

Waxahachie Community Development Corporation
August 13, 2024

A Special 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, August 13, 2024 at 3:00 p.m.

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

Member Absent: Bob Lynn

Ex-Officio Amber Villarreal, City Secretary
Members Present: Chad Tustison, Senior Director of Finance

Ex-Officio Kevin Strength, President/CEO Chamber of Commerce
Member Absent:

Others Present: Albert Lawrence, Deputy City Manager
Gumaro Martinez, Executive Director of Parks & Leisure Services
Kyle Cooper, Senior Director of Parks & Recreation
Jami Bonner, Assistant City Secretary

1. Call to Order

President Dan Morton called the meeting to order.

2. Discuss projects/initiatives from WCDC

Dan Morton opened discussion for Item 2. He addressed the growing dangers posed by heavy traffic and increased activity at the Lake Parks. Mr. Morton encouraged members to consider completing the Lake Parks improvements to help mitigate potential safety issues. Mayor Billie Wallace suggested exploring the possibility of hiring lake patrol officers to enforce park regulations such as those related to parking and swimming. David McSpadden noted his concerns of project's cost and questioned whether the improvements would effectively resolve the safety issues. To address these concerns, Mr. McSpadden recommended installing fencing and landscaping and restrict public access. City Manager Michael Scott responded by stating that staff has been directed to close the area to the public while allowing access to a utility easement and board ramp for emergency services only. He noted that funding from WCDC is not required for the closure itself, but a future request may be made for landscaping improvements for the areas.

Mr. McSpadden introduced a proposal to enhance accessibility and connectivity by improving sidewalks and constructing a bridge to connect the Waxahachie Creek Hike and Bike Trail, Wags-A-Hachie Dog Park, the nature trail, and Lions Park to downtown and Railyard Park. He suggested issuing certificates of obligations to finance and consolidate the project. Jim Phillips recommended to initiate a comprehensive planning process to explore optimal use of WCDC funding. Kyle Cooper, Senior Director of Parks and Recreation, responded by noting a new Parks and Open Space Master

Plan is in development for FY25. The plan will include community engagement and may provide some direction for WCDC.

Mr. McSpadden recommended incorporating the Lions Park improvements into certificates of obligations funding. Mr. Scott responded that LaTerra Studio is in the process of updating the Lions Park Master Plan and will be available to present at an upcoming meeting.

After further discussion, the members reached a consensus to schedule a work session with the City Council to seek guidance on prioritizing the WCDC's objectives.

3. Consider approval of contract and supplemental appropriation for Downtown Christmas Lighting and Decorations

The Item was presented by Mr. Cooper. Following the 2023 Christmas parade, the City received feedback relating to the need to expand holiday lighting and décor downtown. A committee of Waxahachie Downtown Merchants Association members, Council members, County staff, and City staff met to discuss expanding the scope and quality of the holiday lighting and decorations throughout downtown. Staff solicited bids from multiple companies. Mr. Cooper noted that Christmas by Zenith has a strong track record in successfully managing similar projects. The contract scope includes decorating key downtown areas such as the Ellis County Courthouse, parking garage, light poles along Rogers Street, the Beatty Building, and Railyard Park.

Action:

David McSpadden moved to approve the contract with Christmas by Zenith for Downtown Christmas Decorations and authorize a supplemental appropriation in the amount of \$300,000, and authorize the City Manager to execute all necessary documents as presented by staff. Motion was seconded by Dan Morton and carried unanimously (6-0).

4. Adjourn

There being no further business, the meeting adjourned at 4:23 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary