

A G E N D A

A *Special* meeting of the Waxahachie Community Development Corporation (WCDC) to be held in the Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas on *Tuesday, August 25, 2020 at 12:00 p.m.*

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

Ex-Officio Members: Lori Cartwright, City Secretary
Chad Tustison, Director of Finance
Sandy King, 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 meeting of August 11, 2020
4. Consider Waxahachie Community Development Corporation 2020-2021 fiscal-year Budget
5. Continue discussion of current needs and future direction and priorities of the WCDC
6. Adjourn

The Board of Directors of the Waxahachie Community Development Corporation reserves the right to go into Executive Session on any posted item.

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) 309-4005 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
August 11, 2020

A regular meeting of the Waxahachie Community Development Corporation (WCDC) was held on Tuesday, August 11, 2020 at 3:00 p.m. in the Council Chamber, 401 South Rogers, Waxahachie, Texas.

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

Ex-Officio
Member Present: Chad Tustison, Director of Finance

Ex-Officio
Members Absent: Lori Cartwright, City Secretary
Sandy King, President/CEO Chamber of Commerce

Others Present: Amber Villarreal, Assistant City Secretary
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 meetings of June 9, 2020 and June 16, 2020

Action:

Mr. David McSpadden moved to approve minutes of the WCDC meetings of June 9, 2020 and June 16, 2020. Ms. Judy Demoney seconded, All Ayes.

4. Consider request by Brian Lance for a no-interest loan to fund the completion of the Optimist Pool renovation project

Mr. Brian Lance and Mr. Bryan Johnson requested approval of a \$60,000 no-interest loan to fund the completion of the Optimist Pool renovation project. They reviewed the project costs, current funding received, and explained they are still needing funding to complete the project. The original plan required \$300,000 but only \$165,000 was raised so the Optimist Club used that money to renovate as much as possible.

Mr. Lance explained additional funding is needed to complete the project which includes new electricity wiring, roofing, skimmer baskets, decking, lighting, plaster, and coping.

Mr. David McSpadden inquired about how the Optimist Club plans to repay the loan and Mr. Johnson noted fundraiser money would be used to repay the loan within one to three years. Mr. Johnson noted no fundraisers are planned at this time due to the ongoing renovations and COVID-19 pandemic.

Ms. Judy Demoney stated Mr. Johnson is her nephew by marriage but her recommendation will be based on what is best for the Waxahachie community.

City Manager Michael Scott explained the Board has granted funds to different projects that improve the quality of life in Waxahachie, such as this community pool.

Mr. McSpadden and Mr. Bob Lynn expressed their concerns with approving a loan to the Optimist Club and expressed their support for a grant instead.

Ms. Elizabeth Tull requested to have a financial update of the WCDC funds and postpone the request to a future meeting.

Mayor David Hill explained he would like to see a financial update of WCDC funds but is also in favor of seeing this project completed soon.

Mr. Scott reviewed current financials noting an estimated half million dollar loss is expected but there is still a healthy fund balance. He explained the end of next fiscal year is expected to be a more favorable balance sheet. He noted there is approximately \$870,000 available at September 30th year end for the Board's discretionary spending.

Action:

Mr. David McSpadden moved to approve a \$60,000 grant to fund the completion of the Optimist Pool renovation project with the stipulation that there will not be any more requests to the Waxahachie Community Development Corporation for improvements at Optimist Pool. Ms. Judy Demoney seconded.

Mr. Scott requested to amend the motion to include challenging the Optimist Board to complete the original scope for renovations by raising funds for the full completion including landscaping.

Action:

Mr. David McSpadden accepted the amendment. Ms. Judy Demoney seconded, All Ayes.

5. Continue discussion of future direction and priorities of the WCDC from the June 16th board meeting

Mr. Scott reviewed city financials noting a majority of revenue for the corporation comes from sales tax. He explained the fiscal year will end with a deficit but a healthy fund balance is helpful. Mr. Scott reviewed the estimated FY 20 fund balance at \$871,360 and estimated FY 21 fund balance at \$1,216,564.

Mr. Scott reviewed the following:

- FY 20-21 WCDC Requests
- FY 19-20 Bond Projects
- FY 20-21 General Fund Capital and Operating Plans
- FY 20-21 WCDC Fund Capital Plan
- FY 20-21 Water Fund Capital and Operating Plans
- FY 20-21 Waste Water Fund Capital and Operating Plans
- Area Sewer Lines and Proposed Area Water Lines
- Map of City Owned Properties

He explained the Board can review the projects and determine if they want to provide WCDC support.

Mr. McSpadden voiced his support for a team/youth center for Waxahachie.

The board set their next work session for August 25, 2020 at 12:00 p.m.

6. Adjourn

There being no further business, Ms. Elizabeth Tull moved the meeting adjourn at 4:20 p.m. Mr. David McSpadden seconded, All Ayes.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

WAXAHACHIE COMMUNITY DEVELOPMENT FUND

FY 2021 Budget and 5-Year Forecast

FUND SCHEDULE SUMMARY	1	2	3	4	5	6
	FY 2020 YE Est	FY 2021 Budget	FY 2022 Forecast	FY 2023 Forecast	FY 2024 Forecast	FY 2025 Forecast
<i>Line</i>						
1 BEGINNING BALANCE	\$ 2,600,895	\$ 2,034,971	\$ 2,351,574	\$ 2,551,247	\$ 2,394,789	\$ 2,888,084
2						
3 REVENUES						
4 Sales Tax	\$ 4,730,000	\$ 4,776,000	\$ 4,919,280	\$ 5,066,858	\$ 5,218,864	\$ 5,375,430
5 Miscellaneous Income	5,360	3,300	3,399	3,501	3,606	3,714
6 Charges for Services - Civic Center	382,442	422,501	435,176	448,231	461,678	475,529
7 Charges for Services - Sports Complex	80,000	149,500	153,985	158,605	163,363	168,264
8 Investment Income	33,900	34,200	35,226	36,283	37,371	38,492
9 Transfers In	50,000	50,000	50,000	50,000	50,000	50,000
10 Total Revenues	\$ 5,281,702	\$ 5,435,501	\$ 5,597,066	\$ 5,763,478	\$ 5,934,882	\$ 6,111,429
11						
12 EXPENSES						
13 Non Departmental	\$ 65,750	\$ 11,310	\$ 11,649	\$ 11,999	\$ 12,359	\$ 12,730
14 Civic Center	1,284,757	1,217,986	1,254,526	1,292,161	1,330,926	1,370,854
15 Sports Complex	2,123,990	1,173,930	1,209,148	1,245,422	1,282,785	1,321,269
16 Community Beautification	502,429	355,007	365,657	376,627	387,926	399,564
17 Debt Service Transfer	1,733,000	1,730,885	1,742,143	1,737,067	1,739,037	1,736,571
18 Transfers Out	137,700	75,480	76,612	77,761	78,928	80,112
19 New Programs - Service Enhancements	-	554,300	737,658	1,178,899	609,626	288,242
20 Total Expenses	\$ 5,847,626	\$ 5,118,898	\$ 5,397,393	\$ 5,919,937	\$ 5,441,587	\$ 5,209,340
21						
22 GROSS ENDING BALANCE	\$ 2,034,971	\$ 2,351,574	\$ 2,551,247	\$ 2,394,789	\$ 2,888,084	\$ 3,790,173
23						
25 <i>Minimum Reserves (95 Days Operating)</i>	<i>1,247,206</i>	<i>1,188,046</i>	<i>1,212,808</i>	<i>1,233,969</i>	<i>1,257,634</i>	<i>1,280,834</i>
26 Available after reserve (discretionary)	\$ 787,765	\$ 1,163,528	\$ 1,338,440	\$ 1,160,820	\$ 1,630,451	\$ 2,509,339
27						
29						
30 NEW PROGRAM ENHANCEMENTS						
31 Civic Center	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
32 Chairs (per replacement plan)	-	-	-	142,800	-	-
33 Carpet (per replacement plan)	-	-	-	200,000	-	-
34 HVAC (per replacement plan)	-	-	-	-	-	75,000
35 Roomset Software Upgrade	-	9,300	9,533	9,771	10,015	10,265
36 Subtotal Civic Center	-	9,300	9,533	352,571	10,015	85,265
37 Sports Complex	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
38 Synthetic Turfs	-	400,000	400,000	400,000	400,000	-
39 Track Resurfacing	-	-	125,000	-	-	-
40 Wrought Iron Fence	-	-	75,000	75,000	-	-
41 Mower Replacement (per plan)	-	-	-	-	65,000	-
42 Mower Replacement (per plan)	-	-	-	-	-	65,000
43 Subtotal Sports Complex	-	400,000	600,000	475,000	465,000	65,000
44 Beautification	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
45 Broadhead Road Landscaping	-	45,000	46,125	47,278	48,460	49,672
46 Park Schoolhouse Road Landscaping	-	40,000	41,000	42,025	43,076	44,153
47 Christmas Light Panels (Getzendaner Park)	-	40,000	41,000	42,025	43,076	44,153
48 Chapman Park Trees (50/50 Split)	-	20,000	-	-	-	-
49 Storage Facility	-	-	-	220,000	-	-
50 Subtotal Beautification	-	145,000	128,125	351,328	134,611	137,977
51 TOTAL NEW PROGRAMS	-	554,300	737,658	1,178,899	609,626	288,242