

Waxahachie Community Development Corporation  
October 11, 2016

A regular meeting of the Waxahachie Community Development Corporation was held on Tuesday, October 11, 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  
Paul Stevens, City Manager  
Bob Lynn  
Daniel Morton  
Layne Ballard

Ex-Officio Lori Saunders, City Secretary  
Member Present: Pete Havel, President, Chamber of Commerce  
Charles 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  
Chris Seale, Horticulturist

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President John Sanders called the meeting to order.

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**Mr. Layne Ballard nominated Mr. John Sanders II as President and Mr. Mike Ramsey as Vice President of the WCDC Board for fiscal year 2016-2017.** City Manager Paul Stevens seconded, **All Ayes.**

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**Mr. Daniel Morton moved to approve minutes of the WCDC meeting of September 13, 2016.** Vice President Mike Ramsey seconded, **All Ayes.**

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Mr. John Smith, Director of Parks and Recreation reported the Park Board has met with three (3) vendors pertaining to play systems and are now making selections for each park. He presented three (3) renderings of play systems with cover for Chapman Park, Brown-Singleton Park, and Bullard Heights noting the projects are turnkey. Mr. Smith reported the budget for Chapman Park is \$150k and play system with shade totals \$139,000; budget for Brown-Singleton Park totals \$150k and play system with shade totals \$118,000; budget for Bullard Heights Park totals \$100k and play system totals \$42,082.

Mr. Chad Hicks, Parks Board Chairman, stated after a tedious effort the board is coming up with a theme for each park to make them unique. He explained vendors bring in all types of professionals to make sure the play systems reaches kids of all ages.

President Sanders referenced sales throughout the year and proposed using free grant writing services. Mr. Hicks stated all three (3) vendors use Buyboard and it is his opinion to use their set budget. Mr. Smith stated there are no grants to assist with this project and equipment. City Manager Paul Stevens stated with so many grants now the parks and wildlife are appropriate and they have specifics they want you to include noting not sure if there are grants for playground equipment.

President Sanders stated it would be good to get matching funds and recommending asking corporate of the vendors for discounts if we make large purchases. Mr. Smith stated he will contact corporate and make the most of the budget and get started.

**After further discussion, President Sanders moved to approve \$400,000 broken out in the following categories: Chapman Park \$150,000; Brown-Singleton Park \$150,000; & Bullard Heights Park \$100,000 and any funds in the excess of the cost of the playground equipment to be utilized within the park for additional improvements and/or be utilized in the next group of parks to be presented.** Mr. Dan Morton seconded, **All Ayes.**

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City Manager Paul Stevens introduced Chamber President, Pete Havel and welcomed him to the Board as an ex-officio member.

Mr. Stevens stated when the city issued bonds; they included park improvements and hike and bike trails. He referenced the future hike and bike trail connecting Waxahachie and Midlothian and stated in July 2016, Mayor Strength and Staff held a conference call with the Council of Governments (COG) to talk about the trail connecting the two cities. He reported COG has been able to secure approximately \$200,000.00 in funding as long as the cities each match \$25,000.00 to do the preliminary for an engineering study for that connection. Mr. Stevens explained that is essentially enough work to be done so when grants are available the city can apply and hope to get some funding. Mr. Stevens stated applying for grants will start in early 2017. He reported COG stated that grant funds in increments of \$5 million dollars will be available for this type of project and explained they are 80/20 matches with each city matching 20 percent and the federal or state being the 80 percent. Mr. Stevens stated the connection is a very expensive hike and bike trail due to several creek crossings and several railroad crossings. He noted both cities are cooperating as well as the county and that will get us bonus points when applying for the grant. Mr. Stevens stated it will be very competitive but hopefully have an opportunity to get some grant money.

Mr. Stevens discussed the Little Creek Hike and Bike Trail noting we did engineer work to get the process going with a grant. He showed renderings of the trail connecting parks, retail and residential throughout the city and reported Mr. Bob Stoffels designed some nice entry points with potential parking lots. Mr. Stevens stated the entry points and parking lots can be downsized to meet the budget.

He reported the cost of the trail is 3.5 million and recommended moving forward with the project and explained the Midlothian connection will come later with future bonds.

President Sanders referenced maintenance of the trail and asked the plan for upkeep. Mr. Stevens stated from the general fund we can shift interest and sinking to the operation budget. He stated the Parks and Public Works Departments received personnel for keeping areas mowed and stated we can look to the future for contracting out the maintenance of the hike and bike trail.

**After further discussion, President Sanders moved to approved up to \$3.5 million to fund the Little Creek Hike and Bike Trail as presented.** Mayor Kevin Strength seconded, **All Ayes.**

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President Sanders referenced Leadership Waxahachie class of 2016 and their project of creating an amphitheater at the south corner of South Rogers and South College. He stated they need funds for soft cost and recommended the Board consider funding a portion of the project. After a brief discussion the Board set a special meeting of Monday, Oct. 17, 2016, at 3:00 p.m. to consider funding a portion of the project.

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Mr. Chris Seale, Horticulturist, reported he provided fall decorations to downtown merchants to decorate their storefronts and announced he's having a contest for the participating merchants.

City Manager Paul Stevens reported the shade structures located downtown on the west side of the Courthouse are complete and Mr. Seale will be decorating the area.

Ms. Laura Mosley, Director of Convention & Visitors Bureau, showed new campaign ads that will be displayed around town. She showed maps that Anita Brown updated to provide direction around downtown. Ms. Mosley reported in the Texas Monthly magazine, Waxahachie is featured on a full page.

Mr. James Villarreal, Recreational Superintendent, reported the striping on all fields at the ball park is pink honoring Breast Cancer Awareness.

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**There being no further business, Mr. Dan Morton moved the meeting adjourn at 4:36 p.m.** City Manager Paul Stevens seconded, **All Ayes.**

Respectfully submitted,

Lori Saunders  
City Secretary