commensurate with the expanded scope. The applicant has noted that the YMCA is a nonprofit organization providing essential services to the community and reasons that the public benefit of the provided services is sufficient to off-set the cost of the impact on the City's roadway network.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 16 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 has received zero (0) letters of support and zero (0) letters of opposition to the planned development request.

Mayor Wallace opened the Public Hearing at approximately 8:17 p.m.

There being no others to speak for or against ZDC-139-2025, Mayor Wallace closed the Public Hearing at approximately 8:17 p.m.

18. Consider proposed Ordinance approving ZDC-139-2025

ORDINANCE NO. 3698

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM OFFICE (O) TO PLANNED DEVELOPMENT-NEIGHBORHOOD SERVICES (PD-NS) LOCATED AT 100 YMCA DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 11.419 ACRES KNOWN AS LOT 11, BLOCK C OF THE LAKERIDGE I ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Travis Smith moved to approve ZDC-139-2025, a Planned Development Zoning Change request for a Public Community Center, subject to the conditions of the staff report and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

19. Consider Development Agreement for ZDC-139-2025

Action:

Travis Smith moved to approve the Development Agreement for ZDC-139-2025. Motion was seconded by Tres Atkins and carried unanimously (5-0).

20. Public Hearing on a request by Andrew Ruegg, Masterplan Consultants for a Zoning Change from a Future Development (FD) zoning district to Planned Development-Commercial (PD-C) zoning district for commercial and industrial uses, located at 3705 N US Highway 77, (Property ID185355) - Owner: NH Waxahachie LLC (ZDC-43-2025)

Mr. Robertson presented the Item. The applicant proposes to rezone the subject property from a Future Development (FD) zoning district to a Planned Development-Commercial (PD-C) zoning district to facilitate occupancy of vacant warehouse structures and establish appropriate standards for future development of the property. No specific tenants or redevelopment plans for the property are proposed with this request.

The existing structures on the subject property were built in 1985. The structures have historically been used as warehouses, with the most recent tenants being a furniture store and warehouse. The subject property was not annexed into the City of Waxahachie until 1998. As such, no original documentation of the building design, permitting, or inspections are available to City staff. Staff has been unable to verify whether the existing buildings or site improvements meet current City Building and Fire Code requirements due to the lack of available information.

The existing buildings on the subject property are approximately 9700 square feet and 7100 square feet in size. Each building has overhead doors for deliveries and loading/unloading. No expansions or modifications to the existing buildings are proposed as part of this Planned Development request.

The subject property features a single existing drive-aisle serving both buildings. The drive-aisle is currently comprised of a combination of materials, but the applicant proposes to improve the drive aisle to concrete sufficient to meet current Fire Code requirements. A total of 17 total parking spaces are currently present on the site. As part of the drive-aisle improvements, portions of some of the existing parking spaces that are not concrete, will be improved to concrete. As part of the site improvements for the property, the applicant also proposes to install new dumpster and dumpster enclosure. The site does not currently have a dumpster enclosure.

The subject property includes several existing signs and a billboard that are proposed to be removed as part of this Planned Development request. Additionally, landscaping is proposed to be added to the site. The additional landscaping slightly exceeds minimum requirements and is proposed to be clustered heavily along US Highway 77 to serve as a screen for the site. A 6' cedar fence is also proposed along US Highway 77 behind the proposed landscaping. The fence will have a rolling gate with a Knox Box for emergency access.

Beyond site improvements, the applicant has proposed several new Planned Development standards to facilitate occupancy of the property. The proposed standards include reduced side and rear setback requirements to 10'. This proposal is less than the typical Commercial zoning requirement of 15' and 20'. The existing structures are situated approximately 12' from the rear property line, 16' from the southern (side) property line, and 15' from the northern (side) property line.

Additionally, the applicant has proposed a set of allowable uses for the Planned Development that are unique to the subject property. All uses listed below are proposed to be allowed by right within the PD, in addition to the uses already permitted by right in the Commercial (C) zoning district.

- Auto Repair, Major
- Dry Cleaning Establishment, On-Site
- Flea Market or Farmers Market
- Heavy Machinery and Equipment, Rental, Sales or Storage
- Micro-Brewery
- Data Center
- Equipment Sales, New or Used
- Heavy Manufacturing, Fully Indoor
- Machine or Welding Shop
- Medium Manufacturing, Fully Indoor
- Public or Private Utility Shop or Storage

Staff has concern that the current configuration of the site cannot support a number of land uses proposed to be allowed by right within the new Planned Development District. For example, Retail and Restaurant uses are proposed to be permitted by right, but the current site does not have sufficient parking to support these uses. Furthermore, the existing site and existing buildings are not situated to support more intense uses such as Heavy Manufacturing, or Heavy Machinery and Equipment, Rental, Sales, or Storage.

Other than repaving the existing drive-aisle, no drive-aisle reconfiguration or parking improvements are currently proposed. Without designing proper site improvements to accommodate higher intensity use of the property at this time, staff has concern that many of the proposed uses for the property are inappropriate.

To address this concern, staff has provided several recommendations in the “Conditions” section that refines allowable uses and would require additional review and approval of the zoning for the property in the event that the owner wishes to modify or expand the site.

Due to the lack of information regarding the original development of the site, staff has concern that the existing buildings are not in compliance with current City Building and Fire code requirements. Staff also has concern that the existing drive-aisles may not support the weight of a fire truck and are not configured to allow a fire truck to properly maneuver on site.

To address this concern, staff recommends that prior to the issuance of a Certificate of Occupancy (CO) for either existing building on the subject property, the property owner or prospective tenant shall be required to cause the property to come into compliance with 2021 International Building Code and 2021 International Fire Code. Additionally, staff recommends that the Site Plan be revised to require a concrete turnaround, approved by the Fire Marshal, for emergency vehicles at the western end of the existing drive-aisle.

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 13 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 has received zero (0) letters of support and zero (0) letters of opposition to the proposed zoning change request.

The applicant’s representative, Andrew Ruegg of Master Plan Consultants, explained that the request aims to make the property a usable site for new ownership by rezoning it to a Planned Development (PD) with commercial (C) uses. The site sits between light industrial zoning to the north and commercial zoning to the south, and the proposal is intended to bridge those uses.

The plan is to reuse existing warehouse buildings with strictly indoor operations, no outdoor storage or heavy equipment on the site. The applicant reviewed staff’s recommended permitted uses, agreed to remove some that staff found inappropriate, and requested flexibility to allow fully indoor heavy manufacturing as a potential use, though he stated it is not a deal-breaker.

Mr. Ruegg noted that maintaining flexibility is important to attract tenants and ensure the site’s viability. He emphasized planned site improvements, aesthetic upgrades, and the goal of contributing positively to the city. He also stated that ownership representatives were present to answer questions.

Councilman Smith inquired about site improvements and protections for the neighboring greenery. Mr. Ruegg explained the developers plan to add extensive landscaping along US 77 and the property sides, exceeding base requirements, and install a cedar screening fence with a gate for security. Most business activities will be indoors, minimizing dust and debris impacts, though standard construction precautions will be taken. Traffic and parking are expected to be low due to warehouse-style tenants with few employees. Civil engineering will address drainage to prevent runoff onto adjacent properties, and the city will review all plans.

Councilman Smith requested a “right-in, right-out” entrance with a divider be added to enhance safety on US 77.

Mayor Wallace opened the Public Hearing at approximately 8:31 p.m.

Those who spoke in opposition:

Brenda Mavridis, 5 Sargent Place, Waxahachie, Texas

There being no others to speak for or against ZDC-43-2025, Mayor Wallace closed the Public Hearing at approximately 8:32 p.m.

21. Consider proposed Ordinance approving ZDC-43-2025

ORDINANCE NO. 3699

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM FUTURE DEVELOPMENT (FD) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C) LOCATED AT 3705 N US HIGHWAY 77 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 1.662 ACRES KNOWN AS PROPERTY ID 185355, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Travis Smith moved approve ZDC-43-2025, a Zoning Change request from a Future Development district to a Planned Development-Commercial district, subject to the conditions of the staff report, to include the inclusion of a right-in right-out pork chop at the connection to Highway 77, subject to the sufficient driveway space, and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

Councilman Smith confirmed that the pork chop will be installed at the applicant’s expense and noted that if it cannot be implemented, the entrance will still be controlled as right-in, right-out through signage or another appropriate method.

22. Public Hearing on a request by Dennis Church, Minto Communities Texas, LLC, for a Zoning Change from Planned Development-Mixed Use Residential (PD-MUR), Single Family-1 (SF-1), Future Development (FD), and General Retail (GR) zoning districts to a Planned Development (PD) zoning district, located at 300 Brookside Road (Property ID’s 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Walton Texas LP, United Presbyterian Homes, William & Leanne Kelley (ZDC-232-2024)

Mr. Robertson announced the applicant requested a continuance to the January 26, 2026, City Council meeting.

Action:

Travis Smith moved to postpone consideration of Items 22, 23, 24, and 25 to the January 26, 2026 City Council meeting. Motion was seconded by Patrick Souter and carried unanimously (5-0).

23. Consider proposed Ordinance approving ZDC-232-2024

No action taken.

24. Consider Development Agreement for ZDC-232-2024

No action taken.

25. Consider a request by Presbyterian Children's Homes and Services & Walton Texas LP for an annexation agreement for approximately 204.94+/- acres situated off of Brookside Road in the Elijah Bellow Survey, Abstract Number 10, Ellis County, Texas (ANX-DNX-164-2025)

No action taken.

26. Consider approval of a Supplemental Appropriation for Animal Shelter Feasibility Study in the amount of \$14,500

Dustin Deel, Senior Director of Administrative Services presented the Item. The City of Waxahachie is engaging Quorum Architects, Inc. to conduct an updated feasibility study and needs assessment for the Waxahachie Animal Shelter. This study is intended to evaluate long-term operational and facility needs and explore potential regional models for animal services delivery.

As part of this effort, the City is coordinating with Ellis County to explore the possibility of a future partnership. The study will provide critical information—such as space programming, population growth projections, phased development options, and conceptual site layouts—to help determine whether a shared facility model could be viable and beneficial for both entities.

Quorum's scope includes stakeholder engagement, site and facility assessment, conceptual planning, and preliminary cost estimates. This work will serve as the foundation for future planning and decision-making related to facility development and potential interlocal collaboration.

The study requires a supplemental appropriation in the amount of \$14,500 to cover the City's share of the project cost. Funding for this appropriation will be drawn from the General Fund Reserve and allocated to the Animal Services Department budget for FY 2026. Ellis County will independently fund the remaining \$14,500 directly to the consultant, bringing the total project value to \$29,000.

Action:

Travis Smith moved to approve a supplemental appropriation from the General Fund unrestrictive reserve in the amount of \$14,500 to fund 50% of an animal shelter feasibility study. Motion was seconded by Patrick Souter and carried unanimously (5-0).

27. Consider approval of the City of Waxahachie being named as the ‘Lessee’ for financing a Lenco Bearcat with payments being made through SRRG funds and Resolution authorizing the execution and delivery of a Master Tax-Exempt lease agreement, and related instruments, and determining other matters in connection therewith

Police Chief Joe Wiser presented the Item. The Waxahachie Police Department is a participating member of the Southern Regional Response Group (SRRG). SRRG provides specialized police response capabilities to its member cities, including assistance with felony arrest warrants and searches, armed barricaded persons, narcotics warrants, and other incidents requiring specialized resources. The group recognizes the operational advantages of combining manpower, training, and equipment across participating agencies, as well as the cost savings to each individual member city that comes from the combined resources.

SRRG is governed by a Board of Directors composed of the Chief of Police from each participating city. Member cities pay annual dues, which are deposited into Fund 238 – Special Response Team, maintained by the City of Waxahachie. These funds are used to purchase equipment and other items necessary to support SRRG operations.

In 2022, the SRRG Board of Directors approved the purchase of a Lenco BearCat armored vehicle. Although the vehicle was purchased with SRRG funds, it is titled and registered to the City of Waxahachie.

On December 9, 2025, the SRRG Board of Directors voted to purchase a second Lenco BearCat armored vehicle at a total cost of \$379,694. The purchase will be fully funded through SRRG funds.

At the same meeting, the Board approved entering into a five (5) year tax-exempt lease-purchase agreement with Municipal Asset Management, Inc. Under the terms of the agreement:

- A \$130,000 down payment will be made when the City of Waxahachie takes possession of the vehicle.
- The remaining \$249,694 will be financed over five years.
- The annual payment will be \$58,729.24, subject to City of Waxahachie credit rating.
- All payments—including the down payment—will be made using SRRG funds.

Since the purchase of the first BearCat in 2022, the cost of a comparable vehicle has increased by approximately 28%. Utilizing this lease-purchase option allows the team to secure the vehicle sooner while avoiding additional cost increases due to inflation.

Although BearCats are regional assets funded by the SRRG, they must be titled and registered under a single municipality. The lease-purchase agreement also requires one municipality to serve as the contracting party.

Accordingly, we are requesting that the City of Waxahachie:

1. Purchase the new Lenco BearCat using SRRG funds;
2. Be designated as the Lessee on the five-year lease-purchase agreement with Municipal Asset Management, Inc.; and
3. Serve as the titled and registered owner of the vehicle.

If this request is approved, a subsequent item will be presented seeking authorization to transfer ownership of the 2022 Lenco BearCat to the City of DeSoto, another SRRG participating member.

All down payments and annual lease payments will be made from Fund 238 – Special Response Team. The City of Waxahachie already maintains the 2022 BearCat. If the transfer of that vehicle to the City of DeSoto is approved, the fiscal impact to Waxahachie will be minimal to none, as the City will continue to maintain ownership of only one BearCat.

RESOLUTION NO. 1397

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER TAX-EXEMPT LEASE PURCHASE AGREEMENT, AND RELATED INSTRUMENTS, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH.

Action:

Travis Smith moved to approve the City of Waxahachie being named as ‘Lessee’ for financing of a Lenco Bearcat with payments being paid through SRRG funds and approval of an associated Resolution authorizing the execution and delivery of a Master Tax-Exempt lease agreement, related instruments and other matters in connection therewith, and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

28. Consider approval of transfer of ownership of the 2022 Lenco BearCat armored vehicle to the City of DeSoto

Action:

Travis Smith moved to approve the Memorandum of Understanding to transfer ownership of the 2022 Lenco Bearcat armored vehicle to the City of DeSoto and authorize the City Manager and or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

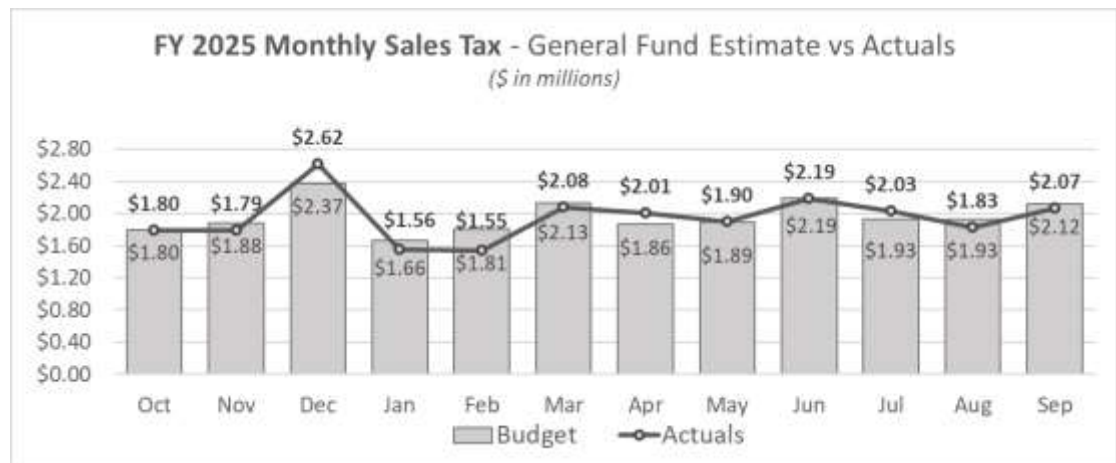
29. Receive Fiscal Year 2025 Preliminary 4th Quarter Financial Report

Chad Tustison, Senior Director of Finance, presented the Item. He presented the Fourth Quarter Financial Report for Fiscal Year 2025, covering the 12-month period of October 2024 through September 2025. The report highlights the General Fund, Water and Wastewater funds, Waxahachie Community Development Corporation (WCDC) Fund, Hotel/Motel Fund, and the Tax Increment Refinance Zone (TIRZ) Fund. This report compares actual revenue collections and expenses incurred during the year to the approved budget and is a preliminary unaudited year-end report. The City’s annual financial audit is currently underway and is scheduled to be delivered in March 2026.

General Fund

- The City's General Fund accounts for activities commonly associated with municipal government such as police and fire protection, parks and recreation, routine street maintenance, and library services. This fund is supported by property tax, sales tax, user fees, permits and other miscellaneous revenues. Overall, revenues have performed better than anticipated and expenses are within budget.
- Property tax collections account for approximately 37% of the City's revenue in Fiscal Year 2025. Through the fourth quarter, property taxes in the City's General Fund amount to \$26.5 million. In addition to current-year collections, this revenue also includes delinquent payments from prior years and associated penalties and interest. The majority of collections occur from December through March as property tax payments become due and were reflected in the report for the second quarter.
- Sales tax is the second largest revenue source, accounting for 33% of the City's General Fund. Of the 8.25 cents for every dollar of taxable sales, the state of Texas collects 6.25 cents, while 1.5 cents are distributed to the City's General Fund, and 0.5 cent goes to the WCDC fund.

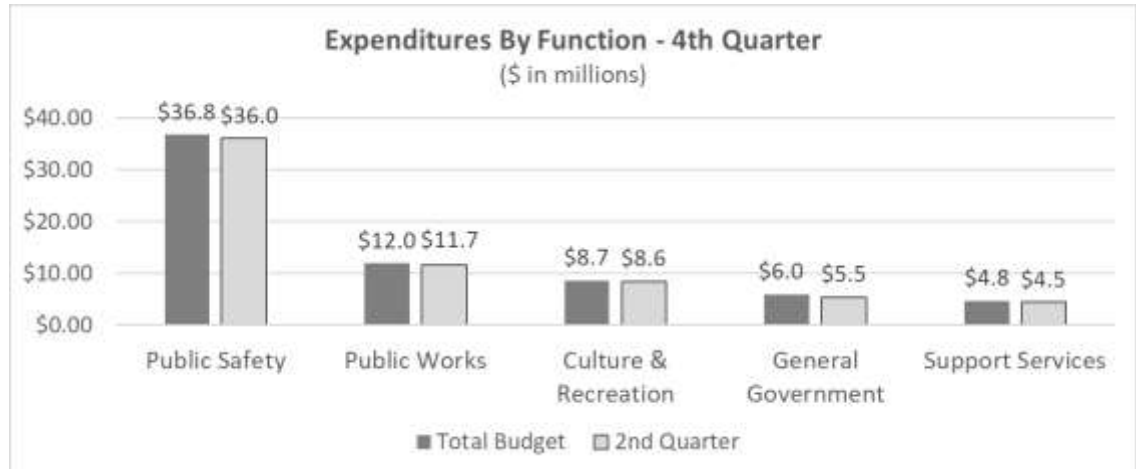
Through the fourth quarter, collections in the General Fund totaled \$23.4 million and represent an increase of 4.0% over the prior year.



- Other major revenue sources include Franchise Fees, Licenses and Permits, Charges for Service, Miscellaneous revenue and Interfund Transfers. Franchise fees are collected from local utility companies to pay for the use of the City's right-of-way. Building permits for residential and commercial building activity continue to be stronger than anticipated, reflecting the City's ongoing growth.

Miscellaneous revenue is trending higher mainly as a result of interest income from higher yields on the City's invested funds. Additionally, we've realized additional revenue through cooperative purchasing and credit card rebate programs. The transfer revenue category also includes unanticipated interest accrued from capital projects funds with General Fund allocations.

- Expenditures in the General Fund for the fourth quarter total \$66.3 million, or approximately 3.0% below budget. The following chart compares the budget for each City function to the actual expenditures through FY 2025.



- In the area of Public Works, there are unspent funds of approximately \$1.3 million in annual street maintenance and improvements. As part of the year-end close-out process, these funds will be transferred out of the General Fund budget to the Streets Capital Fund for future and ongoing projects. For support services, actuals have come in under budget primarily due to salary savings, and delayed equipment purchases for the City Hall remodel project. Savings in General Government includes salary savings and legal fees.

Other Funds

- The Water and Wastewater Funds account for all revenues and expenditures associated with the operation and maintenance of the City's water distribution and wastewater treatment activities.

Expenses are in line with the budget and reflect some savings in personnel, lower cost of water treatment supplies, and less use of the Sokoll plant than anticipated. Revenues are slightly over budget due to additional growth in customer accounts.

- The WCDC fund accounts for revenues and expenses associated with the Waxahachie Community Development Corporation in operating the Civic Center and Sports Complex, promoting economic development, and implementing quality of life improvements throughout the community. This fund is mainly funded by ½ cent sales tax and user fees. Overall, revenues and expenses are within budget. Similar to the General Fund, sales tax is up 4.0% over last year. Compared to the prior year, total revenue is 3.2% higher due to increased activity at the Sports Complex and additional interest income.

- The Hotel/Motel Tax Fund receives the proceeds from a 7% hotel occupancy tax available to be used to promote tourism and the convention and hotel industry. The City uses the fund to operate the Convention and Visitor's Bureau and contribute to smaller non-city organizations that promote the arts and historic tourism and preservation. Revenues and expenditures are in line with budget projections.

Investment Activity

- As part of the financial management of the City, cash balances in the City's various funds are invested and earn interest. This interest income can be used to fund operating costs, capital projects, and service debt. These funds are invested in accordance with the City's Investment Policy and are in full compliance with the Texas Public Funds Investment Act. The majority of City funds are invested in LOGIC, a AAA rated local government investment pool. For the fiscal year, the total City's interest totaled \$11.3 million.

Action:

Patrick Souter moved to accept the FY 2025 Preliminary 4th Quarter Financial Report as presented. Motion was seconded by Travis Smith and carried unanimously (5-0).

- 30. Convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, as permitted by Texas Government Code Section 551.074; to consult with the City Attorney regarding legal issues related to the city manager transition, pending or contemplated litigation as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

Mayor Wallace announced at 9:03 p.m. the City Council would convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including selection of a City Manager, as permitted by Texas Government Code Section 551.074; to consult with the City Attorney regarding legal issues related to the city manager transition, pending or contemplated litigation as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto.

- 31. Reconvene and take any necessary action**

The meeting reconvened at 10:30 p.m.

Action:

Patrick Souter moved to authorize the City Manager to file a Quick Claim Deed with Ellis County for an approximate 1.02-acre tract of land, more or less, with an Ellis Appraisal District Property Identification Number of 217175, and a street address of 216 N. College Street. Motion was seconded by Travis Smith and carried unanimously (5-0).

32. Comments by Mayor, City Council, City Attorney and City Management

Council Member Chris Wright welcomed Darrel Nay, Sandy Rehkopf, and Kenzie Redington to town, praised Ms. Redington's work so far, and expressed appreciation for the efforts of the City Attorney Terry Welch and Finance Director Chad Tustison for their hard work managing finances and collections. Councilman Wright also thanked City Manager Ricky Boyd for placing the quarterly financial report on the regular agenda and recognized Jon Garrett, who was in attendance, congratulating him on running for office.

Mayor Pro Tem Patrick Souter welcomed Kenzie Redington and Sandy Rehkopf back to town, congratulated Fire Chief Scott Safford on his new role, and thanked him for his commitment to the city and its citizens. Mayor Pro Tem Souter also recognized Jon and Alyssa Garrett for receiving the Historic Preservation Award for their work on the Bloom and Poor (formerly Happy's Warehouse) building, acknowledging their contributions to downtown Waxahachie and the community.

Council Member Travis Smith welcomed Kenzie Redington and Sandy Rehkopf, praising Ms. Redington's success with dog adoptions. Councilman Smith congratulated Fire Chief Scott Safford on his role, emphasizing a fresh start, and expressed appreciation for staff and Council for their dedication and long hours on what could become Waxahachie's largest development project, acknowledging the commitment it has taken to thoroughly review.

Council Member Tres Atkins welcomed Sandy Rehkopf and Kenzie Redington to Waxahachie and congratulated Fire Chief Scott Safford on his new role. He also expressed sympathy for the owners of the Blind Pig following a fast-moving fire, expressing hope that the establishment will be rebuilt even better than before.

City Manager Ricky Boyd expressed gratitude for the Council's support of City staff and specifically thanked them for confirming Scott Safford as the new Fire Chief, affirming confidence in his ability to do a great job.

Mayor Billie Wallace commended the City team for quickly installing a stop sign at Vista Way and North Grove during a holiday week, improving safety in a high-speed area near a school. She praised first responders for their work during recent fires and holiday crime increases, highlighting the dedication of Waxahachie's Police and Fire Departments. Mayor Wallace welcomed Sandy Rehkopf back to Waxahachie and expressed excitement for her contributions to downtown.

33. Adjourn

There being no further business, the meeting adjourned at 10:31 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary