

Waxahachie Community Development Corporation
March 2, 2021

A regular meeting of the Waxahachie Community Development Corporation (WCDC) was held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas on Tuesday, March 2, 2021 at 3:00 p.m.

Members Present: Daniel Morton, President
Bob Lynn, Vice President
Michael Scott, City Manager
Judy Demoney
Elizabeth Tull
David McSpadden

Member Absent: David Hill, Mayor

Ex-Officio
Member Present: Chad Tustison, Director of Finance
Sandy King, President/CEO Chamber of Commerce

Ex-Officio
Member Absent: Lori Cartwright, City Secretary

Others Present: Laurie Mosley, Director of Convention & Visitors Bureau
April Ortiz, Civic Center Director
Gumaro Martinez, Parks and Recreation Director
James Villarreal, Assistant Director Sports Complex
Chris Seale, Horticulturist
Amber Villarreal, Assistant City Secretary

1. Call to Order

President Dan Morton called the meeting to order.

2. Public Comments

Assistant City Manager Albert Lawrence announced the 287 project is nearing completion and the Economic Development Director is working on a sign for the property. He noted the partnership in the site will be very selective.

Ms. Sandy King announced the Small Business Administration PPP webinar will be held March 3, 2021 in partnership with the City of Waxahachie Economic Development Department to assist businesses in the community.

3. Approval of minutes of the Waxahachie Community Development Corporation meeting of January 12, 2021

Action:

Mr. David McSpadden moved to approve minutes of the WCDC meeting of January 12, 2021. Ms. Judy Demoney seconded, All Ayes.

4. Hear update of activities from Convention & Visitors Bureau Director

Director of Convention & Visitor's Bureau Laurie Mosley reported the CVB team has been assisting at the Ellis County Vaccine Hub and noted about 30% of those who attend are from outside of Ellis County so that provides a great marketing opportunity to invite them to eat lunch in Waxahachie or inform them of upcoming events. Ms. Mosley reviewed upcoming Festivals and Events, Advertising & Media Updates, and explained Purpose Driven Tours from Mississippi will be adding Waxahachie to their list of Texas stops as they travel to San Antonio and Fredericksburg.

Ms. Judy Demoney praised the phenomenal job at the hub noting it is well organized.

Ms. Sandy King noted it is great to see volunteers at the hub from around Ellis County.

5. Hear update of activities at the Civic Center

Civic Center Director April Ortiz reviewed the February and March monthly report for the Civic Center noting the Governor amended his orders to allow businesses to open at 100% capacity beginning March 10th and staff is waiting on instruction from the city on how to proceed. She reviewed February and March monthly events noting events are steadily increasing. She reported one water line break to the cooling towers during the winter storm but noted that has since been repaired. She also noted the Daddy Daughter Dance has been postponed until April 8, 2021. She announced Tulipalooza will operate March 19-28.

6. Hear update of Community Beautification

Horticulturist Chris Seale reported his department is currently checking, monitoring, and removing freeze damaged plant material and checking all irrigation systems for freeze damage. He noted fortunately the large planters were not damaged. He reviewed the Park Schoolhouse Road median and Broadhead Road median projects. He noted the Broadhead Road Median 3 and Median 4 projects as well as Park Schoolhouse Road Median 2 project will be completed by April.

7. Hear update of activities at the Sports Complex

Assistant Director of Sports Complex James Villarreal reviewed the tournament, individual game, and league schedules for March. He reported the Synthetic Turf Improvement Project Phase I is progressing along with softball field #3 turfed, softball field #2 being turfed, and softball field #1 now has plastic, crushed stone, and leveled to grade. He noted the projected completion date is around March 12th. He reported a leak at the softball restroom facility due to the water being left on during the winter storm for the contractors who were using the facility.

8. Discussion on future WCDC projects and initiatives

City Manager Michael Scott opened the discussion on future WCDC projects and initiatives at the Board's request.

Mr. David McSpadden recommended reviewing current funding and consider smaller projects to improve the quality of life in the community. He suggested improvements at Lions Park since it is highly utilized. He discussed having a park improvement assessment at Lions Park. Mr. McSpadden also recommended looking at the possibility of a skate park for the youth due to the growth of the north and east side of Waxahachie.

Ms. Demoney inquired about the citizen survey results and Mr. Scott noted City Council will be briefed at their April 13th retreat.

Mr. McSpadden asked for an update on WCDC funds and Finance Director Chad Tustison reported the annual reserved fund balance is approximately \$1.45 million and the budgeted ended balance was set at approximately \$1.275 million. For the last 3 months tracking sales tax there is approximately \$176k above budget and sales tax numbers.

President Morton inquired about an Airport update and Mr. Scott noted there are no updates due to lack of funding and zoning restrictions. Mr. Lawrence noted the land expansion is in the Airport Master Plan submitted to TxDOT and Mr. Scott noted in order for expansion the land has to be fully developed and it currently is not.

The Board discussed other project opportunities such as Ovilla Road Project, old Baylor Hospital, and Lakes Master Plan.

9. Adjourn

There being no further business, Ms. Elizabeth Tull moved the meeting adjourn at 4:05 p.m. Ms. Judy Demoney seconded, All Ayes.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary