



City of Azle
Regular Agenda
Municipal Development District Board

505 W. Main Street
Azle, Texas 76020

January 13, 2026

6:00 PM

Community Room

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.

REGULAR SESSION

CALL TO ORDER

ACTION ITEMS

1. Consider approving the Minutes of the October 14, 2025 Azle MDD regular meeting
Brian Conner - Secretary

PRESENTATIONS

2. Receive update on 2025 Economic Development Strategic Plan
Kristen Pegues, Community & Marketing Specialist
3. Receive update on the new Economic Development Branding Project
Kristen Pegues, Community & Marketing Specialist
4. Development Activity Report
David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on January 7, 2026, 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.



Presenter: Brian Conner - Secretary

Agenda Item: Consider approving the Minutes of the October 14, 2025 Azle MDD regular meeting

Background and Explanation:

Procedural.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

1. Minutes 10-14-2025



MINUTES
Regular
Azle Municipal Development District
Board

505 W. Main Street
Azle, Texas 76020

October 14, 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
Brian Conner	Secretary
Randa Goode	Director Place 1
Derrick Nelson	Director Place 5
Stacy Peek	Director Place 7

Members Absent:

Amy Estes	Director Place 2
-----------	------------------

Staff Present:

Tom Muir	Executive Director
Amber Beard	Assistant City Manager
David Hawkins	Director of Planning and Development
Stephen Barnes	Finance Director
Kim Silas	Senior Accountant
Kristen Pegues	Community and Marketing Specialist
Susie Hiles	Assistant to the City Manager (Scribe)

ACTION ITEMS

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

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

Yes: (6) Alan Brundrett, Bill Jones, Brian Conner, Randa Goode, Derrick Nelson, Stacy Peek

Absent: (1) Amy Estes

Motion passed unanimously.

2. Consider any action on Resolution No. 2025-01 approving an Investment Policy

Finance Director Stephen Barnes presented this item to the Board stating the Public Funds Investment Act requires the governing body of an investing entity to adopt a written investment policy and requires the policy be reviewed and adopted by the governing body each year.

The Investment Committee reviewed the policy with the City's investment advisor, Valley View Consulting, L.L.C., and the recommended changes included adding the Senior Accountant as an

Investment Officer and appointing the position to the Investment Committee and also adding verbal verification of emailed wire and ACH delivery instructions to the internal controls. The Board last approved the City's Investment Policy on October 8, 2024.

Vice President Bill Jones moved to approve Resolution No. 2025-01 approving an Investment Policy, as presented. Secretary Brian Conner seconded the motion.

Yes: (6) Alan Brundrett, Bill Jones, Brian Conner, Randa Goode, Derrick Nelson, Stacy Peek

Absent: (1) Amy Estes

Motion passed unanimously.

3. Consider any action on creating a subcommittee for the new Economic Development Branding Project.

Community & Marketing Specialist Kristen Pegues stated that part of the new Economic Development Strategic Plan recommends developing improved branding for economic development purposes. This is not intended to replace the City of Azle's overall branding, but to create a distinct identity that highlights the City's economic development approach. She stated the City's existing economic development brand, Azle Absolutely, was created approximately ten years ago and has become dated.

Ms Pegues reported that after meeting with three marketing firms that specialize in economic development, Staff selected Saffire to assist in developing new marketing materials, including a redesigned website and updated branding. The process is expected to take a minimum of 15 weeks.

Ms Pegues stated Staff recommends forming a subcommittee of MDD members to participate in project discussions, provide feedback during key stages of development, and ensure the MDD remains actively engaged throughout the process.

Director Randa Goode moved to approve creating a subcommittee for the new Economic Development Branding Project and appointing herself, Brian Conner, and Derrick Nelson to the subcommittee. Director Stacy Peek seconded the motion.

Yes: (6) Alan Brundrett, Bill Jones, Brian Conner, Randa Goode, Derrick Nelson, Stacy Peek

Absent: (1) Amy Estes

Motion passed unanimously.

PRESENTATIONS

4. Investment Report for Quarter ended June 30, 2025

Senior Accountant Kim Silas presented the Quarterly Investment Report ending June 30, 2025, noting the book value of this quarter's investments at \$4,820,390. The average quarterly yield was 4.39% with quarterly interest earnings of \$51,329.

5. Receive update on 2025 Economic Development Strategic Plan

Director of Planning and Development David Hawkins provided an update on the 2025 Economic Development Strategic Plan that was approved by Council and went into effect July 2025. Community & Marketing Specialist Kristen Pegues presented a report on targeted prospects contacted. Mr Hawkins provided a Development Activity Report noting Chick-Fil-A permits have been approved and site work has begun, and the city has revoked the CO for Bealls as it is part of the old KMart building that the city has deemed unfit to occupy due to significant structural issues.

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.

President Brundrett convened to Executive Session at 6:37 PM.

President Brundrett reconvened to Executive Session at 6:50 PM.

6. Consider any action authorizing the execution of a 380 Agreement with Chick-Fil-A, Inc.

Director Randa Goode moved to approve authorizing the execution of a 380 Agreement with Chick-Fil-A, Inc. as presented. Director Derrick Nelson seconded the motion.

Yes: (6) Alan Brundrett, Bill Jones, Brian Conner, Randa Goode, Derrick Nelson, Stacy Peek

Absent: (1) Amy Estes

Motion passed unanimously.

ADJOURNMENT

President Brundrett adjourned the meeting at 6:51 PM.

Presented and approved on January 13, 2026

Brian Conner, Secretary

Attest:

Susie Hiles, Scribe



Presenter: Kristen Pegues, Community & Marketing Specialist
Agenda Item: Receive update on 2025 Economic Development Strategic Plan

Background and Explanation:

The 2025 Economic Development Strategic Plan was formally approved by the City Council on July 1, 2025. Staff will be presenting an update on some of the recent work on implementation of the economic development goals outlined within the plan.

Board/Commission/Committee Recommendation:

No formal action is needed by the MDD.

Staff Recommendation:

None.

Attachments:

None



Presenter: Kristen Pegues, Community & Marketing Specialist

Agenda Item: Receive update on the new Economic Development Branding Project

Background and Explanation:

As part of the new Economic Development Strategic Plan, improved branding for economic development purposes was recommended. This effort is not intended to replace the City of Azle's overall branding, but rather to create a distinct and refreshed identity that highlights the City's proactive, business-friendly approach and the growth opportunities available in Azle.

The City's existing economic development brand, Azle Absolutely, was created approximately ten years ago to give the department a stand-alone identity. While the slogan and corresponding website have served the community well, both have become dated and are in need of modernization to remain competitive and appealing to prospective businesses and investors.

At the last MDD meeting on October 14, 2025, the MDD appointed 3 members of the MDD (Randa Goode, Brian Conner, and Derrick Nelson) to serve on a subcommittee to work with staff and Saffire, the assigned marketing firm, to participate in project discussions and provide feedback during key stages of development.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None



Presenter: David Hawkins, Director of Planning and Development
Agenda Item: Development Activity Report

Background and Explanation:

Staff will present the latest development activity report.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None