

Waxahachie Community Development Corporation
May 14, 2024

A regular meeting of the Waxahachie Community Development Corporation (WCDC) was held in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas on Tuesday, May 14, 2024 at 3:00 p.m.

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

Ex-Officio Chad Tustison, Senior Director of Finance
Members Present: Kevin Strength, President/CEO Chamber of Commerce

Ex-Officio Amber Villarreal, City Secretary
Member Absent:

Others Present: Gumaro Martinez, Executive Director of Parks & Leisure Services
Laurie Mosley, Director of Convention & Visitors Bureau
April Ortiz, Civic Center Director
Chris Seale, Horticulturist
James Villarreal, Assistant Director Sports Complex
Jami Bonner, Assistant City Secretary

1. Call to Order

President Daniel Morton called the meeting to order.

President Morton read a letter from Pat and David Smith expressing gratitude to the Waxahachie Community Development Corporation for supporting the Waxahachie Cowboy Gathering.

2. Public Comments

None.

3. Approval of minutes of the Waxahachie Community Development Corporation regular meeting of March 12, 2024

Action:

David McSpadden moved to approve minutes of the WCDC regular meeting of March 12, 2024. Motion was seconded by Elizabeth Tull and carried unanimously (7-0).

4. Consider Waxahachie Community Development Corporation Annual Financial Report for year ended September 30, 2023

Auditor Paula Lowe, Patillo, Brown & Hill, LLP, reviewed the Annual Financial Report noting the auditor's opinion: the financial statements present fairly, in all material respects. She reported as of the close of fiscal year 2023, the fund balance for the Corporation's general fund was \$5,246,411.

Action:

Elizabeth Tull moved to accept the Waxahachie Community Development Corporation Annual Financial Report as presented. Motion was seconded by David McSpadden and carried unanimously (7-0).

5. Consider supplemental appropriation to update Lions Park Master Plan

Senior Director of Parks and Recreation Kyle Cooper presented the item and requested approval of a supplemental appropriation to fund the proposed updates to the Lions Park master plan. Since the original master plan was adopted in 2021, the City has purchased an additional 56 acres to the east of Lions Park to accommodate future expansion by the adjacent wastewater treatment plant. The original master plan did not consider the additional land and the update is needed to maximize the programming and utilization of the additional land acquired for park improvements.

Action:

David McSpadden moved to approve a supplemental appropriation from the WCDC unrestricted reserve fund balance in the amount of \$24,500 to fund the proposal to update the Lions Park master plan update as presented by staff, and authorize the City Manager to execute all documents as necessary. Motion was seconded by Daniel Morton and carried unanimously (7-0).

6. Hear report of YMCA fundraising efforts and consider revised funding request

Jon McLaughlin, Executive Director of the Waxahachie YMCA, presented two options for a request of funding. Both options include funding to assist the YMCA with constructing an 18,000 square foot pavilion, pickleball courts, a walking trail, an inclusive / adaptive playground, welcome / gathering area, and sports fields. Option one funding request includes artificial turf fields for \$2,294,000. Option two funding request includes natural grass fields for \$1,324,000.

The consensus of the Board was to further review and discuss the request at the June WCDC meeting.

Action:

Daniel Morton moved to continue Item six to the June Waxahachie Community Development Corporation meeting for further review and discussion. Motion was seconded by David McSpadden and carried unanimously (7-0).

7. Hear update on Nature Trail project

Mr. Cooper provided an update on the Nature Trail project including the one-mile path and potential features. The consensus of the Board was to focus on benches, signage, the entrance and keep the concept of a true nature trail.

8. Adjourn

There being no further business, the meeting adjourned at 4:14 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary