

City Council
June 1, 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 June 1, 2026 at 7:00 p.m.

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

Council Member Absent: Patrick Souter, Council Member Place 2

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 June 4, 2026-July 4, 2026 as “Crape Myrtle Month”

There was not an Honorary Council Member in attendance.

Mayor Wallace read a proclamation recognizing June 4, 2026-July 4, 2026 as “Crape Myrtle Month.”

5. Public Comments

Diane Donoho, 220 Goodwyn Road, Italy, Texas, described the ongoing problem of abandoned dogs in rural areas and the burden it places on local residents and rescue efforts. She expressed strong support for the proposed collaboration between Waxahachie and Ellis County to develop an animal shelter, urging officials to prioritize the project as the county continues to grow.

Mark Donoho, 220 Goodwyn Road, Italy, Texas, described the frequent abandonment of dogs in rural areas, sharing examples of rescuing neglected animals, including a malnourished mother dog and her nine puppies. He expressed strong support for a proposed animal shelter, stating that rapid growth in the county is worsening the problem and urging local governments to prioritize a solution for abandoned animals.

Darlene Miller, 240 Parks School House Road, Waxahachie, Texas, speaking on behalf of Ellis County Pet Coalition, emphasized that the county's animal sheltering infrastructure has not kept pace with rapid growth, leaving residents, volunteers, law enforcement, and veterinarians to manage increasing numbers of stray, abandoned, and injured animals. She urged action to address the existing public safety and animal welfare crisis, noting that volunteers can help but cannot replace the need for adequate infrastructure.

Michelle Drolet, 128 Lakeshore Drive, Waxahachie, Texas, thanked city leaders, animal control staff, and volunteers for their dedication to animal welfare and emphasized that animal services are a public safety and quality-of-life issue, not just an animal issue. Drawing from her family's experience adopting an abandoned dog, she urged the City to prioritize expanding animal services capacity, noting that compassion alone cannot address the growing need.

Michael Lyndrup, 414 Goodwyn, Avalon, Texas, described the ongoing issue of abandoned dogs in rural areas and shared an experience rescuing a stray dog near the shelter when no immediate shelter resources were available. He encouraged collaboration between Waxahachie and Ellis County to develop a larger, regional shelter, emphasizing the public safety risks posed by stray animals and offering his assistance with planning efforts.

Lisa Casey, 4041 Walnut Lane, Midlothian, Texas, expressed support for improving animal shelter services but emphasized the importance of finding a financially sustainable solution. She encouraged exploring cost-effective alternatives, such as utilizing existing facilities, phased growth, and pursuing grants, rather than immediately investing in a large, expensive shelter project.

Laurie Mosley, Convention and Visitors Bureau Director, announced that Downtown Waxahachie businesses will celebrate the upcoming FIFA World Cup through an "Around the World Tour," with participating bars and restaurants representing different countries and hosting match watch parties. The event will also support Waxahachie CARE's capital campaign through the newly created "Waxahachie Giving Cup," a friendly fundraising competition among participating businesses to benefit local food insecurity and community service efforts.

Christi Blanton, 1736 FM 1182, Ennis, Texas, described frequent dog dumping in her rural area and the growing burden on residents to care for stray animals due to the lack of a local shelter. She shared several recent incidents of abandoned dogs posing safety and health risks and explained that community members are stepping in to feed, contain, and rescue animals that would otherwise be left in dangerous conditions.

Matt Craig, 515 Bent Trail, Red Oak, Texas, a board member of local animal rescue organizations, described his experience fostering multiple dogs and emphasized that animal sheltering is an essential public infrastructure that cannot be sustained by volunteers alone. He urged Waxahachie and Ellis County to pursue a regional, cooperative approach to animal services, citing ongoing cases of abandoned and injured animals and the lack of adequate places for intake and care.

6. Consent Agenda

- a. Minutes of the City Council meeting of May 18, 2026
- b. Minutes of the City Council special meeting of May 12, 2026

- c. City Council liaison appointments to Boards and Commissions
- d. Appointment to the Mid-Way Regional Airport Joint Airport Board and Planning and Zoning Commission to fill unexpired terms
- e. Budget amendment to allocate funds received through insurance reimbursement for repairs to seven city vehicles in the amount of \$59,397.00
- f. Consider award of contract for the construction improvements to the Cemetery Maintenance Facility in the amount of \$156,582.56
- g. Consider award of contract for the interior demolition and abatement services at 401 S Rogers St in the amount of \$415,000
- h. Consider award of contract for Operator XR Virtual Reality Training System in the amount of \$167,960.00

Action:

Travis Smith 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 Tres Atkins and carried unanimously (4-0).

- 7. Consider a request by Jasmine Martinez, CBG Surveying Texas, LLC, for a Replat of Lots 1-3, Block 183 of the New Town Heights Addition, to create Lot 1R, Block 183 of the NB Housing Investments Addition, one residential lot, being 0.23 acres at 1206 Wyatt Street, (Property ID 174823) – Owner(s): NB Housing Investments, LLC (SUB-38-2026)**

Planning Director Trenton Robertson presented the item. The applicant proposes to replat the subject property into one (1) lot for residential use. The property is currently served by the City's water and sewer. Wyatt Street is designated as a Minor Collector with a sixty foot (60') right-of-way (R.O.W.); therefore, the applicant proposes to dedicate two and one-half (2.5) feet of additional R.O.W., for a total of thirty (30) feet of dedication from the centerline of the ROW, representing the portion required to be dedicated by the property owner. Additionally, the applicant proposes to dedicate a fifteen-foot (15') utility easement along Wyatt Street.

The applicant is requesting relief from Section 3.1.c.6 and Section 3.3.a of the Waxahachie Subdivision Ordinance due to the presence of an existing structure that the property owner does not intend to demolish. However, the owner does plan to expand the structure's footprint toward the east and south.

Specifically, the applicant requests relief from Appendix C – III, Subdivision Design Standards, Section 3.1.c.6 (Streets) to reduce the required right-of-way dedication from twelve (12) feet to five (5) feet. Rodriguez Street was originally platted as a thirty-foot (30') R.O.W. in the New Town Heights Addition and was later identified as a fifty-four-foot (54') R.O.W. Minor Street during the replatting of the Wyatt-Peters Addition in 2019 to align with the City of Waxahachie 2016 Thoroughfare Plan. Currently, Rodriguez Street remains an unimproved R.O.W. and is not included in the City's five-year Capital Improvement Projects (CIP) Plan.

In addition, the applicant is requesting relief from Appendix C – III, Subdivision Design Standards, Section 3.3.a (Easements) along the western property boundary, which runs parallel to Rodriguez Street, to reduce the required utility easement from fifteen (15) feet to five (5) feet. This request is

necessary due to the existing structure encroaching into the required utility easement established by the Waxahachie Subdivision Ordinance.

Action:

Tres Atkins moved to approve SUB-38-2026 for a Replat of Lots 1-3, Block 183 of the New Town Heights Addition and the associated Petition of Relief Waiver requests, subject to the staff report, authorizing the Mayor to execute all necessary documents. Motion was seconded by Travis Smith carried unanimously (4-0).

8. Public Hearing on a request by Melvin Barnes, for a Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Single Family-2 zoning district located at 732 N. Gibson St (Property ID 174210) - Owner: William T. Marth & Susan Marth (ZDC-4-2026)

Mr. Robertson announced the Planning and Zoning Commission continued the case for further review and additional details.

Mayor Wallace opened the Public Hearing at approximately 7:41 p.m.

There being no others to speak for or against ZDC-4-2026, Mayor Wallace closed the Public Hearing at approximately 7:41 p.m.

Action:

Travis Smith moved to continue ZDC-4-2026, a Specific Use Permit for an Accessory Dwelling Unit to the August 3, 2026 City Council meeting. Motion was seconded by Tres Atkins and carried unanimously (4-0).

9. Consider proposed Ordinance approving ZDC-4-2026

No action taken.

10. 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 presented the Item and applicant Brian Cale requested approval. The applicant proposes amend the Kemp Ranch Planned Development (Ordinance 3704) to accommodate a relocation of the Welcome Center. The Welcome Center was originally proposed to be located within the Mixed-Use District directly adjacent to I35E. However, after advancing further into the development process, the applicant has determined that it would be more beneficial for their marketing and development plans to locate the Welcome Center further into the interior of the site. The Welcome Center is initially intended to serve as the landing point near the model home area for buyers and builders interested in the development. Once build-out of the residential portion of the development is completed, the Welcome Center is intended to transition to a standard commercial structure within the Mixed-Use District.

The new proposed location for the Welcome Center is identified as a portion of a linear park under the current zoning. The new location is directly adjacent to the Traditional Residential District; which will make visits by guests to the model home area more efficient. Due to the intended future use of the Welcome Center structure, it is necessary for the underlying zoning of the Welcome Center tract to be the Mixed-Use District. Additionally, the relocation of the Welcome Center triggers a need to replace the lost portion of the linear park (approximately 5-acres) elsewhere on the subject property. To account for these impacts stemming from the Welcome Center relocation, the applicant has provided an amended Concept Plan and Open Space & Trail Plan. Net total acreages for Park/Open Space and the Mixed-Use District are proposed to remain unchanged. Additionally, due to references to the Welcome Center in originally approved exhibits, the applicant has provided an amended Thoroughfare exhibit, Screening Plan, Signage Plan, Phasing Plan, and Waxahachie Midlothian Trail Reserve Conveyance exhibit with this application.

To account for the approximately 5-acres lost from the linear trail along the future Brookside Road addition, the applicant has proposed to add an approximately 5-acre linear trail that extends west from I35E between the Mixed-Use District and the Waxahachie Regional Park/Trail. The additional linear park ensures the total acreage of “linear parks” provided within the development as a whole remains unchanged from the original Planned Development requirement. The additional linear park is proposed to extend for approximately 2,800’ and is approximately 80’ in width.

While the addition of a linear park to preserve minimum acreage requirements is necessary, staff has concern with the functionality of the additional park specifically related to its proposed location and dimensions. As noted, the linear park is proposed adjacent and parallel to the Waxahachie Regional Park/Trail; which varies in width from 350’ to 650’ in this area along Waxahachie Creek. The regional park/trail is proposed to include the Hike & Bike Trail extension and will likely be completed prior to the proposed linear park since completion of this portion of the regional park is tied to the initial phase of development for the Traditional Residential district.

The conceptual proposal for the additional linear park as a separate, parallel park to the regional park/trail is unlikely to deliver an equivalent or beneficial replacement to the linear park required by the existing zoning. The functionality of 80’ linear park directly adjacent to the regional park is questionable due to the fact that the regional park is already required to have additional trails extending to and from the primary Hike & Bike Trail. Furthermore, the development of the linear park in this location may result in disrupted access to the regional park during construction.

To alleviate concerns regarding the additional linear park’s location and functionality, staff recommends that Exhibit F be revised to locate the additional linear park to an area between the Traditional Residential District and the Mixed-Use District. Placing the additional linear park in this area would provide a connection from the welcome center and the remaining portion of the original linear park to the regional park/trail along Waxahachie Creek. A linear park in this location would serve as additional justification for the PD Amendment by providing a north-south connection to the regional park/trail that does not exist in the current zoning. This alternative linear park would need to be approximately 1,100’ to connect the welcome center to the regional park/trail. In order to maintain a 5-acre minimum size, the alternative linear park would need to be approximately 200’ wide. In addition to a beneficial increase in trail connectivity, this alternative linear park would result in the added benefit of a buffer between single-family homes and the adjacent Mixed-Use District.

Mayor Wallace opened the Public Hearing at approximately 7:44 p.m.

Those who spoke in opposition:
Kathy Kacal, 405 Brookside Road, Waxahachie, Texas

Council discussed whether a proposed 600-foot linear park connection near a commercial sales center should be maintained or removed as part of a development plan. Some members expressed concerns that the trail's location, between residential fences and future commercial areas, could create safety and privacy issues, while others noted challenges in balancing parkland requirements with mixed-use development.

Council also discussed the size and placement of the sales center, typical park dedication practices in Waxahachie developments, and the developer's additional contributions such as practice fields and infrastructure improvements. Ultimately, Council members deliberated whether adjusting a small portion of parkland within the less-than-10-acre area was reasonable given the broader benefits being provided.

There being no others to speak for or against ZDC-24-2026, Mayor Wallace closed the Public Hearing at approximately 7:55 p.m.

11. Consider proposed Ordinance approving ZDC-24-2026

City Attorney Terry Welch discussed finalizing ordinance wording related to the development agreement and whether Council approval would include specific parkland-related conditions. Mr. Robertson clarified that the ordinance amendment would update zoning and parkland provisions, and the motion would need to explicitly state whether the Council is accepting those conditions as part of the approval.

Mr. Welch recommended adding the following to the motion: Page three of the ordinance would be adding an additional number 10 to the ordinance, and it would say *"Except to the extent referenced in this ordinance, all other provisions of Ordinance 3704 remain in full force in effect."*

ORDINANCE NO. 3730

AN AMENDMENT TO ORDINANCE 3704 AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD) WITH AMENDED EXHIBITS LOCATED 300 BROOKSIDE ROAD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 3,169.6 ACRES KNOWN AS PROPERTY ID 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652 AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Travis Smith moved to approve ZDC-24-2026, a Planned Development Amendment request for Ordinance 3704, not subject to the conditions of the staff report, and authorizing the City Manager and/or Mayor to execute all necessary documents.

Mr. Welch stated the motion should include the addition of number 10 to the ordinance as listed above.

The addition was accepted by Travis Smith, seconded by Chris Wright, and carried unanimously (4-0).

12. Consider Development Agreement for ZDC-24-2026

Action:

Travis Smith moved to approve the Development Agreement for ZDC-24-2026 in conjunction and as outlined in item 11 on the agenda. Motion was seconded by Tres Atkins and carried unanimously (4-0).

13. Public Hearing on a request by the City of Waxahachie to rename a portion of Old Italy Road to “Eastham Way”, beginning approximately 600 feet south along the western property boundary of the tract of land described as Tract 1 in deed to Blue Jacket Group LLC, recorded in Instrument No. 2242342, of the Official Public Records of Ellis County, Texas (OPRECT), to the beginning of Lake Shore Drive

Mr. Robertson presented the Item. The City of Waxahachie Public Works Department identified a portion of Old Italy Road that necessitated a name change during the design process for a new thoroughfare adjacent to Waxahachie Creek High School.

City Council has proposed to rename the portion of Old Italy Road, approximately 600 feet south along the western property boundary of the tract of land recorded in Instrument No. 2242342, of the Official Public Records of Ellis County, Texas, to the beginning of Lake Shore Drive, to “Eastham Way”.

City staff sent letters to all property owners adjacent to the portion of Old Italy Road being renamed, but no responses have been received.

Mayor Wallace opened the Public Hearing at approximately 7:58 p.m.

There being no others to speak for or against the case, Mayor Wallace closed the Public Hearing at approximately 7:59 p.m.

Mayor Pro Tem Travis Smith honored the Eastham family for their generations of stewardship, civic leadership, and community involvement in Waxahachie and Ellis County, acknowledging their long-standing commitment to improving the area through service and responsible land ownership. The roadway “Eastham Way” recognizes land that helped enable key public developments, including schools, emergency services, neighborhoods, and future commercial growth, often transferred at below-market value to benefit the community.

This dedication recognizes family values of service, humility, long-term thinking, and prioritizing community over profit. Mayor Pro Tem Smith emphasized that the roadway serves as a lasting reminder that thoughtful, community-centered growth helps shape a stronger future for Waxahachie.

- 14. Consider proposed Ordinance renaming a portion of Old Italy Road to “Eastham Way”**

ORDINANCE NO. 3731

AN ORDINANCE CHANGING THE NAME OF PART OF OLD ITALY ROAD TO “EASTHAM WAY”, AND SETTING AN EFFECTIVE DATE.

Action:

Tres Atkins moved to approve Ordinance to rename a portion of Old Italy Road to Eastham Way within the city of Waxahachie and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (4-0).

- 15. Public Hearing on a request by Minto KR LLC, Walton TX Dallas Kemp Ranch LP 1, and Walton Texas LP to dissolve the Emory Lakes Public Improvement District, pursuant to Chapter 372 of the Texas Local Government Code**

Mr. Robertson presented the Item and Steve Robinson requested approval. As part of the Kemp Ranch Development Agreement, approved by City Council in January of 2026, the Developer (Minto KR, LLC) is required to petition for dissolution of the existing Emory Lakes PID on the Kemp Ranch subject property. Dissolution of the PID is required before the Municipal Management District (MMD), approved as part of the Kemp Ranch Development Agreement, can be formally created. In a practical sense, the MMD will replace the PID as a financing mechanism to support development of the subject property.

Representatives for the owners of property within the existing Emory Lakes PID, Minto KR LLC, Walton Texas LP, and Walton TX Dallas Kemp Ranch LP 1, submitted a petition for dissolution of the PID to staff in April of 2026. The petition is compliant with relevant requirements of the Texas Local Government Code, as the purposes for which the PID are anticipated to be carried out in other ways more beneficial to the property owners and City via establishment of a MMD.

If approved, dissolution of the Public Improvement District will eliminate the ability to establish PID assessments on the subject property.

Mayor Wallace opened the Public Hearing at approximately 8:08 p.m.

There being no others to speak for or against the request, Mayor Wallace closed the Public Hearing at approximately 8:09 p.m.

- 16. Consider approving the request to dissolve the Emory Lakes Public Improvement District, pursuant to Chapter 372 of the Texas Local Government Code**

Action:

Tres Atkins moved to approve the request to dissolve the Emory Lakes Public Improvement District and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (4-0).

17. Consider and take action on a resolution directing publication of notice of intention to issue certificates of obligation; directing the preparation of a preliminary official statement and related materials; and providing an effective date

Finance Director Chad Tustison presented the Item. The Capital Improvement Program (CIP) describes the City's large multi-year capital projects which provide new or improved City infrastructure, and comprises of projects for streets, sidewalks and drainage; park improvements; water and wastewater utilities; and municipal facilities. The CIP is funded through multiple funding sources, including proceeds from bond issuances, operating funds, and development impact fees.

On April 14, 2026 at the City Council work session, city staff presented the CIP – updated annually – along with strategies to fund various capital projects for the upcoming year. As part of this overall strategy, the CIP includes the issuance of certificates of obligation to fund a portion of these projects. The total bond issuance is estimated at \$69.3 million and consists of streets, public safety and city facilities, and water and wastewater projects. This represents a maximum amount and may be lowered prior to final approval in August. If approved, these projects will be funded through the ad valorem tax rate, and water and wastewater fees.

Over the next two months, staff will continue to prepare the Preliminary Official Statement and other required information, and meet with bond rating agencies. In early August, the City Council will consider an ordinance authorizing the issuance of the bonds. Upon successful pricing and selling of the bonds, the funds would be expected to be delivered and available in early September.

The City utilizes certificates of obligation to fund capital projects throughout the City as part of its Capital Improvement Program funding strategy. The debt service required to fund the streets, parks and public safety project costs are accounted for in current budget projections and would not require an increase in the total ad valorem tax rate. The water and wastewater projects would be funded through water and wastewater fees.

RESOLUTION NO. 1403

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; DIRECTING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND RELATED MATERIALS; AND PROVIDING AN EFFECTIVE DATE.

Action:

Travis Smith moved to approve a resolution directing publication of notice of intention to issue certificates of obligation; directing the preparation of a preliminary official statement and related materials; and providing an effective date. Motion was seconded by Chris Wright and carried unanimously (4-0) with the votes as follows:

*Billie Wallace - Aye
Travis Smith - Aye
Tres Atkins - Aye
Chris Wright – Aye
Patrik Souter (Absent)*

18. Consider contract for Local Convenience Store Fuel

Mr. Tustison presented the Item. This item considers awarding a contract with Pearman Oil & LP Gas Inc pursuant to, and incorporates by reference, Ellis County's awarded Contract RFB No. 2024-002 for Convenience Store Fuel and is authorized through an Interlocal Agreement between the City of Waxahachie and Ellis County in accordance with Chapter 791 of the Texas Government Code.

Purchasing staff determined that the City's previous contract with Pearman Oil & L.P. Gas, Inc., awarded in 2013, has expired and no longer meets current procurement requirements. The City's estimated annual fuel expenditures range between \$500,000 and \$600,000, necessitating a formal competitive procurement process.

In 2025, Ellis County conducted a formal Request for Bids (RFB No. 2024-002) for Convenience Store Fuel and awarded a contract to Pearman Oil & L.P. Gas, Inc. Through the City's existing Interlocal Agreement with Ellis County, the City is authorized to utilize ("piggyback" on) this competitively procured contract, thereby satisfying all applicable competitive bidding requirements. The services are intended for convenience only and are non-exclusive, and the contract does not apply to or restrict the City's overall fuel procurement or consumption.

Funding is available and budgeted within each City department and reviewed annually as part of the annual budget development process.

Action:

Tres Atkins moved to award a new contract to Pearman Oil & LP Inc for Convenience Store Fuel and authorize the City Manager to execute any documents as necessary. Motion was seconded by Travis Smith and carried unanimously (4-0).

19. Consider request for proposal award for the annual lawn maintenance and landscaping services for high-profile and low-profile City owned properties in the amount of \$434,411.80

Assistant Parks & Recreation Director Brad Barnes presented the Item. On March 25, 2026, City staff issued a Request for Proposals (RFP) for Annual Lawn Maintenance and Landscaping Services covering more than 90 City-owned properties, including right-of-way areas. The locations were categorized as either High Profile or Low Profile based on public visibility and the required level of maintenance.

More than 2,000 vendors were notified of the solicitation, and 48 vendors downloaded the proposal documents. Ten (10) proposals were received by the submission deadline on April 24, 2026.

Purchasing staff coordinated the evaluation process, during which a designated evaluation committee reviewed and scored all proposals using a weighted scoring matrix to ensure a fair, transparent, and objective selection process. Evaluation criteria included base pricing, experience, qualifications, project approach, IDIQ pricing, and references.

Based on the overall best value and alignment with the City's operational needs, Lantana Lawn Care LLC was selected for the high-profile city properties and Makepeace Irrigation LLC dba SMI was selected for the low-profile city properties.

The combined estimated annual contract amount is \$434,411.80 and additional expenditures for IDIQ services will be funded through each department's budget and will not exceed annually budgeted Lawn Care Services appropriations.

Council and staff centered on the City's procurement process for landscape and maintenance services, including how widely the solicitation was advertised, how many vendors responded, and how proposals were evaluated using a scoring matrix that considered cost, experience, references, and capacity. Staff explained that 2,000 vendors were notified, 48 downloaded the documents, and 10 submitted proposals, with awards based on a combined evaluation of qualifications and pricing for both high- and low-profile service categories.

Mayor Pro Tem Smith raised questions regarding transparency, scoring methodology, and whether bundling services into larger contracts could limit opportunities for smaller local businesses. Purchasing Manager Leila Cole responded that the process was competitive, thorough, and designed to be cost-effective, while staff acknowledged the importance of reviewing how to better balance efficiency with fair access for local contractors in future procurements.

Councilman Wright thanked staff for improving the procurement process and reaching more vendors.

Action:

Tres Atkins moved to approve a split award for the City of Waxahachie Lawn Maintenance and Landscaping Services contract to Lantana Lawn Care LLC for the high-profile locations and Makepeace Irrigation LLC dba SMI for low-profile locations and authorized the City Manager to execute any documents as necessary. Motion was seconded by Chris Wright and carried unanimously (4-0).

20. Consider amendments to Keep Waxahachie Beautiful Committee Bylaws

Mr. Martinez presented the Item. At the May 7, 2026 KWBC meeting, there was discussion about making amendments to the KWBC bylaws. The committee members voted and approved changes of Article VI – Membership of the Committee by removing the ex-officio member who represents the Waxahachie Chamber of Commerce and adding language to Article VII – Meetings to provide that committee members attend at minimum two (2) KWBC events during each twelve-month period of service. The amendments to the KWBC bylaws are as follows:

ARTICLE VI - Membership of the Committee

The Committee shall be made up of seven (7) members interested in helping to beautify Waxahachie through community service projects. Committee members shall serve for a term of three (3) years, with the exception that for the inaugural Committee, the City Council shall appoint four (4) members of the voting members to a term of four (4) years and three (3) of the voting members to a term of three (3) years. The Committee shall be organized by electing one chairman and one vice-chairman. The officers of said Committee shall serve for one year and until their

successors are elected and qualified. This provision shall not operate so as to extend the term of any Committee member.

ARTICLE VII - Meetings

The Committee shall meet as needed on a date chosen by the Committee. The staff liaison shall notify members prior to each meeting. One (1) more than half (1/2) of the Committee members shall constitute a quorum; however, all Committee members are responsible for attending Committee Meetings regularly. Two (2) absences without prior notice or three (3) absences total (yearly) from the Committee Meetings shall be deemed a resignation from the Committee. Committee members are responsible for attending a minimum of two (2) Keep Waxahachie Beautiful organized or sponsored events during each twelve-month period of service.

Please note that City staff consulted with the Waxahachie Chamber of Commerce President for confirmation and approval of removing them as an ex-officio member, and the President was in support of the change.

Action:

Tres Atkins moved to approve the amendments to the Keep Waxahachie Beautiful Committee Bylaws as presented and authorize the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (4-0).

21. Consider award of contract and supplemental appropriation for Fuel Farm Expansion at Mid-Way Regional Airport in the amount of \$629,989.69

Director of Administrative Services Dustin Deel presented the Item. This project includes the expansion of the existing fuel farm at Mid-Way Regional Airport through the installation of a new 12,000-gallon self-service fuel tank and fuel pump. The project is also designed to accommodate the future addition of a second tank if needed. The Airport's current self-service fuel tank is undersized, and this project will improve fuel capacity, operational efficiency, and service reliability.

In accordance with the Joint Airport Agreement, the City of Midlothian administered the procurement process for this project. An Invitation to Bid for the Mid-Way Airport Fuel System Expansion was released on March 14, 2026, and publicly advertised on the City website and in the Midlothian Mirror. At the April 9, 2026 bid opening, one bid was received and publicly opened in accordance with Texas Local Government Code requirements.

Innovative Fueling Solutions, LLC submitted the sole bid in the amount of \$629,989.69 and was selected through Midlothian's procurement process. The bid is below the engineer's Opinion of Probable Cost.

The City of Midlothian approved the contract on May 12, 2026, and approval by the City of Waxahachie is required to fully authorize the project under the Joint Airport Agreement. Staff recommends approval.

Funding for this project will be supported through an Airport Improvement Grant in the amount of \$802,529, which carries a 95/5 match requirement. A supplemental appropriation in the amount of \$40,126 is requested from the Airport Reserve Fund to cover the Airport's local share of the project cost. Sufficient funds are available in the Airport Reserve Fund to support this appropriation.

Action:

Tres Atkins moved to award a contract to Innovative Fueling Solutions, LLC in the amount of \$629,989.69 for the construction of the fuel farm expansion at Mid-Way Regional Airport, approve a supplemental appropriation in the amount of \$40,126 from the Airport Reserve Fund, and authorize the City Manager to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (4-0).

22. Consider Public Hearing and Order by Council – Article XIII, Substandard Structures – 115 Elder Street

Building & Community Services Director Jason Watson presented the Item. Article XIII of the City of Waxahachie Code of Ordinances establishes minimum standards for residential and nonresidential structures and provides the legal framework for identifying, notifying, and abating substandard structures that pose a risk to public health, safety, and welfare. The article defines substandard conditions, authorizes inspections and notices by the director, and prescribes enforcement procedures culminating in City Council action when compliance is not achieved.

The property located at 115 Elder Street has been inspected and determined to be a substandard structure as defined under Article XIII. Notices and orders were issued in accordance with Section 8-60; however, the required corrective action has not been commenced or completed within the timeframes prescribed by ordinance.

Pursuant to Section 8-61, when compliance is not achieved, the Director is required to request that the City Council consider holding a public hearing to determine whether to order the repair, removal, or demolition of the structure and whether the cost of such work should be assessed against the property. Based on the condition of the structure at 115 Elder Street, staff has determined that demolition of the structure and removal of all associated debris is the appropriate corrective action. Rehabilitation is not considered feasible given the extent of deterioration and the conditions present.

Article XIII provides procedural safeguards, including notice to owners, lienholders, and mortgagees; the opportunity to be heard; the establishment of reasonable compliance timelines; and authority for the City to perform the work if compliance is not achieved. Should the City be required to undertake demolition and debris removal, the ordinance authorizes recovery of costs through assessment and lien against the property.

Funding for demolition and debris removal, should City action be required due to noncompliance, has previously been budgeted within existing departmental appropriations. Any costs incurred by the City may be assessed against the property in accordance with Article XIII (Sections 8-57 through 8-64) of the City Code and applicable state law.

Council members discussed whether to initiate a public hearing regarding a potentially unsafe historic property and what procedural steps are required before any demolition or formal action can be taken. Council members and staff clarified that the process involves notifying interested parties, holding a public hearing where the public can provide input, and then potentially issuing an order that would allow time for compliance before any demolition occurs.

Council members debated timing and options, including scheduling the hearing for a future meeting to allow more notice and discussion versus taking immediate preliminary action due to safety concerns. City Council also inquired about legal requirements for notice, fencing and life-safety issues at the property, and the need to balance due process with public safety.

Loretta Reagor and Antasia Reagor, property owner representatives, explained that a partial demolition of the house is already underway and they plan to fully complete the teardown within about a month after previously running into cost and contractor delays. City officials discussed ensuring the property is properly secured and maintaining owner responsibility for safety and liability, and suggested scheduling a follow-up hearing to receive a progress update on the demolition.

Action:

Tres Atkins moved to schedule a Public Hearing on June 15, 2026, continue Item 22 to June 15, 2026, and include the stipulation that the property owners have agreed to fence the property to ensure that no one gets injured. Motion was seconded by Chris Wright and carried unanimously (4-0).

23. Consider Public Hearing and Order by Council – Article XIII, Substandard Structures – 316 Wyatt

Mr. Watson presented the Item. Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances establishes minimum standards for residential and nonresidential structures and provides the legal framework for identifying, notifying, and abating substandard structures that pose a risk to public health, safety, and welfare. The article defines substandard conditions, authorizes inspections and notices by the director, and prescribes enforcement procedures culminating in City Council action when compliance is not achieved.

The property located at 115 Elder Street has been inspected and determined to be a substandard structure as defined under Chapter 8, Article XIII. Notices and orders were issued in accordance with Section 8-60; however, the required corrective action has not been commenced or completed within the timeframes prescribed by ordinance.

Pursuant to Section 8-61, when compliance is not achieved, the matter is brought before the City Council to determine whether to order the repair, removal, or demolition of the structure and whether the associated costs should be assessed against the property. Based on the condition of the structure at 115 Elder Street, staff has determined that demolition of the structure and removal of all associated debris is the appropriate corrective action. Rehabilitation is not considered feasible given the extent of deterioration and the conditions present.

Staff further recommends that Council find the structure to be substandard and a hazard to public health, safety, and welfare in accordance with Chapter 8, Article XIII.

Chapter 8, Article XIII, provides procedural safeguards, including notice to owners, lienholders, and mortgagees; the opportunity to be heard; the establishment of reasonable compliance timelines; and authority for the City to perform the work if compliance is not achieved. Should the City be required to undertake demolition and debris removal, the ordinance authorizes recovery of costs through assessment and lien against the property.

All notice and procedural requirements of Section 8-61, including subsection (c), have been satisfied.

Pursuant to Section 8-61(i), any requirement imposed by Council shall be reduced to writing and considered an order of Council, after which the City Secretary shall complete the filing, publication, and notice requirements prescribed by ordinance.

Funding for demolition and debris removal, should City action be required due to noncompliance, has previously been budgeted within existing departmental appropriations. Any costs incurred by the City may be assessed against the property in accordance with Chapter 8, Article XIII (Sections 8-57 through 8-64) of the City Code and applicable state law.

Council members raised concerns about wildlife, such as raccoons, skunks, and birds, living in the structure and how they should be handled during the demolition process. Staff explained that while the ordinance does not specifically require animal capture, the City can include provisions or costs for humane removal and take precautions to avoid pushing wildlife into nearby neighborhoods.

Council members agreed to consider incorporating wildlife mitigation into the public hearing process and demolition timeline, ensuring proper notice, a 30-day period before action, and attention to safety and environmental impacts.

Action:

Chris Wright moved to order the demolition and debris removal of the substandard structure located at 316 Wyatt Street pursuant to Chapter 8, Article XIII (Sections 8-57 through 8-64), specifically Section 8-61, of the City of Waxahachie Code of Ordinances, authorize the City to perform the work and assess the costs against the property should the owner fail to comply within the time prescribed by Council, and set a June 15, 2026 Public Hearing to see if any interested parties have come forward so that they have their 30 days notice before demolishment. Motion was seconded by Travis Smith and carried unanimously (4-0).

24. Present and discuss the Emergency Management Plan and Emergency Support Functions for the City of Waxahachie

Emergency Management Coordinator Thomas Griffith presented the Item. He provided an overview of the City of Waxahachie Emergency Operations Plan (EOP), including the Basic Plan and Emergency Support Functions (ESF) 1 through 20, for review and approval.

The Basic Plan establishes how the City organizes, coordinates, and manages emergencies. Key elements include:

- Command and Coordination: Use of the Incident Command System (ICS) and Emergency Operations Center (EOC) for unified command and coordination.

- Roles and Responsibilities: Defined responsibilities for City leadership, departments, and partner agencies.
- Resource Management: Mutual aid agreements, regional coordination, and logistics processes.
- Public Information: Public warning systems and Joint Information System (JIS) coordination.
- Plan Maintenance: Training, exercises, and scheduled plan updates.
- The EOP organizes response capabilities into 20 Emergency Support Functions (ESFs).
 - Each ESF assigns a primary department and supporting agencies with detailed procedures for coordination and response.

Plan Review and Validation

- All responsible City departments have received training on, reviewed and validated their ESF responsibilities and procedures.
- The EOP has been tested through a full-scale emergency exercise conducted on December 16, 2025, validating coordination, EOC operations, and interagency response.
- The State of Texas has reviewed the plan for compliance with state emergency management requirements.

The EOP is a living document maintained through ongoing training, exercises, and at least yearly updates. A comprehensive major update and resubmittal to the state for approval is scheduled every five (5) years, or sooner if conditions warrant.

Certain portions of the EOP contain sensitive operational and critical infrastructure information. Public release of detailed annexes could reasonably threaten public safety by exposing vulnerabilities. Detailed operational sections are protected under applicable Texas Government Code provisions and are controlled accordingly.

The Waxahachie Emergency Operations Plan provides a coordinated, tested, and legally compliant framework to protect residents, responders, and critical infrastructure during emergencies. Continued training and maintenance on the plan will ensure the City remains prepared, ready and resilient.

A compliant EOP ensures eligibility for state and federal disaster reimbursement and mitigation funding. The absence of an EOP could endanger lives, delay response coordination, increase operational costs, jeopardize reimbursement eligibility, elevate legal and insurance risk, and negatively impact the City's bond rating and long-term financial stability.

25. Consider approval of the Emergency Management Plan and Emergency Support Functions for the City of Waxahachie

Action:

Tres Atkins moved to approve the Emergency Management Plan and Emergency Support Functions for the City of Waxahachie as required by Texas Government Code 418.106. Motion was seconded by Travis Smith and carried unanimously (4-0).

26. 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 9:16 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.

27. Reconvene and take any necessary action

The meeting reconvened at 10:24 p.m.

No action taken.

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

This item was discussed before Executive Session.

Mayor Pro Tem Travis Smith encouraged advocates who are passionate about animal welfare to also engage with Ellis County and push for its active participation in solutions. He noted that the County has not yet meaningfully contributed, urging continued pressure to ensure collaboration.

Council Member Tres Atkins thanked Convention and Visitors Bureau Director Laurie Mosley for organizing the downtown “Around the World Tour,” where local bars and restaurants will represent different countries and host FIFA World Cup match viewings.

City Manager Ricky Boyd thanked City staff for their hard work and dedication behind the scenes, noting that large agenda items often require many hours of effort that may not be visible to the public.

Mayor Billie Wallace expressed appreciation for residents who spoke in support of improved animal shelter services and reaffirmed that animal welfare is a high priority for the Council until progress is made. Mayor Wallace also thanked fellow Council members for working collaboratively on community priorities, including upcoming projects and infrastructure improvements.

29. Adjourn

There being no further business, the meeting adjourned at 10:24 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary