

Waxahachie Community Development Corporation  
September 8, 2020

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, September 8, 2020 at 3:00 p.m.

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

Member Absent: Judy Demoney

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

Ex-Officio  
Member Absent: Lori Cartwright, City Secretary

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

**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 August 25, 2020**

**Action:**

*Mayor David Hill moved to approve minutes of the WCDC meeting of August 25, 2020. Mr. David McSpadden seconded, All Ayes.*

**4. Discussion related to the WCDC departmental reports**

City Manager Michael Scott explained departmental reports were included in the packet for review and city staff is available for questions.

James Villarreal, Assistant Director Sports Complex, reviewed Phase III of the parking lot update at the Sports Complex noting the project will be completed by September 12<sup>th</sup>. He explained funding was available to seal all parking at the facility other than the new parking lots. Mr. Villarreal thanked the Board for their support of the parking lot projects.

Mr. David McSpadden inquired about events at the Sports Complex and Mr. Villarreal noted since re-opening on June 15<sup>th</sup> the facility began league play and tournaments. He explained Waxahachie Soccer Association will begin league play on September 12<sup>th</sup> and YMCA soccer will begin on September 26<sup>th</sup>.

President Morton noted the parking lot improvements have been needed and they look good. He inquired about adding the parking lot improvements to the maintenance program and Mr. Villarreal noted they will be added.

**5. Continue discussion of current needs and future direction and priorities of the WCDC and take any necessary action**

President Morton explained the Board has discussed current needs and future direction of the Waxahachie Community Development Corporation noting the consensus is to focus on the West 287 project site (previous Magnablend property) and the FM 664/Marshall Road water lines.

Assistant City Manager Albert Lawrence explained he contacted the previous contractor who provided the preliminary bid a year and a half ago to provide an updated cost estimate. He recommended authorizing up to \$500,000 for funding but noted the project would still need to go out for the official bid process to get an accurate cost.

Mr. McSpadden asked what scope of work would be included in the \$500,000 and Mr. Lawrence noted it would include cleanup of the property to include removing fencing and concrete, adding backfill dirt, and removal of the rail spur.

**Action:**

*Mr. David McSpadden moved to request City staff to prepare a Request for Proposal for the West 287 project for the scope of work referenced above. President Dan Morton seconded. Discussion was held.*

Mr. Scott asked for clarification for funding intentions for the West 287 project. President Morton noted his consensus from the last meeting was that the Board's intent is to split the cost with the City Council to use some general fund dollars. Mr. Scott explained the intent should be relayed to City Council. Mr. McSpadden noted the request to City Council would be for a 50/50 split in cost for the West 287 project.

Mr. Bob Lynn explained he didn't think a motion was needed to express their intent to move forward due to additional steps needed in order to proceed with the project. Mr. Scott explained directing City staff to move forward with the Request for Proposals would not require formal action by the City Council.

**Action:**

*Mr. David McSpadden reiterated his motion to request City staff to prepare a Request for Proposal for the West 287 project for the scope of work to include cleanup of the property to include removing fencing and concrete, adding backfill dirt, and removal of the rail spur. President Dan Morton seconded, All Ayes.*

David Bailey, Director of Utilities, reviewed the map showing the future northwest water lines including the estimated costs and projected engineering and construction time frames. He noted Lofland Phase 1 is in the construction phase and the City is working to obtain Right-of-Way easements from property owners. He reviewed the cost estimates for FM 664 water lines noting engineering is planned for FY 22 Budget and Construction in FY 23 Budget.

Mr. Scott explained he is not in support of approving WCDC funding for this project to speed up the construction of this water line due to General Fund revenue constraints caused by lower tax revenue and the pandemic.

Mayor David Hill noted timing is an issue and does not think there is a need to move the project up a year on engineering if the City is unable to move the construction funding up a year due to funding constraints.

Mr. McSpadden noted he thought the FM 664 project was ready to move forward and Mr. Scott noted there is not a prospect for that site and there is no city funding to move the project forward faster.

Warren Kettelman, Economic Development Director, thanked the Board for their support of the West 287 project. He explained FM 664 is crucial and needed but funding is an issue at this time. He noted he would be hesitant to move forward with this project without knowing the future revenues of the city.

Mr. Lynn noted he agreed with Mr. Kettelman to move forward with the West 287 project and to pause the FM 664 project at this time.

President Morton recommended revisiting this project after the first of the year.

**6. Adjourn**

Parks and Recreation Director Gumaro Martinez introduced the new Assistant Parks & Recreation Director Brad Barnes.

*There being no further business, Mr. Dan Morton moved the meeting adjourn at 3:39 p.m. Ms. Elizabeth Tull seconded, All Ayes.*

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary