



**City of Azle**  
**Regular Agenda**  
**Municipal Development District Board**

505 W. Main Street  
Azle, Texas 76020

**July 8, 2025**

**6:00 PM**

**Community Room**

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Pursuant to Section 551.071 of the Texas Government Code, the Board may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

**CALL TO ORDER**

**ACTION ITEMS**

1. Consider approving the Minutes of the June 10, 2025 Azle MDD regular meeting.  
**Brian Conner - Secretary**
2. Consider any action on the mid-year budget amendment for FY 2024-25  
**Tom Muir, City Manager**
3. Consider any action on the proposed FY 2025-26 MDD budget  
**Tom Muir, City Manager**

**EXECUTIVE SESSION**

- **551.087 – DELIBERATION REGARDING ECONOMIC NEGOTIATIONS**  
Discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations for 417 Northwest Parkway.

**ADJOURNMENT**

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on July 3, 2025, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.

*This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Municipal Development District Board agenda packet is available for review at the City Secretary's Office and on our website [www.cityofazle.org](http://www.cityofazle.org).*



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**Presenter:** Brian Conner - Secretary

**Agenda Item:** Consider approving the Minutes of the June 10, 2025 Azle MDD regular meeting.

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**Background and Explanation:**

Procedural

**Board/Commission/Committee Recommendation:**

**Staff Recommendation:**

**Attachments:**

1. 06-10-2025 MDD Minutes



**MINUTES**  
**Regular**  
**Azle Municipal Development District**  
**Board**

505 W. Main Street  
Azle, Texas 76020

**June 10, 2025**

**6:00 PM**

**Community Room**

**REGULAR SESSION**

**CALL TO ORDER**

President Brundrett called the meeting to order at 6:00 PM.

**Members Present:**

Alan Brundrett	President
Bill Jones	Vice President
Randa Goode	Director Place 1
Derrick Nelson	Director Place 5
Stacy Peek	Director Place 6

**Members Absent:**

Brian Conner	Secretary
Amy Estes	Director Place 2

**Staff Present:**

Tom Muir	City Manager
David Hawkins	Director of Planning and Development
Kristen Pegues	Community and Marketing Specialist
Yael Hoffman	City Secretary

**ACTION ITEMS**

**1. Consider approving the Minutes of the April 8, 2025 Azle MDD regular meeting.**

Director Randa Goode moved to approve the Minutes of the April 8, 2025 Azle MDD regular meeting, as presented. Director Bill Jones seconded the motion.

Yes: (5) Alan Brundrett, Bill Jones, Randa Goode, Derrick Nelson, Stacy Peek.

**2. Consider approving the Economic Development Strategic Plan**

President Brundrett recognized Community and Marketing Specialist Kristen Pegues, who presented the Economic Development Strategic Plan. Director Goode requested a few modifications to the scorecards. Ms. Pegues will incorporate the changes into the plan and present the updated version to the City Council.

Director Goode moved to approve the Economic Development Strategic Plan with the requested changes. Director Nelson seconded the motion.

Yes: (5) Alan Brundrett, Bill Jones, Randa Goode, Derrick Nelson, Stacy Peek.

**PRESENTATIONS**

None

**DISCUSSION ITEMS**

**3. Proposed FY2025-26 MDD Budget**

Mayor Brundrett recognized Director of Planning and Development David Hawkins, who presented the budget requests for FY 2025–26.

**ADJOURNMENT**

President Brundrett adjourned the meeting at 6:26 PM.

**Presented and approved on July 8, 2025.**

\_\_\_\_\_  
Brian Conner - Secretary

Attest:

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Yael Hoffman,  
TRMC, MMC City Secretary



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**Presenter:** Tom Muir, City Manager

**Agenda Item:** Consider any action on the mid-year budget amendment for FY 2024-25

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**Background and Explanation:**

The mid-year budget amendment reflects proposed changes to revenues and/or expenditures for FY 2024-25 (current fiscal year). The proposed expenditure changes include the following:

- Engineering (\$9,000) and construction of a new pavilion for the FeedLot Food Truck Park (\$190,000);
- Improvements to the FeedLot Food Truck Park (\$20,000), which includes expanding the seating area, adding Wifi service and preparing site for a new pavilion and Azle Farmer's Market Hydroponic Shipping Container (a.k.a. Lettuce Shack);
- Professional Services for consultant for Green Ribbon project design (landscape improvements at SH199 & FM730N - \$467,000, of which the MDD will fund \$20,000);
- FeedLot special events increase (\$2,000);
- Increase to Telecommunications to provide full-time Feedlot employee cellphone (\$760) and new Wifi service (\$625) at the FeedLot;
- Increase in economic development grants due to the reimbursement incentives payment for the Hornets Plaza 380 Economic Development Agreement (\$219,765) and Servolution/Good Neighbors' Program and FSIP grant reimbursements (\$35,000); and
- Additional funds for travel and training for Staff to attend an economic development trade show (\$594)

If the Board approves the mid-year budget amendment, it will be presented to the City Council in August at the same time as they consider approving the City's overall mid-year budget amendment for FY 2024-25.

**Board/Commission/Committee Recommendation:**

N/A.

**Staff Recommendation:**

Approve the mid-year budget amendment for FY 2024-25.

**Attachments:**

None



**Presenter:** Tom Muir, City Manager

**Agenda Item:** Consider any action on the proposed FY 2025-26 MDD budget

**Background and Explanation:**

The Bylaws state the MDD Board must adopt a budget before presenting it to the City Council for approval.

*Section 3. Annual Budget. On or before August 1 of each year, the Board shall prepare and present a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year to the City Council. The fiscal year of the District shall commence on October 1 of each year and end on September 30.*

The proposed budget includes additional funding for the following:

- FeedLot Food Truck Park special events and programming (\$7,000);
- Economic Development Grants for possible incentives (\$225,000) and FSIP grants (\$25,000) which is due to recent changes to FSIP Policy that increased max. reimbursement from \$10,000/\$5,000 to \$25,000;
- Professional Services (\$6,000) to continue annual contract with Catalyst for real estate advisory, marketing and recruitment services;
- Professional Services for consultant for Green Ribbon project design (landscape improvements at SH199 & FM730N - \$467,000, of which the MDD will fund \$47,000);
- Professional Service for cost towards TxDOT Transportation Alternative Set Aside Program (improve walking & biking conditions - \$550,000, of which the City/MDD will fund 20% (\$110,000));
- Telecommunications for full-time Feedlot employee cellphone (\$760) and new Wifi service (\$1,520) at the FeedLot; and
- Travel and training due to increase in number of events and expanding membership/services (\$1,692).

If the Board approves this proposed budget, it will be presented to the City Council prior to August 1, 2025. The Council will consider approval of the proposed MDD budget at the same time as they consider approving the City's proposed FY 2025-26 budget in August.

**Board/Commission/Committee Recommendation:**

N/A.

**Staff Recommendation:**

Approve the proposed FY 2025-26 budget.

**Attachments:**

None