

A G E N D A

A regular meeting of the Waxahachie Community Development Corporation (WCDC) to be held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas on ***Tuesday, July 11, 2023 at 3:00 p.m.***

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

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

1. Call to Order
2. ***Public Comments:*** Persons may address the Waxahachie Community Development Corporation on any issues. This is the appropriate time for citizens to address the Corporation on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Corporation may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
3. Approval of minutes of the Waxahachie Community Development Corporation regular meeting of May 9, 2023 and special meeting of June 13, 2023
4. Discuss and consider Waxahachie Community Development Corporation Fiscal Year 2024 Budget
5. Discuss and consider funding for mural project
6. Discuss and consider audio system for Waxahachie Civic Center
7. Adjourn

The Board of Directors of the Waxahachie Community Development Corporation reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4006 or (TDD) 1-800-RELAYTX.

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

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. 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

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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

Waxahachie Community Development Corporation
June 13, 2023

A special meeting of the Waxahachie Community Development Corporation (WCDC) was held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas on Tuesday, June 13, 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: Gumaro Martinez, Executive Director of Parks & Leisure Services
Jami Bonner, Assistant City Secretary

1. Call to Order

President Dan Morton called the meeting to order.

2. Public Comments

None.

3. Discuss and consider placement of Chris Kyle statue at the Civic Center

Patrick Souter introduced an opportunity to display a Chris Kyle statue, owned by the Cherokee Nation and entrusted to the Heroes Services Coalition (HSC), at the Civic Center. Mr. Souter stated he was approached by the HSC in hopes of finding a home for the statue potentially at the Civic Center's Heroes Memorial. He noted the proposed agreement includes a hold harmless clause for the City.

Robert Bell, President & CEO of Heroes Services Coalition, explained available locations for placement are limited as the 6.5-foot statue must be kept indoors and out of direct sunlight per an agreement with the Cherokee Nation. The statue would be enclosed in plexiglass (or other material) to prevent visitors from damaging the statue. Mr. Bell stated he has been in contact with the Civic Center staff and a potential location has been identified near the Heroes Memorial in an enclave. He mentioned an information plaque would be displayed with the statue; however, there have been discussions of a larger informational display. The cleaning and upkeep of the statue would be the responsibility of the Heroes Services Coalition.

Jim Phillips asked if the placement of the statue would disrupt any activities at the Civic Center and April Ortiz, Civic Center Director, confirmed that she does not foresee any operational disruptions due to the statue.

City Manager Michael Scott explained the agreement is between the Heroes Services Coalition and the Cherokee Nation. The City of Waxahachie is a nonparty to the agreement. All bonding and liability are the responsibility of the Heroes Services Coalition and the Cherokee Nation. If approved, the City is committing to a two-year term. Mr. Bell stated the agreement can be terminated with a 30-day written notice by the City or Heroes Services Coalition.

Mr. Bell noted Chris Kyle's parents, Wayne and Debbie Kyle, are supportive of the statue project.

Action:

Dave McSpadden moved to approve placement of the Chris Kyle statue at the Civic Center. Jim Phillips seconded, All Ayes.

4. Hear report of YMCA fundraising efforts and consider funding request

Jon McLaughlin, Executive Director of the Waxahachie YMCA, presented plans to expand / renovate the current YMCA facility and development eight acres of green space, owned by the YMCA. The concept includes a community park with an 18,000 sq. ft. pavilion that will shade basketball courts and a turf field. The open-air space will feature a baseball field, pickle ball courts, sand volley ball courts, and soccer fields. The parking lot will be expanded and include a food truck plaza. The project will also include an 8,000 sq. ft. facility expansion and renovation of the current facility.

Brett Hess, YMCA Board Member, explained that a flood plain study is near completion and will address how to vacate 9 ½ acres out of the flood plain. He has reached out to local businesses to assist in the efforts by providing resources such as dirt.

Mr. McLaughlin noted the YMCA Association will monetarily contribute to the expansion / renovation of the facility as it will grow the capacity for membership; however, the majority of the park development will need to be fundraised as it will be utilized by the community. The YMCA Association is supportive of the entire project. After researching similar projects, Mr. McLaughlin estimates the cost for the completed project to be approximately \$4.5 million - \$5 million. He noted a \$1.5 million ARPA grant has been awarded and approximately \$300,000 has already been fundraised. Mr. McLaughlin stated the next step will be to engage professionals to prepare a budget and begin the design process.

After further discussion, it was the general consensus of the Board to review a firm budget prior to considering a funding request at a future meeting. The Board asked Mr. McLaughlin and Mr. Hess to also research and present various fundraising strategies.

5. Hear report and consider funding for mural project

After meeting with the City Manager, Director of Downtown Development, and a local artist, Dave McSpadden recommended the mural project start conservatively with three downtown sites. Mr. McSpadden explained the next steps will be to secure property owner approval to utilize their building for a mural and for the WCDC to consider funding the estimated \$95,000 mural project. He noted the WCDC and property owners would review artists' designs and have

final approval of the mural designs. All artists are professionals in the field and are bonded and insured. Mr. Scott recommended including community members for design input.

It was the general consensus of the Board to contact property owners to gauge support and approval to utilize buildings for murals and consider funding at the July WCDC meeting.

6. Adjourn

There being no further business, the meeting adjourned at 3:57 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary