



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

CALL TO ORDER

President Miner called the meeting to order at 6:30 p.m.

ROLL CALL

| | |
|-----------------|-------------------------|
| Arthur L. Miner | Place 1, President |
| Calvin Lewis | Place 2, Director |
| Jan Hill | Place 3, Director |
| Vacant | Place 4, Director |
| Stephen Welch | Place 5, Vice President |
| Brian Downey | Place 6, Secretary |
| Macy Forrester | Place 7, Director |

Others present include:

| | |
|------------------|---|
| Sandra Gibson | City Manager |
| Lorenza Zavala | Economic Development Specialist |
| Jennifer Calvert | Finance Director |
| Brian Teneyck | Assistant Director of Parks & Community Service |

ANNOUNCEMENTS

President Miner mentioned the great work staff did for the Christmas Tree Lighting event.

PRESENTATIONS

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 Monthly Financial Report for the period ending October 31, 2025.

2. Consider action to approve the November 18, 2025, WEDC meeting minutes.

Director Jan Hill made a motion to approve the consent agenda as presented. The motion was seconded by Director Calvin Lewis.

Motion Passed 5-0-0

Ayes: Jan Hill, Calvin Lewis, Stephen Welch, Brian Downey, Macy Forrester

Nays: None

Absent: None

Abstain: None

PUBLIC HEARINGS

None at this time.

ACTION ITEMS

1. Discuss and consider action to approve the Capp Smith Food Truck Project design and construction plan expenditure.

Brian Teneyck was available for any further questions or comments regarding the Food Truck Park design. Jan Hill wanted to know who would provide the electricity and regulate the noise issues. Nothing is finalized yet, but it is being addressed.

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

Motion Passed 5-0-0

Ayes: Calvin Lewis, Jan Hill, Stephen Welch, Brian Downey, Macy Forrester

Nays: None

Absent: None

Abstain: None

2. Discuss and consider changing the Watauga Economic Development Corporation regular meeting time from 6:30 p.m. to 6:00 p.m.

City Manager Sandra Gibson stated that other board meetings start at 6:00 p.m., so she asked the board to consider changing the meeting time to 6:00 p.m. if it works for them. Secretary Downey and Director Forrester stated that this time is difficult for them due to

work commitments. Others suggested keeping the meeting time at 6:30 p.m.

Director Hill made a motion to take no action on this item. The motion was seconded by Vice President Welch.

Motion Passed on taking no action 5-0-0

Ayes: Calvin Lewis, Jan Hill, Stephen Welch, Brian Downey, Macy Forrester

Nays: None

Absent: None

Abstain: None

3. Discuss and consider appreciation options for businesses that have donated food to the Police and Fire Departments.

Vice President Welch suggested this in recognition of the generous donations made to the Police and Fire Departments by local businesses, possibly through some form of free advertising. Discussion followed on determining how much to offer and how to proceed. The Mayor spoke with caution regarding free advertising and suggested considering awards or proclamations instead. Mrs. Gibson will draft a policy outlining how to handle this matter going forward.

There was no action taken. Draft will be presented to the board.

EXECUTIVE SESSION

There was no executive session.

ITEMS FOR FUTURE AGENDAS

1. Director Calvin Lewis asked if we could all meet up for fellowship at various local businesses a few times a year.
2. Director Macy Forrester asked to speak on renovations for the Foster Village House on Starnes.
3. Mayor Miner mentioned awards for the board members in April.

ADJOURNMENT

President Miner adjourned the meeting at 6:54 p.m.

APPROVED: this 17th day of February 2026.

SIGNED: this 17th day of February, 2026.

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