

Waxahachie Community Development Corporation  
April 16, 2019

A regular meeting of the Waxahachie Community Development Corporation was held on Tuesday, April 16, 2019 at 3:00 p.m. in the Council Chamber, 401 S. Rogers, Waxahachie, Texas.

Members Present: Daniel Morton, President  
Mike Ramsey  
Kevin Strength, Mayor  
Michael Scott, City Manager  
Bob Lynn  
Layne Ballard

Member Absent: John Sanders, Vice President

Ex-Officio  
Member Present: Sandy King, President/CEO Chamber of Commerce

Ex-Officio  
Members Absent: Charles Harris, Director of Finance  
Lori Cartwright, City Secretary

Others Present: Albert Lawrence, Assistant City Manager  
Amber Villarreal, Assistant City Secretary  
Laurie Mosley, Director of Convention & Visitors Bureau  
April Ortiz, Civic Center Director  
James Villarreal, Recreational Superintendent  
Chris Seale, Horticulturist

**1. Call to Order**

President Dan Morton called the meeting to order.

**2. Approval of minutes of the Waxahachie Community Development Corporation meeting of March 12, 2019**

**Action:**

*Mayor Kevin Strength moved to approve minutes of the WCDC meeting of March 12, 2019. Mr. Mike Ramsey seconded, All Ayes.*

**3. Discuss Sports Complex Parking and take any necessary action**

Mr. James Villarreal, Recreational Superintendent, discussed Phase 2 of the Sports Complex Parking improvements noting Kimley-Horn has provided a cost estimate for the improvements.

Ms. Misty Christian, engineer with Kimley-Horn, reviewed the scope of the project and cost estimate noting the figures were based upon the cost of Phase 1. She explained the bidding process is an unknown when it comes to how many contractors will bid and what their numbers will be. At the discretion of the board, the bid would include two inches of asphalt and six inches of lime-stabilized subgrade. Phase 2 would add 100 additional parking spaces. She explained the high traffic area will have ongoing maintenance to seal and repair cracks to extend the life of the surface.

If approved by the board, the project will bid in May and construction will hopefully start in June/July and continue for about three months.

Mr. Layne Ballard inquired about the east end of the parking lot and Ms. Christian noted there will not be a concrete curb because it would obstruct the water flow to the detention pond.

Mayor Kevin Strength asked if the two inches of asphalt is adequate and Ms. Christian noted it has been successful with Phase 1 but will require maintenance. She explained the project will have concrete curb and gutter.

**Action:**

*Mr. Layne Ballard moved to accept and proceed with Phase 2 of the Sports Complex Parking improvements. Mayor Kevin Strength seconded, All Ayes.*

Mr. Villarreal thanked the board for their continued support.

**4. Discuss WCDC contribution to Chamber Strategic Plan initiative and take any necessary action**

President Morton explained the Chamber is in the process of updating the Economic Strategic Plan. He noted the initiative was first led by Mr. Mike Ramsey and the new steering committee will be chaired by Mr. Kevin Chester.

Mr. Mike Ramsey explained in 2012 the Economic Strategic Plan was finalized. On behalf of the Waxahachie Chamber of Commerce Economic Development Committee, the City of Waxahachie engaged TIP Strategies to assist in developing an economic development strategic plan for the city. The nine-month process incorporated input and ideas from key stakeholders and organizations throughout the city. The plan was designed with the overall goal of positioning Waxahachie for long-term growth and prosperity by identifying and prioritizing the needs of Waxahachie.

President Morton reported the cost of the study is \$100,000 and the group is looking for contributions. Mayor Strength explained the last plan was a five-year study and the new one will be a ten-year plan.

Mr. Bob Lynn expressed the positive economic development impact of the study and the connection to the Waxahachie Community Development Corporation.

Mayor Strength expressed his views on WCDC being a proponent of economic development. He noted the plan initially brought the unity of banks, schools, and businesses in Waxahachie together to discuss the future and community efforts. There needs to be a plan recognizing the needs for the children in the community as well as the future of new schools, and highway corridors. He encouraged the board to contribute what they can but requested to see what additional contributions come in. Buy-ins from different businesses, organizations, and schools is imperative for the success of the plan.

Ms. Sandy King explained the importance of having the Strategic Plan in place as a guide and direction for Waxahachie. She noted Waxahachie is very fortunate to have a plan and cohesiveness with other organizations and schools in the community.

Mr. Ballard expressed his support for committing \$10,000.00 now and consider additional funding in the future.

City Manager Michael Scott spoke in support of Mr. Ballard's recommendation noting it is imperative to have a broad base of contributions for it to be a successful community plan.

**Action:**

*Mr. Mike Ramsey moved to approve a \$10,000 contribution from the Waxahachie Community Development Corporation to Chamber Strategic Plan initiative contingent on revisiting in the future. Mayor Kevin Strength seconded, All Ayes.*

**5. Hear Amphitheater Update (including construction and operational strategy) and take any necessary action**

Assistant City Manager Albert Lawrence presented an Amphitheater Update noting construction is progressing and dirt is moving. He explained they have finished bore under the creek, utilities are being installed, and formwork for the concrete will begin soon.

Mr. Lawrence explained additional staff is needed for the Amphitheater and a Cultural Arts and Programming Manager will be hired, under the direction of the Convention and Visitors Bureau, to handle marketing, scheduling, and talent recruitment. He noted the goal is to fill the position quickly so the employee can be present for the completion of the Amphitheater. Additional staffing in the Parks Department will also be needed and utilized at the Amphitheater. The scheduled completion is on track for early fall, contingent on the weather.

The board expressed their anticipation for the completion of the project.

**6. Public Comments**

None

**7. Adjourn**

*There being no further business, Mayor Kevin Strength moved the meeting adjourn at 3:58 p.m. Mr. Mike Ramsey seconded, All Ayes.*

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary