Waxahachie Community Development Corporation
November 18, 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, November 18, 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 Members Present:	Amber Villarreal, City Secretary Chad Tustison, Senior Director of Finance 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 Chris Seale, Horticulturist Jami Bonner, Assistant City Secretary

1. Call to Order

President Jim Phillips called the meeting to order.

2. Public Comments

None.

3. Approval of minutes of the Waxahachie Community Development Corporation meeting of October 14, 2025

Action:
Kevin Chester moved to approve minutes of the WCDC meeting of October 14, 2025. Motion was seconded by Andrew Henderson and carried unanimously (7-0).

4. Hear update on the YMCA Cindy Hess Memorial Park and consider additional funding request

Jonathan McLaughlin, Executive Director of the Waxahachie Family YMCA, presented the item. He provided an overview of the public park planned for eight acres owned by the YMCA, noting that significant flood-zone work is nearing completion. As planned, the park will feature a large pavilion, multi-sport fields and courts, a welcome awning, general grounds improvements, a playground, expanded parking areas, a walking path, and an outdoor restroom. Mr. McLaughlin also noted that the YMCA building will be expanded to approximately 21,000 square feet.

He reported that nearly $2.8 million has been raised to date; however, the project remains short by approximately $1.5 million based on current plans. To reduce costs if additional funds cannot be secured, Mr. McLaughlin outlined several potential scope reductions:

- Reducing grounds improvements
- Removing the welcome awning
- Eliminating the perimeter walking path
- Removing construction of two sand volleyball courts
- Removing irrigation and lighting from the multi-sport fields

Mayor Billie Wallace asked whether the project could be completed in phases if full funding is not immediately available. Mr. McLaughlin confirmed that it could, and that phasing would be the plan if the remaining project funds cannot be obtained.

Mayor Wallace then requested clarification on how the public park will be used. Mr. McLaughlin explained that while the park will be located on YMCA-owned property, the community will not need a YMCA membership to utilize it. The YMCA may schedule classes or membership-based activities at the park, but generally it will remain open to the public.

Board Member Andrew Henderson recommended retaining the sand volleyball courts.

President Phillips asked whether there is a hard deadline for securing funding and noted that the City has already allocated $750,000 from the WCDC reserve fund to support hard costs for the project. Mr. McLaughlin stated that the public park must be completed by November 2026 and added that several hundred thousand dollars in previously committed funding is still outstanding.

Mayor Wallace asked whether, if the City identifies additional funds to contribute, it could designate how those funds are used. Mr. McLaughlin confirmed that it could.

Council Member Travis Smith inquired further about the funding gap and recommended that Mr. McLaughlin reach out to the developer of a nearby project to gauge interest in supporting the park project.

Mr. McLaughlin thanked the Board for their time and encouraged members to contact him with any additional questions.

5. Adjourn

There being no further business, the meeting adjourned at 3:33 p.m.

Respectfully submitted,
Jami Bonner
Assistant City Secretary