

Waxahachie Community Development Corporation  
November 8, 2016

A regular meeting of the Waxahachie Community Development Corporation was held on Tuesday, November 8, 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  
Daniel Morton  
Layne Ballard

Member Absent: Bob Lynn

Ex-Officio Lori Saunders, City Secretary  
Member Present: Pete Havel, President, Chamber of Commerce  
Charles Harris, Director of Finance

Others Present: 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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**Vice President Mike Ramsey moved to approve minutes of the WCDC meetings of October 11, 2016 and October 17, 2016. Mr. Daniel Morton seconded, All Ayes.**

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City Manager Paul Stevens presented an agreement with First Baptist Church for use of sewer service line at Waxahachie Sports Complex. He showed an aerial map depicting the property the church bought noting the sewer line that goes across the Sports Complex is an 8 inch line. He after looking at different scenarios, it was determined to keep it a private line allowing the church to connect to it north of the last soccer field located near the commons area. Mr. Stevens stated there is an existing manhole therefore the line will not disrupt the playing field.

Mr. Stevens stated City Attorney Steve Chapman prepared a Private Sewer Line Easement and Agreement. He stated the First Baptist Church is in agreement and requested board approval.

Mr. James Villarreal, Recreational Superintendent, stated there are sprinkler heads in this area and asked after the sewer line connection, the fields remain as they were prior to installation.

Mr. Stevens stated the church is going to put in two (2) volleyball courts and will arrange to have a walk thru fence between properties for access.

**After further discussion, Mayor Kevin Strength moved to approve an agreement with First Baptist Church for use of sewer service line at Waxahachie Sports Complex.** Mr. Layne Ballard seconded, **All Ayes.**

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Mr. Stevens presented Interlocal Agreement between the North Central Texas Council of Governments (COG) and the Cities of Waxahachie and Midlothian for preliminary engineering of the Midlothian to Waxahachie Regional Share-use Path. He explained COG will provide \$200,000 and each city will provide \$25,000. Mr. Stevens requested the Board allocate funds from the fund balance to go towards this.

**After a brief discussion, President John Sanders moved to approve Interlocal Agreement between the North Central Texas Council of Governments (COG) and the Cities of Waxahachie and Midlothian for preliminary engineering of the Midlothian to Waxahachie Regional Share-use Path, as presented.** Vice President Mike Ramsey seconded, **All Ayes.**

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Mr. Chad Hicks, Chairman of Park Board, presented recommendation for park improvements noting the target location this month was Boat Dock Park at Lake Waxahachie. He proposed, with allocated funds of \$150,000, extending the pier to tie boats off and provide getting in and out of the lake better; replace one shade cover structure and add 3-4 shade cover structures between the park and the dam; and, smooth the shoreline near the swimming area including roping off the swimming area.

Mr. Layne Ballard referenced the drive around the area and the need for repair. Mr. Smith stated the Park Department and Street Department has budgeted for repairs for the area.

President Sanders stated with so much of base infrastructure needed, the entire lake park area is not in good shape, and asked if this project should be in phases.

**After a lengthy discussion, President Sanders moved to table allocating funds for Boat Dock Park until more funding is available.** Mayor Strength seconded, **All Ayes.**

Mr. Stevens asked Mr. Smith if the Parks and Recreation Department has grants that can assist with funding. Mr. Smith stated he can look for grant assistance.

President Sanders asked for updates on park improvements each time the Park Board meets with the WCDC Board.

Mayor Strength expressed concern on the delay of purchasing play structures for the city parks. Mr. Smith explained the Park Board has interviewed three play structure companies, continued

Waxahachie Community Development Corporation

November 8, 2016

Page 3

to have meeting and making decisions. Mayor Strength stated he wants to see play structures in the parks by spring of 2017.

After a brief discussion, it was determined the Park Board will present final park recommendations at the December WCDC meeting.

Mr. Stevens stated he talked to Halff and Associates to take a look at all the park trails.

Mayor Strength complimented Mr. Smith and the Parks Department for keeping the trails clean with all the activities on the trails.

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**There being no further business, Mayor Strength moved the meeting adjourn at 4:03 p.m.**  
Vice President Mike Ramsey seconded, **All Ayes.**

Respectfully submitted,

Lori Saunders  
City Secretary