

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, February 2, 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. Recognize Mathias Hudock and James Breen for earning the GIS Professional (GISP) certification

There was not an Honorary Council Member in attendance.

Senior Director of Planning Trenton Robertson recognized Mathias Hudock and James Breen for earning their Geographic Information Systems Professional (GISP) certifications, noting it as a significant professional achievement. He highlighted the rigor of the certification, which requires years of hands-on GIS experience, applied technical skills, and real-world problem solving beyond academic study. Mr. Robertson emphasized that the GIS team plays a critical role in the City's operations and decision-making, and stated that the certifications strengthen the organization while underscoring the importance of GIS in the City's day-to-day work.

5. Public Comments

Mayor Wallace reminded attendees that the new rules and procedures governing Public Comments and Public Hearings are now in effect. She explained that speakers may sign up online, by 4:00 p.m. the day of the meeting, or in person at least ten minutes before the meeting, and that individual speaking time has been reduced from five minutes to three minutes. There was no one signed up to speak this evening.

6. Consent Agenda

- a. Minutes of the City Council meeting of January 20, 2026
- b. Minutes of the City Council work session of January 5, 2026
- c. Minutes of the special City Council meeting of January 26, 2026
- d. Event application for Hopeful Horizons event to be held March 21, 2026 at Getzendaner Park
- e. Proposed Ordinance approving a request by Timothy Montgomery for a Petition for ETJ Release for approximately 3.216 acres, located at 101 & 105 Vail Lane (Property ID 262354, 314475, & 271177) – Owner: Gary Weber & Karl Hartzel/Rebecca Hartzell Williams (ETJ-PTN-185-2025)
- f. Consumer Price Index adjustment to the Garbage and Trash Collection effective April 1, 2026
- g. Consider Resolution authorizing to operate the Criminal Justice Grant Program for the Fiscal Year 2027
- h. Request to approve contract for Station 1 Design and Engineering in the amount of \$500,000

ORDINANCE NO. 3705

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 3.216 ACRE PARCELS OF LAND, LOCATED AT 101 & 105 VAIL LANE KNOWN AS PROPERTY IDS 262354, 314475 & 271177, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

RESOLUTION NO. 1398

A RESOLUTION OF THE CITY OF WAXAHACHIE TO OPERATE THE "CRIMINAL JUSTICE GRANT PROGRAM – JUSTICE ASSISTANCE GRANT" FOR THE FISCAL YEAR 2027

Action:

Patrick Souter moved to remove Item f. from the consent agenda for further discussion. Motion was seconded by Chris Wright and carried unanimously (5-0).

Action:

Travis Smith moved to approve all items on the Consent Agenda, excluding Item f. for further consideration, and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

Mayor Pro Tem Patrick Souter sought clarification that the proposed rate increase is contractually required and tied to the Consumer Price Index (CPI), rather than a discretionary increase by the City. Shon Brooks, Executive Director of Development Services, confirmed that the contract extension approved last year included a one-time 8.6% increase, followed by an annual CPI-based increase of 5% which the City is obligated to implement.

Mr. Brooks explained that the increase applies to both residential and business customers. For residential customers, the trash and recycling rate would increase from \$6.23 to \$7.05 per month, representing an approximate \$0.82 increase. This charge covers only garbage and recycling services and is added to the customer's water bill. Council members discussed the overall impact on a typical utility bill and raised questions about base water charges and whether reduced base rates for seniors should be considered in the future.

Action:

Patrick Souter moved to approve the 4.557% rate increase to trash and recycling service for the City's waste collections contract with Waste Connections Lone Star, Inc. Motion was seconded by Travis Smith and carried unanimously (5-0).

7. **Consider proposed Ordinance ordering an election to be held for the purpose of electing At-Large Council Members Places 1, 2, and 3, providing for the filing of applications for official ballots for said elections; designating the Elections Judge and providing for clerical personnel for said elections; designating the time and place of said elections; designating the polling location(s) for said election; and providing for a run-off election, if needed; and providing for an effective date**

City Secretary Amber Villarreal presented the Item. In the general election, At-Large Council Member Places 1, 2, & 3 will be on the ballot this year. This election will be held as a county-wide election with multiple vote centers located throughout Ellis County. Eligible voters will be able to cast their ballot at any of the vote center locations, not just the locations within Waxahachie. Draft exhibits are pending finalization by the Elections Administrator. Once all filing and withdrawing deadlines have passed, a Joint Election Services Contract with Ellis County will be presented to City Council for approval.

Funding is available in 100-112-53111 of the FY 2025-2026 General Fund budget.

ORDINANCE NO. 3706

AN ORDINANCE ORDERING AN ELECTION TO BE HELD FOR THE PURPOSE OF ELECTING AT-LARGE COUNCIL MEMBER PLACES 1, 2, AND 3; PROVIDING FOR THE FILING OF APPLICATIONS FOR OFFICIAL BALLOTS FOR SAID ELECTIONS; DESIGNATING THE ELECTIONS JUDGE AND PROVIDING FOR CLERICAL PERSONNEL FOR SAID ELECTIONS; DESIGNATING THE TIME AND PLACE OF SAID ELECTION; DESIGNATING THE POLLING LOCATION(S) FOR SAID ELECTION; AND PROVIDING FOR A RUN-OFF ELECTION, IF NEEDED; AND PROVIDING FOR AN EFFECTIVE DATE.

Action:

Tres Atkins moved to approve an Ordinance ordering the May 2, 2026 General Election as presented. Motion was seconded by Travis Smith and carried unanimously (5-0).

8. **Consider proposed Ordinance ordering an a Special election to be held on Saturday, May 2, 2026, for the purpose of voting "yes" or "no" on two (2) proposed city charter amendments; designating the elections judge and providing for clerical personnel for said election; designating the time and place of said election; designating the polling**

location(s) for said election; providing for the posting and publication of notice; providing a severability and conflicts clause; and providing for an effective date

Ms. Villarreal presented the Item. The City Attorney drafted the proposed Ordinance based on preliminary discussions with City Council regarding amending the Charter. The proposed Ordinance authorizes the ordering of a Special Election to be held on Saturday, May 2, 2026, for the purpose of submitting two proposed City Charter amendments to the voters of the City of Waxahachie. The ordinance establishes the date, time, and polling locations for the election; provides for the appointment of the elections judge and clerical personnel through the Ellis County Elections Administrator; authorizes early voting and Election Day voting in accordance with state law; and provides for required notice, severability, and an effective date. The election will be conducted as a county-wide election, with multiple vote centers located throughout Ellis County. Eligible voters may cast their ballot at any vote center, not limited to locations within Waxahachie. Draft exhibits for the election are currently pending finalization by the Elections Administrator. The following two propositions will be submitted to the voters for consideration.

PROPOSITION A

Shall Section 2.01 of the City Charter be amended to provide that the Mayor shall be elected at large, and Section 2.03 of the City Charter be amended to repeal the provision that the Mayor serves at the pleasure of the City Council?

YES _____
NO _____

PROPOSITION B

Shall Section 2.01 of the City Charter be amended to provide that members of the City Council shall be elected to 3-year terms, and establish a schedule by which the new 3-year terms shall take effect?

YES _____
NO _____

Funding is available in 100-112-53111 of the FY 2025-2026 General Fund budget. Should a funding shortfall occur, a supplemental appropriation will be requested from City Council following completion of the election.

ORDINANCE NO. 3707

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON SATURDAY, MAY 2, 2026, FOR THE PURPOSE OF VOTING “YES” OR “NO” ON TWO (2) PROPOSED CITY CHARTER AMENDMENTS; DESIGNATING THE ELECTIONS JUDGE AND PROVIDING FOR CLERICAL PERSONNEL FOR SAID ELECTION; DESIGNATING THE TIME AND PLACE OF SAID ELECTION; DESIGNATING THE POLLING LOCATION(S) FOR SAID ELECTION; PROVIDING FOR THE POSTING AND

PUBLICATION OF NOTICE; PROVIDING A SEVERABILITY AND CONFLICTS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Action:

Travis Smith moved to approve an Ordinance ordering the May 2, 2026 Special Election as presented. Motion was seconded by Tres Atkins and carried unanimously (5-0).

9. Consider supplemental appropriation from the Waxahachie Community Development Corporation Fund for Civic Center Expansion Study in the amount of \$18,500

Civic Center Director April Ortiz presented the Item. During the April 15, 2025, City Council Work Session, it was recommended by Council to conduct an expansion study for the Civic Center. As a result, an expansion study was added to the requested FY26 budget. Brinkley Sargent Wiginton Architects, Inc. (BSW) was able to provide a preliminary budgetary figure of \$75,000. After the budget was approved, staff reviewed the expansion study proposal with BSW, and they advised that to complete the study two additional components would be required, a Market Study and Demand Analysis, and Facility and Program Recommendations. These components were not included or advised in the original cost provided and therefore not budgeted.

Breakdown of Services	Costs
Architectural Services	\$60,000
Market Study and Demand Analysis	\$14,500
Facility and Program Recommendations	\$7,500
Additional Expenses (BSW) (not to exceed)	\$7,500
Additional Expenses (SUB) (not to exceed)	\$4,000
TOTAL	\$93,500
Budget FY26	\$75,000
Additional Funds/Supplemental Appropriation	\$18,500

This item was presented at the January 12, 2026, WCDC board meeting for their consideration. The board approved the supplemental funding unanimously. The supplemental appropriation will increase the GL account 208-520-53200 – Professional Services by \$18,500. The WCDC’s unrestricted reserve fund balance has sufficient capacity for the supplemental appropriation.

Action:

Patick Souter moved to approve a supplemental appropriation of \$18,500 from the Waxahachie Community Development Corporation unrestricted reserve fund balance for the Civic Center Expansion Study and authorize the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (5-0).

10. Consider supplemental appropriation for a Senior Center Expansion Feasibility Study in the amount of \$14,000

Senior Center Director John Smith presented the Item. The Senior Center membership has grown to over 1,500 seniors and with that growth comes stress on the building and the ability to accommodate every activity. The Senior Center Advisory Board has monitored activities at each meeting and supports the feasibility study.

The original outline of the study, estimated at \$45,000, includes the following:

- Facilities inventory to detail condition and layout of the center
- A needs assessment
- One in person meeting with staff/city representatives
- Strategic planning and pricing
- Conceptual site and master plan

However, subsequent discussions revealed the study should include additional in-person meetings, a town hall style meeting with members, an accessibility audit, and account for reimbursable expenses such as travel and printing.

These add-ons are necessary for a complete evaluation of the center and its members' needs and desires. The revised cost of the study is \$52,500 for architectural services, \$2,500 for accessibility audit, and reimbursable expenses not to exceed \$4,000, for a total cost of \$59,000.

The General Fund reserve balance has sufficient capacity to fund the supplemental appropriation of \$14,000. The supplemental appropriation will increase account 100-550-53200 – Professional Services.

City Council members expressed appreciation for Mr. Smith's work at the Senior Center, noting the strong positive response from seniors and the broader community. They highlighted that the center is heavily used, with all rooms in regular operation, and emphasized that the level of activity demonstrates the value of the investment and the need for future expansion and improvements. Council members also referenced widespread positive feedback shared on social media, underscoring strong community support for the Senior Center and its staff.

Action:

Chris Wright moved to approve a supplemental appropriation of \$14,000 from the General Fund reserve balance and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

- 11. 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 the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

Mayor Wallace announced at 7:27 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 the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto.

12. Reconvene and take any necessary action

The meeting reconvened at 7:47 p.m.

No action taken.

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

City Manager Ricky Boyd reminded attendees of the City Council and WCDC Joint Work Session scheduled for Tuesday, February 3, at 2:00 p.m. in the Crape Myrtle Room at the Waxahachie Civic Center.

Council Member Travis Smith reflected on the Council's commitment made several years earlier to pursue the election of the Mayor, noting that the Council fulfilled that promise by ordering a Charter election, with the final decision to be made by the voters through that election. He expressed pride in the entire Council and thanked them for the accomplishment.

14. Adjourn

There being no further business, the meeting adjourned at 7:47 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary