

Waxahachie Community Development Corporation
May 9, 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, May 9, 2023 at 3:00 p.m.

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

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

Others Present: 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. Approval of minutes of the Waxahachie Community Development Corporation regular meeting of March 14, 2023 and special meeting of April 11, 2023

Action:

Elizabeth Tull moved to approve minutes of the WCDC regular meeting of March 14, 2023 and special meeting of April 11, 2023. David McSpadden seconded, All Ayes.

4. Consider Waxahachie Community Development Corporation Annual Financial Report for year ended September 30, 2022

Finance Director Chad Tustison reviewed the Annual Financial Report noting the auditor's opinion: the financial statements present fairly, in all material respects. He reported as of the close of fiscal year 2022, the fund balance for the Corporation's general fund was \$4,452,237.

Action:

Jim Phillips moved to accept the Waxahachie Community Development Corporation Annual Financial Report as presented. Elizabeth Tull seconded, All Ayes.

5. Consider funding request for a Business Plan for the Mid-Way Regional Airport

Richard Abernethy, Director of Administrative Services, explained the Mid-Way Regional Airport is updating its Airport Master Plan and will develop a business plan alongside it. The business plan will develop standards, rules and regulations, rates and charges, lease agreement policies, and business operation processes. The Airport Master Plan is being funded by FAA grants, but the business plan is not eligible for grant funding.

In March 2023, the Airport advertised a request for qualifications for a business plan and received two proposals. KSA Engineers was recommended by the Airport Selection Committee. The airport is requesting the City of Waxahachie and the City of Midlothian to split the cost of the project, which is \$153,620.

Action:

Elizabeth Tull moved to approve a supplemental appropriation from the WCDC unrestricted reserve fund in the amount of \$76,810 for a Business Plan for Mid-Way Regional Airport and authorize the Mid-Way Regional Airport Board and or City Manager to execute all documents as necessary. Mayor David Hill seconded, All Ayes.

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

Laurie Mosley, Convention & Visitors Bureau Director, reviewed upcoming events and noted the headliner for the TCR Festival on October 28, 2023 will be Neal McCoy. Ms. Mosley noted her department has actively assisted various tour groups and bids to host conventions. She also reviewed upcoming activities at Railyard Park.

7. Hear update of activities at the Civic Center

April Ortiz, Civic Center Director, reviewed monthly revenues for the current fiscal year, April and May event schedule, and other upcoming events. She noted Vintage Market Days will begin using the Civic Center starting in 2024 and bookings for dance conventions have increased.

Ms. Ortiz reported shipping of the new banquet chairs has been moved to July due to supply issues, the lighting upgrade is complete, and exterior coating cleaning is scheduled to begin May 16th.

8. Hear update of Community Beautification

Chris Seale, Horticulturist, reviewed the following current projects: seasonal color change outs, Little Creek Trail nodes improvements, Broadhead Road median 1, Park Schoolhouse Road medians 4, 5, and 6, Broadhead Road medians 5 and 6. He explained the fish stocking at Bell-Vue, Mustang Creek, and Sports Complex pond has completed.

9. Hear update of activities at the Sports Complex

James Villarreal, Assistant Director Sports Complex, reviewed current monthly revenues for the fiscal year and the April and May tournament and league schedule. He explained the turf fields have allowed tournaments to continue despite rain and is beneficial for the teams and revenues.

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Mr. Villarreal reviewed the following projects: the football field goal posts have been installed with protective padding for safety, the soccer shade pavilion has been completed and accent stone was added to the columns to match the adjacent restroom, the pond fountain has been ordered and will include lights that create a visually stunning effect visible from HWY 287, 10 new expanded metal tables and 12 new trash receptacles have been ordered to replace some of the aging items, the contractor for the wrought iron fence project has been selected and will begin work soon, and the contractor for the outfield renovations has been selected and will begin in the middle of May.

10. Adjourn

There being no further business, the meeting adjourned at 3:41 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary