

# **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 ***September 15, 2026 at 3:00 p.m.***

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

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 Board on any issues. This is the appropriate time for citizens to address the Board on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the three (3) minute time limit.***  
  
*In order to be recognized during Public Comments, please complete a Public Appearance Card located at the entrance of the meeting room. Please present the card to the City Secretary, or their designee, ten (10) minutes before the start of the business meeting.*
3.      Approval of minutes of the Waxahachie Community Development Corporation meeting of August 11, 2026
4.      Consider funding request for Oddfest 2026 in the amount of \$5,900
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  
August 11, 2026

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 August 11, 2026, at 3:00 p.m.

|                                |                                                                                                                                                                                                                                                                                    |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Members Present:               | Jim Phillips, President<br>Melissa Ballard, Vice President<br>Andrew Henderson<br>Erik Test<br>Kevin Chester                                                                                                                                                                       |
| Member Absent:                 | Billie Wallace, Mayor<br>Vacant                                                                                                                                                                                                                                                    |
| Ex-Officio<br>Members Present: | Chad Tustison, Director of Finance<br>Kevin Strength, President/CEO Chamber of Commerce                                                                                                                                                                                            |
| Ex-Officio<br>Member Absent:   | Amber Villarreal, City Secretary                                                                                                                                                                                                                                                   |
| Others Present:                | Ricky Boyd, City Manager<br>Shon Brooks, Assistant City Manager<br>April Ortiz, Civic Center Director<br>Chris Seale, Horticulturist<br>Laurie Mosley, Convention & Visitors Bureau Director<br>James Villarreal, Sports Complex Director<br>Jami Bonner, Assistant City Secretary |

## **1. Call to Order**

President Jim Phillips called the meeting to order and announced the resignation of Justin Rios, who has accepted a new professional position and will no longer be able to serve in his role on the WCDC. The Board expressed appreciation for Mr. Rios' service and contributions. It was noted that City Council is expected to appoint a new person to serve on the WCDC in September.

## **2. Public Comments**

None.

## **3. Approval of minutes of the Waxahachie Community Development Corporation meeting of July 8, 2026**

### **Action:**

*Andrew Henderson moved to approve minutes of the WCDC meeting of July 8, 2026 as presented. Motion was seconded by Kevin Chester and carried unanimously (5-0).*

## **4. Discuss and consider funding opportunities for community development projects, including expansion of the hike-and-bike trail, completion of Railyard Park, installation of downtown alley lighting, and other capital improvement initiatives**

Waxahachie Community Development Corporation

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The Board discussed potential project priorities beyond Lions Park, including artificial turf soccer fields at the Waxahachie Sports Complex, additional funding for the Convention and Visitors Bureau to support events, and expansion of the Waxahachie Civic Center. Board Member Andrew Henderson also expressed interest in revisiting the possibility of a community recreation center. Staff noted that a recreation center incorporating both community amenities and sports tourism opportunities had previously been discussed by community members, staff, and City Council, with an estimated project cost of \$65 million.

Staff further noted that while Parks staff would maintain Lions Park, WCDC may be asked in the future to help fund additional staffing needed to support tournament play at Lions Park. While several possibilities were discussed, the Board did not reach a consensus on how to prioritize the projects. The Board agreed that further direction from City Council is needed before conducting additional research and determining how funding should be allocated.

No action taken.

## **5. Adjourn**

There being no further business, the meeting adjourned at 3:54 p.m.

Respectfully submitted,

Jami Bonner  
Assistant City Secretary



## Memorandum

To: WCDC Board

From: Jim Phillips, President

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Consider funding request for Oddfest in the amount of \$5,900

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**Recommended Motion:** "I move to approve the funding request for Oddfest in the amount of \$5,900."

**Item Description:** IOOF Lodge #80 request

**Item Summary:** Oddfest Event to raise funds towards building maintenance and charity work.

**Financial Impact:** Request of \$5,900.00 – advertising, promotion items, beverages.