



AGENDA
WATAUGA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
TUESDAY, SEPTEMBER 16, 2025
6:30 PM

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

PRESENTATIONS

1. Oath of Office
Arthur Miner, Mayor
2. Presentation of a proclamation to Quik Trip in recognition of their 25 year milestone anniversary.
3. Presentation of a proclamation to Chick-Fil-A in recognition of their 25 year milestone anniversary.
4. Presentation of a proclamation to Staples in recognition of their 25 year milestone anniversary.
5. Presentation of a proclamation to Rufe Snow Depot Self Storage in recognition of their 25 year milestone anniversary.
6. Presentation of a proclamation to Kinney's Muffler Shop in recognition of their 15 year milestone anniversary.

PUBLIC COMMENT

If speaking for an organization or group, the speaker should identify the group represented. If speaking during Public Comment (for matters not posted on that particular meeting's agenda),

members of the Watauga Economic Development Corporation, and Staff may only provide a statement of factual information in response to the inquiry or recite existing policy in response (e.g., to correct a factual misstatement made by the citizen or provide factual information requested by the citizen). Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a future meeting. If necessary, the Chair will task the City Manager to respond to the citizen and report back to the WEDC as soon as practicable. Such report to the WEDC shall not constitute a meeting called by WEDC nor shall it constitute deliberation or formal action. Individual citizens addressing the WEDC during Public Comment shall not exceed three (3) minutes in their comments; however, the Chair may extend or reduce the speaker's allotted time in order to conduct an efficient and effective public meeting. The time allotted shall not be donated to others desiring to speak. Public Comment is not established to engage in a conversation with the WEDC and no formal action will be taken.

PUBLIC TESTIMONY FOR ACTION ITEMS This is an opportunity for citizens to address the Council on current agenda action items (excludes presentations and reports). Only those persons who have submitted a proper "Request to Speak Form" will be allowed to speak. Citizens will be required to state their name and address for the record. They have up to 3 minutes to speak, and their comments must be germane to the item. If speaking for an organization or group, the speaker should identify the group represented. Council members may ask questions or discuss the item with the citizens directly.

REPORTS FROM STAFF

CONSENT AGENDA All the items on the consent agenda are considered to be self-explanatory by the Commission and will be enacted with one motion, one second, and one vote. There will be no separate discussion of these items. Any member wishing to pull an item may do so.

1. Consider action on approval of the July 14, 2025, WEDC meeting minutes.
2. Consider action on approval of the June 17, 2025, WEDC meeting minutes.
3. Consider action to approve the Monthly Financial Report for the period ending July 31, 2025

PUBLIC HEARINGS

1. Public Hearing on the Capp Smith Food Truck Site project and grant agreement to provide debt service funding.

ACTION ITEMS

1. Discuss and consider possible action on amending the bylaws of the Watauga Economic Development Corporation (WEDC) to designate the duly elected Mayor, at the time of service, as the President of the WEDC.

Sandra Gibson, City Manager

2. Discuss and consider action on training opportunities for the WEDC Board members.
Sandra Gibson, City Manager
3. Discuss and consider sponsorship of the North Tarrant Fall Fest 2025
Sandra Gibson, City Manager
4. Discuss and consider action to approve the Capp Smith Food Truck Project expenditure and related Grant Agreement to provide funding for debt service payments
Sandra Gibson, City Manager

EXECUTIVE SESSION The WEDC will recess its open meeting and reconvene in executive session to discuss the following items pursuant to the below referenced section(s) of the Texas Government Code:

RECONVENE The WEDC will return to open session in the City Council Chamber for possible discussion and action as a result of the Executive Session.

ITEMS OF EXECUTIVE SESSION DELIBERATION:

ITEMS FOR FUTURE AGENDAS

ADJOURNMENT

Meeting Notices and Reservation of Rights

The Watauga Economic Development Corporation Board of Directors may retire to executive session any time between the meeting’s opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code if the requisite information is otherwise posted; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code (as applicable) when determined necessary by the [City Council/Board/Commission/Committee] to address a subject matter on the agenda. Action, if any, will be taken in open session.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city council, boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the city council, boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that city council, body, board, commission or committee subject to the Texas Open Meetings Act.

NOTICE

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (817) 514-5825, OR FAX (817) 514-3625.

I, Linda Proskey, City Secretary for the City of Watauga, hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on September 9, 2025, before 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

/S/ Linda Proskey
City Secretary





AGENDA MEMORANDUM

DATE: September 4, 2025
TO: Watauga Economic Development Corporation Directors
FROM: Arthur Miner, Mayor
SUBJECT: Oath of Office

BACKGROUND/INFORMATION:

At the September 8 City Council meeting, Calvin Lewis, Place 2 and Brian Downey, Place 6 were reappointed to the board.

FINANCIAL IMPLICATIONS:

None

RECOMMENDATION/ACTION DESIRED:

Presentation only

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None

REVIEWED BY:

Sandra Gibson, City Manager

Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 9/5/2025

Final Approval - 9/8/2025



MINUTES
WATAUGA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
MONDAY, JULY 14, 2025
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
5:15 PM

CALL TO ORDER

President, Miner called the meeting to order at 5:15 p.m.

ROLL CALL

Arthur L. Miner	Place 1, President
Calvin Lewis	Place 2, Director
Jan Hill	Place 3, Director
Malissa Minucci	Place 4, Director
Stephen Welch	Place 5, Vice President
Brian Downey	Place 6, Secretary
Macy Forrester	Place 7, Director-absent without notice

Others present include:

Sandra Gibson	City Manager
Jennifer Calvert	Finance Director
Linda Proskey	City Secretary
Lorenza Zavala	Economic Development Specialist

ANNOUNCEMENTS

No announcements at this time.

PRESENTATIONS

No presentations at this time.

PUBLIC COMMENT

No requests to speak were received.

PUBLIC TESTIMONY FOR ACTION ITEMS

No requests to speak were received.

REPORTS FROM STAFF

None at this time.

CONSENT AGENDA

1. Consideration of approval of the Monthly Financial Report for the period ending May 31, 2025.

Director Malissa Minucci made a motion to approve the consent agenda as presented. The motion was seconded by Secretary Brian Downey.

Motion Passed 5-0-0

Ayes: Calvin Lewis, Jan Hill, Stephen Welch, Brian Downey, Malissa Minucci

Nays: None

Absent: Macy Forrester

Abstain: None

PUBLIC HEARINGS

ACTION ITEMS

1. Discuss and consider adopting a resolution of the Watauga Economic Development Corporation establishing and approving the Corporation's Fiscal Year Budget for FY2025-2026; providing for all anticipated expenditures; directing the Executive Director to submit it to the City Secretary's Office for City Council consideration to approve the budget and related operational expenditures; and providing an effective date.

Finance Director Jennifer Calvert presented a review of the WEDC budget and asked if there were any changes or comments from the Board. The Board had none.

Vice President Stephen Welch made a motion to approve the fiscal year budget as presented. The motion was seconded by Director Malissa Minucci.

Motion Passed 5-0-0

Ayes: Calvin Lewis, Jan Hill, Stephen Welch, Brian Downey, Malissa Minucci

Nays: None

Absent: Macy Forrester

Abstain: None

2. Consider action on approving a Staffing and Reimbursement Agreement between the Watauga Economic Development Corporation and the City of Watauga for personnel and services.

Finance Director Jennifer Calvert presented the item, noting that the agreement transfers funds to the General Fund for city personnel for the time spent performing work for the WEDC and is renewed annually, effective October 1, 2025, through September 30, 2026.

Secretary Brian Downey made the motion to approve the Staffing and Reimbursement Agreement as presented. The motion was seconded by Director Malissa Minucci.

Motion Passed 5-0-0

Ayes: Calvin Lewis, Jan Hill, Stephen Welch, Brian Downey, Malissa Minucci

Nays: None

Absent: Macy Forrester

Abstain: None

EXECUTIVE SESSION

There was no executive session.

ITEMS FOR FUTURE AGENDAS

ADJOURNMENT

President Miner adjourned the meeting at 5:25 p.m.

APPROVED: this _____ day of _____, 2025.

SIGNED: this _____ day of _____, 2025.

APPROVED:

Arthur L. Miner, President

ATTEST:

Brian Downey, Secretary

NOTE: Original Audio and Video Recording of this meeting is preserved and maintained by the City Secretary's Office



AGENDA MEMORANDUM

DATE: August 18, 2025
TO: Watauga Economic Development Corporation Directors
FROM: Lorenza Zavala, Administrative Assistant
SUBJECT: Consider action on approval of the June 17, 2025, WEDC meeting minutes.

BACKGROUND/INFORMATION:

Meeting minutes for June 17, 2025, WEDC Meeting - Presentation by Retail Coach, PH on the proposed WEDC budget

FINANCIAL IMPLICATIONS:

None

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Council review and take action on the item presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Final June WEDC Draft Minutes (002)

REVIEWED BY:

Lorenza Zavala, Administrative Assistant
Sandra Gibson, City Manager
Linda Proskey, City Secretary

Approved - 8/18/2025
Approved - 9/3/2025
Final Approval - 9/4/2025

Approved as to form for inclusion on Agenda



MINUTES
WATAUGA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, JUNE 17, 2025
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
6:30 PM

CALL TO ORDER

President, Miner called the meeting to order at 6:31 p.m.

ROLL CALL

Arthur L. Miner	Place 1, President
Calvin Lewis	Place 2, Director
Jan Hill	Place 3, Director
Malissa Minucci	Place 4, Director
Stephen Welch	Place 5, Vice President
Brian Downey	Place 6, Secretary
Macy Forrester	Place 7, Director-absent without notice

Others present include:

Sandra Gibson	City Manager
Jennifer Calvert	Finance Director
Keith Rinehart	Recruitment Specialist
Lorenza Zavala	Economic Development Specialist

ANNOUNCEMENTS

President Miner announced a joint workshop to discuss the Food Truck Park on July 14th at 5:30 pm.

PRESENTATIONS

1. Presentation of a proclamation to The Chicken Place in recognition of their 15 year milestone anniversary.
2. Presentation of a proclamation to Ying Cafe in recognition of their 25 year milestone anniversary.
3. Presentation and update from Retail Coach.

Keith Rinehart, Recruitment Specialist for Retail Coach, presented Watauga's Retail Market Profile. He discussed the updated look of the Market Profile, his retail recruitment strategy,

representation at the Retail Live Trade Show Conference, and the city's focus on redevelopment. He also highlighted Eatertainment/Retailtainment recruitment—such as Alley Cats, Pickleball concepts, and golf—as key areas he would like to target for recruitment.

PUBLIC COMMENT

No requests to speak were received.

PUBLIC TESTIMONY FOR ACTION ITEMS

No requests to speak were received.

REPORTS FROM STAFF

None at this time.

CONSENT AGENDA

PUBLIC HEARINGS

Public Hearing on the Watauga Economic Development Corporation Proposed Budget for the Fiscal Year 2025-2026.

Jennifer Calvert, Assistant Finance Director, presented on the Proposed Budget.

President Miner opened the Hearing at 7:23 pm.

No speakers, President Miner closed the Hearing at 7:24 pm.

ACTION ITEMS

1. Consider approval of the Minutes for the May 2025 meeting.

Director Malissa Minucci made a motion to approve the May 2025 meeting as presented. The motion was seconded by Director Jan Hill.

Motion Passed 5-0-0

Ayes: Calvin Lewis, Jan Hill, Stephen Welch, Brian Downey, Malissa Minucci

Nays: None

Absent: Macy Forrester

Abstain: None

2. Consideration of approval of the Monthly Financial Report for the period ending April 30, 2025.

Finance Director Jennifer Calvert spoke on the WEDC budget.

Director Jan Hill made a motion to approve the item as presented. The motion was seconded by

Secretary Brian Downey.

Motion Passed 5-0-0

Ayes: Calvin Lewis, Jan Hill, Stephen Welch, Brian Downey, Malissa Minucci

Nays: None

Absent: Macy Forrester

Abstain: None

EXECUTIVE SESSION

There was no executive session.

ITEMS FOR FUTURE AGENDAS

Vice President Stephen Welch suggested on the next agenda to make the Mayor the permanent President of the WEDC.

This was seconded by Director Malissa Minucci for the next agenda.

ADJOURNMENT

President Miner adjourned the meeting at 7:30 p.m.

APPROVED: this _____ day of _____, 2025.

SIGNED: this _____ day of _____, 2025.

APPROVED:

Arthur L. Miner, President

ATTEST:

Brian Downey, Secretary

NOTE: Original Audio and Video Recording of this meeting is preserved and maintained by the City Secretary's Office



AGENDA MEMORANDUM

DATE: September 4, 2025
TO: Watauga Economic Development Corporation Directors
FROM: Jennifer Calvert, Director of Finance
SUBJECT: Consider action to approve the Monthly Financial Report for the period ending July 31, 2025

BACKGROUND/INFORMATION:

The monthly financial report for the period ending July 31, 2025, is attached for the Board's review and approval.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

Staff recommends approval of the Monthly Financial Report for the period ending July 31, 2025.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. EDC Monthly Financial Report - July 31, 2025

REVIEWED BY:

Lorenza Zavala, Administrative Assistant
Sandra Gibson, City Manager
Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda



AGENDA MEMORANDUM

DATE: August 28, 2025

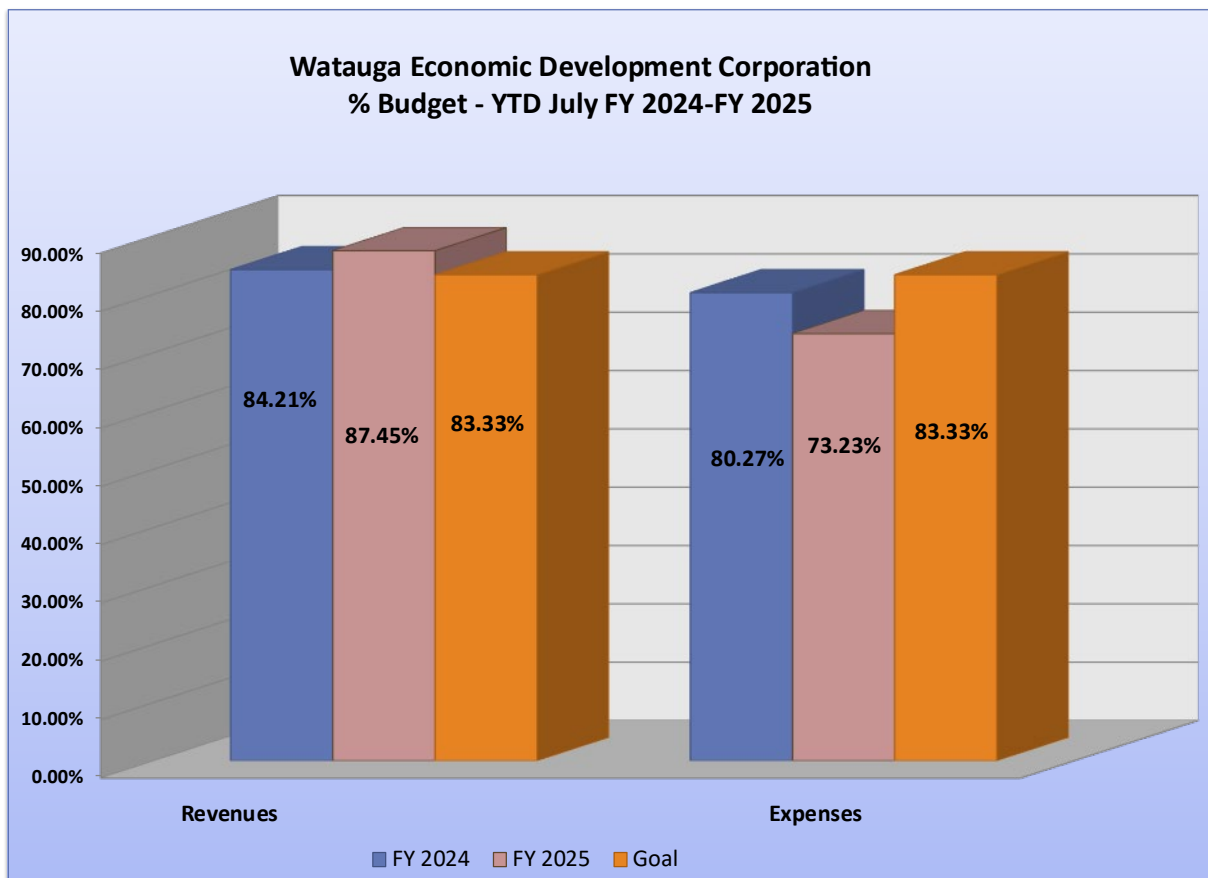
TO: Watauga Economic Development Corporation Board

FROM: Jennifer Calvert, Director of Finance

SUBJECT: Financial Report for the Month of July 2025

The attached report and graph below represent the results of transactions for July 2025. As of July 31, 2025, WEDC is 83.3% through the FY2024-FY2025 budget.

July sales tax receipts were \$77,391. Year to date revenues were \$917,839, or 87.4% of the budget. August sales tax has been estimated for this report. Expenses for July 2025 were \$50,735. Total year-to-date expenditures are \$513,503, which is 73.2% of the budget spent for the year.





CITY OF WATAUGA
BUDGET TO ACTUAL COMPARISON
FISCAL YEAR 2025
 For the period ending: July 31, 2025 (4th FY Qtr.)

WATAUGA ECONOMIC DEVELOPMENT CORP - 04

REVENUE:	CURRENT BUDGET	7/31/2025 YTD ACTUAL	%	%	7/31/2024 YTD ACTUAL	\$ CHG 25 vs 24	% CHG 25 vs 24
			USED	REMAINING			
SALES TAX	996,000	816,320	81.96%	18.04%	795,765	20,555	2.58%
INTEREST EARNINGS	50,000	100,356	200.71%	-100.71%	88,802	11,554	13.01%
INTEREST/ESCROW	-	-	-	-	-	-	0.00%
CONTRIBUTIONS/OTHER	3,500	1,163	33.21%	66.79%	3,413	(2,250)	-65.93%
TOTAL REVENUE	\$1,049,500	\$917,839	87.45%	12.55%	\$887,980	\$29,859	3.36%
PERSONNEL SERVICES	-	-	-	-	-	-	0.00%
NON-DEPARTMENTAL	-	-	-	-	-	-	0.00%
SUPPLIES	1,000	99	9.94%	90.06%	403	(303)	-75.31%
MAINTENANCE	300	-	0.00%	100.00%	-	-	0.00%
CONTRACTUAL & SUNDRY	138,300	45,370	32.81%	67.19%	84,622	(39,252)	-46.38%
TRANSFERS	561,640	468,033	83.33%	16.67%	356,667	111,367	31.22%
CAPITAL OUTLAY	-	-	-	-	-	-	0.00%
TOTAL EXPENDITURES	\$701,240	\$513,503	73.23%	26.77%	\$441,692	\$71,812	16.26%
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$348,260	\$404,336			\$446,288	(\$41,952)	



AGENDA MEMORANDUM

DATE: August 18, 2025
TO: Watauga Economic Development Corporation Directors
FROM:
SUBJECT: Public Hearing on the Capp Smith Food Truck Site project and grant agreement to provide debt service funding.

BACKGROUND/INFORMATION:

Looking to approve the funds for the Food Truck Site at Capp Smith Park.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Board to allow for public input as posted and advertised.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. EDC Food Truck Project Public Hearing
2. CommercialRecorder 09-05-2025 (002) 11

REVIEWED BY:

Lorenza Zavala, Administrative Assistant
David Berman, City Attorney
Sandra Gibson, City Manager
Linda Proskey, City Secretary

Approved - 8/27/2025
Approved - 9/8/2025
Approved - 9/8/2025
Final Approval - 9/8/2025

Approved as to form for inclusion on Agenda

**NOTICE OF PUBLIC HEARING AND NOTICE OF TYPE B PROJECT
WATAUGA ECONOMIC DEVELOPMENT CORPORATION**

In accordance with Texas Local Government Code Section 505.159, the Watauga Economic Development Corporation will hold a public hearing during a Board of Directors meeting on Tuesday, September 16, 2025, at 6:30 P.M. in the Council Chambers at The City of Watauga City Hall, 7105 Whitley Road, Watauga, Texas 76148. The hearing will consider the use of sales tax proceeds for developing and funding a Food Truck Park and Concession/Restroom Building at Capp Smith Park, with an estimated cost of \$2,750,000.

This notice serves as publication of a Type B project as required by Texas Local Government Code Section 505.160.

Following the Public Hearing and public input, the Board of Directors of the Watauga Economic Development Corporation may take action on the project at the same meeting.

This notice was posted on September 5, 2025.

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

Continued from page 10

first publication to be at least 28 days before the return day of the Citation.

Herein Fail not, but on the return herein above named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the August 12, 2025.

THOMAS A. WILDER
Clerk of District Courts of Tarrant County, Texas
By /s/ Amanda Duran
Amanda Duran, Deputy
NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer to rule 114 in the Texas Rules of Court, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

28 days before the return day of the Citation.

Herein Fail not, but on the return herein above named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the August 12, 2025.

THOMAS A. WILDER
Clerk of District Courts of Tarrant County, Texas
By /s/ Amanda Duran
Amanda Duran, Deputy
NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer to rule 114 in the Texas Rules of Court, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Notice is hereby given that the Board of Managers of the Tarrant County Hospital District (the "Board") will hold a public hearing at 1:00 p.m. on September 11, 2025, with the hearing to be held at 1500 S. Main Street, Fort Worth, TX, OPC Auditoriums, 3rd Floor, to hear public comments and consider action concerning:

1. the amount of the mandatory provider participation payments that the Board intends to require of all Tarrant County local hospitals for fiscal year (FY) 2026; and
2. how the revenue derived from those mandatory payments is to be spent.

The Board will hold the public hearings pursuant to Chapter 298B of the Texas Health & Safety Code, which authorized the creation of the Tarrant County Hospital District Local Provider Participation Program. Representatives of local nonpublic hospitals and the public wishing to be heard on these matters may appear before the Board at the public meeting by emailing boardadmin@jpshealth.org, on or before 11 a.m. the day prior to the meeting.

2. Continued efforts to make historic birth, death and land record images searchable and accessible.

The above intended areas of focus are subject to change if dictated by customers or changes to internal business processes.

/s/ Mary Louise Nicholson
Mary Louise Nicholson
Date: 8/13/2025
Tarrant County Clerk

City of North Richland Hills

CITY OF NORTH RICHLAND HILLS NOTICE TO BIDDERS

The City of North Richland Hills is accepting responses for:

RFB 25-031 GENERATOR REPLACEMENT FIRE STATION #4 AND FIRE STATION #5

RFB responses must be submitted by: 2:00 PM (CST) Thursday, September 25, 2025.

Those interested in participating in this competitive process may download the specifications from www.publlicpurchase.com, or proposal forms may be obtained from the Purchasing Department at 4301 City Point Drive, North Richland Hills, TX 76180 Monday through Friday (8:00 AM to 5:00 PM).

All proposals must be submitted electronically via Public Purchase.

The City of North Richland Hills reserves the right to reject any and all RFB responses and act in the best interest of the City of North Richland Hills.

Xiomara Abad
Buyer
(817) 427-6150

NOTICE OF SCHEDULED PUBLIC HEARINGS OF THE CITY OF NORTH RICHLAND HILLS

Notice is hereby given that the Planning and Zoning Commission will conduct a public hearing on Thursday, September 18, 2025, at 7:00 PM, and City Council will conduct a public hearing on Monday, October 13, 2025, at 7:00 PM, in the Council Chamber, 4301 City Point Drive, North Richland Hills, Texas. The following items will be considered.

ZC25-0140 Public hearing and consideration of a request from Avid Roofing & Waterproofing for a special use permit for a contractor's office with shop and garage at 5105 Commercial Drive, being 0.621 acres described Lot J, Block 14, Richland Terrace Addition.

ZC25-0143 Public hearing and consideration of a request from MKG Homes for a special use permit for a permanent accessory building at 6809 Little Ranch Road, being 1.836 acres described as Lot 7, Block 1, Morgan Meadows.

ZC23-0064 Public hearing and consideration of a request from Marisol Pedroza for a special use permit for an accessory dwelling unit at 9200 Martin Drive, being 0.516 acres described as Lots 3 and 4, Block 1, Thompson Park Estates.

TR25-06 Public hearing and consideration regarding city-initiated text amendments to Chapter 118 (Zoning) Division 15 (Transit Oriented Development Code) for the purpose of considering the addition of short term rental housing and additional regulations.

City of Southlake

ORDINANCE NO. 480-363A
AN ORDINANCE AMENDING ORDINANCE NO. 480, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SOUTHLAKE, TEXAS; GRANTING A ZONING CHANGE ON A CERTAIN TRACT OR TRACTS

8-22-29 9-5-12

THE STATE OF TEXAS DISTRICT COURT, TARRANT COUNTY CITATION BY PUBLICATION

Cause No. 342-362883-25
DAVID STOCKMAN AS SUBSTITUTION TRUSTEE FOR U.S.B vs. DEBORAH LYNN MOSLEY, RONNIE LEE SLOAN,

TO: TOMMY JOE HAMPTON, JR, THE UNKNOWN HEIRS AT LAW OF LINDA DA VIS Whose residence is unknown, GREETINGS:

You said DEFENDANTS are Hereby Commanded to appear by filing a written answer to FIRST AMENDED PET IN INTERPLEADER before the 342nd District Court of Tarrant County, Texas at or before 10 o'clock A.M. of the Monday next after the expiration of 42 days from the date of issuance of this Citation, said Monday being September 29, 2025, then and there to DAVID STOCKMAN as Plaintiff Filled in said Court on March 18, 2025 Against TOMMY JOE HAMPTON, JR, THE UNKNOWN HEIRS AT LAW OF LINDA DAVIS as Defendants

Said suit being numbered 342-362883-25 on the docket of said Court, the nature of which demand is as follow, to-wit: SEE ATTACHED: ORDER ALLOWING CITATION BY PUBLICATION

SUMMARY

Plaintiff David Stockman as Substitute Trustee for U.S. Bank National Association, not in its capacity but solely as trustee for NRZ Pass-Through Trust XII, its successors and assigns by and through its attorney of record, Thomas L. Brackett of Barrett Daffin Frappier Turner & Engel, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001, 972-386-5040, brought suit against Defendants Deborah Lynn Moseley, Ronnie Lee Sloan, II, Tommy Eugene Barber, Tommy Joe Hampton, Jr., and the Unknown Heirs at Law of Linda Davis to interplead excess proceeds into the registry of the Court from a prior foreclosure sale related to property located at 5509 Taylor Road W, Fort Worth, Texas 76114 and legally described as:

BEING LOT 18 IN BLOCK 1 OF RIVEROAKS PARK, AN ADDITION TO THE CITY OF RIVER OAKS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-C, PAGE 20 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

THE STATE OF TEXAS

To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting: You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once each week for four consecutive weeks, the first publication to be at least

Liquor Permits

Application has been made with the Texas Alcoholic Beverage Commission for a (BQ) WINE AND MALT BEVERAGE RETAILER'S OFF PREMISE PERMIT by EL CAMINO MARKET, INC dba EL CAMINO MARKET, to be located at 312 S. WATSON RD, ARLINGTON, TARRANT COUNTY, Texas, 76010. Officers of said corporation are ALMUTHANNA OBEIDAT, PRESIDENT/SECRETARY.

An Application has been made for a Mixed Beverage Permit for Pace of Play Golf LLC doing business as Pace Golf Lounge located at 2001 TX-114 Suite #200, Trophy Club, Tarrant County, Texas 76262. Jordan Mittie (Owner/Operator) Regan Mittie (Owner/Operator) Said application has been made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.

Miscellaneous Notices

NOTICE OF PUBLIC HEARING OF THE BOARD OF MANAGERS OF TARRANT COUNTY HOSPITAL DISTRICT TO CONSIDER THE MANDATORY PROVIDER PARTICIPATION PAYMENTS AND HOW REVENUE DERIVED FROM THOSE PAYMENTS IS TO BE SPENT
September 11, 2025

County Clerk Record Preservation and Restoration Plan FY 2026 Executive Summary

The objective of this document is to establish a Preservation and Restoration Plan for the County Clerk's office for the upcoming fiscal year, as required by Local Government Code 188.025. The County Clerk's goal through this plan is to continue to preserve and digitize those permanent records which are vulnerable to loss by theft, disasters, and everyday wear and tear. The scanning of Tarrant County's paper documents into digital images not only preserves them for future generations but also allows for the ability of those images to be added to Tarrant County's existing record management systems, thereby improving customer service by making them readily available for the public to research and view. It is the intent of the County Clerk to follow the Local Government retention schedule set by the Texas State Library and Archives.

Budget and Expenditures

Records preservation and restoration efforts are funded primarily through the collection of a records archive fee, which is authorized by Texas Local Government Code 118.025. The fee amounts are adopted by the Tarrant County Commissioner's Court and are itemized as part of the Tarrant County annual budget process. The current records archive fee amount of \$8.00 will be expended for the continued management, preservation, restoration, and archiving of all County Clerk records. Expenditures from the records archive fund include employee salaries and operating and capital expenses, which are necessary to support record preservation and restoration, employee training, document indexing and archiving of records.

2026 Plan Goal

Efforts to restore and preserve records are conducted both internally and externally. Any work requiring specialized equipment or expertise will be outsourced with the approval of the Tarrant County Commissioners Court. All work requiring intimate knowledge of County Clerk business processes or requiring access to County Clerk software shall be handled internally.

The two (2) primary focus areas for fiscal year 2026 will be the following:

1. Continued preservation of books and documents deemed to be permanent records by the Texas State Library and Archives Commission which require specialized archival sleeves and binders for long-term storage to minimize the chemical and physical deterioration of pages and text.

OF LAND WITHIN THE CITY OF SOUTHLAKE, TEXAS BEING LEGALLY DESCRIBED AS LOT 7, BLOCK 1, CLARIDEN RANCH PHASE III, CITY OF SOUTHLAKE, DENTON COUNTY, TEXAS AND MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A" FROM "S-P-2" GENERALIZED SITE PLAN DISTRICT TO "S-P-2" GENERALIZED SITE PLAN DISTRICT, AS DEPICTED ON THE APPROVED DEVELOPMENT PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B", SUBJECT TO THE SPECIFIC REQUIREMENTS CONTAINED IN THIS ORDINANCE; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; DETERMINING THAT THE PUBLIC INTEREST, MORALS AND GENERAL WELFARE DEMAND THE ZONING CHANGES AND AMENDMENTS HEREIN MADE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 480-788A

AN ORDINANCE AMENDING ORDINANCE NO. 480, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SOUTHLAKE, TEXAS; GRANTING A ZONING CHANGE ON A CERTAIN TRACT OR TRACTS OF LAND WITHIN THE CITY OF SOUTHLAKE, TEXAS BEING LEGALLY DESCRIBED AS LOT 4, BLOCK 1, PECAN CREEK; AND BEING 2.25 ACRES, AND MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A" FROM "S-P-2" DETAILED SITE PLAN DISTRICT WITH "O-1" OFFICE DISTRICT USES TO "S-P-2" DETAILED SITE PLAN DISTRICT WITH "O-1" OFFICE DISTRICT USES, WITH THE ADDITION OF NON-MEDICAL SPA AS A PERMITTED USE, AS DEPICTED ON THE APPROVED SITE PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B", SUBJECT TO THE SPECIFIC REQUIREMENTS CONTAINED IN THIS ORDINANCE; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; DETERMINING THAT THE PUBLIC INTEREST, MORALS AND GENERAL WELFARE DEMAND THE ZONING CHANGES AND AMENDMENTS HEREIN MADE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 7.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

ORDINANCE NO. 480-HHHHH

AN ORDINANCE AMENDING SECTION 46.3 "REVIEW PROCEDURES," OF SECTION 46 "AMENDMENTS TO THE ZONING ORDINANCE," OF THE ZONING ORDINANCE OF THE CITY OF SOUTHLAKE, TEXAS; INCORPORATING NOTICE AND PROTEST PROCEDURE CHANGES NECESSITATED BY THE TEXAS LEGISLATURE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 480-835

AN ORDINANCE AMENDING ORDINANCE NO. 480, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SOUTHLAKE, TEXAS; GRANTING A ZONING CHANGE ON A CERTAIN TRACT OR TRACTS OF LAND WITHIN THE CITY OF SOUTHLAKE, TEXAS BEING LEGALLY DESCRIBED AS LOT 1 AND LOT 2, MURRAY'S SUBDIVISION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A" FROM "S-P-1" DETAILED SITE PLAN DISTRICT WITH "I-1" LIGHT INDUSTRIAL USES TO INCLUDE "KENNELS"; AS DEPICTED ON THE APPROVED DEVELOPMENT PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B", SUBJECT TO THE SPECIFIC REQUIREMENTS CONTAINED IN THIS ORDINANCE; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING

ORDINANCE; DETERMINING THAT THE PUBLIC INTEREST, MORALS AND GENERAL WELFARE DEMAND THE ZONING CHANGES AND AMENDMENTS HEREIN MADE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 480-217A

AN ORDINANCE AMENDING ORDINANCE NO. 480, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SOUTHLAKE, TEXAS; GRANTING A ZONING CHANGE ON A CERTAIN TRACT OR TRACTS OF LAND WITHIN THE CITY OF SOUTHLAKE, TEXAS BEING LEGALLY DESCRIBED AS LOT 5 AND LOT 6R, BLOCK 1, MESCO ADDITION, CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS AND MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A" FROM "S-P-2" GENERALIZED SITE PLAN DISTRICT, AS DEPICTED ON THE APPROVED DEVELOPMENT PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B", SUBJECT TO THE SPECIFIC REQUIREMENTS CONTAINED IN THIS ORDINANCE; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; DETERMINING THAT THE PUBLIC INTEREST, MORALS AND GENERAL WELFARE DEMAND THE ZONING CHANGES AND AMENDMENTS HEREIN MADE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 7.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

ORDINANCE NO. 480-HHHHH

AN ORDINANCE AMENDING SECTION 46.3 "REVIEW PROCEDURES," OF SECTION 46 "AMENDMENTS TO THE ZONING ORDINANCE," OF THE ZONING ORDINANCE OF THE CITY OF SOUTHLAKE, TEXAS; INCORPORATING NOTICE AND PROTEST PROCEDURE CHANGES NECESSITATED BY THE TEXAS LEGISLATURE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 5.

Any person, firm or corporation who violates, disobeys, omits, neglects, refuses or fails to comply with, or who resists the enforcement of any provision of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

Any person, firm or corporation who violates, disobeys, omits, neglects, refuses or fails to comply with, or who resists the enforcement of any provision of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

ADVERTISMENT FOR REQUEST FOR QUALIFICATIONS CITY OF SOUTHLAKE OWNER

Sealed Request for Qualifications for RFQual2508C-

360ME250010 Site Development Study Services for the Parkwood Project will be received by the City of Southlake. All qualifications must be submitted electronically and received by 11:00 AM, CST, Friday September 19, 2025. Further information regarding this solicitation is available from the City Website located at www.cityofsouthlake.com/2783/Purchasing or Bonfire website located at <https://southlake.bonfirehub.com/portal/?tab=openOpportunities>.

The Owner reserves the right to waive any and all informalities or to reject any and all proposals.

For further information please contact City of Southlake Purchasing Manager at 817-748-8312.

8-29-9-5

City of Forest Hill

CITY OF FOREST HILL ORDINANCE NO. 2025-16

AN ORDINANCE OF THE CITY OF FOREST HILL, TEXAS, AMENDING THE FOREST HILL CODE OF ORDINANCES, AS AMENDED, BY AMENDING CHAPTER 9 "PLANNING AND DEVELOPMENT REGULATIONS", ARTICLE 9.02 "ZONING ORDINANCE", AT DIVISION 2 "DEFINITIONS" BY AMENDING SECTION 9.02.021 "DEFINITIONS" AND AT DIVISION 4 "SCHEDULE OF USES" BY AMENDING SECTION 9.02.081 "USES" TO ADD FUNERAL-RELATED ACCESSORIES RETAIL SALES ESTABLISHMENTS, ALLOWING SUCH USE IN THE LOCAL RETAIL, GENERAL BUSINESS, LIGHT INDUSTRIAL, AND HEAVY INDUSTRIAL ZONING DISTRICTS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 5TH DAY OF AUGUST 2025.

CITY OF FOREST HILL ORDINANCE NO. 2025-17

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FOREST HILL, TEXAS, CHAPTER 6 "FIRE PREVENTION AND PROTECTION", ARTICLE 6.01 "GENERAL PROVISIONS", BY REPEALING AND REPLACING IN ITS ENTIRETY SECTION 6.01.001 "NUMBER OF FIREFIGHTERS"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 5TH DAY OF AUGUST 2025.

CITY OF FOREST HILL ORDINANCE NO. 2025-18

AN ORDINANCE OF THE CITY OF FOREST HILL, TEXAS, AMENDING THE FOREST HILL CODE OF ORDINANCES CHAPTER 2 "ADMINISTRATION AND PERSONNEL" AT ARTICLE 2.02 "CITY COUNCIL" BY AMENDING SECTION 2.02.001 "MEETINGS AND WORK SESSIONS"; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 19TH DAY OF AUGUST 2025.

CITY OF FOREST HILL ORDINANCE NO. 2025-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, PROVIDING FOR LATERAL ENTRY FOR POLICE OFFICERS AND RELATED PAY STRUCTURE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PRO-

VIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 19TH DAY OF AUGUST 2025.

CITY OF FOREST HILL ORDINANCE NO. 2025-20

AN ORDINANCE OF THE CITY OF FOREST HILL, TEXAS, AMENDING THE CITY OF FOREST HILL MASTER FEE SCHEDULE BY AMENDING IMPACT FEES FOR WATER AND WASTEWATER; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS, THIS THE 19TH DAY OF AUGUST 2025.

9-5

City of Euless

CITY OF EULESS NOTICE OF PUBLIC HEARING Planned Development (PD) CASE #25-01-PD

A Public Hearing will be held by the Euless City Council on **September 23, 2025**, in the Council Chambers of the Euless City Hall at 201 North Ector Drive, Euless, Texas, at **7:00 P.M.**, at which time interested parties and citizens will have an opportunity to be heard. The purpose of the hearing will be to consider the rezoning of 2.37-acres from Neighborhood Business (C-1) to a Planned Development (PD) for the development of sports courts with associated restaurant and bar at Quik-Trip Addition, Block A, Lot 3 and Timber Ridge Addition, Block 1, Lot A. at 1010 W Harwood Road.

ISSUED SEPTEMBER 5, 2025 by Direction of the DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT EULESS, TEXAS

9-5

City of Watauga

NOTICE OF PUBLIC HEARING AND NOTICE OF TYPE B PROJECT WATAUGA ECONOMIC DEVELOPMENT CORPORATION

In accordance with Texas

Local Government Code Section 505.159, the Watauga Economic Development Corporation will hold a public hearing during a Board of Directors meeting on Tuesday, September 16, 2025, at 6:30 P.M. in the Council Chambers at The City of Watauga City Hall, 7105 Whitley Road, Watauga, Texas 76148. The hearing will consider the use of sales tax proceeds for developing and funding a Food Truck Park and Concession/Restroom Building at Capp Smith Park, with an estimated cost of \$2,750,000.

This notice serves as publication of a Type B project as required by Texas Local Government Code Section 505.160.

Following the Public Hearing and public input, the Board of Directors of the Watauga Economic Development Corporation may take action on the project at the same meeting.

This notice was posted on September 5, 2025, in the Commercial Recorder.

I, Linda Proskye, City Secretary for the City of Watauga, Texas, hereby certify that this notice was posted on the official bulletin board at City Hall, 7105 Whitley Road, Watauga, Texas, on September 5, 2024, before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

9-5



AGENDA MEMORANDUM

DATE: August 19, 2025

TO: Watauga Economic Development Corporation Directors

FROM: Sandra Gibson, City Manager

SUBJECT: Discuss and consider possible action on amending the bylaws of the Watauga Economic Development Corporation (WEDC) to designate the duly elected Mayor, at the time of service, as the President of the WEDC.

BACKGROUND/INFORMATION:

At the June 17, 2025 EDC Meeting, Vice President Stephen Welch asked to place this item on a future agenda for discussion and possible action. Director Malissa Minucci seconded the request.

The bylaws are provided for the Board's reference.

FINANCIAL IMPLICATIONS:

None

RECOMMENDATION/ACTION DESIRED:

Recommend the Board review the item and provide direction to staff.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. 2024 Bylaws
2. Watauga EDC Resolution Approving Amendment to Bylaws

REVIEWED BY:

Lorenza Zavala, Administrative Assistant

David Berman, City Attorney

Sandra Gibson, City Manager

Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 8/19/2025

Approved - 9/8/2025

Approved - 9/8/2025

Final Approval - 9/8/2025

WATAUGA ECONOMIC DEVELOPMENT CORPORATION
BYLAWS AMENDED JUNE 2024

ARTICLE ONE: POWERS & PURPOSES

- 1.01 In order to implement the purposes for which the Corporation was formed as set forth in the Articles of Incorporation, the Corporation is organized exclusively for the purposes of benefitting and accomplishing public purposes of, and to act on behalf of the City of Watauga, Texas and the specific purposes for which the Corporation is organized and may issue bonds on behalf of the City of Watauga, Texas for the promotion and development of commercial, industrial and manufacturing enterprises to promote and encourage employment and public welfare, pursuant to Chapter 501-505 of the Local Government Code, as now or hereafter amended.
- 1.02 The Corporation is not a political subdivision or political corporation of the State of Texas within the meaning of its Constitution, and no agreements, bonds, debts, or obligations or the lending of credit, or grant of public money or anything of value, of or by the City of Watauga, Texas or any other political corporation, subdivision, or agency of the State of Texas, or a pledge of faith and credit of any of them.
- 1.03 The registered office of the Corporation is located at 7105 Whitley Road, Watauga, Texas 76148, and the registered agent of the Corporation at such address is the City Manager of the City of Watauga, Texas. The principal office for the transaction of the business of the Corporation is located at 7105 Whitley Road, Watauga, Texas 76148.

ARTICLE TWO: DIRECTORS

Powers

- 2.01 The Directors shall act only as a Board, and an individual Director shall have no power to act for the Corporation. All corporate powers of the Corporation shall be exercised by the Board of Directors or under its authority. The business and affairs of the Corporation shall be controlled by the Board of Directors, subject, however, to such limitations as are imposed by law, the Articles of Incorporation or these Bylaws. The Board of Directors may, by contract or otherwise, give general, limited or special power and authority to the officers and employees of the Corporation to transact the general business or any special business of the Corporation and may give powers of attorney to agents of the Corporation to transact any special business requiring such authorization.

- 2.02 The Directors shall appoint and consent to the City Attorney for the City of Watauga to also serve as the General Counsel for the Corporation.

Number and Qualification of Directors

- 2.03 Each Director must be a resident of the City of Watauga at the time of appointment and maintain that residency during entire tenure on the Board. The authorized number of Directors of this Corporation shall be seven (7). The place numbers for the seven (7) Directors shall be known as Place 1, Place 2, Place 3, Place 4, Place 5, Place 6, and Place 7.

Appointment and Term

- 2.04 The Directors shall be appointed by the Watauga City Council and serve at the pleasure of the Watauga City Council. A director is appointed to hold office for two (2) year terms. The terms of Director Position 1, Director Position 3, Director Position 5 and Director Position 7 directors shall expire in August of each odd-numbered year. The terms of Director Position 2, Director Position 4 and Director Position 6 shall expire in August of each even-numbered year.
- 2.05 Board Membership shall comply with Texas Local Government Code Subchapter B Sections 501.051, 505.052 and 505.053, with the exception that the number of members from the City's governing body serving as a Director/Board of the WEDC shall be limited to four (4).
- 2.06 Board members, who also serve on the governing body of the City, shall not cease to serve on Board of Directors at the time they cease to serve on the City Council; likewise, any board member who is also an employee of the City of Watauga shall cease to serve on the Board of Directors at the conclusion of their employment.

Vacancies

- 2.07 Vacancies on the Board of Directors may be filled by a majority vote of the Watauga City Council at a regular meeting or special meeting called for that purpose. A vacancy occurring on the Board of Directors may be filled by the City Council at any time. Any Director appointed by the City Council shall serve the remainder of the term of appointment of their predecessor. Nothing in this provision should be construed to prevent such a successor from being appointed and serving one or more subsequent terms.

Removal of Directors

- 2.08 The entire Board of Directors or any individual Director may be removed from their Director position with or without cause by majority vote of the Watauga City Council, and a successor may then and there be elected to fill the vacancy thus created.

Place of Meetings

- 2.09 All meetings of the Board of Directors shall be held at the principal offices of the Corporation or at such other location as the Board of Directors may designate, within the City limits of Watauga.

Annual Meetings

- 2.10 The annual meeting of the Corporation shall be held in the month of March each year. At such meetings, officers shall be appointed, reports of the Corporation's affairs shall be considered and any other business may be transacted which falls within the power of the Directors. All provisions herein pertaining to the Board of Directors meetings shall also apply to the annual meeting.

Regular Meetings

- 2.11 Regular meetings of the Board of Directors shall be held on the third Tuesday of each month between annual meetings of the corporation, and at such dates and times as the Directors may determine. Meetings shall be held no less than quarterly. Roberts Rules of Order shall be used to conduct and govern meetings. The City of Watauga Council Rules of Procedure apply to the Board. Any action taken by the board which evidences the desired intent to approve, disapprove, or table an agenda item shall not be subject to challenge based on an alleged procedural violation regarding the way the meeting was conducted. All meetings shall be conducted in accordance with the Texas Open Meetings Act, Government Code Chapter 551, as now or hereafter amended.

Special Meetings - Call and Notices

- 2.12 Special meetings of the Board of Directors for any purpose shall be called at any time by the President or, if the President is absent or unable or refuses to act, by any two Directors. Written notices of the special meetings, stating the time and place and in general terms the purpose or purposes thereof, shall be mailed, electronically mailed or personally delivered to each Director not later than the day before the day selected for the meeting. All shall be conducted in accordance with the Texas Open Meetings Act, Government Code Chapter 551, as now or hereafter amended.

Attendance

- 2.13 Attendance at the Board meetings is required of each Director and the attendance record of each Director shall be reviewed by the Council prior to any reappointment to the Board. Absences which are considered by Council to indicate the inability or unwillingness to fulfill the duties of the Director may result in the removal and the replacement of the Director as provided in section 2.08 of these bylaws.

Quorum

- 2.14 (a) A majority of the authorized number of Directors shall be necessary to constitute a quorum for the transaction of business, except to adjourn or recess a meeting.
- (b) Every act or decision done or made by a majority of the Directors present shall be regarded as the act of the Board of Directors, unless a greater number is required by law or by the Articles of Incorporation.
- (c) Each Director who is present at a meeting will be deemed to have assented to any action taken at the meeting unless the Director's dissent to the action is entered in the minutes of the meeting.

Board Action

- 2.15 Any action required or permitted to be taken by the Board of Directors must be taken pursuant to a lawfully convened meeting.

Adjournment - Notice

- 2.16 A quorum of the Directors may adjourn or recess any Directors' meeting to meet again at a stated hour on a stated day. All meetings of the Board of Directors shall be conducted in accordance with the Texas Open Meetings Act, Government Code Chapter 551, as now or hereafter amended.

Conduct of Meetings

- 2.17 The President or, in the President's absence, the Vice President (or in the absence of both, any Director selected by the Directors present), shall preside at the meeting of the Board of Directors. The President, or presiding officer in the absence of the President, shall not make motions and shall vote only in case of a tie. The Secretary of the Corporation or, in the Secretary's absence, any person appointed by the presiding officer, shall act as Secretary of the Board of Directors' meetings.

Power of Eminent Domain

- 2.18 The Corporation may exercise the power of eminent domain only on approval of the action by the Watauga City Council. The power must be exercised with and subject to the laws applicable to the City of Watauga.

Liability

- 2.19 The Corporation, individual Directors, the City of Watauga, the individual Watauga City Council Members, employees of the City of Watauga or of the Corporation are not liable for damages arising from governmental function of the Corporation or the City of Watauga.

Indemnification of Directors and Officers

- 2.20 The Board of Directors may authorize the Corporation to indemnify and/or pay expenses incurred by, or to satisfy a judgment or settle a claim or pay a fine rendered or levied against present or former Directors, officers, employees or agents of this Corporation based upon his or her action as a Director, officer, employee or agent of the Corporation while acting within the scope of his/her duties as authorized by State law.

ARTICLE THREE: OFFICERS

Title and Appointment

- 3.01 The officers of the Corporation shall be a President, one or more Vice Presidents, Secretary, Treasurer and such assistants and other officers as the Watauga City Council deems necessary to carry out the business and purposes of the Corporation. All officers shall be appointed by and hold office at the pleasure of the Board of Directors.

Powers and Duties of Officers

- 3.02 The officers of the Corporation shall have the powers and duties generally ascribed to the respective offices and such additional authority or duty as may from time to time be established by the Board of Directors. The Secretary is encouraged to furnish the telephone numbers of other WEDC board members and staff, the governing regulations, and any other pertinent information concerning the WEDC to board members within seven (7) days of their appointment.

ARTICLE FOUR: FISCAL PROVISIONS

- 4.01 The Corporation shall review and, upon approval by the Board, submit monthly financial reporting in a format utilized by the City of Watauga. All books and records of the Corporation shall be maintained by the City's Finance Department in accordance with Section 501.073 of the Texas Local Government Code. The Watauga City Council and the Corporation acknowledge and agree that the management of the Corporation's financial records shall be administered by the City pursuant to the terms of the Financial Services Agreement.
- 4.02 All expenditures of the Corporation shall be preapproved by the City Council in accordance with Texas Local Government Code Chapter 501, Subchapter A, Section 501.073, and Chapter 505. The Corporation shall have its records and accounts audited annually and shall have an annual financial statement prepared based on the audit. The audit shall be completed by the same independent auditor selected by the City Council of Watauga who is selected to conduct the City of Watauga's annual fiscal audit.
- 4.03 The corporate fiscal year shall begin October 1st and end September 30th of each year. The Executive Director shall annually prepare each year an itemized budget to cover the proposed expenditures of the Corporation for the upcoming fiscal year. The proposed itemized budget shall be submitted to the Board by the 45th day prior to the budget being considered by the Board. Once approved by the Board, the board shall submit its proposed Corporate itemized budget to the City Secretary, for record and placement on the Council agenda, for consideration and approval by the City of Watauga City Council. All expenditures shall be identified as either routine or contingent, and all routine expenditures shall be considered approved in accordance with Section 501.073 without further action by the City Counsel. All contingent expenditures must be preapproved by the City Council before any funds are disbursed. The itemized budget shall also provide as clear a comparison as practicable between expenditures included in the proposed budget and actual expenditures for the same or similar purposes made for the preceding year. The budget must contain a complete financial statement of the Corporation that shows: (1) the outstanding obligations of the Corporation; (2) the cash on hand to the credit of each fund; (3) the funds received from all sources during the preceding year; and (5) the estimated revenue available to cover the proposed budget. A public hearing shall be held by the City Council. The City Council shall set the public hearing date after the 15th day after the date the Board files the proposed budget with the City Secretary. The Corporation shall provide notice of the date, time and location of the hearing and the approval date by the City of Watauga's City Council on the Corporation's website.
- 4.04 Temporary or idle funds of the Watauga Economic Development Corporation which are undesignated, may be invested in any legal manner authorized by the Public

Funds Investment Act and authorized by the Corporation's approved Investment Policy. The Corporation's Investment Policy may be combined with the City's policy and must be reviewed and approved annually by the Board of Directors.

ARTICLE FIVE: EXECUTION OF INSTRUMENTS

- 5.01 The Board of Directors may, in its discretion, authorize an officer or officers, or other person or persons, to execute any Corporate instrument or document, or to sign the Corporate name without limitation, except where otherwise provided by law and such execution or signature shall be binding on the Corporation.

ARTICLE SIX: RECORDS AND REPORTS

Inspection of Books and Records

- 6.01 The Corporation shall keep at the principal place of business a book of minutes of all meetings, adequate business records and notices of all its transactions.
- 6.02 All books and records of the Corporation shall be open to inspection to the extent expressly provided by the Texas Open Records Act, Chapter 551 of the Government Code, as now or hereafter amended, and not otherwise. All books and records may be examined by Directors and Watauga City Council members at reasonable times.

ARTICLE SEVEN: AMENDMENT OF BYLAWS

Amendment of Bylaws

- 7.01 The power to alter, amend, or repeal these Bylaws is vested in the Directors, subject to the approval of the City Council or changes in State law.

ARTICLE EIGHT: MISCELLANEOUS PROVISIONS

Legal Authorities Governing Construction of Bylaws

- 8.01 The Bylaws shall be construed in accordance with the laws of the State of Texas. All references in the Bylaws to statutes, regulations, or other sources of legal authority shall refer to the authorities cited, or their successors, as they may be amended from time to time. It is expressly provided that the provisions of Chapter 501-505 of the Local Government Code, as now or hereafter amended, are incorporated within these Bylaws by reference. In the event of any conflict between

the applicable provisions of such Act and these Bylaws, then the applicable provisions of such Act shall control.

Legal Construction

- 8.02 If any Bylaw provision is held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other provision and the Bylaws shall be construed as if the invalid, illegal, or unenforceable provision had not been included in the Bylaws.

Effective Date

These Bylaws, and any subsequent amendments hereto, shall be effective as of and from the date on which approval has been given by both the Board of Directors and the City Council of the City of Watauga, Texas.

CERTIFICATE OF SECRETARY

I, the undersigned, certify that I am the elected and acting secretary of the Watauga Economic Development Corporation, a Texas corporation; and the preceding bylaws, comprising 8 pages, constitute a true and complete copy of the bylaws of the corporation as amended at a meeting of the board of directors of the corporation held on the 18th day of June 2024.

I have subscribed my name and affixed the seal of the corporation on this the 18th day of June 2024.

WATAUGA ECONOMIC DEVELOPMENT CORPORATION

By:  Secretary

[Seal]

Approved by City Council on the 8 day of July, 2024.

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WATAUGA ECONOMIC DEVELOPMENT CORPORATION APPROVING AND RECOMMENDING AN AMENDMENT TO THE BYLAWS OF THE WATAUGA ECONOMIC DEVELOPMENT CORPORATION TO DESIGNATE THE MAYOR AS PRESIDENT OF THE BOARD; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Directors of the Watauga Economic Development Corporation has considered amendments to its bylaws and finds and determines that the amendment provided for hereinafter will promote the effectiveness and efficiency of meetings of the Board of the Board of Directors, will promote the Corporation's goals and objectives, and will promote the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WATAUGA ECONOMIC DEVELOPMENT CORPORATION, THAT

I.

The facts and recitations set forth in the preamble of this resolution are hereby found to be true and correct and adopted herein for all purposes.

II.

The Board of Directors of the Watauga Economic Development Corporation does hereby approve and adopt an amendment to Section 3.01 of Article Three of the Bylaws, as amended, such that Section 3.01 shall henceforth read in its entirety as follows:

“ARTICLE THREE: OFFICERS

Title and Appointment

3.01 The officers of the Corporation shall be a President, one or more Vice Presidents, Secretary, Treasurer and such assistants and other officers as the

Watauga City Council deems necessary to carry out the business and purposes of the Corporation. The President of the Corporation shall be the presiding Mayor of the City of Watauga. All other officers shall be appointed by and hold office at the pleasure of the Board of Directors.”

III.

This resolution shall become effective and shall be in full force and effect from and after the date of passage and adoption by the Board of Directors if the Watauga Economic Development Corporation of the City of Watauga, Texas, and the approval of the City Council of the City of Watauga, as the law and bylaws in such cases provide.

PASSED AND ADOPTED by the Board of Directors of the Watauga Economic Development Corporation of the City of Watauga, Texas, this ____ day of _____, 2025.

APPROVED:

ARTHUR L. MINER, Chairman

ATTEST:

Board Secretary

[Edited version showing changes]

“ARTICLE THREE: OFFICERS

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AGENDA MEMORANDUM

DATE: August 19, 2025
TO: Watauga Economic Development Corporation Directors
FROM: Sandra Gibson, City Manager
SUBJECT: Discuss and consider action on training opportunities for the WEDC Board members.

BACKGROUND/INFORMATION:

There are several training opportunities for WEDC Board members. Upcoming events include a virtual workshop that covers some valuable information:

December 1 - December 15, 2025 - The Economic Development Sales Tax Workshop is designed specifically for EDC Board Members and local elected officials and include information about economic and community development in general, and changes to the Economic Development Sales Tax Law. The workshops will include a discussion of changes to the Economic Development Sales Tax law that occurred during the 89th session of the Texas Legislature. Workshop attendees will receive Open Meetings Act and Public Information Act certification as a part of this course.

Beginning on December 1, 2025, registrants will have access to a Dropbox file that will contain reference materials and copies of the presentations. Registrants have two weeks to review the workshop presentations and materials at their own pace.

On December 15, 2025, TEDC will have a live Q&A session at 10:30 AM via Zoom with the workshop presenters. Registrants will have the opportunity to ask questions during the live Q&A with the workshop presenters. The live Q&A session is not mandatory, but recommended.

Other training opportunities may be discussed and presented to the Board.

FINANCIAL IMPLICATIONS:

Registration fee would be covered by the 2025-2026 budget.

RECOMMENDATION/ACTION DESIRED:

Staff would like the Board to provide input on this training opportunity.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None



AGENDA MEMORANDUM

REVIEWED BY:

Lorenza Zavala, Administrative Assistant

David Berman, City Attorney

Sandra Gibson, City Manager

Linda Proskey, City Secretary

Approved as to form for inclusion on Agenda

Approved - 8/19/2025

Approved - 8/19/2025

Approved - 9/5/2025

Final Approval - 9/8/2025



AGENDA MEMORANDUM

DATE: August 28, 2025
TO: Watauga Economic Development Corporation Directors
FROM: Sandra Gibson, City Manager
SUBJECT: Discuss and consider sponsorship of the North Tarrant Fall Fest 2025

BACKGROUND/INFORMATION:

The City has received a request from Jack Bradshaw, President of the North Tarrant Chamber regarding participating in the North Tarrant Fall Fest 2025 regarding sponsoring the North Tarrant Fall Fest. The goal at the Chamber is to really showcase North Tarrant County as the family-friendly hot spot of DFW and the place to be. We have included the flyer that Jack Bradshaw provided. <https://northtarrantfallfest.com/>

For the actual event, the Chamber wants to list each of our partner cities as our Community + VIP Sponsors. The Chamber is asking for sponsorship support of \$3,000 per city (80% discount off the VIP Sponsor rate) as well as promotional support.

FINANCIAL IMPLICATIONS:

\$3,000 sponsorship of North Tarrant Fall Fest

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Council review and take action on the item presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Fall fest

REVIEWED BY:

Lorenza Zavala, Administrative Assistant
 David Berman, City Attorney
 Sandra Gibson, City Manager
 Linda Proskey, City Secretary
Approved as to form for inclusion on Agenda

Approved - 9/5/2025
 Approved - 9/8/2025
 Approved - 9/8/2025
 Final Approval - 9/8/2025



NORTH TARRANT FALL FEST

COMMUNITY / VIP IN-KIND SPONSORSHIP PROPOSAL

City of Watauga Fall Fest VIP Sponsorship + Event Community Sponsor

\$15,000 value includes...

- City logo inclusion on Community Sponsor signage throughout the event
- Sponsor of the Fall Fest VIP Tent throughout the event (VIP Tent will be positioned with a great view of the live music and offer complimentary food)
- Logo inclusion on large promotional flag placed right outside the VIP Tent
- Logo inclusion on VIP welcome signage
- Company recognition and logo placement on key event marketing including 15,000 event programs, local magazine promotion, event promotion, North Tarrant Eblasts to businesses, event promotion, North Tarrant Marketplace App, and Chamber website
- Optional booth space (10' x 10')
- 12 tickets to VIP tent
- Promotional PowerPoint presentation inclusion and mention at Chamber September and October Chamber luncheons
- One :30 second ad on event Jumbotron and local screens throughout North Tarrant County
- Included in Sponsor post-event Thank You at Chamber Luncheon and on Facebook posts
- Chamber reciprocal promotion of Watauga events

Fall Fest / Chamber In-Kind from Richland Hills includes...

- \$3,000 Sponsorship Fee (80% discount off full price)
- Event promotion through city newsletter / water bills
- Event social media sharing of events and various posts
- Use of any city golf carts or gators for the duration of the event
- Use of city generators if possible
- Event promotional emails to Watauga city residents
- Any other event promotion possible (billboards, park benches, city signs, etc.)



AGENDA MEMORANDUM

DATE: September 3, 2025

TO: Watauga Economic Development Corporation Directors

FROM: Sandra Gibson, City Manager

SUBJECT: Discuss and consider action to approve the Capp Smith Food Truck Project expenditure and related Grant Agreement to provide funding for debt service payments

BACKGROUND/INFORMATION:

The WEDC approved the FY2025-2026 budget on July 14, 2025 and the City Council provided final approval of the WEDC Budget on August 25, 2025. During the budget process, the Food Truck Conceptual Plan was presented to the WEDC, and the final conceptual plan was presented in a Joint Workshop with the WEDC and City Council on July 14th. At the July 14th workshop, the City Council and WEDC Board agreed to move forward with the project. The Food Truck Project will be funded by the proceeds from the 2025 Certificates of Obligation and the proceeds from the previously issued 2020 Certificates of Obligation. The presentation is included for the Board's reference.

To provide funding for the EDC portion of the 2025 Certificates of Obligation, the WEDC must enter into the attached agreement with the City, which will provide the funding on an annual basis for the payment of the debt.

State law requires that corporations hold a public hearing on projects funded by 4B tax proceeds and that projects considered at a public hearing wait 60 days after the first public notice of the project. The public notice of the project was published on September 5, 2025. State law requirements are listed below:

Public Hearing Requirement for Expending Section 4B Tax Proceeds

Previously, a Section 4B corporation was required to hold at least one public hearing on any proposed project, including a proposal to expend funds on maintenance and operating expenses of a project. However, in 2007, the Act was amended to provide that a corporation created by an eligible city with a population of less than 20,000 is not required to hold a public hearing under this subsection if the proposed project is defined by Section 2 of this Act. If a public hearing is required, the hearing must be held before the corporation expends any Section 4B funds on the project. After the projects have been considered at a public hearing and 60 days have passed since the first public notice of the nature of the projects, the development corporation is free to make expenditures related to the projects pursuant to the adopted budget.



AGENDA MEMORANDUM

Public Notice Requirement and the 60-Day Right to Petition

The public has a right to gather a petition objecting to a particular Section 4B project. The petition must be submitted within 60 days of the first published notice of a specific project or type of project and must be signed by more than 10 percent of the registered voters of the city.

If a petition is pursued by the public, the petition can ask that the city hold an election on the issue before that specific project or type of project is undertaken. If the petition is submitted in a timely manner and an election is required, the corporation may not undertake the project until the voters approve the project at an election on the issue. If the voters disapprove the project at the election, the Section 4B tax proceeds may not be used for that purpose.

FINANCIAL IMPLICATIONS:

Appropriations for this project are included in the 2025-2026 Budget (Capital Projects Fund). A budget amendment will be necessary to provide the funding for this year's debt service payment.

RECOMMENDATION/ACTION DESIRED:

Recommend the Board review and approve the Food Truck Park expenditure and related grant agreement.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Food Truck Site_Grant Agreement_2025
2. Debt Service - Food Truck Park

REVIEWED BY:

David Berman, City Attorney
Sandra Gibson, City Manager
Linda Proskey, City Secretary

Approved - 9/8/2025
Approved - 9/8/2025
Final Approval - 9/8/2025

Approved as to form for inclusion on Agenda

STATE OF TEXAS
COUNTY OF TARRANT

§
§

CITY OF WATAUGA ECONOMIC DEVELOPMENT GRANT AGREEMENT

Authority

This Agreement is made under the authority of the TEX. LOC. GOV. CODE chapters 501, 502 and 505, as amended (the “Code”)

Parties

This Agreement is made and entered into by and between the City of Watauga Economic Development Corporation (the “WEDC”) organized under the Code, and the City of Watauga (the “GRANTEE”)

Effective Date

This Agreement shall be effective on the 61st day after the date the notice of the public hearing was first published, provided that no valid petition seeking an election on whether the project should be undertaken is filed with the municipality and provided that the WEDC and GRANTEE have duly executed the Agreement by signature of authorized representatives of both WEDC and Grantee (“Effective Date”).

Preamble

WHEREAS, the WEDC held a public hearing on this proposed project on September 16, 2025 before spending money to undertake the project as required by Texas Local Government Code Section 505.159.

WHEREAS, the WEDC held a public meeting concerning the expenditure of the funds that are the subject of this agreement on September 16, 2025; and

WHEREAS, upon the recommendation of the WEDC, the City Council of Watauga, Texas on _____, approved the expenditure of said funds; and

WHEREAS, Texas Local Government Code Section 505.152 defines as an authorized “project” to include “...equipment... and improvements found by the board of directors to be... suitable for use for... public park purposes and events, including... parks and park facilities, open space improvements... and other related improvements that enhance any of the items described in this section.”

WHEREAS, the WEDC Board of Directors find that this is an authorized project as provided by Texas Local Government Code Section 505.152.

NOW THEREFORE, in view of the above and foregoing, and in consideration of the mutual agreements herein contained, WEDC and Grantee hereby agree as follows:

Terms

In consideration for the mutual promises and covenants given and the mutual benefits received, which is hereby acknowledged by the Parties, the Parties agree as follows:

1) Purpose; Allocation; Schedule of Payments

- i) WEDC shall allocate an amount of funds (“Funds”) sufficient to cover the costs of constructing a food truck site to be located within the corporate boundaries of the City of Watauga as pre-approved by the WEDC and City of Watauga City Council in order to facilitate economic development activity, business recruitment, retention and expansion efforts for the future benefit of the WEDC and City of Watauga.
- ii) Said GRANTEE shall use Funds allocated for the purpose of paying the debt service requirements (each February and August) on the 2025 Certificates of Obligation issued by the City of Watauga, specific to the project food truck site. Said site is instrumental to the WEDC in the promotion and development of new and expanded business enterprises in the City of Watauga and shall benefit the WEDC in their goals of creating and expanding economic growth in the City of Watauga.
- iii) The exact amount of Funds to be allocated shall be determined by the City’s Financial Advisor with a separate debt schedule set forth solely for the purpose of the Food Truck Site. The schedule for payment shall be based on a 20-year timeline beginning in February, 2026 and ending in September 2045, with a minimum of two semi-annual payments due on or before February 15 and August 15, at the interest rate set at the bond issuance in August, 2025 by the City to pay for the Food Truck Site.

2) Default:

- i) Any party to this Agreement is in default if the party has failed to perform any obligation in this agreement, after notice of failure to perform and the passage of 90 days and that party has failed to cure the alleged failure to perform.
- ii) If a default occurs in the performance of any obligation of WEDC or Grantee, any payment or performance obligation may be enforced by: (1) mandamus; or (2) the appointment of a receiver in equity with the power to: (A) charge

VIP GRANT AGREEMENT

and collect any applicable rents, purchase price payments, and loan payments; and (B) apply any revenue from the project in accordance with any resolution, mortgage, or instrument supporting or related to this agreement.

- iii) The WEDC may terminate this Agreement if it is determined that GRANTEE is in default by using the funds provided for in this Agreement for any purpose other than those identified in Section 1(i) of this Agreement. Termination of this Agreement may be affected if any such default is not cured within ninety (90) days after written notice by WEDC to GRANTEE.
- iv) In the event of termination for default under this agreement, WEDC's sole remedy shall be termination of this agreement and reimbursement of the funds determined to be improperly used.

3) Miscellaneous

- i) Assignment. GRANTEE may not assign this Agreement.
- ii) No Right of Renewal. It is understood and agreed that the receipt of these funds by GRANTEE shall not imply any right of automatic renewal of this contract.
- iii) Notice. Any notice required under the provisions of this Agreement shall be in writing and delivered in person, by email, by fax or deposited in the United States Mail, registered or certified, return receipt requested. Any such notice must be addressed to WEDC or GRANTEE at the following addresses. Any notice shall be deemed received three days after the date of deposit in the United States Mail, unless proof is offered to the contrary. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

WEDC: City of Watauga Economic Development Corporation
Attn: Chairman of the Board of Directors
7105 Whitley Road
Watauga, Texas 76148

GRANTEE: City of Watauga, Texas
Attn: City Manager
7105 Whitley Road
Watauga, Texas 76148

Either party may designate a different address or fax number by giving the other party written notice.

- iv) Binding Agreement. This Agreement has been duly executed and delivered by both parties and constitutes a legal, valid and binding obligation of the parties. Each person executing this Agreement on behalf of each party represents and warrants that they have full right and authority to enter into this Agreement.
- v) Amendment. This Agreement may not be amended except in a written instrument specifically referring to this Agreement, approved by the WEDC Board of Directors and the City Council of Grantee and signed by the parties hereto.
- vi) Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. The State of Texas shall have jurisdiction over this Agreement and the parties hereto, and venue of any legal action filed by either WEDC or GRANTEE shall be in Tarrant County, Texas.
- vii) Severability. In the event that one or more of the provisions contained in the Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, but shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.
- viii) Execution. WEDC executes this Agreement by and through its President. GRANTEE executes this Agreement by and through its Mayor. The parties further agree that this Agreement may be executed in multiple counterparts, each of which shall be considered an original.

**WATAUGA ECONOMIC
DEVELOPMENT CORPORATION:**

_____, 2025
DATE

CHAIRMAN

ATTEST:

CORPORATION SECRETARY

CITY OF WATAUGA:

_____, 2025
DATE

MAYOR

ATTEST:

**LINDA PROSKEY
CITY SECRETARY**

DETAILED BOND DEBT SERVICE

City of Watauga, Texas

**\$10,225,000 Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2025
Callable 2/1/2034 at Par
EDC (20-Year Amortization)**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
02/01/2026	220,000	5.000%	45,361.81	265,361.81	
08/01/2026			43,687.50	43,687.50	
09/30/2026					309,049.31
02/01/2027	60,000	5.000%	43,687.50	103,687.50	
08/01/2027			42,187.50	42,187.50	
09/30/2027					145,875.00
02/01/2028	65,000	5.000%	42,187.50	107,187.50	
08/01/2028			40,562.50	40,562.50	
09/30/2028					147,750.00
02/01/2029	70,000	5.000%	40,562.50	110,562.50	
08/01/2029			38,812.50	38,812.50	
09/30/2029					149,375.00
02/01/2030	70,000	5.000%	38,812.50	108,812.50	
08/01/2030			37,062.50	37,062.50	
09/30/2030					145,875.00
02/01/2031	75,000	5.000%	37,062.50	112,062.50	
08/01/2031			35,187.50	35,187.50	
09/30/2031					147,250.00
02/01/2032	80,000	5.000%	35,187.50	115,187.50	
08/01/2032			33,187.50	33,187.50	
09/30/2032					148,375.00
02/01/2033	85,000	5.000%	33,187.50	118,187.50	
08/01/2033			31,062.50	31,062.50	
09/30/2033					149,250.00
02/01/2034	85,000	5.000%	31,062.50	116,062.50	
08/01/2034			28,937.50	28,937.50	
09/30/2034					145,000.00
02/01/2035	90,000	5.000%	28,937.50	118,937.50	
08/01/2035			26,687.50	26,687.50	
09/30/2035					145,625.00
02/01/2036	95,000	5.000%	26,687.50	121,687.50	
08/01/2036			24,312.50	24,312.50	
09/30/2036					146,000.00
02/01/2037	100,000	5.000%	24,312.50	124,312.50	
08/01/2037			21,812.50	21,812.50	
09/30/2037					146,125.00
02/01/2038	105,000	4.125%	21,812.50	126,812.50	
08/01/2038			19,646.88	19,646.88	
09/30/2038					146,459.38
02/01/2039	110,000	4.250%	19,646.88	129,646.88	
08/01/2039			17,309.38	17,309.38	
09/30/2039					146,956.26
02/01/2040	115,000	4.250%	17,309.38	132,309.38	
08/01/2040			14,865.63	14,865.63	
09/30/2040					147,175.01
02/01/2041	120,000	4.375%	14,865.63	134,865.63	
08/01/2041			12,240.63	12,240.63	
09/30/2041					147,106.26
02/01/2042	125,000	4.500%	12,240.63	137,240.63	
08/01/2042			9,428.13	9,428.13	
09/30/2042					146,668.76
02/01/2043	130,000	4.500%	9,428.13	139,428.13	
08/01/2043			6,503.13	6,503.13	
09/30/2043					145,931.26
02/01/2044	140,000	4.500%	6,503.13	146,503.13	
08/01/2044			3,353.13	3,353.13	
09/30/2044					149,856.26
02/01/2045	145,000	4.625%	3,353.13	148,353.13	
09/30/2045					148,353.13
	2,085,000		1,019,055.63	3,104,055.63	3,104,055.63