

Waxahachie Community Development Corporation
March 14, 2023

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 14, 2023 at 3:00 p.m.

Members Present: Elizabeth Tull, Vice President
David Hill, Mayor
Michael Scott, City Manager
Bob Lynn
David McSpadden
Jim Phillips

Member Absent: Daniel Morton, President

Ex-Officio Members Present: Amber Villarreal, City Secretary
Chad Tustison, Director of Finance
Kevin Strength, President/CEO Chamber of Commerce

Others Present: Gumaro Martinez, Executive Director of Parks & Leisure Services
Kyle Cooper, Senior Director of Parks and Recreation
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

Vice President Elizabeth Tull called the meeting to order.

2. Public Comments

None.

3. Approval of minutes of the Waxahachie Community Development Corporation regular meeting of January 10, 2023 and work session of February 14, 2023

Action:

Mr. David McSpadden moved to approve minutes of the WCDC regular meeting of January 10, 2023 and work session of February 14, 2023. Mr. Bob Lynn seconded, All Ayes.

4. Consider funding request to construct a nature trail on recently acquired parkland adjacent to Lion's Park

Kyle Cooper, Senior Director of Parks and Recreation, requested approval of funding to construct a nature trail on the recently acquired parkland adjacent to Lion's Park, as discussed in the February 14th work session. The project includes clearing areas for themed nodes throughout the trail, repairing any damage, and installing necessary fencing. Mr. Cooper explained the requested funding for this project includes \$5,000 for equipment rental to clear the path, \$30,000 to purchase 25 native trees of different varieties, and \$5,000 for fence repairs. The total initial

capital outlay for this project will be \$40,000, which will enhance the value of the Parks and Recreation system and the overall quality of life for the residents of Waxahachie.

Mr. Bob Lynn inquired about the size of the trees and Gumaro Martinez, Executive Director of Parks and Leisure Services, noted they will vary from 8-10 feet, depending on the species. Mr. Chris Seale, Horticulturist, explained the larger trees take longer to establish in the ground. Mr. Lynn asked if there will be educational information on the trees and staff noted there are options that can be explored such as placards or QR codes.

Vice President Tull inquired about the watering system and Mr. Martinez explained the trees will initially be watered by hand and there are no plans for permanent irrigation.

Mr. Jim Phillips asked if the nature trail will be heavily utilized and if there is a way to identify usage. Mr. Phillips also discussed if funding this project is a priority and how it can be used to attract overnight visitors. He asked if sponsorships for the nodes should be secured prior to authorizing funding.

Mr. Lynn explained the project was researched extensively and each node on the nature trail will have a different theme that is sponsored by a business/organization/person. He noted the nature trail will offer general public education and used for educational field trips.

Mr. Scott explained this project differs from the YMCA proposal presented at the February work session, as this project will be managed by City staff on City property.

Action:

City Manager Michael Scott moved to approve a supplemental appropriation from the WCDC unrestricted reserve fund in the amount of \$40,000 for the project as presented by staff, and authorize the City Manager to execute all documents as necessary. Mr. Bob Lynn seconded, All Ayes.

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

Laurie Mosley, Convention & Visitors Bureau Director, introduced Danielle Guinn, Cultural Arts & Programming Manager. She noted Ms. Guinn has been working on a great calendar of events at Railyard Park to elevate the visitor experience. Ms. Mosley reviewed upcoming events at Railyard Park including sing-a-long experiences and summer concert series.

6. Hear update of activities at the Civic Center

April Ortiz, Civic Center Director, reviewed monthly revenues for the current fiscal year, February and March event schedule, and other upcoming events. She explained event revenues are dependent on the size of the events rather than the number of events booked.

Ms. Ortiz reported the new banquet chairs will tentatively ship in May and updated lighting controls and exterior coating cleaning is tentatively scheduled to begin mid-May.

7. Hear update of Community Beautification

Mr. Seale, reviewed the following current projects: Park Schoolhouse Road medians 4, 5, and 6, Broadhead Road medians 5 and 6, fish stocking at Bell-View, Mustang Creek, and Sports Complex ponds. Mr. Seale reported the Chapman Park restroom landscape improvements and Chautauqua Phase 3 landscape improvements have been completed.

The Board highly praised the beautification efforts around Waxahachie.

8. Hear update of activities at the Sports Complex

James Villarreal, Assistant Director Sports Complex, reviewed current monthly revenues for the fiscal year, the March and April tournament and league schedule, and explained the benefit of having turf fields. He noted the revenue for January and February is new this year and the turf fields have allowed for tournaments to continue despite rain.

Mr. Scott acknowledged the number of state tournaments scheduled which provide a huge economic impact to Waxahachie.

Mr. Villarreal reported baseball field #7 is completely turfed, baseball field #11 is scheduled to be completely turfed by mid-March, new zero turn mower has been received, football field goal post has been removed and the concrete cylinder housing has been constructed for the replacement posts, and the concrete pad has been poured for the construction of a soccer shade pavilion.

9. Convene into Executive Session for deliberation regarding economic development negotiations as permitted under Section 551.087, Texas Government Code

Vice President Tull announced at 3:39 p.m. the Waxahachie Community Development Corporation would convene into Executive Session for deliberation regarding economic development negotiations as permitted under Section 551.087, Texas Government Code.

10. Reconvene and take any necessary action

The meeting reconvened at 4:04 p.m.

Action:

Mr. David McSpadden moved to accept the Economic Development staff proposal, not to exceed \$1,000,000.00, for the support of the normal infrastructure that will go with a development in this portion of the City of Waxahachie, as presented in Executive Session. Mayor David Hill seconded, All Ayes.

11. Adjourn

There being no further business, the meeting adjourned at 4:06 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary