

City Council
May 18, 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 May 18, 2026 at 7:00 p.m.

Council Members Present: Travis Smith, Mayor Pro Tem, Council Member Place 5
Patrick Souter, Council Member Place 2
Chris Wright, Council Member Place 3

Council Members Absent: Billie Wallace, Mayor, Council Member Place 4
Tres Atkins, Council Member Place 1

Others Present: Ricky Boyd, City Manager
Albert Lawrence, Deputy City Manager
Shon Brooks, Assistant City Manager
Terry Welch, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Pro Tem Travis Smith called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Councilman Patrick Souter gave the invocation. Mayor Pro Tem Smith led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Announcements/Presentations

- a. Introduce Honorary Council Member
- b. Proclamation recognizing May 17-23, 2026 as “National Public Works Week”

There was not an Honorary Council Member in attendance.

Councilman Chris Wright read a proclamation recognizing May 17-23, 2026 as “National Public Works Week.”

5. Public Comments

Sandy Emmons, 1310 E. Marvin, Waxahachie, Texas, urged the City to expand its animal shelter capacity, saying the current facility cannot adequately handle stray and abandoned animals. She shared personal experiences with an abandoned dog and loose dogs killing her chickens, warning that uncontrolled animals could eventually threaten residents’ safety.

Darlene Miller, 240 Parks School House Road, Waxahachie, Texas, noted Waxahachie Animal Services staff are doing a good job but lack the space and resources needed to handle the city’s stray animal problem. Ms. Miller described difficulties finding help for stray dogs, concerns about residents taking animals to shelters in other cities where some are euthanized, and thanked the City for recent investments in animal services, including a transport van, additional staffing, and community support programs.

Brian Little, 117 Pony Court, Waxahachie, Texas, noted local shelters and volunteers are overwhelmed by the city's stray animal problem despite working tirelessly to save animals. He shared the story of a rescued pit bull that narrowly avoided euthanasia, he urged City and County leaders to collaborate on improving animal shelter facilities and resources.

Michelle Grace Sipla, 613 Highland Avenue, Waxahachie, Texas, described finding an abandoned, severely neglected dog named Frieda and said animal control lacked space to take her due to limited kennel capacity. While Frieda was eventually admitted and is now receiving care, she urged the City to expand shelter facilities and resources to better handle the growing number of abandoned and abused animals.

Ira Tenpenny, 109 Rosa, Waxahachie, Texas, raised concerns about fine dust created during construction work (such as cutting concrete, cement, and fiberboard), arguing it poses a health hazard to nearby residents because it can spread through neighborhoods and potentially affect lungs. He said current regulations do not adequately address dust control in residential building sites and urged the City to treat it as a public safety issue rather than only an OSHA matter. He asked for stronger code enforcement, dust mitigation requirements, and warning signs at construction sites to alert neighbors to potential hazards.

6. Consent Agenda

- a. Minutes of the City Council meeting of May 4, 2026
- b. Event application for Turkey Trot 2026 to be held at Getzendaner Park on November 26, 2026
- c. Event application for 2026 Juneteenth Parade and Picnic to be held at Lee Penn Park on June 20, 2026
- d. Event application for Junk in the Trunk to be held in Downtown Waxahachie on September 19, 2026
- e. Event application for Think Pink Women's Wellness Experience to be held at Railyard Park on October 17, 2026
- f. Proposed Ordinance approving a request by Conner Maines, for a Petition for ETJ Release for approximately 6.489 acres, located at 500 Youngblood Rd (Property ID 195557) – Owner: Conner and Victoria Maines (ETJ-PTN-37-2026)
- g. Proposed Ordinance approving a request by Callie Gutierrez, for a Petition for ETJ Release for approximately 0.40 acres, located at 614 Old Church Road (Property ID 217180) – Owner: Paul Ruiz (ETJ-PTN-40-2026)
- h. Proposed Ordinance approving a request by Charles Johnson, for a Petition for ETJ Release for approximately 15.1 acres, located at 1080 Broadhead Road (Property IDs 247556, 235629) – Owners: Charles and Rose Johnson (ETJ-PTN-95-2025)
- i. Accept FY 2026 Impact Fee Revenue and Expenditure Activity Mid-Year Report
- j. Resolution to Suspend a Rate Increase Request by SiEnergy

ORDINANCE NO. 3727

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 6.489 ACRE TRACT OF LAND, LOCATED AT 500 YOUNGBLOOD ROAD, KNOWN AS PROPERTY ID 195557, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3728

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 0.4 ACRE TRACT OF LAND, LOCATED AT 614 OLD CHURCH ROAD, KNOWN AS A PORTION OF PROPERTY ID 217180, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3729

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 15.1 ACRE TRACT OF LAND, LOCATED AT 1080 BROADHEAD ROAD, KNOWN AS PROPERTY IDS 247556, 235629, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

RESOLUTION NO. 1401

A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS SUSPENDING THE JUNE 8, 2026 EFFECTIVE DATE OF SIENERGY GAS, LLC'S REQUESTED INCREASE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES IN THE SIENERGY SERVICE AREA; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; AUTHORIZING INTERVENTION IN SIENERGY'S STATEMENT OF INTENT TO CHANGE GAS UTILITY RATES WITHIN THE INCORPORATED AREAS SERVED BY SIENERGY AND NOTICE OF CONSOLIDATION AT THE RAILROAD COMMISSION; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

Action:

Chris Wright moved to approve all items on the Consent Agenda and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (3-0).

7. Receive Fiscal Year 2026 2nd Quarter Financial Report

Finance Director Chad Tustison presented the Item. The Second Quarter FY2026 financial report (October 2025–March 2026) shows the City’s major funds performing generally on or ahead of expectations, with revenues strong and most expenditures within budget.

In the General Fund, overall financial performance is solid. Property taxes are near budget at 97% collected so far, with most payments still coming in during the winter collection period. Sales tax is a standout, coming in 6.4% higher than last year and 3.8% above budget, making up 34% of General Fund revenue. Other revenues—such as permits, franchise fees, and interest earnings—are also performing well, with building activity and investment returns boosting totals. Expenditures are at 44% of budget, with most departments on track. Some spending delays are tied to project timing, especially fiber installation and public works contracts.

In Water and Wastewater funds, revenues are on target, while expenses are temporarily lower due to the timing of debt service payments, which occur later in the fiscal year.

The Waxahachie Community Development Corporation (WCDC) fund is also on budget, with strong sales tax performance and stable operations supporting civic and economic development activities.

The Hotel/Motel Fund is under-spent so far, mainly because payments to tourism and cultural partner organizations are scheduled later in the year.

Overall, the City’s investment program performed strongly, earning \$2.54 million in interest for the quarter, with funds managed in compliance with state law and largely invested in a AAA-rated public pool.

In summary, revenues are healthy (especially sales tax and investments), expenses are generally on schedule, and most variances are due to timing rather than structural budget issues.

8. Consider proposed Resolution executing matters related to approving and authorizing an agreement for the construction and funding of authorized improvements and reimbursement of advances for the Waxahachie PID No. 1

Assistant City Manager Shon Brooks presented the Item. The developer, 287 Waxahachie, L.P. is seeking to levy the assessments and issue bonds at the July 6th City Council meeting. The current rate for this and all existing phases of the development is \$0.17 per \$100 of assessed value. This rate impacts future home purchases in the development and provides the same rate as the existing home PID rates. The City of Waxahachie accepted Public Improvement District No. 1 in 2007. This PID was created to offset infrastructure costs and public open space areas. The proposed rate will continue the development as currently operating and will not increase any services other than those due to the increase in future homes in the development.

Action:

Chris Wright moved to adopt a Resolution approving and authorizing an agreement for the construction and funding of authorized improvements and reimbursement of advances for the Waxahachie PID No. 1, executing other matters related to the subject. Motion was seconded by Patrick Souter and carried unanimously (3-0).

- 9. 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 Tem Smith announced the City Council would not convene into Executive Session.

10. Reconvene and take any necessary action

No action taken.

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

Councilman Chris Wright thanked residents for their input on the animal shelter and reaffirmed ongoing efforts to address the issue. He noted the City is working with the County, which now has renewed interest in collaborating on a solution, though funding and cost-sharing remain key challenges. Councilman Wright emphasized continuing work toward a final plan and thanked City staff and personnel for their efforts.

Councilman Patrick Souter encouraged continued public input on animal services and said the City is aware of concerns and working on solutions. He thanked animal services staff for their difficult, emotional work and acknowledged criticism from social media but emphasized efforts are underway and voices are being heard. Councilman Souter noted ongoing collaboration with County officials to develop a plan for improving services and reaffirmed commitment to addressing the issue as soon as possible.

City Manager Ricky Boyd thanked the Public Works Department for their hard work and acknowledged their contributions.

Mayor Pro Tem Travis Smith thanked residents advocating for animal welfare and explained that Council members have different areas of focus but still work together by relying on each other's expertise and long-term efforts. He noted Councilman Souter has led work on the animal shelter issue for years and emphasized that delegation reflects trust, not lack of concern. Mayor Pro Tem Smith encouraged continued public engagement and affirmed the Council will keep working on the issue.

12. Adjourn

There being no further business, the meeting adjourned at 7:37 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary