

Waxahachie Community Development Corporation  
April 15, 2021

A regular meeting of the Waxahachie Community Development Corporation (WCDC) was held in the Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas on Thursday, April 15, 2021 at 3:00 p.m.

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

Ex-Officio Chad Tustison, Director of Finance  
Member Present:

Ex-Officio Lori Cartwright, City Secretary  
Members Absent: Sandy King, President/CEO Chamber of Commerce

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**

None

**3. Approval of minutes of the Waxahachie Community Development Corporation meeting of March 2, 2021**

**Action:**

*Mr. David McSpadden moved to approve minutes of the WCDC meeting of March 2, 2021. Ms. Judy Demoney seconded, All Ayes.*

**4. Consider Waxahachie Community Development Corporation Annual Financial Report for year ended September 30, 2020**

Finance Director Chad Tustison presented the Waxahachie Community Development Corporation Financial Report for year ended September 30, 2020 as prepared by Patillo, Brown & Hill, LLP. He reviewed the Independent Auditor's report noting the financial statements presented fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Corporation, as of September 30, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of

America. Mr. Tustison noted the unassigned fund balance at the close of FY 20 was \$2,495,951. He explained the available fund balance after this fiscal year's commitments is approximately \$1.3 million.

**Action:**

*President Dan Morton moved to accept the Waxahachie Community Development Corporation Annual Financial Report for year ended September 30, 2020 as presented. Ms. Elizabeth Tull seconded, All Ayes.*

**5. Hear and discuss presentation on improvements at city's dog park and take any necessary action**

Mr. David McSpadden reviewed the interest in the redevelopment of the city's dog park to serve as a midpoint to the trail for the public. He explained the dog park is highly utilized by citizens and those who travel from outside Waxahachie. He explained investing into needed improvements will be a good way to put the citizen's tax dollars to work and a great way to serve the community.

Assistant Parks and Recreation Director Brad Barnes reviewed the current conditions of the dog park noting the park is almost 8 years old and complete with a shared dirt parking lot, small and large dog areas with the following in each area: picnic tables, shelter areas, benches, trash cans, agility equipment, and drinking fountain, and a look alike fire hydrant. Mr. Barnes reviewed the proposed redevelopment of the dog park to include shared concrete parking lot, additional entrances, dog waste stations, agility equipment, fire hydrant, shelter, picnic tables, benches, and trash cans to match other park locations, as well as landscaping, fencing/gates, and solar lighting. He presented the projected costs for the Infrastructure Redevelopment (Phase 1) and Dog Park Redevelopment (Phase 2) totaling \$724,828.80.

The Board discussed completing the project in two phases to lessen the financial burden this fiscal year.

**Action:**

*Mr. David McSpadden moved to approve funding Phase 1 and Phase 2 of the Wags-A-Hachie Dog Park Redevelopment as presented. Ms. Judy Demoney seconded, All Ayes.*

City Manager Michael Scott thanked Mr. McSpadden and staff for their work and research on improving the dog park.

**6. Hear Mid-Way Airport presentation**

Airport Manager Darrell Phillips and Airport Board Chair Drew Sambell reviewed a presentation in regards to protecting the airport from encroachment. Mr. Sambell explained the airport could be land locked and have restricted growth in the future. Mr. Phillips reported there is currently 12 acres on site that must be developed in order to prepare for future land acquisition in 2025. Mr. Phillips noted there is zoning protection in place by both cities, Midlothian and Waxahachie. Mr. Phillips reported there are 90/10 grants available from TxDOT for land acquisition but the

current airport must be fully developed before moving forward. He explained the Airport may seek future infrastructure funding from the Waxahachie Community Development Corporation.

President Morton noted the Board has interest in assisting the Airport in the future.

**7. Adjourn**

*There being no further business, Ms. Judy Demoney moved the meeting adjourn at 4:02 p.m. Ms. Elizabeth Tull seconded, **All Ayes.***

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary