



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

CALL TO ORDER

President Miner called the meeting to order at 6:40 p.m.

ROLL CALL

| | |
|-----------------|---|
| Arthur L. Miner | Place 1, President |
| Calvin Lewis | Place 2, Director |
| Jan Hill | Place 3, Director- absent with notice |
| Vacant | 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 |
| Lorenza Zavala | Economic Development Specialist |
| Brian Teneyck | Assistant Director of Parks & Community Services |

ANNOUNCEMENTS

President Miner mentioned the first Town Hall Meeting was held this past Saturday. There will be three more meetings one can attend.

PRESENTATIONS

1. Oath of Office.
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

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

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

Motion Passed 3-0-0

Ayes: Calvin Lewis, Stephen Welch, Brian Downey

Nays: None

Absent: Macy Forrester, Jan Hill

Abstain: None

PUBLIC HEARINGS

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

Public Hearing open at 6:54 p.m.

No requests were made to speak on the Capp Smith Food Truck Site project.

Public Hearing closed at 6:55 p.m.

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.

President Miner stated that businesses look at a lot of things when considering doing business in a city. This shows involvement of the Mayor and WEDC.

Vice President Stephen Welch made a motion to approve item one as presented. The motion was seconded by Director Calvin Lewis.

Motion Passed 3-0-0

Ayes: Calvin Lewis, Stephen Welch, Brian Downey

Nays: None

Absent: Macy Forrester, Jan Hill

Abstain: None

2. Discuss and consider action on training opportunities for the WEDC Board members.

This is a great opportunity to learn the basics in sales tax and other trainings. This would be for 2 board members.

Director Lewis made a motion to approve item one as presented. The motion was seconded by Secretary Downey.

Motion Passed 3-0-0

Ayes: Calvin Lewis, Stephen Welch, Brian Downey

Nays: None

Absent: Macy Forrester, Jan Hill

Abstain: None

3. Discuss and consider sponsorship of the North Tarrant Fall Fest 2025.

Item pulled.

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

Nothing has changed since the last presentation.

Secretary Brian Downey made the motion to approve the Capp Smith Food Truck Project expenditure and related Grant Agreement to provide the funding for debt service payments.

Agreement as presented. The motion was seconded by Director Calvin Lewis.

Motion Passed 3-0-0

Ayes: Calvin Lewis, Stephen Welch, Brian Downey

Nays: None

Absent: Macy Forrester, Jan Hill

Abstain: None

EXECUTIVE SESSION

There was no executive session.

ITEMS FOR FUTURE AGENDAS

ADJOURNMENT

President Miner adjourned the meeting at 7:08 p.m.

APPROVED: this 18 day of November, 2025.

SIGNED: this 18 day of November, 2025.

APPROVED:

/s/ Arthur L. Miner

Arthur L. Miner, President

ATTEST:

/s/ Brian Downey

Brian Downey, Secretary

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