

City Council
July 20, 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 July 20, 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
Patrick Souter, Council Member Place 2
Chris Wright, Council Member Place 3

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

Mayor Wallace gave the invocation, led the Pledge of Allegiance, and the Texas Pledge of Allegiance.

4. Announcements/Presentations

- a. Introduce Honorary Council Member
- b. Present Proclamation commemorating the 250th anniversary of the United States of America
- c. Present Proclamation recognizing September 17-23, 2026 as “Constitution Week”
- d. Recognize Johnni Williams, HR Generalist, for receiving the Rising Star Award of Honor from the Texas Municipal Human Resources Association

There was not an Honorary Council Member in attendance.

Mayor Wallace presented the proclamation commemorating the 250th anniversary of the United States of America.

Council Member Tres Atkins presented the proclamation recognizing September 17-23, 2026 as “Constitution Week.”

Lindsey Mearns, Human Resources Director, recognized Johnni Williams, HR Generalist, for receiving the Rising Star Award of Honor from the Texas Municipal Human Resources Association.

5. Public Comments

Darlene Miller, 240 Parks School House Road, Waxahachie, Texas, urged the City of Waxahachie to prioritize funding for the over-capacity animal shelter, including additional staffing and weekend hours to better support volunteers and increase adoption opportunities. They also thanked the City for its continued investments in animal services, including spay/neuter programs, microchips, and a new transport trailer.

Madeline Bracken, 1634 Country Hills, Waxahachie, Texas, shared a story about fostering a stray dog who was repeatedly displaced because the Waxahachie Animal Shelter was at capacity and resources were limited. Although the dog ultimately received care and placement, Ms. Bracken emphasized that many animals do not have the same support and respectfully urged the City to address shelter capacity and resource needs.

6. Consent Agenda

- a. Minutes of the City Council meeting of July 6, 2026
- b. Minutes of the City Council work session of July 6, 2026
- c. Event application for Warrior Walk and Run to be held September 12, 2026 at Getzendaner Park
- d. Event application for Waxahachie HS Homecoming Parade to be held September 18, 2026
- e. Event application for The Great Pumpkin Dash to be held October 10, 2026 at Getzendaner Park
- f. Event application for Hachie 50 to be held March 6, 2027 at Lions Park and the Hike and Bike Trail
- g. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$217,338.84 to Salaries-Overtime for TIFMAS Deployment
- h. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$17,589.76 to Travel for TIFMAS Deployment reimbursement

Action:

Tres Atkins 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 Chris Wright and carried unanimously (4-0).

7. Public Hearing on a request by Brad Yates for a Zoning Change from a Commercial (C) zoning district to Planned Development-Multi Family-1 (PD-MF-1) zoning district, for a 6-unit townhome use, located directly south of 404 Cantrell Street, (Property ID 172321) - Owner: Colonial Group Restoration Inc. (ZDC-49-2025)

Trenton Robertson, Director of Planning, presented the Item. The applicant proposes to rezone the subject property to allow for the development of six (6) 2.5-story 2,200+ square foot townhomes. It should be clearly understood that the townhomes that are being proposed will be situated on fee-simple, individually platted lots. The applicant intends to keep all six units on separate lots and lease each of the individual units.

Each unit is proposed to include two-stories, two-car garage, and rooftop patio. Despite the intent to lease each unit, the small-scale multi-family use is consistent with the type of residential development recommended for the Downtown Placetype by the 2023 Comprehensive Plan.

The proposed development is designed to face inward and chosen to ensure the primary façade of the eastern most units are visible when traveling westbound along Cantrell and Dunaway Street as opposed to the rear façade. The applicant is proposing to install a walkway to connect the front door of each unit located towards the east of the property to the guest parking spots and proposed sidewalk along Dunaway Street. Each unit is proposed to include 3-bedrooms and 3 ½ baths. In order to facilitate the planned development on the subject property, the applicant has proposed several planned development (PD) standards that deviate from the base MF-1 zoning district. These PD standards are necessary to facilitate a multi-family development due to the small size and irregular shape of the subject property.

Each unit is proposed to have direct driveway access from Dunaway and Cantrell Street. In addition to the driveway for each unit, the applicant is proposing additional guest parking on both sides of the development, totaling in 12 additional parking spaces with access off of Dunaway and Cantrell Street. A concrete sidewalk is proposed to connect the guest parking spaces to the front door of each unit located at the eastern most portion of the development.

The applicant is proposing to exceed all landscaping requirements for the development.

The applicant has provided a detailed elevation/façade plan with the PD proposal. The applicant proposes to utilize a minimum of 90% masonry, which will include materials such as wood, stone, hardie, wood board, & batten for all proposed structures. Each of the proposed two-and-a-halfstory townhomes will contain a rooftop patio. Accent siding and awnings are proposed for select architectural elements, with each unit contain a rooftop patio. All HVAC equipment is proposed to be roofmounted and screened from view of the right-of-way (ROW). Additionally, the applicant has included two elevation options for consideration. Option 1 is primarily made of brick material whereas Option 2 is primarily made of wood siding.

The Waxahachie Zoning Ordinance typically requires a 6' solid masonry wall to be installed between residential and commercial uses. The applicant is not explicitly proposing screening at this time. It should be noted that there is an existing fence and natural barrier along the westside of the property adjacent to the existing residential single-family homes. In the event that screening is proposed, the fence will be 8' in height and ornamental.

Water line size: An 8" waterline currently exists along Dunaway Street adjacent to the subject property. Typically, a multi-family project is required to install a 12" waterline to serve the development. Due to the limited number of dwelling units proposed with this development, the applicant has requested to utilize the existing 8" water line as opposed to installing a new 12" water line along Dunaway Street. In order to determine if the 8" water line is sufficient to serve the development; the applicant will be required to conduct a fire flow test and engineering analysis in the area around the development and provide the results to staff. The fire flow test and engineering analysis must demonstrate the presence of a minimum fire flow and domestic flow that is acceptable to the Director of Utilities. This fire flow test and engineering analysis are required to be conducted prior to replatting the property.

The applicant proposes to reduce the minimum utility easement width from 15' to 10' along Dunaway Street and S Monroe Street. The applicant has provided Letters of No Objection from franchise utility providers in the area. Due to the presence of existing infrastructure in the area and the provision of No Objection letters, staff does not have concerns with this request.

The applicant is not proposing to dedicate right-of-way (ROW) with this planned development. The Waxahachie Thoroughfare Plan currently identifies a 120' thoroughfare crossing through the center of the subject property. This thoroughfare is intended to connect Cantrell Street directly to US Highway 77 and Howard Road at the existing intersection south of the viaduct bridges. The Waxahachie Thoroughfare Plan proposes to replace the existing intersection with a roundabout. However, expansion of Cantrell Street and the construction of a roundabout at the intersection south of the viaduct is not currently feasible without the purchase of multiple adjacent properties. Due to the questionable near-term feasibility of the 2023 Thoroughfare Plan, staff has evaluated alternative thoroughfare options in the area. After discussions with TxDOT, staff has identified viable alternatives that can be pursued via a future amendment to the Thoroughfare Plan. These options would allow for development to occur on the subject property while still allowing for future thoroughfare improvements south of downtown. Staff is supportive of a deviation from the thoroughfare plan for this PD due to the fact that viable alternatives are available.

{Travis Smith arrived at 7:27 p.m.}

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 19 notices were mailed to property owners within 200 feet of the request. Staff has received zero (0) letters of support and one (1) letter of opposition for the proposed zoning change.

Mayor Wallace opened the Public Hearing at approximately 7:28 p.m.

Mr. Robertson read a letter from Adrian Tijerina and Kelly Dlabaj, 300 Haley Drive, regarding their concerns if the zoning request is approved.

There being no others to speak for or against ZDC-49-2025, Mayor Wallace closed the Public Hearing at approximately 7:31 p.m.

Brad Yates, owner, and City Council discussed the proposed townhome development, with concerns raised about using an existing 8-inch waterline instead of a recommended 12-inch line, potential future pressure issues, and whether upgrades would be needed. Staff noted that current flow appears adequate and that 12-inch infrastructure is not readily available in the area.

Additional discussion addressed neighborhood concerns about privacy, building height, setbacks, rooftop equipment, and views. Mr. Yates explained design changes to reduce impacts, including placing mechanical equipment away from neighbors and limiting rear-facing windows. Council members acknowledged the challenges of the property's location but expressed confidence in the developer's work and emphasized the importance of communication with nearby residents.

8. Consider proposed Ordinance approving ZDC-49-2025

ORDINANCE NO. 3733

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM COMMERCIAL (C) TO PLANNED DEVELOPMENT-MULTI-FAMILY-1 (PD-MF-1), WITH SITE PLAN LOCATED DIRECTLY SOUTH OF 404 CANTRELL STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.5531 ACRES KNOWN AS PROPERTY ID 172321, PART OF LOT 1A, BLOCK 1 OF THE BULLARD ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Travis Smith moved to approve ZDC-49-2025, a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-1 (PD-MF-1) zoning district located directly south of 404 Cantrell Street, subject to the conditions the staff report and with the added condition that the masonry elevation that was provided by the applicant be used. Motion was seconded by Tres Atkins and carried unanimously (5-0).

9. Consider Development Agreement for ZDC-49-2025

Action:

Travis Smith moved to approve the Development Agreement for ZDC-49-2025. Motion was seconded by Tres Atkins and carried unanimously (5-0).

10. Public Hearing on a request by Jennifer Smolka for a Specific Use Permit (SUP) for a Short-Term Rental (STR) use within a Single-family-2 (SF-2) zoning district located at 116 San Jacinto CT (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)

Mr. Robertson presented the Item. The applicant requests a SUP for short-term rental use at 116 Jacinto Court due to its location within the SF-2 zoning district. The subject property consists of a primary structure being approximately 2,463 square feet in size with three (3) bedrooms and an attached 2-car garage.

The garage will be accessible to guests and there is sufficient space in the driveway to accommodate three (3) cars. Three (3) cars is the maximum number of allowed vehicles. There will be a maximum of 8 guests allowed. The subject property is situated on approximately 0.1690 acres (7,361 square foot) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls at this address. The applicant's local emergency contact is Kevin Smolka who is located approximately 9 miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 106 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. At the time of publication of this staff report, staff had received no letters of support and 22 letters of opposition. Of the opposition letters received, eight (8) originated from property owners within the 200' buffer.

Mayor Wallace opened the Public Hearing at approximately 7:51 p.m.

There being no others to speak for or against ZDC-21-2026, Mayor Wallace closed the Public Hearing at approximately 7:51 p.m.

Jennifer & Kevin Smolka, property owners, requested approval and discussed concerns. Ms. Smolka requested approval for a second short-term rental, explaining that the property would primarily serve as a midterm rental for 30–90 day stays, with short-term rental use in between. She described their experience managing another STR successfully, their local oversight, compliance with City requirements, and plans to maintain the property responsibly.

Council discussion focused on occupancy limits, parking, neighborhood opposition, and the lack of support shown from nearby residents. Some Council members expressed concerns about introducing a business use into an established residential neighborhood, while others noted the applicant's history of responsible property management, the City's STR regulations, and the importance of protecting property rights. The Council also discussed the need for communication between applicants and neighbors before decisions are made.

11. Consider proposed Ordinance approving ZDC-21-2026

Action:

Chris Wright moved to approve ZDC-21-2026, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Billie Wallace and failed (2-3) with Tres Atkins, Patrick Souter, and Travis Smith voting in opposition.

City Council discussed whether to approve the short-term rental request, with concerns centered on the lack of neighborhood support. Some members felt the overwhelming opposition from nearby residents should be given significant weight, while others argued that property owners have rights if they follow City regulations.

Councilman Smith proposed delaying the decision to allow the applicant time to communicate with neighbors and address concerns, with discussion about whether two weeks or a month would be appropriate. Mr. Smolka expressed frustration that neighborhood support had become a deciding factor and requested more time to reach out to residents.

Action:

Travis Smith moved to continue the Public Hearing for ZDC-21-2026, to the August 17, 2026 City Council meeting. Motion was seconded by Patrick Souter and carried unanimously (5-0).

12. Public Hearing on a request by Jill Chambers, for a Specific Use Permit (SUP) for Short-Term Rental use within a Planned Development (PD – Ordinance No. 2302) zoning district located at 186 Delta Drive (Property ID 309387) - Owner: Jill Chambers (ZDC-63-2026)

Mr. Robertson presented the Item and owner Jill Chambers requested approval. The applicant requests a SUP for short-term rental use at 186 Delta Drive because it is located within the PD zoning district. The subject property consists of a primary structure of approximately 1,830 square feet, with four (4) bedrooms and enough improved surface to accommodate parking for a maximum of four (4) vehicles with two (2) vehicles parked in the garage and two (2) vehicles parked in the driveway. The subject property is situated on an approximately 0.15 acres (6,621 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on May 14, 2026.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls.

The applicant's local emergency contact is Troy Chambers, Sr. who is located approximately nine and a half (9.5) miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 100 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. At the time of the publishing of this staff report, a total of no letters of support and one (1) letter of opposition were received by staff. The letter in opposition received is within the 200' buffer.

Mayor Wallace opened the Public Hearing at 8:19 p.m.

There being no others to speak for or against ZDC-63-2026, Mayor Wallace closed the Public Hearing at approximately 8:19 p.m.

Mrs. Chambers explained that the property was purchased as an investment intended primarily for midterm rentals, serving needs such as traveling nurses, corporate relocations, and families needing temporary housing. She emphasized that tenants would be screened, the property would be closely monitored with cameras and security systems, and that they live nearby for oversight.

Mrs. Chambers acknowledged concerns about short-term rentals but stated that many guests are responsible travelers seeking temporary accommodations rather than parties. Council discussion noted that the neighborhood showed opposition, with no supporting responses on the map and two objections from nearby residents.

13. Consider proposed Ordinance approving ZDC-63-2026

ORDINANCE NO. 3734

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A PLANNED DEVELOPMENT (PD – ORDINANCE NO. 2302) ZONING DISTRICT LOCATED AT 186 DELTA DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.15 ACRES KNOWN AS PROPERTY ID 309387, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-63-2026, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Travis Smith and carried unanimously (5-0).

14. Public Hearing on a request by Judd Richter for a Specific Use Permit (SUP) for Accessory Structures Exceeding 1,000 sq ft within a Single Family-2 (SF-2) zoning district located at 902 West Marvin Avenue (Property ID 176012) – Owner(s): Judd and Cheri Richter (ZDC-43-2026)

Mayor Wallace announced the property owner withdrew the request on June 23, 2026.

15. Consider proposed Ordinance approving ZDC-43-2026

No action taken.

16. Consider proposed Resolution authorizing the City Manager to adopt and/or implement amendments and modifications to the City's Personnel Policies

Lindsey Mearns, Director of Human Resources and Civil Service, presented the Item. The proposed resolution clarifies the authority for administering the City's Personnel Policies by formally authorizing the City Manager to make necessary amendments and modifications as needed for the effective management of City operations. While the City Charter and Code of Ordinances do not expressly assign this authority, the resolution establishes the City Manager as the approving authority for personnel policy changes while preserving the City Council's ability to review any policies if it chooses.

RESOLUTION NO. 1411

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AUTHORIZING THE CITY MANAGER TO ADOPT AND/OR IMPLEMENT AMENDMENTS AND MODIFICATIONS TO THE CITY'S PERSONNEL POLICIES; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

Action:

Tres Atkins moved to approve a resolution of the City Council of the City of Waxahachie, Texas, authorizing the City Manager to adopt and/or implement amendments and modifications to the city's personnel policies; making findings; and providing an effective date. Motion was seconded by Patrick Souter and carried 4-1 with Chris Wright voting in opposition.

17. Consider additional handicapped parking spots at the Farmers Market to serve the Wags-a-Hachie Dog Park in the amount of \$69,600

Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Manager, presented the Item. Staff is requesting consideration to provide additional ADA-accessible parking spaces on the north side of the Farmers Market vendor parking lot. These spaces would serve both the Waxahachie Farmers Market and the adjacent dog park.

Several citizens have addressed City Council regarding the lack of convenient accessible parking near the small dog park. While accessible parking is currently available, the existing spaces are limited and located a considerable distance from the park, creating a hardship for individuals with mobility challenges.

The proposed project includes site preparation, construction of new ADA-compliant parking spaces, connectivity to the existing sidewalk system, and installation of the appropriate striping and signage. These improvements will enhance accessibility, improve convenience for park users and market visitors, and address a recurring concern expressed by members of the community.

Staff recommends approval of this project as an investment in accessibility and the continued enhancement of public amenities serving residents and visitors.

Action:

Tres Atkins moved to approve funding from the TIRZ fund in the amount of \$69,600 for the addition of ADA-accessible parking to serve the Farmers Market and the Wags-A-Hachie Dog Park and authorize the City Manager to execute all documents as necessary. Motion was seconded by Patrick Souter and carried unanimously (4-0).

18. Consider emergency repairs to downtown pocket park, Memorial Park in the amount of \$31,545

Ms. Rehkopf presented the Item. Ms. Rehkopf addressed emergency repairs at Downtown's Pocket Park, a memorial honoring police, fire, and first responders. What was initially thought to be minor cosmetic damage was found to be significant structural deterioration, including rotting support materials, unsafe arches, damaged pavers from tree roots, and a failing water feature. The area was fenced off, the unsafe structures were removed, and approximately \$18,000 of the previously approved repair funds had been used for demolition.

Council discussed using the remaining funds to make the area presentable with sod, landscaping, and preservation of memorial elements while a long-term redesign is considered. Members emphasized that the memorial should be rebuilt or relocated into a more meaningful, welcoming space and suggested involving the Waxahachie Partnership and families of those honored in future planning. Concerns were raised about setting a spending limit and not leaving the remaining funds open-ended while decisions are made.

Action:

Travis Smith moved to approve funding from the TIRZ fund in the amount of \$26,970 for the emergency repairs make safe, the downtown memorial park and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

19. Consider supplemental appropriation for FY 2026 CIP Engineering Operations and Maintenance Budget to purchase a replacement pickup in the amount of \$55,873

James Gaertner, Director of CIP Engineering, presented the Item. The CIP Engineering Department requests allocating \$55,873 from the General Fund unrestricted reserve to purchase a new Ford F-150 4x4 pickup with light bar and toolbox for our CIP Construction Inspector. The current leased pickup, was in a recent accident and the insurance company has deemed it as totaled.

Action:

Tres Atkins moved to approve a supplemental appropriation in the amount of \$55,873 from the General Fund unrestricted reserve to purchase a replacement pickup and authorize the City Manager to execute all the necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

20. Consider construction contract for the Pensacola Ave Reconstruction Project in the amount of \$1,768,760

Mr. Gaertner presented the Item. The proposed Pensacola Ave Reconstruction projects consists of approximately 1,900 linear feet of Pensacola Avenue from Richmond Lane to the Pensacola Avenue Cul-de-sac, as well as the reconstruction of approximately 400 LF of Chiles Street from Monticello Drive to Charlotte Avenue. The asphalt pavement will be replaced with concrete pavement. The project also includes the installation of approximately 2,300 LF of 8" water line and approximately 1,000 LF of 8" sanitary sewer line. Additionally, the project includes ADA compliant sidewalks, and streetlights.

The City received twelve (12) bids for the project as summarized below:

Bidder	Bid Amount
Kadribros LLC dba Jazry	\$1,585,661.80
3D Paving and Contracting LLC	\$1,768,760.00
JR West Texas Concrete LLC	\$2,060,526.00
Jeske Construction Company	\$2,116,260.00
Estrada Concrete Company LLC	\$2,144,705.00
SYB Construction Co., Inc.	\$2,187,632.50
VLEX Construction LLC	\$2,244,954.00
Circle H Contractors LP	\$2,359,000.00
McMahon Contracting LP	\$2,470,133.77
Axis Contracting, Inc.	\$2,694,052.50
Venus Construction	\$2,695,236.40
FM Utilities LLC	\$3,810,761.19

Kimley Horn, the engineer of record, reviewed the bids, evaluated contractor references. The apparent low bidder was not able to provide sufficient municipal project experience of similar scope. 3D Paving and Contracting, LLC was determined to be the lowest responsive and responsible bidder. Staff recommends awarding a construction contract to 3D Paving and Contracting, LLC in the amount of \$1,768,760 for the Pensacola Ave Reconstruction Project.

Action:

Tres Atkins moved to approve the construction contract with 3D Paving and Contracting, LLC for the Pensacola Ave Reconstruction Project in an amount not to exceed \$1,768,760 and authorize the City Manager to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

- 21. Consider proposed Ordinance designating a certain area within the taxing jurisdiction of the City of Waxahachie to be known as Reinvestment Zone #33; establishing the boundaries thereof; and providing for an effective date**

Kassandra Carroll, Director of Economic Development, announced that due to posting requirements, staff is seeking to withdraw the consideration of this item. A new Public Hearing notice regarding the proposed designation of the Reinvestment Zone #33 will be republished and brought back to City Council on August 3rd for consideration.

No action taken.

- 22. Public Hearing on a request by applicant Owens Corning Insulating Systems, LLC., owner of property located at 3700 N. Interstate 35-E, Waxahachie, Texas, for a tax abatement agreement in support of an expansion of business operations including, but not limited to production line improvements estimated at \$56,000,000 within the City of Waxahachie Reinvestment Zone #33 at 3700 N. Interstate 35-E, Waxahachie, Texas**

Ms. Carroll announced staff is requesting a continuance due to the need to repost the Public Notice of the Public Hearing for the designation of the Reinvestment Zone No. 33.

Action:

Travis Smith moved to continue the Public Hearing and consideration for the proposed Resolution approving the Tax Abatement Agreement for Owens Corning Insulating Systems, LLC to the August 3, 2026 City Council Meeting. Motion was seconded by Tres Atkins and carried unanimously (5-0).

- 23. Consider proposed Resolution approving Tax Abatement Agreement for Owens Corning Insulating Systems, LLC in support of expansion of business operations at 3700 N. Interstate 35-E, Waxahachie, Texas**

No action taken.

24. Public Hearing to consider Resolution nominating Owens Corning Insulating Systems, LLC for the Texas Enterprise Zone Program

Ms. Carroll announced due to the withdrawal of the previous items regarding Owens Corning Insulating Systems, LLC, the company requests a continuance of the consideration until the August 3, 2026 City Council meeting.

Action:

Travis Smith moved to continue the Public Hearing and consideration for the proposed Resolution nominating Owens Corning Insulating Systems, LLC for the Texas State Enterprise Zone Program to the August 3, 2026 City Council meeting. Motion was seconded by Tres Atkins and carried unanimously (5-0).

25. Consider proposed Resolution nominating Owens Corning Insulating Systems, LLC as a Texas State Enterprise Zone Project

No action taken.

26. Consider proposed Resolution nominating Walgreens Co. as a Texas State Enterprise Zone Project

Ms. Carroll presented the Item. The City of Waxahachie passed Ordinance No. 2784 on March 2, 2015, electing to participate in the Texas Enterprise Zone Program. Walgreen Co. (Walgreens) located at 710 Ovilla Road, Waxahachie, Texas wishes to pursue designation as a Texas Enterprise Zone Project once again and has petitioned the City to nominate the company to the State of Texas. Walgreens has stated that they plan to invest \$5 Million at their Waxahachie facility and currently employ 759 employees. Of those existing jobs they plan to retain the 376 jobs that already qualify for the Texas Enterprise Zone program. City staff have determined that the company meets the State's criteria as outlined in the resolution. Criteria include a certain level of new investment and hiring at least 35% of their employees who are residents of economically disadvantaged census areas or an existing enterprise zone or that are veterans. As a Texas Enterprise Zone Project, Walgreens will be eligible for annual reimbursements of a portion of their State sales and use taxes.

RESOLUTION NO. 1412

A RESOLUTION AUTHORIZING THE NOMINATION OF WALGREEN CO. TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT AND TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK AS A TEXAS STATE ENTERPRISE PROJECT.

Action:

Tres Atkins moved to adopt a Resolution authorizing the nomination of Walgreen Co. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank as a Texas State Enterprise Zone Project. Motion was seconded by Travis Smith and carried unanimously (5-0).

- 27. Public Hearing to consider comment and act upon an ordinance accepting and approving a Service and Assessment Plan, as updated for Phase #4 on September 15, 2025 and Phase #5 on July 20, 2026, including the Phase #5 Assessment Roll for the Waxahachie Public Improvement District No. 1; making a finding of special benefit to the property in Phase #5 of the District; levying special assessments against property within Phase #5 of the District and establishing a lien on such property; and providing for the method of assessment and the payment of the Assessments all in accordance with Chapter 372, Texas local government code, as amended; providing penalties and interest on delinquent assessments; providing for severability; and providing an effective date**

Shon Brooks, Assistant City Manager, presented Items 27 and 28. 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. This update includes Phase 5 of the development and establishes the services and assessments, as well as the methods for reimbursement of the improvements.

There is no fiscal impact to the City. Phase 5 residents will pay \$0.22 per \$100 assessment on their property. Termination of assessment is available with the payment of the total outstanding balance.

Mayor Wallace opened the Public Hearing at 8:58 p.m.

There being no others to speak for or against, Mayor Wallace closed the Public Hearing at approximately 8:58 p.m.

ORDINANCE NO. 3735

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN, AS UPDATED FOR PHASE #4 ON SEPTEMBER 15, 2025 AND PHASE #5 ON JULY 20, 2026 AND PHASE #5 ASSESSMENT ROLL FOR THE WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN PHASE #5 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #5 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Action:

Tres Atkins moved to approve an Ordinance accepting and approving a Service and Assessment Plan as updated for Phase #4 on September 15, 2025 and Phase #5 on July 20, 2026. Motion was seconded by Patrick Souter and carried unanimously (5-0).

- 28. Consider and act upon an ordinance of the City of Waxahachie, Texas, approving and authorizing the issuance of the “City of Waxahachie, Texas, Special Assessment Revenue Bonds, Series 2026 (Waxahachie Public Improvement District No. 1 Phase**

Four-Five Project)”, approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement , and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date

ORDINANCE NO. 3736

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE “CITY OF WAXAHACHIE, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1 PHASE FOUR-FIVE PROJECT)”; **APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, A LIMITED OFFERING MEMORANDUM, A CONTINUING DISCLOSURE AGREEMENT, AND OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE**

Action:

Tres Atkins moved to approve an Ordinance authorizing the issuance of Special Revenue Bonds approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and other agreements regarding the issuance of such bonds. Motion was seconded by Patrick Souter and carried unanimously (5-0).

- 29. 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 9:04 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.

- 30. Reconvene and take any necessary action**

The meeting reconvened at 10:52 p.m.

Action:

Tres Atkins moved to authorize the City Manager to execute a land purchase agreement and further authorize the payment of proceeds related thereto. Motion was seconded by Patrick Souter and carried unanimously (5-0).

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

This item was discussed before Executive Session.

Councilman Chris Wright thanked residents who participated in public comments, recognizing their input and continued engagement. He also acknowledged community advocates, including Madeline Bracken from Keep Waxahachie Beautiful, and reaffirmed that the City is continuing to work toward addressing future animal shelter needs.

Councilman Patrick Souter echoed Councilman Wright's comments.

Mayor Wallace reiterated that the City is actively working on improving animal services and the animal shelter, emphasizing that the issue remains a priority and has not been forgotten. She also praised Madeline Bracken and other community volunteers for their dedication to Keep Waxahachie Beautiful and thanked residents for their involvement before moving into executive session.

32. Adjourn

There being no further business, the meeting adjourned at 10:53 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary