

City Council
August 3, 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 August 3, 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
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

There was not an Honorary Council Member in attendance.

5. Public Comments

Kathy Morrill, 209 Johnston Boulevard, Waxahachie, Texas, expressed appreciation to City Council for addressing the accessible parking issue at Wags-a-Hachie Dog Park, noting she had previously brought attention to the lack of handicapped parking. Ms. Morrill added that the improvement is especially helpful because it's a long walk for visitors with disabilities.

6. Consent Agenda

- a. Minutes of the City Council meeting of July 20, 2026
- b. Minutes of the City Council special meeting of July 15, 2026
- c. Event application for America 250 – Celebrating Our Story to be held September 29, 2029 at Railyard Park
- d. Event application for Waxahachie Rotary's Charity Dog Walk to be held October 10, 2026 at Railyard Park
- e. Event application for Service to America Blood Drive with Carter Bloodcare to be held October 10, 2026 in Downtown Waxahachie

- f. Proposed Ordinance approving a request by Eugene Zeller Jr, for a Petition for ETJ Release for approximately 12.13 acres, located at 707 & 713 Johnston Road (Property ID 157557) – Owner: Zeller Eugene F Revocable Living Trust (ETJ-PTN-87-2026)
- g. Interlocal Agreement with Ellis County memorializing the terms pursuant to which certain public improvements, including address assignment and street naming, will occur within the master-planned Haven Ranch Development project
- h. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$96,000 to Salaries-Overtime for TIFMAS Deployment
- i. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$21,250 to Travel for TIFMAS Deployment reimbursement
- j. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$37,700 to Gasoline & Oil for TIFMAS Deployment reimbursement
- k. Supplemental appropriation for First Responder Mental Health Crisis Support Services in the amount of \$60,625
- l. Set City Council meeting for September 8, 2026

ORDINANCE NO. 3737

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE’S EXTRATERRITORIAL JURISDICTION OF A 12.13 ACRE TRACT OF LAND, LOCATED AT 707 AND 713 JOHNSTON ROAD, KNOWN AS PROPERTY ID 157557, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE’S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE

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. 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)**

Trenton Robertson, Planning Director, presented the Item. The applicant is requesting a Specific Use Permit (SUP) to allow for an Accessory Dwelling Unit (ADU) of 2,858 square feet that will be attached to the existing 1,292 square foot single-family residence, totaling 4,150 square feet in area. The ADU also consists of an attached garage to be included in the proposed square footage of 2,858 square feet. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an ADU use within a Single Family-2 (SF-2) zoning district. The proposed ADU is located to the rear of the primary structure at the subject property and meets the minimum setback requirements for an accessory structure within the Infill Overlay District. The proposed garage is located to the rear of the addition, which will be accessible by a concrete drive facing the alley behind the subject property. The proposed ADU will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, and an open living area. Access doors to the ADU will be available from the northwest side of the property.

The applicant has indicated that the project may be completed in phases. If constructed in phases, the proposed approach could result in the accessory dwelling unit (ADU) being detached from the primary structure for a period of time. Additionally, the subject property consists of two separately platted lots. Based on the current lot configuration and the proposed location of the ADU, the structure would cross an existing property line. As a result, a replat will be required before a building permit can be issued.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 20 notices were mailed to property owners within 200 feet of the request. Staff has received one (1) letter of opposition and one (1) letter of support for the proposed SUP.

Mayor Pro Tem Smith opened the Public Hearing at approximately 7:11 p.m.

There being no others to speak for or against ZDC-4-2026, Mayor Pro Tem Smith closed the Public Hearing at approximately 7:11 p.m.

8. Consider proposed Ordinance approving ZDC-4-2026

ORDINANCE NO. 3738

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY DWELLING UNIT (ADU) USE WITHIN A SINGLE FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 732 NORTH GIBSON STREET, BEING PROPERTY ID 174210, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 19A AND 20B, BLOCK 6 IN THE HILLCREST ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE

Action:

Patrick Souter moved to approve ZDC-4-2026, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (3-0).

9. Public Hearing on a request by Linda Lewis for a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area within a Future Development (FD) zoning district located at 3339 Howard Road (Property ID 263578) – Owner(s): Steven & Linda Lewis (ZDC-68-2026)

Mr. Robertson presented the Item. The applicant requests a Specific Use Permit (SUP) for multiple Accessory Structures exceeding 1,000 square feet in combined floor area use at 3339 Howard Road. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 1,000 square feet in combined floor area require a SUP to be approved by City Council. Additionally, the Waxahachie Zoning Ordinance, properties greater than one acre in size, a third or more accessory structures may be permitted, regardless of the size of the structures, through the approval of an SUP.

The subject property has five (5) existing accessory structures used for general storage, a carport, a cabana, a greenhouse, and a playhouse that totals approximately 99 square feet in size, with an additional new 160 square foot accessory structure used for general storage; making the total combined accessory structure building footprint approximately 1,129 square feet. The number of existing accessory structures are consistent with adjacent properties and the rural setting along Howard Road.

It should be noted that some of the current accessory structures that are present on the site did not receive proper permitting through the Building and Community Services Department. The existing 682 square foot carport and the existing 160 square foot shed each receive permits under a previous address known as 3339 FM 877 (which is now 3339 Howard Road). If in the event the SUP is approved, the applicant would have to receive proper permitting for each structure that requires a building permit, which are accessory structures that are exceeding 120 square feet in size.

According to the Ellis County Appraisal District, the subject property currently has an existing primary structure of approximately 2,638 square feet. The newest proposed accessory structure is a fully enclosed shed that is approximately 160 square feet in size. The accessory structure features an exterior façade that is consistent with the existing accessory structures in the surrounding area. The proposed accessory structure will be utilized solely as a storage area. No vehicles or heavy equipment will be stored in the structure; thus, a driveway is not required. The location of the proposed accessory structure meets the typical setback requirements of the City of Waxahachie Zoning Ordinance.

According to the applicant's Operational Plan, no plumbing or electrical work is being proposed for the accessory structure; and no paved flooring is being proposed as well, with the accessory structure being a prefabricated building. The property owners have confirmed to Staff that the structure will not be used as a dwelling or short-term rental and will not be separately sold or leased from the existing primary structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 17 notices were mailed to property owners within 200 feet of the request. Staff received one letter of opposition.

Mayor Pro Tem Smith opened the Public Hearing at approximately 7:14 p.m.

There being no others to speak for or against ZDC-68-2026, Mayor Pro Tem Smith closed the Public Hearing at approximately 7:14 p.m.

10. Consider proposed Ordinance approving ZDC-68-2026

ORDINANCE NO. 3739

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT ACCESSORY STRUCTURES EXCEEDING 1,000 SQUARE FEET IN COMBINED FLOOR AREA USE WITHIN A FUTURE DEVELOPMENT (FD) ZONING DISTRICT, LOCATED AT 3339 HOWARD ROAD, BEING PROPERTY ID 263578, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 9 OF THE WAXAHACHIE LAKE ESTATES SECTION ONE ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE

Action:

Patrick Souter moved to approve ZDC-68-2026, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (3-0).

11. Consider a contract with Key Construction for the reconstruction of the City's Central Offices located at 820 Ferris Avenue for the Guaranteed Maximum Price of \$11,995,085

City Manager Ricky Boyd presented the Item. Key Construction, the Construction Manager at Risk (CMAR), recently performed a thorough bid process to secure the subcontractors needed for the reconstruction of the City's Central Offices located at 820 Ferris Avenue. On July 14, 2026, Key Construction provided staff with an Initial GMP of \$12,242,930. On July 21, 2026, staff met with Key Construction and RBDR (the architect for the project) to perform a value engineering exercise. As a result of this process, Key Construction has delivered a Final GMP of \$11,995,085.

Staff recommends approval of a Final GMP contract for \$11,995,085 with Key Construction to reconstruct the City's Central Offices. The proposed Final GMP in the amount of \$11,995,085 is included in the 2026 bond issuance that is being presented tonight.

Council and staff held an extensive discussion about moving forward with renovations to the former Comerica building versus prioritizing the downtown City Hall project.

Councilman Wright expressed concerns about approving the renovation contract before having a clearer cost estimate for the downtown City Hall project, citing rising construction costs, long-term capital needs, and the City's financial obligations. Mr. Boyd explained that the Central Offices project would address current space shortages, emergency operations, and training needs, while noting that updated estimates for the downtown project would be available after additional design work. Mr. Boyd also emphasized that recent bond savings and careful financial management have reduced borrowing needs without delaying other capital projects.

Following the discussion, the Council agreed to postpone action on the guaranteed maximum price contract until the September 21st meeting to allow more time for review, provide additional cost information, and address remaining questions while preserving the contractor's 90-day pricing guarantee.

Action:

Patrick Souter moved to postpone the item to the September 21, 2026 City Council meeting. Motion was seconded by Chris Wright and carried unanimously (3-0).

12. Consideration and action taken on an ordinance providing for the issuance of City of Waxahachie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2026; levying an annual ad valorem tax and providing for the security for and payment of said Certificates; approving the Official Statement; and ordaining other matters relating to the subject

Chad Tustison, Finance Director, 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, 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 \$35.3 million and consists of the construction of a Fire Station, an administration building, and water projects. These projects would be funded through the ad valorem tax rate, and water utility fees.

On June 1, 2026, City Council passed a resolution to approve the publication of notice of intention to issue certificates of obligation. This was the first formal step to begin the process of issuing bonds to fund these facilities and water capital projects. Required notices were published in the newspaper in June. Additionally, staff worked with the City's Financial Advisor and Bond Counsel to prepare the Preliminary Official Statement and other required information, and met with bond rating agencies.

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 these projects are accounted for in current budget projections and would not require an increase in the total ad valorem tax rate. The water projects would be funded through water fees.

Staff also reported that the City received eight competitive bids, securing a favorable 4.28% interest rate, and highlighted that the City's strong financial management and reserves helped maintain its high investment-grade credit ratings. Council noted that the ratings reflect sound fiscal stewardship and position the city well for future borrowing.

ORDINANCE NO. 3740

ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF WAXAHACHIE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID CERTIFICATES; APPROVING THE OFFICIAL STATEMENT; AND ORDAINING OTHER MATTERS RELATING TO THE SUBJECT

Action:

Patrick Souter moved to approve an ordinance authorizing the issuance of City of Waxahachie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2026; establishing procedures and delegating authority for the sale and delivery of the Certificates; providing an effective date; and enacting other provisions relating to the subject. Motion was seconded by Chris Wright and carried unanimously (3-0).

13. Consider setting Proposed Tax Rate and Dates for Public Hearing

Mr. Tustison presented the Item. As part of the annual budget process, Chapter 26 of the Property Tax Code requires taxing units to comply with truth-in-taxation laws in adopting their tax rates. This item meets the requirement for the City Council to set the proposed rate for future consideration and adoption, set the public hearing date and time, and place an item on a future Council agenda to vote on the tax rate necessary to fund the Fiscal Year (FY) 2026-2027 Annual Budget.

The FY 2026-2027 Proposed Budget includes a proposed tax rate of \$0.61000. The proposed tax rate recommended in the Budget provides additional funding for operating costs to keep up with growth and to fund capital needs throughout the city. The proposed rate exceeds the no-new-revenue rate but does not exceed the voter-approval tax rate. When the proposed rate exceeds the no-new-revenue rate or voter-approval rate, state statute requires a public hearing be held on the proposed tax rate, specific publications, and dates of scheduled adoption.

Staff recommends that the City Council take a record vote to propose an ad valorem tax rate of \$0.61000 for FY 2026-2027 and schedule a public hearing for Tuesday, September 1, 2026 at 5:30 PM. The adoption of the tax rate and budget is proposed to be considered on Monday, September 8, 2026 at 7:00 PM. Both meetings will be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Waxahachie, Texas.

Council discussed setting the proposed maximum property tax rate of 61 cents, emphasizing that the action only authorizes the public hearing process and does not adopt the tax rate or budget. Councilman Wright requested additional discussion to review how potential future expenditures would be funded without raising taxes or reducing existing services. Mr. Tustison clarified that the proposed rate is the highest the Council can consider under current law, that it can be lowered but not increased later, and that the budget can still be adjusted before final adoption. Staff also stressed that setting the maximum rate does not commit the City to any future spending decisions and reaffirmed confidence in the City's financial plan.

Action:

Patrick Souter moved to consider a property tax rate of 61 cents and set the date, time, and place for a public hearing for September 1 at 5:30 PM at the Waxahachie Civic Center. Motion was seconded by Chris Wright and carried unanimously (3-0) with the vote as follows:

*Patrick Souter – Aye
Chris Wright – Aye
Travis Smith – Aye*

14. Consider agreement between Ellis County Woman's Building Board of Trustees and the City of Waxahachie

Mr. Boyd presented the Item. The City owns the Ellis County Woman's Building located at 407 W. Jefferson Street. While the tenant has utilized the building since it was erected as per the deed, there has never been a formal agreement between the landlord and the tenant. In the past, this has led to confusion as to which party is responsible for the operation and maintenance of the building.

This agreement formalizes the responsibilities of each party while maintaining the particulars of the deed. There is no further impact in executing this agreement beyond the normal annual budget.

Councilman Souter noted that the need for the agreement became clear during discussions about proposed renovations to the Woman's Building less than a year ago. He also recognized Mayor Pro Tem Smith, City Manager Boyd, and Assistant City Manager Shon Brooks for their significant work in addressing the issue. Mr. Boyd acknowledged Kathleen Bowen for her assistance on the agreement.

Action:

Chris Wright moved to approve the proposed agreement for the Woman's Building between the City of Waxahachie (Landlord) and the Board of Trustees for the Elis County Woman's Building (Tenant), a Texas Non-Profit Corporation, and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (3-0).

15. Public Hearing on the establishment of City of Waxahachie Reinvestment Zone #33 at 3700 N. Interstate 35E, Waxahachie, Texas

Kassandra Carroll, Economic Development Director, presented the Item. Owens Corning Insulating Systems, LLC located at 3700 N. Interstate 35, Waxahachie, Texas wishes to expend approximately \$56,000,000 in Business Personal Property investment and the Company has applied for Business Personal Property tax abatement from the City of Waxahachie. As directed by Texas Tax Code Chapter 312, the City of Waxahachie must create a "Tax Reinvestment Zone" prior to consideration of tax abatements within the zone. The zone area is within Property ID 180441 and is identified by a metes and bounds description contained within the ordinance. The Reinvestment Zone will expire 5 years from the date of adoption. Continued investment in this area by Owens Corning will continue to provide jobs and tax base to the City for the immediate and long-term future.

Mayor Pro Tem Smith opened the Public Hearing at approximately 8:10 p.m.

There being no others to speak for or against, Mayor Pro Tem Smith closed the Public Hearing at approximately 8:10 p.m.

16. 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

ORDINANCE NO. 3741

AN ORDINANCE DESIGNATING A CERTAIN AREA IN THE CITY OF WAXAHACHIE AS "WAXAHACHIE REINVESTMENT ZONE #33, CITY OF WAXAHACHIE, TEXAS"; PROVIDING THE EFFECTIVE AND EXPIRATION DATES FOR THE ZONE AND A MECHANISM FOR RENEWAL OF THE ZONE; AND CONTAINING OTHER MATTERS RELATED TO THE ZONE

Action:

Chris Wright moved to adopt the Ordinance designating a certain area in the City of Waxahachie, as "Waxahachie Reinvestment Zone #33", City of Waxahachie Texas. Motion was seconded by Patrick Souter and carried unanimously (3-0).

- 17. 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 presented the Item. Owens Corning Insulating Systems, LLC is currently operating in 871,500 square feet of building space. Expansion plans call for the replacement of Production Line 1 which is valued at approximately \$56,000,000. An increase in taxable value of Business Personal Property is expected to be approximately \$34,000,000. O will retain the current employee count of 300 full-time employees. Additionally, the employees assigned to the upgraded production line will be upskilled in the latest technologies required. The following are estimated total taxes on the upgrades of the production line that will be received and abated by the City of Waxahachie over the proposed 7 years:

\$508,000 Received
\$508,000 Abated

Mayor Pro Tem Smith opened the Public Hearing at approximately 8:15 p.m.

There being no others to speak for or against, Mayor Pro Tem Smith closed the Public Hearing at approximately 8:15 p.m.

- 18. 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**

RESOLUTION NO. 1413

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF WAXAHACHIE, TEXAS AND OWENS CORNING INSULATING SYSTEMS, LLC.; AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER, OR IN HIS ABSENCE THE ASSISTANT CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

Action:

Patrick Souter moved to adopt the Resolution providing for a Tax Abatement Agreement with Owens Corning Insulating Systems, LLC as presented with a tax abatement on Business Personal Property Ad Valorem Tax of 50% for 7 years, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (3-0).

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

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. Owens Corning Insulating Systems, LLC located at 3700 N. Interstate 35, Waxahachie, Texas wishes to pursue designation as an Enterprise Project and has petitioned the City to nominate the company to the State of Texas. 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 Project, Owens Corning will be eligible for annual reimbursements of a portion of their state sales and use taxes.

The City's participation in the Texas Enterprise Zone Program encourages significant private investment within the community and helps provide employment to those that are economically disadvantaged. There is no negative impact to the City's ad valorem or sales tax receipts.

Mayor Pro Tem Smith opened the Public Hearing at approximately 8:17 p.m.

There being no others to speak for or against, Mayor Pro Tem Smith closed the Public Hearing at approximately 8:17 p.m.

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

RESOLUTION NO. 1414

A RESOLUTION AUTHORIZING THE NOMINATION OF OWENS CORNING INSULATING SYSTEMS, LLC TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT AND TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK AS A TEXAS STATE ENTERPRISE PROJECT.

Action:

Chris Wright moved to adopt a Resolution authorizing the nomination of Owens Corning Insulating Systems, LLC to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank as a Texas State Enterprise Project, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (3-0).

21. Consider budget transfer for Alpine Wastewater Oversize Participation in an amount not to exceed \$49,359

James Gaertner, Director of CIP Engineering, presented the Item. The City has a developer's agreement with ASD Palmetto Infrastructure LLC (Alpine development near FM 878 and FM879) related to the offsite water and wastewater oversize participation. The oversize participation is to increase the water line and wastewater line sizes to serve the future developments around the proposed Alpine Development per our Water and Wastewater Master Plans.

The proposed 4,200 feet of water line will be oversized from 12-inches to 16-inches in diameter, and the City has budgeted sufficient funds to cover the \$343,903 water oversize participation. The 6,300 feet of wastewater line will be oversized from 12-inch to 15-inch diameter, however an additional \$49,359 will be necessary to supplement the budgeted \$367,000, totaling \$416,359 for the wastewater oversize participation.

Council discussed the possibility of installing conduit during an upcoming utility project along U.S. 287 to support future fiber internet service in an area with poor internet and cell coverage. Staff agreed to coordinate with the developer and utility providers to determine their plans and explore whether conduit could be included without additional cost to the City, with findings to be brought back to the Council.

Action:

Patrick Souter moved to approve the budget transfer from Wastewater Impact Fees to Project Number 438 related to the Alpine Wastewater Oversize Participation in an amount not to exceed \$49,359 and authorize the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (3-0).

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

- 23. Reconvene and take any necessary action**

No action taken.

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

Council Member Chris Wright thanked attendees for their compliments about the small dog park parking lot improvements. Councilman Wright acknowledged that the past couple of weeks have been especially difficult due to the passing of Albert Lawrence, Councilman Tres Atkins' father, and Officer David Bittle, and asked everyone to keep their families in thoughts and prayers.

Council Member Patrick Souter thanked Owens Corning for its contributions as a valued corporate citizen, highlighting its role in providing jobs and supporting the local tax base. Councilman Souter acknowledged the Council's thoughtful discussions and differing perspectives on financial matters, emphasizing a shared commitment to being responsible stewards of public funds. He also shared that Councilman Atkins was absent due to a family member undergoing major surgery and asked the community to keep them in their thoughts and prayers. Councilman Souter noted he would miss the next meeting due to him celebrating his wedding anniversary.

City Manager Ricky Boyd thanked City staff for their work on the budget, the Ellis County Woman's Building Board of Trustees for finalizing an agreement, and Owens Corning for its longstanding partnership with the City. Mr. Boyd also asked for prayers for Councilman Tres Atkins' family, the family of David Bittle, and the Police Department following Mr. Bittle's passing, and shared details about his visitation and funeral services.

Mayor Pro Tem Travis Smith thanked everyone for their attendance.

25. Adjourn

There being no further business, the meeting adjourned at 8:28 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary