



NOTICE OF A PUBLIC MEETING
ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
5:30 PM – July 7, 2026
City Hall – Council Chambers
214 Meadow Park Drive, White Settlement,
TX 76108

CALL TO ORDER

INVOCATION / PLEDGE OF ALLEGIANCE

CONSENT AGENDA

All items on the Consent Agenda are routine or previously discussed items and will be approved with one motion; however, should a member of the City Council wish to discuss any item, said item may be removed from the Consent Agenda and considered under the Deliberation Agenda.

- 1) Approval of meeting minutes: October 14, 2025, April 7, 2026, & June 11, 2026.

DELIBERATION AGENDA

- 2) Hold a Public Hearing and consider the Fiscal Year 2026-2027 Proposed Budget.

INFORMAL CITIZEN COMMENTS

This portion of the meeting is set aside for members of the public to address the EDC Board on any topic that is not on the agenda. Members of the public may address the Board on items not on the agenda by submitting a Speaker Request Form to the City Secretary at least 24 hours before the meeting. Comments are limited to three minutes. Speakers must remain respectful—disruptive behavior, including personal attacks, profanity, or threats, will result in removal. Comments must be directed to the Board only, not the audience or staff. In accordance with the Texas Open Meetings Act, the Board cannot deliberate or take action on items raised.

ADJOURNMENT

Certificate of Posting: I hereby certify that the above agenda was posted on the official bulletin board at White Settlement City Hall, located at 214 Meadow Park Drive, White Settlement, Texas, in accordance with Chapter 551 of the Texas Government Code.

Amy Arnold, City Secretary

PUBLIC ACCESS AND PARTICIPATION:

The City of White Settlement is committed to providing accessible meetings for all individuals. City Hall is accessible to persons with disabilities. If you plan to attend this meeting and require an accommodation, please contact the City Secretary at aarnold@wstx.us at least 48 hours in advance so that reasonable arrangements can be made.

Members of the public who wish to address the City Council regarding an item listed on this agenda will be given an opportunity to do so before or during the Council's consideration of the item, in accordance with Texas Government Code § 551.007. Individuals wishing to speak are asked to submit a speaker request form prior to the meeting being convened.

TAXPAYER IMPACT STATEMENT

PURSUANT TO SECTION 551.043(c) OF THE TEXAS GOVERNMENT CODE

This notice informs taxpayers of the potential impact of the Proposed Tax Rate for Fiscal Year 2026-27, comparing what would be paid under the No-New-Revenue Tax Rate versus the Proposed Tax Rate.*

Rate Scenario	Median Homestead Taxable Value**	Tax Rate (per \$100 valuation)	Estimated Property Tax Bill
FY 2025-2026 Tax Rate (Current Year)	\$153,765	\$0.714778	\$1,099
FY 2026-2027 No-New-Revenue Tax Rate	\$153,765	\$0.714778	\$1,099
FY 2026-2027 Proposed Rate (Voter Approval Rate)***	\$153,765	\$0.735414	\$1,131

**Comparison assumes no value growth on taxable property year-over-year*

***Median Homestead Taxable Value provided by TAD in June 2026 preliminary roll estimates*

****FY 2026-2027 Proposed Rate assumes 3.5% growth on current year M&O rate*



MINUTES OF A PUBLIC MEETING

Economic Development Corporation

5:00 PM – OCTOBER 14, 2025

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

CALL TO ORDER

Chairman Mayor Young called the meeting to order at 6:00 p.m. with a quorum present as follows.

Director Debra Cook

Director Ann Smith

Director Michele Cooper

Director David Dill – absent, excused

Director Evelyn Spurlock

Director Dena Martin

INVOCATION / PLEDGE OF ALLEGIANCE

Media Manager Aaron Hall offered the invocation followed by the Pledge of Allegiance.

EXECUTIVE SESSION

1. Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Economic Development Corporation may convene into Executive Session to deliberate regarding the following matters:
 - a. Sec. 551.071 Consultation with the City Attorney. The Economic Development Corporation reserves the right to adjourn into Executive Session at any time during this meeting to seek legal advice from the city attorney about any matters listed on the agenda and pending or contemplated litigation.
 - b. Sec. 551.072 DELIBERATIONS ABOUT REAL PROPERTY To deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person including property described as
 - a) Lots 23R1 and 22R1, Block 17 of Meadow Park Addn., commonly known as 8017 and 8021 White Settlement Road;
 - b) Lot 1R, Block 1 of Whitney Crossing Addn., commonly known as 730 S. Cherry Lane;
 - c) Lot 30 N50', Block 5 of Saddle Hills Addn., commonly known as 545 Ingram St.;
 - d) Lot 21, Block 5 of Saddle Hills Addn., commonly known as 633 Lariat Lane;
 - c. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:
 - a) Lot 1R, Block 1 of Whitney Crossing Addn., commonly known as 730 S. Cherry Lane;
2. Reconvene in Open Session to act on any item listed on the Executive Session agenda.

Mayor Young announced the EDC Board reconvened in open session at 5:37p.m. No action was taken.

DELIBERATION AGENDA

3. Discuss and consider a Resolution authorizing the purchase of certain real property described as Lot 30 N50', Block 5 of Saddle Hills Addn., commonly known as 545 Ingram St.

Director Michele Cooper made a motion to approve. Director Evelyn Spurlock seconded the motion which carried unanimously.

4. Discuss and consider a Resolution authorizing the purchase of certain real property described as Lot 21, Block 5 of Saddle Hills Addn., commonly known as 633 Lariat Lane.

Director Michele Cooper made a motion to approve. Director Debra Cook seconded the motion which carried unanimously.

5. Discuss and consider a Resolution authorizing the sale of certain real property described as Lots 23R1 and 22R1, Block 17 of Meadow Park Addn., commonly known as 8017 and 8021 White Settlement Road.

Director Michele Cooper made a motion to approve. Director Evelyn Spurlock seconded the motion which carried unanimously.

PUBLIC PARTICIPATION

There were none.

ADJOURNMENT

With there being no further discussion, Chairman Mayor Young adjourned the meeting at 5:42 p.m.

Approved this 7th day of July, 2026

Faron Young, Chairman
Mayor

ATTEST:

Amy Arnold, City Secretary



CALL TO ORDER

Chairman Mayor Young called the meeting to order at 6:00 p.m. with a quorum present as follows.

Director Debra Cook – absent

Director Ann Smith – absent

Director Michele Cooper

Director David Dill

Director Evelyn Spurlock

Director Dena Martin

INVOCATION / PLEDGE OF ALLEGIANCE

Fire Chief Rick Sanderson offered the invocation followed by Mayor Young leading the Pledge of Allegiance.

PRESENTATIONS

The following presentations were heard.

1. Presentation of FY25 Annual Comprehensive Financial Report By Finance Director Brittney Huff.

Finance Director Brittney Huff presented the Fiscal Year 2025 Annual Comprehensive Financial Report for the Economic Development Corporation. She explained the report is the product of the City's annual external audit and includes the EDC Fund. Ms. Huff reported that Fiscal Year 2025 revenues exceeded budget projections while expenditures were significantly below budget, resulting in the fund remaining in a strong financial position. She noted that increased expenditures were primarily attributable to accounting requirements related to depreciation and the operating subsidy for Splash Dayz.

Board members requested clarification regarding depreciation and its impact on the financial statements. Staff explained that depreciation is a required accounting function used to recognize the use of capital assets over their useful lives and does not represent the replacement of assets or the expenditure of cash.

Discussion also included the transfer of funds to support Splash Dayz operations, historical funding practices, and the distinction between accounting entries and budgeted capital replacement. Staff responded to questions regarding depreciation, operating transfers, fund balance, and future capital needs. Staff concluded by noting that the Fiscal Year 2025 Annual Comprehensive Financial Report reflects the EDC Fund to be in sound financial condition.

2. Presentation of the amended FY26 Splash Dayz Operational Plan By Community Services Director Rich Tharp.

Community Services Director Rich Tharp presented the 2026 Splash Dayz Operational Plan, outlining strategies to reduce the park's operating deficit while maintaining service levels. He reviewed the park's operational history, historical financial performance, attendance trends, and primary revenue sources. Mr. Tharp also presented proposed operational changes for the 2026 season, including reductions in seasonal staffing, operating days, supplies, and contractual expenditures, with a goal of reducing projected expenditures. Discussion included the potential financial impact of a five-day operating schedule, projected revenue reductions, and operational challenges such as weather, increasing costs, regulatory requirements, and maintenance needs.

CONSENT AGENDA

Director Evelyn Spurlock made a motion to approve the Consent Agenda. Director Michele Cooper seconded the motion which carried unanimously.

3. Approval of meeting minutes July 1, 2025
4. Acknowledge amended FY26 Splash Dayz Operational Plan.

PUBLIC COMMENT

There were none.

ADJOURNMENT

With there being no further business, Chairman Mayor Young adjourned the meeting at 6:07p.m.

Approved this 7th day of July, 2026.

Faron Young, Chairman
Mayor

ATTEST:

Amy Arnold, City Secretary



MINUTES OF A PUBLIC MEETING

ECONOMIC DEVELOPMENT CORPORATION

5:30 PM – June 11, 2026

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

CALL TO ORDER

Chairman Mayor Young called the meeting to order at 5:30 p.m. with a quorum present as follows.

Director Debra Cook

Director Ann Smith

Director Michele Cooper – absent, excused

Director David Dill

Director Evelyn Spurlock

Director Dena Martin

WORKSHOP

1. Staff presentation and Board discussion of the Proposed Budget for Fiscal Year 2026-2027 (October 1, 2026 – September 30, 2027).

Finance Director Brittney Huff presented proposed FY 2026-2027 budget information for the EDC as follows:

Revenue Highlights:

- Total projected revenue: approximately \$1.47 million.
- Sales tax revenue is proposed to remain at the same level as the FY 2025-2026 adopted budget due to continued economic uncertainty and the volatility of monthly sales tax collections.
- Interest income remains budgeted at \$30,000, unchanged from the current fiscal year.

Sales Tax Trend:

- A visual trend chart was presented illustrating monthly sales tax allocations and the volatility of collections over time.
- Staff noted the 12-month moving average continues to reflect a downward trend following the post-pandemic economic expansion, supporting the recommendation to maintain conservative revenue projections.

Expenditure Highlights:

- Proposed expenditures: approximately \$1.07 million.
- Budget includes:
 - \$100,000 for Other Professional Services.
 - Reinstatement of a \$150,000 Administrative Cost to the General Fund.
 - Transfer of \$450,000 to the General Fund.
 - Transfer of \$365,695 to the Splash Dayz Fund.

Budget Summary:

- The proposed budget projects revenues will exceed expenditures by approximately \$407,000.
- Staff reviewed the projected fund balance, noting the budget continues to maintain a surplus while accommodating increased expenditures and transfers.

Budget Adoption Schedule:

- Staff advised the budget workshop was presented for discussion only.
- The proposed FY 2026-2027 budget will be presented for formal consideration by the Board at a future meeting following the required budget process.

Board Discussion:

Board members discussed the proposed budget and requested clarification regarding the reinstated administrative cost to the General Fund, proposed transfers, and sales tax revenue projections. Staff responded to questions and explained the rationale for maintaining conservative revenue estimates based on current economic trends. No action was taken.

ADJOURNMENT

With there being no further discussion, Chairman Mayor Young adjourned the meeting at 6:10 p.m.

Approved this 7th day of July 2026.

Faron Young, Mayor
EDC Chairman

ATTEST:

Amy Arnold, City Secretary
EDC Secretary

White Settlement Economic Development Corporation FY2027 Proposed Budget

Brittney Huff

Finance Director

Tuesday, July 7, 2026

FY2026-2027 Proposed – Revenue

	FY2026 Adopted	FY2027 Proposed	Variance (\$)
Sales Tax	\$1,443,312	\$1,443,312	\$0
Interest Income	\$30,000	\$30,000	\$0
Total	\$1,473,312	\$1,473,312	\$0

** FY2027 proposed revenues are the same as FY2026, which is a 10% (or \$160,367) reduction compared to FY2025*

FY2026-2027 Proposed – Expenditures

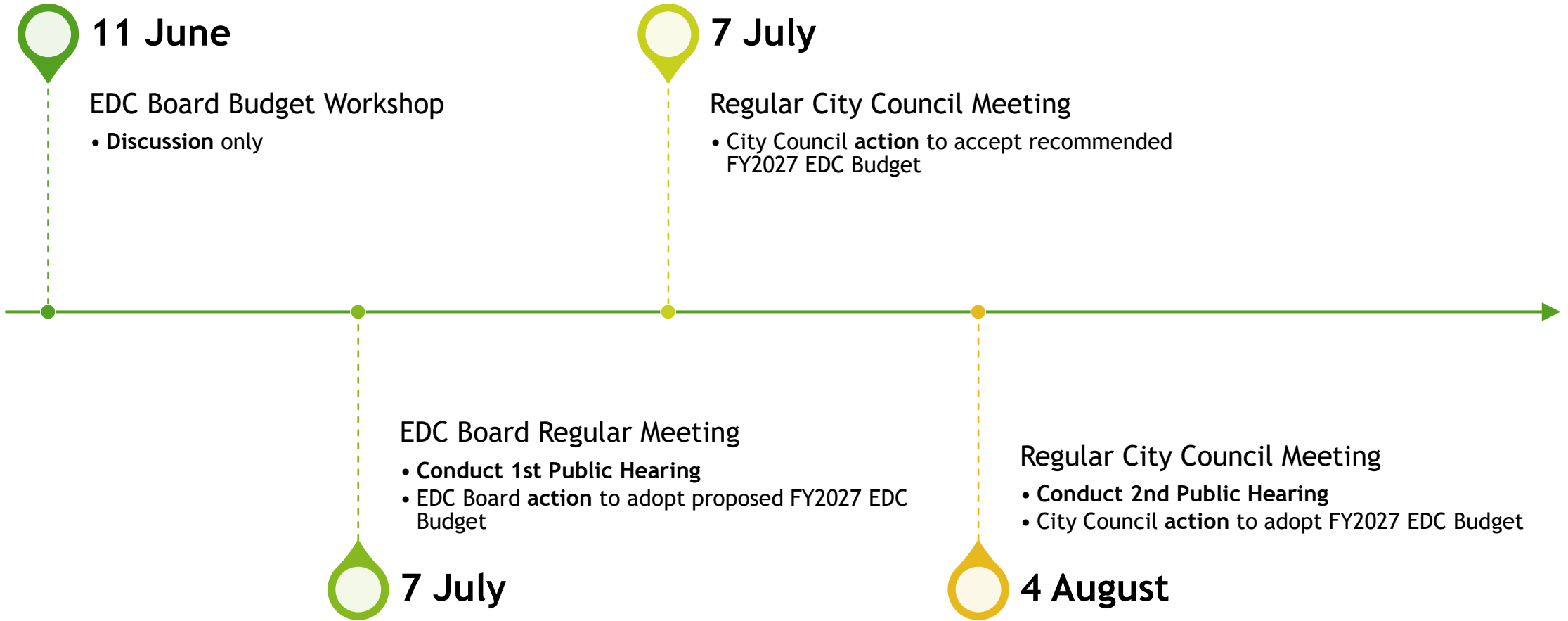
	FY2026 Adopted	FY2027 Proposed	Variance (\$)
Contractual Services	\$100,000	\$250,000	(\$150,000)
Capital Outlay	\$0	\$0	\$0
Transfers	\$668,515	\$815,695	(\$147,180)
Total	\$768,515	\$1,065,695	(\$297,180)

ECONOMIC DEVELOPMENT CORPORATION - FUND 04

Revenues		2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027		
Account Description	Type	Actuals	Actuals	Actuals	Actuals	Adopted	Adopted	Proposed	Variance (\$)	Variance (%)
SALES TAX	R	\$ (1,304,256.91)	\$ (1,447,131.48)	\$ (1,676,080.38)	\$ (1,726,622.08)	\$ (1,603,679.75)	\$ (1,443,312.00)	\$ (1,443,312.00)	\$ -	0.000%
MISC INCOME	R	\$ (26,107.33)	\$ (36,827.14)	\$ (193,888.79)	\$ (233,696.31)	\$ (30,000.00)	\$ (30,000.00)	\$ (30,000.00)	\$ -	0.000%
TRANSFERS IN	R	\$ -	\$ -	\$ -	\$ (4,000,000.00)	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ (1,330,364.24)	\$ (1,483,958.62)	\$ (1,869,969.17)	\$ (5,960,318.39)	\$ (1,633,679.75)	\$ (1,473,312.00)	\$ (1,473,312.00)	\$ -	0.000%
Expenditures		2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027		
Account Description	Type	Actuals	Actuals	Actuals	Actuals	Adopted	Adopted	Proposed	Variance (\$)	Variance (%)
Contractual Services	E	\$ 77,559.86	\$ 74,342.81	\$ 89,512.03	\$ 81,594.76	\$ 100,000.00	\$ 100,000.00	\$ 250,000.00	\$ 150,000.00	150.000%
Capital Outlay	E	\$ -	\$ -	\$ 273,004.98	\$ 31.00	\$ 300,000.00	\$ -	\$ -	\$ -	#DIV/0!
Debt Service	E	\$ 1,030,879.55	\$ 1,029,409.99	\$ 1,031,613.15	\$ 9,146,618.02	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Transfers	E	\$ -	\$ -	\$ -	\$ -	\$ 365,695.00	\$ 668,515.00	\$ 815,695.00	\$ 147,180.00	22.016%
		\$ 1,108,439.41	\$ 1,103,752.80	\$ 1,394,130.16	\$ 9,228,243.78	\$ 765,695.00	\$ 768,515.00	\$ 1,065,695.00	\$ 297,180.00	38.669%

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
	Actuals	Actuals	Actuals	Actuals	Adopted	Adopted	Requested
Rev	\$ (1,330,364.24)	\$ (1,483,958.62)	\$ (1,869,969.17)	\$ (5,960,318.39)	\$ (1,633,679.75)	\$ (1,473,312.00)	\$ (1,473,312.00)
Exp	\$ 1,108,439.41	\$ 1,103,752.80	\$ 1,394,130.16	\$ 9,228,243.78	\$ 765,695.00	\$ 768,515.00	\$ 1,065,695.00
	\$ (221,924.83)	\$ (380,205.82)	\$ (475,839.01)	\$ 3,267,925.39	\$ (867,984.75)	\$ (704,797.00)	\$ (407,617.00)

Next Steps





Questions?

**Budget Summary
FY 2026-2027**

Department Economic Development Corporation
Department Head Jeff James

				2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027		
Fund	Account	Account Description	Type	Actuals	Actuals	Actuals	Actuals	Adopted	Adopted	Requested	Variance (\$)	
Sales & Use Tax												
4	400-02-005	SALES TAX	R	\$ (1,304,256.91)	\$ (1,447,131.48)	\$ (1,676,080.38)	\$ (1,751,514.93)	\$ (1,603,680.00)	\$ (1,443,312.00)	\$ (1,443,312.00)	\$	-
4	400-02-008	SALES TAX 380 AGREEMENTS	R	\$ -	\$ -	\$ -	\$ 24,892.85	\$ -	\$ -	\$ -	\$	-
				\$ (1,304,256.91)	\$ (1,447,131.48)	\$ (1,676,080.38)	\$ (1,726,622.08)	\$ (1,603,680.00)	\$ (1,443,312.00)	\$ (1,443,312.00)	\$	-
Interest Income												
4	400-60-601	INTEREST INCOME	R	\$ (26,107.33)	\$ (36,827.14)	\$ (193,888.79)	\$ (233,696.31)	\$ (30,000.00)	\$ (30,000.00)	\$ (30,000.00)	\$	-
				\$ (26,107.33)	\$ (36,827.14)	\$ (193,888.79)	\$ (233,696.31)	\$ (30,000.00)	\$ (30,000.00)	\$ (30,000.00)	\$	-
Other Revenue												
4	400-70-701	MISCELLANEOUS REVENUE	R	\$ -	\$ (8,582.42)	\$ (35.23)	\$ -	\$ -	\$ -	\$ -	\$ -	-
4	400-70-714	SALE OF PROPERTY	R	\$ -	\$ (371,456.90)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
4	400-80-815	EXTRAORDINARY ITEMS	R	\$ (150,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
4	400-90-xxx	TRANSFER IN FROM GF/HOT					\$ (4,000,000.00)			\$ -	\$ -	-
				\$ (150,000.00)	\$ (380,039.32)	\$ (35.23)	\$ (4,000,000.00)	\$ -	\$ -	\$ -	\$ -	-
Materials & Supplies												
4	540-10-101	OFFICE SUPPLIES	E	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contractual Services												
4	540-20-214	OTHER PROFESSIONAL SERVICES	E	\$ 13,621.91	\$ 277.50	\$ 2,438.36	\$ 2,500.00	\$ 100,000.00	\$ 50,000.00	\$ 100,000.00	\$	50,000.00
4	542-20-232	BIG PROGRAM	E	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ -	\$	(50,000.00)
4	540-20-245	ADMIN COST TO GENERAL FUND	E	\$ 63,937.95	\$ 74,065.31	\$ 87,073.67	\$ 79,094.76	\$ -	\$ -	\$ 150,000.00	\$	150,000.00
				\$ 77,559.86	\$ 74,342.81	\$ 89,512.03	\$ 81,594.76	\$ 100,000.00	\$ 100,000.00	\$ 250,000.00	\$	150,000.00
Capital Outlay												
4	540-40-401	LAND	E	\$ -	\$ -	\$ 273,004.98	\$ 31.00	\$ 300,000.00	\$ -	\$ -	\$	-
				\$ -	\$ -	\$ 273,004.98	\$ 31.00	\$ 300,000.00	\$ -	\$ -	\$	-
Debt Service												
4	541-60-611	INTEREST - WATER PARK LOAN	E	\$ 505,879.55	\$ 479,409.99	\$ 451,613.15	\$ 451,618.02	\$ -	\$ -	\$ -	\$	-
4	541-60-621	PRINCIPAL - WATER PARK LOAN	E	\$ 525,000.00	\$ 550,000.00	\$ 580,000.00	\$ 8,695,000.00	\$ -	\$ -	\$ -	\$	-
Finance updates annually based on debt schedule payments				\$ 1,030,879.55	\$ 1,029,409.99	\$ 1,031,613.15	\$ 9,146,618.02	\$ -	\$ -	\$ -	\$	-
Transfers												
4	540-70-701	TRANSFER TO GENERAL FUND	E	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 302,820.00	\$ 450,000.00	\$	147,180.00
4	540-70-707	TRANSFER TO SPLASH DAYZ FUND	E	\$ -	\$ -	\$ -	\$ -	\$ 365,695.00	\$ 365,695.00	\$ 365,695.00	\$	-
				\$ -	\$ -	\$ -	\$ -	\$ 365,695.00	\$ 668,515.00	\$ 815,695.00	\$	147,180.00

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	
	Actuals	Actuals	Actuals	Actuals	Adopted	Adopted	Requested	
Revenue	\$ (1,480,364.24)	\$ (1,863,997.94)	\$ (1,870,004.40)	\$ (5,960,318.39)	\$ (1,633,680.00)	\$ (1,473,312.00)	\$ (1,473,312.00)	\$ -
Expenditures	\$ 1,108,439.41	\$ 1,103,752.80	\$ 1,121,125.18	\$ 9,228,212.78	\$ 465,695.00	\$ 768,515.00	\$ 1,065,695.00	\$ 297,180.00
Expenditures Over/(Under)	\$ (371,924.83)	\$ (760,245.14)	\$ (748,879.22)	\$ 3,267,894.39	\$ (1,167,985.00)	\$ (704,797.00)	\$ (407,617.00)	\$ 297,180.00