

Waxahachie Community Development Corporation
November 28, 2017

A special meeting of the Waxahachie Community Development Corporation was held on Tuesday, November 28, 2017 at 10:00 a.m. in the Council Conference Room, 401 S. Rogers, Waxahachie, Texas.

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

Ex-Officio
Member Present: Sandy King, Chamber of Commerce

Ex-Officio
Member Absent: Lori Cartwright, City Secretary
Charles Harris, Director of Finance

Others Present: Amber Villarreal, Assistant City Secretary
James Villarreal, Recreational Superintendent
Chris Seale, Horticulturist

1. Call to Order

President John Sanders called the meeting to order.

2. Consider award of bid for Sports Complex Parking Lot Improvements Phase 1

Recreation Superintendent James Villarreal explained the board has been in discussions about parking lot improvements at the Sports Complex and worked with Misty Christian, Kimley Horn, to prepare bid documents for the project. He noted the low bidder on the project was the only contractor to physically walk the site.

Ms. Christian explained the base bid includes gutters, asphalt parking lot with concrete curbs, concrete turns, and the parking lot near the soccer fields will be completely redone and restriped. She noted it is best to direct the water as much as possible and the project plans will do that. After reviewing references, the low bidder Reliable Paving was recommended due to their specializing in parking lots and sealants. She reviewed the low bidder tabulation below:

| | | |
|-----------------------|--------------|----------------------------------------------------------|
| Reliable Paving, Inc. | Base Bid | \$426,020.00 |
| | Alternate #1 | \$198,858.00 (concrete instead of asphalt) |
| | Alternate #2 | \$39,320.50 (north parking lot seal coat & striping) |
| | Alternate #3 | \$21,223.60 (west side parking lot seal coat & striping) |
| | Alternate #4 | \$16,308.00 (parking lot near front gate) |

Ms. Christian noted Alternates #2, 3, and 4 are seal coats and restriping only and not structural repair. The lasting effects are only temporary. Ms. Christian explained soil testing services is typically paid for by the city and the bid she received from Alliance Geotechnical Group was for \$12,827.50.

President Sanders inquired about performance bonds and Ms. Christian that is included in the contract and in her reference checks Reliable Paving has been responsive on any issues.

Ms. Christian explained Alternates #2 and 3 have drainage issues and a lot of parking lot failures; therefore, the sealant may only last a year or so. She noted the Texas Local Government Code allows for a 25% increase over the accepted bid so that would leave about \$110,000 available for change orders. The board discussed

It was the consensus of the board to make as many improvements as possible as long as it is within the approved \$550,000 budget and within the law.

Action:

President Sanders moved to approve spending up to the originally approved \$550,000 budget including the base bid presented plus alternate 4 and the ability to include change orders for any other potential recommendation of the north parking lot and west side parking, and also inclusive of the soil testing requirements. Mr. Morton seconded, All Ayes.

3. Public Comments

Mr. Scott invited the board members to attend the Tax Increment Reinvestment Zone No. 1 meeting tomorrow morning at 9:00 a.m. to show their support for the Amphitheater Project.

4. Adjourn

There being no further business, Mr. Morton moved the meeting adjourn at 10:37 a.m. Vice President Ramsey seconded, All Ayes.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary