

Waxahachie Community Development Corporation
June 14, 2016

A regular meeting of the Waxahachie Community Development Corporation was held on Thursday, June 14, 2016 at 3:00 p.m. in the Council Conference Room, 401 S. Rogers, Waxahachie, Texas.

Members Present: John Sanders, III, President
Mike Ramsey, Vice President
Kevin Strength, Mayor
Bob Lynn
Layne Ballard

Members Absent: Paul Stevens, City Manager
Daniel Morton

Ex-Officio Lori Saunders, City Secretary
Member Present: Charlie Harris, Director of Finance

Others Present: Steve Chapman, City Attorney
Michael Scott, Assistant City Manager
John Smith, Director of Parks and Recreation
James Villarreal, Recreational Superintendent
Laurie Mosley, Director of Convention & Visitors Bureau
April Ortiz, Civic Center Director

President John Sanders called the meeting to order.

President Sanders requested to amend the Minutes of the May 12, 2016 as follows:

~~The board discussed the office location for Mr. Villarreal. After a brief discussion, It was determined the office location is a management decision and the not boards.~~

President Sanders and Mr. Layne Ballard questioned the office location of Mr. James Villarreal and questioned whose decision that was. It was determined the office location is management decision and other board members referred to the City Manager for that decision.

Mr. Mike Ramsey moved to approve the minutes of the Waxahachie Community Development Corporation minutes of May 12, 2016 as amended. President Sanders seconded, **All Ayes.**

Mr. Jim Chapman, former inaugural member of Waxahachie Community Development Corporation (WCDC), reviewed the conception of the WCDC. He stated in 1996 when the sports complex and civic center was badly needed, a core group was formed and started touring sports complexes and civic centers in other cities. In May of 1997 it went to the voters for the adoption of a sales and use tax at the rate of one-half of one percent to be used first for the construction, operation and maintenance of a civic center, and secondly for the construction,

operation and maintenance of a recreation/sports complex. He stated the proposition passed and the WCDC Corporation was formed and board members appointed.

Mr. Chapman stated the ballot also listed other projects the WCDC could do and explained the board's view was as debt was retired, there would be other projects to consider and that is why there was a long list of other items on the ballot. He noted now 20 years later, the current board is looking to consider other projects and that was the idea.

Mr. Chapman asked the board to think about a key issue for the city being downtown and suggested to acquire the downtown lots that were lost in a fire and building that block out noting a private company is probably not going to rebuild it. He recommended the city rebuild the block and take an exit strategy once completed.

Mr. Chapman stated the WCDC Board is now reaching the next phase of what they can craft and asked them to consider the masterplan of the Board.

Mr. Bob Lynn asked the difference between 4A Corporation and a 4B Corporation. Mr. Chapman stated a 4A Corporation is more restricted. A 4B Corporation was much more applicable for our city and the bond was set for all the things we can do.

President Sanders Stated he visited the Park Board at the first of the year to report the WCDC has a few hundred thousand dollars a year that can be allocated towards smaller park projects as well as additional potential bond monies. He invited Park Board Chairman Coy Sevier to present the Park Board's vision of upgrading city parks.

Mr. Sevier stated when the Park Board discussed upgrading parks, they set aside trails due to they can be funded through grants and matching grants. He reported the Board discussed upgrades to the parks across the city to make a big impact to nearby neighborhoods. Mr. Sevier stated the Board was pleased when Getzendaner Park received shade structures noting new equipment will include shade structures.

Mr. Sevier presented the following breakdown of Parks based on their size, budget and remarks:

Park Size	Budget	Remarks
<u>Large Parks</u>		
Getzendaner 300 S Grand	0.00	Rebuild of HA area proposed 2017 budget
Lions Park 447 Lions Park Rd	150K	Play system w/cover
Boat Dock Park 101 Lakeshore	150K	Refurbish dock area restrooms in this year's budget

Chapman Park 1109 Brown St	150K	Play System W/cover
Lee Penn Park 400 Getzendaner	0.00	Currently doing a 600K redo
Brown/Singleton Park 701 Farley	150K	Play System w/cover

Medium Parks

Bullard Heights Dunaway and Paisley	100K	Play System w/cover
Belle-Vue Park Cumberland St (off Richmond)	100K	Play System w/cover
Oak Lawn Wyatt/East Park St	100K	Play System w/cover

Small Parks

Spring Park 501 Lake Shore	75K	Amenities
AF Thompson Jefferson St behind Library	75K	Play System w/cover
Jetty Park Lakeshore Dr.	75K	Amenities
Brown Chiles Park Richmond Ln	75K	Play System w/cover
George Brown Plaza	150K	Water Play Area
Sports Complex	150K	Water Play Area

TOTAL BUDGET 1,500,000

Mr. Sevier stated if the bond passes there can be an immediate impact of every section of Waxahachie as folks start using all parks. He recommended taking funds left over from the trail program and tie trails together. He explained each time neighborhoods tie together it will make a place for walking, running and riding bikes making a large impact on the quality of life for families in the city. Mr. Sevier stated the list above depicts parks that are scattered throughout the city that would make the biggest impact for the citizens noting these neighborhoods would see park improvements and have something for them to enjoy.

Parks and Recreation Director John Smith presented various playground equipment pictures noting the list presented above is for playground equipment only. He explained installing curb and fill with mulch is fairly inexpensive; a rubber surface is more expensive; or we can go extremely economical and install a rubber or a plastic block and fill with mulch. Mr. Smith stated the Park Board will be visiting with vendors throughout this process.

President Sanders asked before allocating funds to all parks, does the WCDC Board need to have the complete package for each park. He stated if it takes another \$300,000 - \$400,000 to do the substructure properly, where do the additional monies come from. He expressed concern with quality over quantity. He stated the layout and allocations look good, but comparing pricing of the equipment to the allocation, he's not sure we are going to get the turnkey in all of these locations that we are envisioning.

Mr. John Smith stated when looking at a play structure, one-third of the cost goes back to the additional items such as curbing, drainage system and surface, and recommended the kiddy mulch because it is very effective and fairly economical. Mr. Smith referenced the playground handout noting the playground pieces are all modular and not sold as a package and explained the Park Board can pick and choose based on the budget.

President Sanders stated where vendors had specials in the past they no longer have them now, so maybe the Park Board can roll some purchases into next spring to get additional discounts.

Mr. Smith stated there will be lots of shopping, lots of communication with vendors looking for deals and then of course, the design and engineering. He stated the Park Board will figure out what is going to fit. He stated the city is not going to serve the entire public by just doing one park.

Mr. Ramsey asked if the WCDC Board is considering the \$1.5 million.

Mayor Kevin Strength stated the Park Board and Staff set aside the \$1.5 million on the parks to identify the sizes but they don't have the total numbers at this time. He stated if we come in at \$1.6 million or \$1.7 million cost, we can work with that. Mayor Strength stated we are going to get as close to the \$1.5 million as we can and get as many parks updated as possible to have an impact all over the city and explained the City budgets \$200,000 - \$400,000 in the General Fund yearly to provide for updates.

President Sanders stated he understands the proposed pricing is retail without any negotiating and stated hopefully there can be a takedown schedule provided where you don't have to buy the equipment all at one time and purchase at certain periods of time at a certain price.

Mr. Smith stated anything over \$50,000 must go out to bid and the city uses "BuyBoard". He stated Staff will be looking at "BuyBoard" pricing which is significantly lower than retail prices.

Finance Director Charles Harris stated he won't allow piece milling equipment with various vendors to keep the cost down to get around bidding specifications.

President Sanders stated there was talk some time ago about potentially hiring third party grant writers, and professionals to help us move this process along to get the trails and park system that will connect all of this. He stated he can see the Parks Director spending a lot of time at the parks working with the contractors and asked Mr. Smith how we make sure the short-term to long-range term pieces are moving forward.

Mr. Smith referred back to a Park Board meeting where Mr. Sanders and Mayor Strength attended noting the discussion was towards having a long-range plan. He stated while the Park Board is planning these short-range projects, we need to be looking 5, 10, and 15 years ahead for each of these parks. He explained if we are establishing some amenities and some play structures, we need to look at year 5 adding parking and amenities for the adults to use and then year 10 we need to be looking at some larger scales such as landscaping, earthwork, practice fields turning these parks into their full scale version. Mr. Smith stated developing the long-term plan will consist of referring back to the 2007 Parks Master Plan. He explained each of the parks is highlighted in the Master Plan and it lists suggestions for what do for improvements.

Mr. Bob Lynn stated the park program outlined is wonderful including Mr. Chapman's idea about the empty lots as well as beautification of portal systems and hiring of grant writers and explained he wants to consider all options to determine the very best way to spend the money.

Mr. Lynn stated he doesn't know how the City Council where City Council wants to go be in 3, 5, and 10 years. He stated once he receives feedback then he can have the satisfaction that the WCDC is doing the very best with the money they have.

Mayor Strength stated Council can come back in 2017-2018 and bond about the same amount of money. He explained we have TIRZ funds for downtown projects; the high school will be complete in 2 years, and the Kemp Development will be selling off lots in 2 years noting Council is looking at 2-3 years before there is anything we can make an impression on with the money we have. Mayor Strength stated over the past 6 years Council has been focused on streets, infrastructure, Police Department and Fire Department and explained street funds are getting up to where they need to be and now any future funds we can put in parks and not be required to come before the WCDC.

Mr. Lynn confirmed with the Mayor there is nothing else on the "want" list that have fallen under the purview of the WCDC that we ought to consider because of time or other things.

Mayor Strength stated time is the main thing and right now we can fund this and turn around and fund something else in 2-3 years.

Mayor Strength referenced the trail system noting the process has been started with the North Central Texas Council of Governments and we are hearing good things on the trail from Waxahachie to Midlothian because of the new school under construction and the idea of justify connecting two sister cities. He stated in the coming future Council will not tie the WCDC to the trail system due to other things the WCDC needs to do. He stated right now his focus is the quality of life that can make a difference and if needed come back in a second phase to get funding for the trail going to Midlothian. He stated funding the trail system is priority and stated if the city does not get the grant then they are moving ahead to fund it.

Mr. Sevier stated the Park Board presentation is the initial concept and he is confident the concept will start to bring focus on our parks.

President Sanders asked Mayor Strength if he is seeking approval for the allocation of the \$1.5 million. Mayor Strength stated this meeting is for informational purpose and no action needed at this time.

President Sanders suggested the WCDC Board consider a new mission statement addressing the WCDC going forward.

Assistant City Manager Michael Scott referenced signage and use of the Civic Center property noting the gentleman who was to present his sign concept was unable to attend the meeting. Mr. Scott briefly reviewed the concept and after further discussion, the Board agreed to have the gentlemen attend the next meeting to present.

Citizens' Petitions and Requests:

President Sanders asked Mr. James Villarreal, Recreational Superintendent about the grass at the Sports Complex. Mr. Villarreal stated 13 acres is sprigged and 60% complete as far as fertilization. Fields will be ready Saturday after Labor Day for soccer. Mr. Villarreal stated the shade structures arrived and are being installed today. He stated the bid for concrete drive and curb came in at 2.5 million.

Ms. April Ortiz, Director of Civic Center, stated the wall covering is on order and once received they will schedule the installation around events. She stated she is waiting on a quote to put windows in the office doors. Ms. Ortiz announced Ms. Donna Smith, Sales Associate, put in her two week notice and her last day is June 16, 2016.

There being no further business, Mayor Strength moved the meeting adjourn at 4:46p.m. Mr. Mike Ramsey seconded, **All Ayes.**

Respectfully submitted,

Lori Saunders
City Secretary