

Waxahachie Community Development Corporation  
November 9, 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, November 9, 2021 at 3:00 p.m.

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

Ex-Officio Amber Villarreal, City Secretary  
Members Present: Chad Tustison, Director of Finance

Ex-Officio Kevin Strength, President/CEO Chamber of Commerce  
Members Absent:

Others Present: Gumaro Martinez, Executive Director of Parks & Leisure Services  
Laurie Mosley, Director of Convention & Visitors Bureau  
April Ortiz, Civic Center Director  
Chris Seale, Horticulturist  
James Villarreal, Assistant Director Sports Complex

**1. Call to Order**

President Dan Morton called the meeting to order.

**2. Public Comments**

None

**3. Reorganize the Board**

**Action:**

*Mr. Bob Lynn moved to nominate Dan Morton as President. Mr. David McSpadden seconded, All Ayes.*

*Mr. Dan Morton moved to nominate Bob Lynn as Vice President. Ms. Judy Demoney seconded, All Ayes.*

**4. Approval of minutes of the Waxahachie Community Development Corporation regular meeting of September 14, 2021 and Work Session of September 14, 2021**

**Action:**

*Ms. Elizabeth Tull moved to approve minutes of the WCDC meetings of September 14, 2021 and Work Session of September 14, 2021. Mayor Doug Barnes seconded, All Ayes.*

**5. Consider request to allow for private Sanitary Sewer Easement within Waxahachie Sports Complex property**

City Manager Michael Scott explained he received a request from Mark Singleton requesting the use of a private sanitary sewer easement through the Sports Complex to serve his property. Mr. Scott noted staff has reviewed and has no issues.

City Engineer James Gaertner explained the easement will be private and Mr. Singleton will be responsible for maintaining.

**Action:**

*Vice President Bob Lynn moved to approve the private Sanitary Sewer Easement within Waxahachie Sports Complex property. City Manager Michael Scott seconded, All Ayes.*

**6. Consider ratification of Supplemental Appropriation for the replacement of HVAC compressor at the Civic Center**

April Ortiz, Civic Center Director, requested approval of a ratification of Supplemental Appropriation for the replacement of the HVAC compressor at the Civic Center. She explained, due to the immediate need of the replacement, City Council approved the request at the October 4<sup>th</sup> meeting.

**Action:**

*Mr. David McSpadden moved to approve the ratification of Supplemental Appropriation for the replacement of HVAC compressor at the Civic Center. Ms. Judy Demoney seconded, All Ayes.*

**7. Consider Supplemental Appropriation to fund power distribution boxes and cable connections for Railyard Park**

Gumaro Martinez, Executive Director of Parks & Leisure Services, requested approval to fund the purchase of two power distribution boxes and two sets of cam lock cable connections for use at Railyard Park. He explained the equipment would allow for ample electrical power for any event or concert performing on stage.

**Action:**

*Ms. Judy Demoney moved to approve Supplemental Appropriation to fund power distribution boxes and cable connections for Railyard Park. Ms. Elizabeth Tull seconded, All Ayes.*

**8. Consider award for the Synthetic Turf Improvements Project Phase 2**

James Villarreal, Assistant Director Sports Complex, requested award to Sports Fields, Inc. in the amount of \$576,500.00 and approval for additional funding for the Synthetic Turf Improvements Project Phase II in the amount of \$75,000.00. He explained the additional funding would cover the \$46,500 over-budget for the turf improvements, \$8,970 for additional consultant fees, and \$19,530 in contingency for any unforeseen issues.

**Action:**

*Mr. David McSpadden moved to award Synthetic Turf Improvements Project Phase II to Sports Fields, Inc. in the amount of \$576,500.00 and approve additional funding in the amount of \$75,000.00. Mayor Doug Barnes seconded, **All Ayes.***

**9. Adjourn**

Mr. McSpadden praised Mr. Chris Seale and his team on the beautification efforts and complimented Mr. Martinez on the progress for the Wags-A-Hachie Dog Park improvements.

President Morton announced monthly reports were included separately in the packet for review and he thanked staff for all their work.

There being no further business, the meeting adjourned at 3:19 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary