

City Council
May 4, 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, May 4, 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
Shon Brooks, Assistant 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

City Manager Ricky Boyd 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. Proclamation recognizing May as “National Preservation Month”
- c. Proclamation recognizing May 3-9, 2026 as “Professional Municipal Clerks Week”
- d. Proclamation recognizing May 3-9, 2026 as “National Travel and Tourism Week”
- e. 2026 Recognition Status - Keep Texas Beautiful Affiliation

There was not an Honorary Council Member in attendance.

Mayor Pro Tem Patrick Souter presented the proclamation recognizing May as “National Preservation Month.”

Council Member Tres Atkins presented the proclamation recognizing May 3-9, 2026 as “Professional Municipal Clerks Week.”

Council Member Chris Wright presented the proclamation recognizing May 3-9, 2026 as “National Travel and Tourism Week.” Laurie Mosley, Convention and Visitors Bureau Director, recognized the multiple hospitality partners who have a significant impact to our community.

Council Member Travis Smith recognized Waxahachie as a Keep Texas Beautiful Affiliate and applauded the efforts of the Keep Waxahachie Beautiful Committee.

5. Public Comments

Jennifer Chelwick, 2222 Abela, Waxahachie, Texas, raised concerns about the city's handling of animal-related issues and urged city officials to pursue more effective, concrete solutions, such as establishing a dedicated facility, rather than relying primarily on volunteer efforts.

6. Consent Agenda

- a. Minutes of the City Council meeting of April 20, 2026
- b. Minutes of the City Council work session of April 14, 2026
- c. Consider appointments to the Animal Care Advisory Committee to fill an unexpired term and add two additional citizen members
- d. Application from What's SUP + Kayaks for Seasonal Vendor Permit at Lake Waxahachie
- e. Proposed Ordinance approving a request by Chris Oliver, for a Petition for ETJ Release for approximately 7.53 acres, located directly east of 6 James Court (Property ID 183484) – Owner: Angel Gonzales (ETJ-PTN-30-2026)
- f. Proposed Ordinance approving a request by Terrance Stewart, for a Petition for ETJ Release for approximately 3.207 acres, located at 1081 Curtis Ray Road (Property ID 269498) – Owner: Terrance Stewart (ETJ-PTN-31-2026)
- g. Proposed Ordinance approving a request by James Borders, for a Petition for ETJ Release for approximately 40.646 acres, located at 2055 Gibson Road (Property ID 192103) – Owners: James and Judy Borders (ETJ-PTN-34-2026)
- h. Consider awarding a Construction Manager at Risk (CMAR) contract for the New Fire Station 1 Project in the amount of \$963,580
- i. Proposed ordinance re-establishing classified positions under Civil Service

ORDINANCE NO. 3721

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 7.53 ACRE TRACT OF LAND, LOCATED DIRECTLY EAST OF 6 JAMES COURT, KNOWN AS PROPERTY ID 183484, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3722

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 3.207 ACRE TRACT OF LAND, LOCATED AT 1081 CURTIS RAY ROAD, KNOWN AS PROPERTY ID 269498, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3723

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 40.646 ACRE TRACT OF LAND, LOCATED AT 2055 GIBSON ROAD, KNOWN AS PROPERTY ID 192103, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3724

AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, ESTABLISHING AND RE-ESTABLISHING CLASSIFIED POSITIONS UNDER CIVIL SERVICE IN THE FIRE AND POLICE DEPARTMENTS, REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

Action:

Chris Wright moved to remove Item h. for additional discussion, approve all other items on the Consent Agenda, and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

City Manager Boyd explained Item h. concerns selecting a construction manager at risk for the new Fire Station No. 1, which is currently in the design phase. The construction manager will be responsible for coordinating subcontractors, working with the architect and engineers, and securing a guaranteed maximum price to guide the project through construction to completion.

Leila Cole, Purchasing Manager, noted that the project was competitively procured, advertised as required, receiving approximately 10 to 12 responses to the Request For Proposals, and she confirmed a thorough evaluation of the proposals was conducted.

Action:

Chris Wright moved to approve Item h. on the Consent Agenda 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. Public Hearing on a request by David McDill, Davis & McDill for a Replat of part of Lot 2, Block 175, TOWN ADDITION, to create Lots 2R-A, 2R-B, and 2R-C, Block 175, of the TOWN ADDITION, 3 Residential Lots, being 0.679 acres, located at 305 Frieson Street, (Property ID 171328, 171339, & 171340) – Owner: Scott Ronald and Kimberly R. (SUB-27-2026)**

Trenton Robertson, Director of Planning, presented the Item and applicant Ronald Scott requested approval. The applicant requests to replat the subject property into three new residential lots. The subject property is located in the Single-Family-3 (SF-3) zoning district and the proposed replat contains two lots that comply with the lot size and dimension requirements of the SF-3 zoning district and one lot that does not meet minimum standards. The applicant has filed a Petition for

Hardship Waiver to eliminate the typical right-of-way (ROW) and utility easement dedication requirements along Frierson Street and partially along Young Street and to eliminate the minimum lot size requirement. This request has been made due to the location of existing homes on the subject property. 15' utility easements and 25' of right-of-way would be required along both Frierson and Young Street. Complying strictly with the typical dedication requirements would necessitate the demolition of both existing homes. Five (5) to eight (8) feet of ROW dedication and Utility Easements would be required along Frierson Street while fourteen (14) feet of ROW dedication and utility easements would be required along a portion of Young Street. In lieu of the typical requirements, the applicant proposes to dedicate a utility easement up to the existing structures and proposes not to dedicate any ROW. Staff has requested that the applicant dedicate the proper ROW and Utility Easement on the portions of Young Street that do not have structures.

During the review of the replat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to filing the replat. The correction of each item has been identified as a condition of approval in the staff recommendation included in the staff report.

Mayor Wallace opened the Public Hearing at approximately 7:36 p.m.

There being no others to speak for or against SUB-27-2026, Mayor Wallace closed the Public Hearing at approximately 7:37 p.m.

8. Consider approving SUB-27-2026

Action:

Tres Atkins moved to approve SUB-27-2026, a Replat of the Town Addition, Lots 2R-A, 2R-B, and 2RC, Block 175, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Travis Smith and carried unanimously (5-0).

9. Public Hearing on a request by Josh Yusten, Evolution Homes, for a Zoning Change from a PD-23-SF-1 zoning district to Planned Development Single Family-1 (PD-SF-1) zoning district located at 101 Waterfront Drive (Property ID 175089) – Owner(s): JRM-REI LLC (ZDC-9-2026)

Mr. Robertson presented the Item and applicant Jacob Johnson requested approval. The subject property is currently developed with a primary structure totaling 1,792 square feet and an accessory structure of approximately 340 square feet, situated on approximately 0.26 acres (11,761 square feet). According to the Ellis County Appraisal District (ECAD), the existing primary structure was constructed in 1970 and the existing accessory structure was constructed in 1980. A second accessory structure previously existed directly behind the primary structure; however, it has since been demolished by the property owner during the submittal process of this Planned Development (PD) application. City records and ECAD do not indicate when this second structure was originally constructed.

Currently, the remaining accessory structure and a portion of the primary structure encroach into City owned property associated with Lake Waxahachie. As a result, the property owner is proposing to redevelop the lot with the intent to comply with the standards of PD-23-SF-1 to the greatest extent possible. However, additional exceptions are being requested, which the property owner seeks to address through the establishment of a new PD.

The applicant proposes to demolish all existing structures due to encroachments into City property and to construct a new dwelling within the subject property boundaries.

The proposed development does not meet certain requirements of the PD-23-SF-1 zoning district, including standards related to lot area, lot width, lot depth, and yard setbacks. Therefore, the applicant is requesting approval of a PD-SF-1 designation to allow for the construction of a single-family dwelling unit totaling 2,412 square feet.

Staff recommends approval of the PD application request given that the property owner intends to demolish all structures that are located outside of the subject property boundaries and have worked with staff to ensure that the future development remains entirely within those boundaries and consistent with the development pattern of the surrounding area.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, six notices were mailed to property owners within 200 feet of the request. At the time of the staff report, staff received no letters in support or opposition to this request.

Mayor Wallace opened the Public Hearing at approximately 7:40 p.m.

There being no others to speak for or against ZDC-9-2026, Mayor Wallace closed the Public Hearing at approximately 7:40 p.m.

10. Consider proposed Ordinance approving ZDC-9-2026

ORDINANCE NO. 3725

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT DISTRICT NUMBER 23 – SINGLE FAMILY-1 (PD-23-SF-1) TO PLANNED DEVELOPMENT DISTRICT- SINGLE FAMILY-1 (PD-SF-1) LOCATED AT 101 WATERFRONT DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.26 ACRES KNOWN AS PROPERTY ID 175089, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Patrick Souter moved to approve ZDC-9-2026, a Zoning Change from a PD-23-SF-1 to Planned Development – Single Family-1 (PD-SF-1), subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Chris Wright and carried unanimously (5-0).

- 11. Public Hearing on a request by Dutch Neuweiler, Minto Communities Texas, LLC, for an Amendment to Ordinance No. 3704, to revise the location of the Welcome Center and update associated Exhibits within the approved Planned Development, 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: Minto KR, LLC (ZDC-24-2026)**

Mr. Robertson announced that the applicant has requested to continue case number ZDC-24-2026 from the May 4, 2026 City Council meeting to the June 1, 2026 City Council Meeting.

Councilman Smith clarified that ZDC-24-2026 primarily establishes the location of certain project elements, such as the welcome center and related structures, within a development. He noted the complexity of the agenda item and asked whether such changes could be handled more simply within the existing planned development. Mr. Robertson explained that an amendment is required because the changes involve moving elements between zoning districts, which triggers the formal amendment process, though similar future adjustments within the same area may be handled more easily if they remain consistent with approved uses.

Action:

Travis Smith moved to continue ZDC-24-2026 to the June 1, 2026 City Council Meeting. Motion was seconded by Chris Wright and carried unanimously (5-0).

- 12. Consider proposed Ordinance approving ZDC-24-2026**

No action taken.

- 13. Public Hearing on a request by William Dahlstrom, Jackson Walker LLP, to amend the adopted Waxahachie Comprehensive Plan, solely to amend the Thoroughfare Plan for the Kemp Ranch property**

Mr. Robertson presented the Item and applicant Brian Cale requested approval. As part of the Kemp Ranch PD (Ordinance 3704), City Council approved a Thoroughfare Exhibit that identified the roadways necessary to serve the proposed development of the subject property. The exhibit identified right-of-way (ROW) that will be necessary for the developer to dedicate and roadway sections that will be necessary for the developer to construct to ensure proper traffic flow. However, the exhibit did not directly align with thoroughfare layout required by the adopted 2024 Waxahachie Thoroughfare Plan. Due to this, the developer is required to amend the adopted Waxahachie Thoroughfare Plan in order to receive impact fee credits for constructing the collector and arterial roadways identified on the exhibit.

The applicant proposes three (3) specific amendments to the Waxahachie Thoroughfare Plan to align it with the proposed location for collector and arterial roadways from the Kemp Ranch PD. These amendments are proposed only on the Kemp Ranch property and do not include changes to the Waxahachie Thoroughfare Plan outside the boundaries of the subject property.

1. Realign the east-west 120' major arterial roadway (Brookside Road) to align with the proposed route from the Kemp Ranch PD. The starting point at the existing Brookside Road Bridge and ending point at Lone Elm Road of this thoroughfare section are proposed to remain the same. Only the alignment through the subject property is adjusted.
2. Realign the north-south 120' major arterial roadway (unnamed) to align with the proposed route from the Kemp Ranch PD. The starting point of this thoroughfare section at FM 1446 and to remain the same. However, the alignment through the subject property and the ending point at FM 875 is adjusted. Additionally, the intersection of this arterial roadway and the east-west major arterial is now specifically proposed to be a roundabout.
3. Major collector (80') thoroughfares identified in several locations on the 2024 Waxahachie Thoroughfare Plan are eliminated, with the exception of a single realigned section located near the northwest section of the subject property adjacent to FM 875. The realigned section is proposed to provide an additional connection to FM 875 from the interior of the subject property.

Mayor Wallace opened the Public Hearing at approximately 7:45 p.m.

There being no others to speak for or against the proposed Thoroughfare Plan amendment, Mayor Wallace closed the Public Hearing at approximately 7:45 p.m.

14. Consider proposed Ordinance approving an amendment to the Thoroughfare Plan

ORDINANCE NO. 3726

AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, ADOPTING THOROUGHFARE PLAN AMENDMENT TO THE 2023 COMPREHENSIVE PLAN TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

Action:

Travis Smith moved to approve the proposed Thoroughfare Plan Amendment for the Kemp Ranch property. Motion was seconded by Tres Atkins and carried unanimously (5-0)..

15. Consider a request by James Johnston, Waxahachie Office Condos LLC, for an Amendment to the Montclair Heights Development Agreement (INST. No. 2528373) to allow payment in lieu of the completion of construction of the required traffic signal

Mr. Robertson presented the Item. Representatives for Waxahachie Office Condos LLC and Montclair 287 Land, LLC approached City staff in March of 2026 with concern regarding the timeline for construction of the traffic signal required by the existing Montclair Heights Development Agreement. The Agreement requires construction of the traffic signal to be completed prior to the issuance of a Certificate Occupancy (CO) for the property and does not permit alternatives to construction of the traffic signal. The property owners subsequently submitted a request to amend to the Development Agreement to add options for payment in lieu of completion of the traffic signal that would allow them to receive a Certificate of Occupancy. Payment in lieu of completion is required to take the form of an instrument acceptable to the City.

The payment in lieu of construction shall be an amount sufficient for the City to cover the full expense of completing the traffic signal, if necessary.

City Council and staff discussed requirements and protections related to a developer-funded traffic signal and associated infrastructure. The agreement would require the developer to cover all costs, including potential increases for poles, cabling, and roadway work, secured through an acceptable financial instrument such as a bond or letter of credit, with flexibility built into the language.

Council members raised concerns about timing, particularly ensuring construction near a school area avoids peak traffic periods. Staff noted timing restrictions are difficult to enforce due to TxDOT coordination, but developers indicated willingness to work during off-peak or nighttime hours, if permitted.

There was also discussion about accelerating or staging traffic signal installation due to long equipment lead times, with engineers confirming the signal is tied to early development phases and already partially planned and submitted to TxDOT.

Action:

Chris Wright moved to approve an Amendment to the Development Agreement for Montclair Heights (INST. No. 2528373) to allow payment in lieu of the completion of construction of the required traffic signal. Motion was seconded by Patrick Souter and carried unanimously (5-0).

16. Consider budget transfer for Asphalt Reconstruction: Grace, W. Parks & Marshall Projects in the amount of \$130,000

James Gaertner, Director of Capital Engineering, presented the Item. On October 20, 2025, City Council awarded construction of the Asphalt Reconstruction project (#488) in the amount of \$922,025, with a total project budget of \$956,025

During construction, clay subgrade was encountered, requiring additional lime stabilization. The pavement width on Marshall Street was also increased to 24 feet from the previous 21 feet, resulting in an increase of approximately 400 square yards. To accommodate these changes, staff is requesting a budget transfer to move the necessary funds from Streets Capital Fund 601 to Asphalt Reconstruction: Grace, W. Parks & Marshall Project fund.

One change that had no financial impact was the removal of Textile Street and the addition of Patrick Street to the Asphalt Reconstruction. This change was necessitated to coincide with ongoing Atmos work on Patrick Street in addition to its heavier use.

The additional proposed \$130,000 budget transfer is available in Streets Capital Fund 601 and brings the total project budget to \$1,086,025.

City staff and Council discussed the project's coordination with Ellis County and TxDOT infrastructure. Mr. Gaertner clarified the project is separate from prior County agreements and covers a section of roadway where the County is maintaining a narrower 21-foot width, while City standards would typically require wider lanes.

Councilman Smith raised concerns that the reduced roadway width could create a bottleneck and worsen drainage and runoff issues, especially given local soil conditions and limited existing ditch capacity. He emphasized potential flooding risks and long-term maintenance concerns if water continues to overtop or flow across the roadway.

Mr. Gaertner explained that the narrower design was chosen primarily to match existing conditions and control costs, with plans to address full city-standard improvements later when adjacent development occurs. Drainage improvements and potential culverts were acknowledged but not fully detailed, with staff noting further coordination and review would be needed.

Action:

Tres Atkins moved to approve a budget transfer of \$130,000 from the Streets Capital Fund 601 to the Asphalt Reconstruction: Grace, W. Parks & Marshall Project, and authorize the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (5-0).

17. Consider budget transfer for the Drainage and Sidewalk Improvements at BNSF Railroad Project in the amount of \$300,000

Mr. Gaertner presented the Item. On September 15, 2025, City Council approved a contract with BNSF Railway in the amount of \$270,383 for the installation of railroad track panels for the drainage and sidewalk improvements at the BNSF Railroad Project.

BNSF Railroad has completed installation of a steel pipe beneath the crossing, allowing the City to proceed with construction of the drainage tie-ins. The project also includes three pedestrian crossings across the BNSF Railroad: one (1) at Flat Street and two (2) at S. Rogers Street.

The proposed budget transfer will fund the City's portion of the project, which include: drainage construction, sidewalk improvements, and required BNSF Railroad flagging services during construction.

Staff recommends a budget transfer of \$300,000 from the FY26 Operating Budget Fund 320 BNSF Drainage Project (Project Number #379), bringing the total project budget to \$585,120.

Action:

Chris Wright moved to approve the budget transfer to the Drainage and Sidewalk Improvements at BNSF Railroad Project for \$300,000 from the Operating Budget Fund 320 and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

18. Consider budget transfer for the John Arden Drive and Grove Creek Road Asphalt Reconstruction Project in the amount of \$1,500,000

Mr. Gaertner presented the Item. Staff proposes establishing a project budget for the design and construction of an asphalt reconstruction project along John Arden Drive from E. University Avenue to Cedar Street, and along Grove Creek Road from Vista Way to Guadalupe Lane. The project scope includes the construction plans preparation and a geotechnical analysis, with a specific focus on pavement recommendations to mitigate soil issues along John Arden Drive.

Staff recommends a \$1,500,000 budget transfer from Streets Capital Fund 601, to create a project budget for the design and construction of John Arden Drive and Grove Creek Road Asphalt Reconstruction Project.

Council members raised concerns about traffic flow, road safety, drainage issues, and whether certain intersections (including John Arden and Ferris) should be modified or closed to reduce congestion and improve safety. They also questioned whether cul-de-sacs or rerouting could better manage through-traffic.

City Council and staff discussed roadway durability and drainage, with staff explaining that soil conditions, steep ditches, and prior limited pavement construction have contributed to ongoing maintenance issues. Mr. Gaertner emphasized the need for geotechnical studies to guide long-term solutions rather than repeated resurfacing.

Council and staff also discussed Grove Creek drainage problems, coordination with future development (including Sam's Club and Cardinal Road), and how planned road closures or rerouting would affect water flow. Mr. Gaertner noted that some improvements depend on future development agreements and that engineering work would help determine the best long-term approach.

Action:

Patrick Souter moved to approve the budget transfer of \$1,500,000 from the Street Capital Fund 601 to the John Arden Dr & Grove Creek Rd Asphalt Reconstruction Project and authorize the City Manager to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

19. Consider supplemental appropriation for security cameras at the Sports Complex in the amount of \$303,809.54

James Villarreal, Director of Sports Complex, presented the Item. During a budget workshop in 2025, staff was instructed to determine the cost for the purchase and installation of security cameras for the Sports Complex. License plate cameras for the entrance gates as well as dome cameras for all the concession buildings and restroom buildings were discussed and recommended.

Two quotes were received from NCS Network Cabling Services:

- 35 Security cameras For Gates & Buildings \$225,903.78
- 13 Security cameras For Playing Fields \$77,905.76
- 48 Security cameras Total \$303,809.54

The WDCD unreserved fund balance has sufficient capacity to cover the \$303,809.54 supplemental appropriation request.

Council members asked about costs, including maintenance and cloud storage, which were not yet fully defined. They also raised questions about funding, noting the project would likely rely on Waxahachie Community Development Corporation funds and should be considered alongside other competing priorities.

Council members and staff noted this request would improve safety and monitoring capabilities while balancing costs, connectivity, and future scalability.

Action:

Travis Smith moved to approve a supplemental appropriation of \$303,809.54 from the WCDC unrestrictive fund balance to purchase and install security cameras at the Sports Complex and authorize the City Manager to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

- 20. 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 8:47 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.

- 21. Reconvene and take any necessary action**

The meeting reconvened at 9:25 p.m.

No action taken.

- 22. Comments by Mayor, City Council, City Attorney and City Management**

Council Member Chris Wright congratulated Councilman Tres Atkins on his election victory, thanked a resident for speaking about animal-related concerns, and acknowledged that local advocacy groups will likely continue raising the issue. Mr. Wright emphasized that the City has a real animal services problem to address and expressed support for ongoing efforts, including potential collaboration with Ellis County to develop a more cost-effective solution.

Mayor Pro Tem Patrick Souter noted that he and Councilman Wright have begun exploring potential alternatives to address ongoing issues, aiming for a long-term solution, and asked for patience as those ideas are developed. Mr. Souter referenced prior comments about data centers, stating he has taken independent steps to advocate for greater regulation and plans to continue pursuing that effort.

Council Member Travis Smith clarified that a previously discussed animal shelter proposal was not feasible as presented, noting the shelter was never intended to be housed in the existing building but would have required separate construction on adjacent land, significantly increasing costs and facing infrastructure and environmental constraints, including septic limitations. He indicated that both the public and Council may have been misinformed about the proposal's scope and cost. He also acknowledged several successful community events, including election activities, the Cops and Kids Picnic, and the Cinco de Mayo festival, praising staff and organizers for strong turnout and execution. Mr. Smith emphasized the value of civic participation and respect for those who run for office and suggested the City may need to take a more active role in coordinating large events as they continue to grow.

Council Member Tres Atkins echoed appreciation for the Cops for Kids Picnic and thanked his election opponent for running a respectful, clean campaign, emphasizing the value of issue-focused races over negative campaigning. He encouraged continued civic involvement from his opponent and noted that having challengers helps keep elected officials accountable and engaged. Councilman Atkins expressed concern over low voter turnout despite the city's growing population, stressing the need to find ways to better engage the community and increase participation in local elections.

Deputy City Manager Ricky Boyd expressed appreciation to City Council for recognizing staff efforts, highlighting the strong coordination across multiple departments that made recent events, especially the Cops for Kids Picnic, successful and well attended. He commended various staff members and departments for their behind-the-scenes work, noting that while their efforts often go unnoticed, they are critical to the City's operations. City Manager Boyd also recognized community partners, including Keep Waxahachie Beautiful, for their contributions and well-earned recognition, and congratulated re-elected council members.

Mayor Billie Wallace thanked staff, partners, and the community for the successful weekend events, noting they ran smoothly and received positive feedback. Mayor Wallace highlighted the significant growth and strong turnout at the Cinco de Mayo festival, expressing enthusiasm for its continued expansion and the sense of community it brings.

23. Adjourn

There being no further business, the meeting adjourned at 9:25 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary