

AGENDA

A regular meeting of the Waxahachie Community Development Corporation (WCDC) to be held in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas on ***Tuesday, November 18, 2025 at 3:00 p.m.***

Board Members: Jim Phillips, President
 Melissa Ballard, Vice President
 Billie Wallace, Mayor
 Andrew Henderson
 Erik Test
 Kevin Chester
 Justin Rios

Ex-Officio Members: Amber Villarreal, City Secretary
 Chad Tustison, Senior Director of Finance
 Kevin Strength, President/CEO Chamber of Commerce

1. Call to Order
2. ***Public Comments:*** Persons may address the Waxahachie Community Development Corporation on any issues. This is the appropriate time for citizens to address the Corporation on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Corporation may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
3. Approval of minutes of the Waxahachie Community Development Corporation meeting of October 14, 2025
4. Hear update on the YMCA Cindy Hess Memorial Park and consider additional funding request
5. Adjourn

The Board of Directors of the Waxahachie Community Development Corporation reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.

ACCESSIBILITY STATEMENT

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

Waxahachie Community Development Corporation
October 14, 2025

A regular meeting of the Waxahachie Community Development Corporation (WCDC) was held in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas on Tuesday, October 14, 2025 at 3:00 p.m.

Members Present: Jim Phillips, President
 Melissa Ballard, Vice President
 Billie Wallace, Mayor
 Andrew Henderson
 Erik Test
 Kevin Chester
 Justin Rios

Ex-Officio Chad Tustison, Senior Director of Finance
Members Present: Kevin Strength, President/CEO Chamber of Commerce

Others Present: Ricky Boyd, Interim City Manager
 Albert Lawrence, Deputy City Manager
 Gumaro Martinez, Executive Director of Parks & Leisure Services
 April Ortiz, Civic Center Director
 Chris Seale, Horticulturist
 James Villarreal, Assistant Director Sports Complex
 Kyle Cooper, Senior Director of Parks & Recreation
 Jami Bonner, Assistant City Secretary

1. **Call to Order**

President Jim Phillips called the meeting to order.

2. **Public Comments**

None.

3. **Reorganize the Board**

Action:

Melissa Ballard moved to nominate Jim Phillips as President. Motion was seconded by Kevin Chester and carried unanimously (6-0).

Action:

Kevin Chester moved to nominate Melissa Ballard as Vice President. Motion was seconded by Jim Phillips and carried unanimously (6-0).

4. **Approval of minutes of the Waxahachie Community Development Corporation meeting of September 9, 2025**

Action:

Andrew Henderson moved to approve minutes of the WCDC meeting of September 9, 2025. Motion was seconded by Kevin Chester and carried unanimously (6-0).

5. Hear update on Lions Park Masterplan

{Erik Test arrived at 3:08 pm}

President Phillips provided a brief overview of the history of Lions Park and reaffirmed the ongoing commitment of the City Council and the WCDC to enhance the park through continued improvements. Senior Director of Finance Chad Tustison noted that approximately five years ago, \$67,000 was allocated from the Park Land Dedication Fund to develop the Lions Park concept plan. More recently, both the WCDC and the City Council each committed \$500,000 toward the design and engineering of the Lions Park Master Plan. He also reported that the City Council has authorized a \$5.25 million bond issuance for Lions Park improvements as part of the Fiscal Year 2026 budget.

Senior Director of Parks and Recreation Kyle Cooper presented the recommended design and engineering plans prepared by Kimley-Horn. He stated that while the design package is not yet finalized, the 60% design submission is expected by October 31st. If the project proceeds as planned, Mr. Cooper anticipates a ribbon-cutting ceremony in August 2027. The current design includes 22.5 acres of lit and irrigated open field space intended exclusively for practice use as well as a new access road to the Waxahachie Convenience Station.

The initial base bid for the project is estimated at \$12.42 million, with an additional \$5.15 million in potential optional amenities. These could include a pavilion, covered basketball court, shade structures, skate park, and other enhancements.

The Board discussed potential financial support for the Lions Park improvement project through various funding avenues. Deputy City Manager Albert Lawrence clarified that while no immediate funding decision is required, staff is seeking preliminary direction from the Board regarding future monetary support from WCDC funds.

By consensus, the Board expressed its support for continuing the Lions Park improvement project, with the understanding that a formal funding request will likely be presented to the WCDC in early 2026.

6. Hear update on Nature Trail

Mr. Cooper provided an update on the Nature Trail, noting that it spans just over two miles and includes varying elevations. He reported that the trail has been maintained since February 2025 and is ready to open to the public upon installation of the entryway sign. The sign, constructed from rock, will be placed along the Hike and Bike Trail to mark the entrance to the Nature Trail.

President Phillips reminded the Board that the entryway signage is being privately funded. Mr. Cooper also noted that staff has not needed to use the \$40,000 previously allocated by the WCDC for the project. As a result, those funds have been returned to the WCDC for Fiscal Year 2026.

The only remaining additions to the trail include the entryway sign, ten interpretive signs, and benches. Mr. Cooper stated that staff plans to request \$6,800 at the next WCDC meeting to fund the purchase of the benches. President Phillips suggested adding a matching exit sign to complement the entryway signage and create a visual “bookend” for the trail.

The Board expressed no opposition to opening the Nature Trail to the public in advance of the signage installation.

7. Adjourn

There being no further business, the meeting adjourned at 4:11 p.m.

Respectfully submitted,
Jami Bonner
Assistant City Secretary