

Waxahachie Community Development Corporation  
May 8, 2018

A regular meeting of the Waxahachie Community Development Corporation was held on Tuesday, May 8, 2018 at 3:00 p.m. in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas.

Members Present: John Sanders, President  
Mike Ramsey, Vice President  
Kevin Strength, Mayor  
Michael Scott, City Manager  
Daniel Morton  
Layne Ballard

Members Absent: Bob Lynn

Ex-Officio Lori Cartwright, City Secretary  
Members Present: Charles Harris, Director of Finance  
Sandy King, President/CEO Chamber of Commerce

Others Present: John Smith, Director of Parks and Recreation  
Laurie Mosley, Director of Convention & Visitors Bureau  
April Ortiz, Civic Center Director  
James Villarreal, Recreational Superintendent  
Chris Seale, Horticulturist

**1. Call to Order**

President John Sanders called the meeting to order.

**2. Approval of minutes of the Waxahachie Community Development Corporation meeting of April 10, 2018**

**Action:**

*Mr. Layne Ballard moved to approve minutes of the WCDC meeting of April 10, 2018. Mr. Daniel Morton seconded, All Ayes.*

**3. Consider Waxahachie Community Development Corporation Financial Report for year ended September 30, 2017**

Mr. Charles Harris, Director of Finance, presented the Waxahachie Community Development Corporation Financial Report for year ended September 30, 2017. Financial Highlights included:

- At the close of the fiscal year, the assets and deferred outflows of resources of the Corporation exceeded its liabilities and deferred inflows of resources by \$1,974,734 (net position). Of this amount, unrestricted net position was \$2,806,224. Total revenues were \$5,054,184 and total expenses were \$5,457,379, including depreciation.
- The Corporation's net position decreased by \$403,195, primarily as a result of increased general government expenses offset by an increase in sales tax revenues.

- At the end of the fiscal year, the total fund balance of all governmental funds was \$7,973,473, down \$1,466,546 which was less than the prior year increase of \$5,740,878. This was due to certificate of obligation bonds issued during 2016 for park improvements and an increase in capital outlay expenditures in the current fiscal year.
- As of the close of the current fiscal year, unassigned fund balance for the Corporation's General Fund was \$3,421,641, or 117.94% of General Fund expenditures not including transfers out.

President Sanders thanked Mr. Harris and his staff for working through the bonds allowing for more available funds for future projects. He stated the city had a great sales tax year and that continues to improve. He thanked Mr. James Villarreal, Recreational Superintendent and Ms. April Ortiz, Civic Center Director, for overseeing their budgets noting the budget reflected an increase for the year which means we are starting to exceed the budget on revenues from actual operation not just from the sales tax revenue.

President Sanders referenced the beautification program and asked if the Tax Increment Reinvestment Zone #1 (TIRZ) will reimburse the fund or is it a net number of what was actually paid. Ms. Gail Turner, Assistant Finance Director, stated a Journal Entry was posted reimbursing the Corporation noting the amount is included in the financials.

**Action:**

*Vice President Mike Ramsey moved to accept the Waxahachie Community Development Corporation Financial Report for year ended September 30, 2017. Mayor Kevin Strength seconded, All Ayes.*

**4. Hear update on Amphitheater and take any necessary action**

City Manager Michael Scott reported staff is working on a solution to include restrooms noting Halff Associates will provide a proposal because it is an add-on service. Mr. Scott stated he has requested we move forward with the bid process and the restrooms can be added as an alternate or change order.

Mr. Scott referenced how Oncor is going to be serviced from an electricity standpoint. He stated staff thought we had a solution on the route, and then Oncor engineers looked at it again and came up with another option. We are continuing to way out different options. Essentially we are looking to be in agreement of the power crossing the creek along Rogers Street. The question right now is whether it is on the east side or west side and boring from that point over to the east side of the train depot. So, eliminating the feeder that will come across the main part of the park is our objective. Once we get the best solution Halff Associates will incorporate that into their plans.

Mr. Scott referenced the trail coming across a piece of private property. He reported staff had conversations and there may still be an opportunity to keep the originally planned route. President Sanders stated there have been positive conversations with the property owner.

Mr. Scott stated staff hopes to reach a conclusion and be ready to go out for bid.

President Sanders asked about scheduling a ground breaking. Mr. Scott stated once we get closer to completing these items a ground breaking will be scheduled.

**5. Discuss regulating smoking at Sports Complex and take any necessary action**

Mr. James Villarreal, Recreational Superintendent, reported he contacted twelve cities to see if they regulate smoking at their sports complexes. Eight cities responded ranging from no tobacco at all on the premises to designated areas in the complex. He stated the City of Waxahachie currently has a smoking Ordinance that reflects smoking at outdoor facilities you must be 25 feet from the bleachers. Staff recommended to start with the current ordinance regulating the 25 foot rule in the form of signage near bleachers and concession stand noting it is a good step to get visitors in compliance. Mr. Villarreal stated most sports complexes he visits are smoke free.

Discussion was held with some members recommending cigarette trash stands to be located around the complex. Others recommended moving forward with a smoke free complex by placing signage at the entrance announcing a smoke free facility.

**Action:**

*After further discussion, Mr. Layne Ballard moved to make the Sports Complex a smoke free complex. Vice President Mike Ramsey seconded, All Ayes.*

**6. Discuss Fountain Plaza and Civic Center Star (and shade structure options) at Civic Center and take any necessary action**

City Manager Michael Scott presented three (3) options of shade structures to provide better coverage of the Civic Center Star:

- Option 1: rectangle style structure
- Option 1A: 3-point large sail structure
- Option 1B: 4-point large sail structure

Staff recommended the 3-point large sail structure noting it provides more shade. Mr. Scott stated the cost is \$45,000 noting it will be added to the budget. He stated once staff receives direction, the project will go out for bid noting the preferred option can be added as an alternate.

**Action:**

*After discussion, President John Sanders moved to approve the construction of the Fountain Plaza and Civic Center Star and to approve Option A being a 3-point large sail structure. Mr. Daniel Morton seconded, All Ayes.*

**7. Hear and discuss monthly activity updates from city staff**

Mr. Villarreal reported murals are being painted on the trash dumpsters by the Howard Jr. High students and the newspaper is going to do an article.

Ms. Laurie Mosley, Director of Convention and Visitors Bureau (CVB), reported this year is the 50<sup>th</sup> Anniversary of the Gingerbread Trail and museum and the events will include a golf tournament. She stated the CVB is advertising on billboards promoting the event that will take place the first week of June. She announced the city received the Texas Travel Industry Association Best of Texas Award for Best City during the 2017 Texas Study Tour. Ms. Mosley stated May 6 – May 12 is National Tourism Week. She stated in April of 2019 the girl campers will be back in Getzendaner Park.

Mr. Chris Seal, Horticulturist, reported color changes have been completed in several parks and new Earth Planter self-watering hanging baskets have been planted and hung in the lot next to Courthouse Park. He stated grant funds will be used at the Garden Estates location to install new sod, irrigation, defined mulch beds, and larger annual display in front of the sign.

President Sanders referenced the accent lighting for Bynum Plaza by spring of 2019 on Mr. Seal's report and asked if that can be completed by Christmas of 2018. Mr. Seale compared changer bulbs noting white bulbs cost approximately \$30 per bulb and colored bulbs cost approximately \$300 per bulb. President Sanders suggested using white lights in and around the trees and putting more plugs and outlets across the park for seasonal coloring.

## **8. Public Comments**

Mr. Chuck Tenant, 319 Magnolia Drive, Waxahachie, thanked the Board for implementing the no smoking policy at the Sports Complex.

## **9. Adjourn**

*There being no further business, Vice President Mike Ramsey moved the meeting adjourn at 4:14 p.m. Mr. Layne Ballard seconded, All Ayes.*

Respectfully submitted,

Lori Cartwright  
City Secretary