



## AGENDA

### TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD

### COUNCIL CHAMBERS

JANUARY 12, 2026

6:00 PM

The Joshua Type A Economic Development Corporation will hold a Regular Meeting in the City Hall Council Chambers at 101 S. Main St., Joshua, Texas. This meeting is subject to the open meeting laws of the State of Texas.

#### A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

#### B. CITIZENS FORUM

*The Economic Development Corporation invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Economic Development Corporation is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Corporation deliberation is permitted. Each person will have 3 minutes to speak.*

#### C. REGULAR AGENDA

1. Discuss, consider, and possible action on approval of the December 08, 2025, meeting minutes. (Staff Resource: A. Holloway)
2. Review and discuss questions related to the budget report for November 2025. (Staff Resource: M. Peacock)
3. Discuss, consider, and possible action to amend the FY 2026 budget. (Staff Resource: M. Freelen)
4. Discuss, consider, and possible action on approval of a contract with Brenda's Homes for mowing services at the Joshua Station, at a cost of \$480.00 per mowing cycle. (Staff Resource: M. Peacock)
5. Discussion and update on the EDC Directors' Monthly Report. (Staff Resource: N. Fussner)

#### D. FUTURE AGENDA ITEMS/REQUESTS BY DIRECTORS TO BE ON THE NEXT AGENDA

*(Members shall not comment upon, deliberate, or discuss any item that is not on the agenda. Members shall not make routine inquiries about operations or project status on an item that is not posted. However, any Members may state an issue and a request that this issue is placed on a future agenda.)*

#### E. ADJOURN

The Type A Economic Development Corporation reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551.071 for private consultation with the attorney for the City.

Pursuant to Section 551.127, Texas Government Code, one or more Directors may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. In addition, a quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/556-0603.

**CERTIFICATE:**

I hereby certify that the above agenda was posted on January 5, 2026, by 5:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, TRMC, MMC  
City Secretary



## MINUTES

## TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD

COUNCIL CHAMBERS

DECEMBER 08, 2025

6:00 PM

The Joshua Type A Economic Development Corporation held a Regular Meeting in the City Hall Council Chambers at 101 S. Main St., Joshua, Texas. This meeting is subject to the open meeting laws of the State of Texas.

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Director Anderson announced a quorum and called the meeting to order at 6:00 pm.

**B. CITIZENS FORUM**

*The Economic Development Corporation invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Economic Development Corporation is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Corporation deliberation is permitted. Each person will have 3 minutes to speak.*

NA

**C. REGULAR AGENDA**

1. City Secretary to administer the Oath of Office to newly appointed directors.

City Secretary Holloway administered the Oath of Office to the newly appointed/reappointed directors.

2. Discuss, consider, and possible action on the appointment of the following positions for a one-year term:

- President
- Vice President
- Secretary
- Treasurer

Director Childers moved to appoint Director Anderson as President. Seconded by Director Henderson.

Director Anderson moved to appoint Director Childers as Vice President. Seconded by Director Rayburn.

Director Childers moved to appoint Director Rayburn as Secretary. Seconded by Director Webb.

Director Anderson moved to appoint Director Henderson as Treasurer. Seconded by Director Rayburn.

All motions passed unanimously.

3. Review and discuss questions related to the budget report for October 2025. (Staff Resource: M. Peacock)

Finance Director Freelen presented the budget report and provided an overview of how to read and interpret the report. She noted that revenues are performing well and that all expenditures reflected are for the first month of the fiscal year.

City Manager Peacock stated that a budget amendment will be brought forward next month.

4. Discuss, consider, and possible action on the September 08, 2025, meeting minutes. (Staff Resource: A. Holloway)

Motion made by Director Henderson to approve the minutes as presented. Seconded by Director Childers.

Voting Yea: President Anderson, Director Childers, Director Henderson, Director Webb, Director Rayburn, and Director Mosley.

5. Discuss, consider, and possible action regarding a fee proposal from Axiom Management & Engineering, Inc. to Brothers Real Estate Properties, LLC, aka American Steel, for the determination of the Minimum Finished Floor Elevation for the Final Plat of Lot 1, Block 1, Brothers Addition located at 460 N. Broadway St. (Staff Resource: N. Fussner)

Motion made by Director Rayburn to approve and authorize Director Anderson to sign all necessary documents. Seconded by Director Henderson.

Voting Yea: President Anderson, Director Childers, Director Henderson, Director Webb, Director Rayburn, and Director Mosley.

6. Discuss, consider, and possible action regarding replacing the socket and bulbs in the parking lot on 12th Street. (Staff Resource: M. Peacock)

Director Stevens arrived at 6:22 pm.

Motion made by Director Rayburn to approve. Seconded by Director Henderson.

Voting Yea: President Anderson, Director Childers, Director Henderson, Director Webb, Director Rayburn, Director Stevens, and Director Mosley.

7. Discuss, consider, and possible action regarding business retention options presented by EDC staff in lieu of Chamber activity. (Staff Resource: M. Peacock)

City Manager Peacock explained that there have been several discussions regarding the possibility of starting a new chamber of commerce due to ongoing issues with the current chamber, including financial concerns. He stated that he and Nora met with the Chamber President to offer the organization an opportunity to develop a plan moving forward. Following that meeting, the City received an invoice in the amount of \$22,000 and later received an email from Brandi expressing interest in working with the City.

City Manager Peacock noted that the Chamber currently offers quarterly lunches, which are the primary services being provided. He suggested that semi-annual lunches could be considered instead, hosted by the city. He also stated that if the Chamber wishes to work with the City, they are welcome to set up a booth at City-sponsored events.

Director Anderson asked whether there was a reason the \$18,000 currently allocated to the Chamber could not be repurposed to fund City events and related activities.

EDC Member Fusner stated that the primary complaint from local businesses is that the Chamber is not providing sufficient support or services to them.

City Manager Peacock explained the former “12 of 12” program, under which 12 local businesses were invited to lunch over 12 months to discuss their operations and ways the City could assist them. He noted that businesses could select and sponsor a month, allowing the City to better understand and support local businesses. Item 1.

City Manager Peacock stated that the Chamber has had approximately two years to improve operations but has not made sufficient progress.

Following the discussion, the EDC provided directions to retain these efforts in-house rather than through the Chamber and to reallocate funding from the Chamber to City-sponsored events. Staff confirmed that a budget amendment would be required to remove funding from the Chamber and add it to events.

8. Discussion on the EDC December Staff Report. (Staff Resource: N. Fussner)

EDC Director Fusner presented her monthly report.

**D. FUTURE AGENDA ITEMS/REQUESTS BY DIRECTORS TO BE ON THE NEXT AGENDA**

*(Members shall not comment upon, deliberate, or discuss any item that is not on the agenda. Members shall not make routine inquiries about operations or project status on an item that is not posted. However, any Members may state an issue and a request that this issue is placed on a future agenda.)*

NA

**E. ADJOURN**

Director Anderson adjourned the meeting at 6:54 pm.

Approved: January 12, 2026

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Shelly Anderson, President

ATTEST:

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Alice Holloway, City Secretary



Item 2.

**Type A Economic  
Development Corporation  
Board Agenda  
January 12, 2026**

**Regular Agenda Item**

**Agenda Description:**

Review and discuss questions related to the budget report for November 2025. (Staff Resource: M. Peacock)

**Background Information:**

**Financial Information:**

**City Contact and Recommendations:**

Mike Peacock, City Manager

**Attachments:**

1. Budget Report for November 2025



City of Joshua, TX

Item 2.  
**Budget Report**  
**Account Summary**  
For Fiscal: 2025-2026 Period Ending: 11/30/2025

|  |   | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|--|---|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| <b>Fund: 200 - 4A Economic Development</b> |   |                          |                         |                    |                    |  |                 |
| <b>Revenue</b>                             |   |                          |                         |                    |                    |  |                 |
| <b>Dept: 81 - Sales taxes</b>              |   |                          |                         |                    |                    |  |                 |
| <a href="#">200-81-401000</a>              | Sales Tax   | 700,000.00               | 700,000.00              | 80,701.88          | 151,169.41         | -548,830.59                            | 21.60 %         |
|  | <b>Dept: 81 - Sales taxes Total:</b>              | <b>700,000.00</b>        | <b>700,000.00</b>       | <b>80,701.88</b>   | <b>151,169.41</b>  | <b>-548,830.59</b>                     | <b>21.60%</b>   |
| <b>Dept: 88 - Investment earnings</b>      |   |                          |                         |                    |                    |  |                 |
| <a href="#">200-88-460000</a>              | Interest Income                                   | 50,000.00                | 50,000.00               | 7,422.96           | 15,277.91          | -34,722.09                             | 30.56 %         |
|  | <b>Dept: 88 - Investment earnings Total:</b>      | <b>50,000.00</b>         | <b>50,000.00</b>        | <b>7,422.96</b>    | <b>15,277.91</b>   | <b>-34,722.09</b>                      | <b>30.56%</b>   |
| <b>Dept: 89 - Miscellaneous</b>            |   |                          |                         |                    |                    |  |                 |
| <a href="#">200-89-490100</a>              | Miscellaneous Revenue                             | 0.00                     | 0.00                    | 1,295.00           | 2,030.00           | 2,030.00                               | 0.00 %          |
|  | <b>Dept: 89 - Miscellaneous Total:</b>            | <b>0.00</b>              | <b>0.00</b>             | <b>1,295.00</b>    | <b>2,030.00</b>    | <b>2,030.00</b>                        | <b>0.00%</b>    |
|  | <b>Revenue Total:</b>                             | <b>750,000.00</b>        | <b>750,000.00</b>       | <b>89,419.84</b>   | <b>168,477.32</b>  | <b>-581,522.68</b>                     | <b>22.46%</b>   |
|  | <b>Fund: 200 - 4A Economic Development Total:</b> | <b>750,000.00</b>        | <b>750,000.00</b>       | <b>89,419.84</b>   | <b>168,477.32</b>  | <b>-581,522.68</b>                     | <b>22.46%</b>   |
|  | <b>Report Total:</b>                              | <b>750,000.00</b>        | <b>750,000.00</b>       | <b>89,419.84</b>   | <b>168,477.32</b>  | <b>-581,522.68</b>                     | <b>22.46%</b>   |



City of Joshua, TX

Item 2.  
**Budget Report**  
**Account Summary**  
For Fiscal: 2025-2026 Period Ending: 11/30/2025

|   |                                 | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|---|---------------------------------|--------------------------|-------------------------|--------------------|--------------------|--|-----------------|
| <b>Fund: 200 - 4A Economic Development</b>        |                                 |                          |                         |                    |                    |  |                 |
| <b>Expense</b>                                    |                                 |                          |                         |                    |                    |  |                 |
| <b>Dept: 23 - Economic Development</b>            |                                 |                          |                         |                    |                    |  |                 |
| <a href="#">200-23-500110</a>                     | Salaries                        | 123,122.00               | 123,889.00              | 9,436.34           | 17,524.63          | 106,364.37                             | 14.15 %         |
| <a href="#">200-23-500112</a>                     | Worker's Comp                   | 275.00                   | 275.00                  | 0.00               | 67.00              | 208.00                                 | 24.36 %         |
| <a href="#">200-23-500117</a>                     | Longevity Pay                   | 140.00                   | 140.00                  | 140.00             | 140.00             | 0.00                                   | 100.00 %        |
| <a href="#">200-23-500120</a>                     | Payroll Taxes                   | 1,858.00                 | 1,930.00                | 124.07             | 239.19             | 1,690.81                               | 12.39 %         |
| <a href="#">200-23-500130</a>                     | Benefits                        | 10,094.00                | 11,616.00               | 869.20             | 1,690.25           | 9,925.75                               | 14.55 %         |
| <a href="#">200-23-500140</a>                     | TMRS                            | 7,467.00                 | 13,327.00               | 611.17             | 1,127.38           | 12,199.62                              | 8.46 %          |
| <a href="#">200-23-500150</a>                     | Training & Travel               | 7,470.00                 | 7,470.00                | 2,280.76           | 3,174.11           | 4,295.89                               | 42.49 %         |
| <a href="#">200-23-500160</a>                     | Dues & Subscriptions            | 1,590.00                 | 1,590.00                | 0.00               | 0.00               | 1,590.00                               | 0.00 %          |
| <a href="#">200-23-500161</a>                     | Surety Bonds                    | 130.00                   | 130.00                  | 0.00               | 0.00               | 130.00                                 | 0.00 %          |
| <a href="#">200-23-500213</a>                     | Uniforms                        | 500.00                   | 500.00                  | 0.00               | 0.00               | 500.00                                 | 0.00 %          |
| <a href="#">200-23-500410</a>                     | Software Maintenance            | 20,127.00                | 20,127.00               | 25.33              | 75.99              | 20,051.01                              | 0.38 %          |
| <a href="#">200-23-500750</a>                     | Mobile Technology               | 485.28                   | 485.28                  | 0.00               | 0.00               | 485.28                                 | 0.00 %          |
| <a href="#">200-23-500800</a>                     | Events                          | 15,000.00                | 15,000.00               | 0.00               | 0.00               | 15,000.00                              | 0.00 %          |
| <a href="#">200-23-500840</a>                     | 380 Agreement Expenses          | 10,260.00                | 10,260.00               | 975.62             | 1,638.28           | 8,621.72                               | 15.97 %         |
| <a href="#">200-23-500853</a>                     | Joshua Area Chamber of Commerce | 18,000.00                | 18,000.00               | 0.00               | 0.00               | 18,000.00                              | 0.00 %          |
| <a href="#">200-23-500861</a>                     | Joshua Station Utilities        | 12,596.00                | 12,596.00               | 2,851.87           | 3,811.87           | 8,784.13                               | 30.26 %         |
| <a href="#">200-23-500880</a>                     | Facade Grant Funding            | 80,000.00                | 80,000.00               | 0.00               | 0.00               | 80,000.00                              | 0.00 %          |
| <a href="#">200-23-500881</a>                     | Other Grant Funding             | 10,000.00                | 10,000.00               | 0.00               | 0.00               | 10,000.00                              | 0.00 %          |
| <a href="#">200-23-500930</a>                     | Advertising                     | 13,000.00                | 13,000.00               | 90.74              | 108.81             | 12,891.19                              | 0.84 %          |
| <a href="#">200-23-500955</a>                     | Administrative                  | 640.00                   | 640.00                  | 0.00               | 0.00               | 640.00                                 | 0.00 %          |
| <b>Dept: 23 - Economic Development Total:</b>     |                                 | <b>332,754.28</b>        | <b>340,975.28</b>       | <b>17,405.10</b>   | <b>29,597.51</b>   | <b>311,377.77</b>                      | <b>8.68%</b>    |
| <b>Dept: 95 - Debt Service</b>                    |                                 |                          |                         |                    |                    |  |                 |
| <a href="#">200-95-555742</a>                     | 2018 Revenue Bonds - Interest   | 59,895.00                | 59,895.00               | 0.00               | 0.00               | 59,895.00                              | 0.00 %          |
| <a href="#">200-95-555802</a>                     | Series 2022 Note - Interest     | 66,161.00                | 66,161.00               | 0.00               | 0.00               | 66,161.00                              | 0.00 %          |
| <a href="#">200-95-565741</a>                     | 2018 Revenue Bonds - Principal  | 80,000.00                | 80,000.00               | 0.00               | 0.00               | 80,000.00                              | 0.00 %          |
| <a href="#">200-95-565801</a>                     | Series 2022 Note - Principal    | 46,252.00                | 46,252.00               | 0.00               | 0.00               | 46,252.00                              | 0.00 %          |
| <b>Dept: 95 - Debt Service Total:</b>             |                                 | <b>252,308.00</b>        | <b>252,308.00</b>       | <b>0.00</b>        | <b>0.00</b>        | <b>252,308.00</b>                      | <b>0.00%</b>    |
| <b>Expense Total:</b>                             |                                 | <b>585,062.28</b>        | <b>593,283.28</b>       | <b>17,405.10</b>   | <b>29,597.51</b>   | <b>563,685.77</b>                      | <b>4.99%</b>    |
| <b>Fund: 200 - 4A Economic Development Total:</b> |                                 | <b>585,062.28</b>        | <b>593,283.28</b>       | <b>17,405.10</b>   | <b>29,597.51</b>   | <b>563,685.77</b>                      | <b>4.99%</b>    |
| <b>Report Total:</b>                              |                                 | <b>585,062.28</b>        | <b>593,283.28</b>       | <b>17,405.10</b>   | <b>29,597.51</b>   | <b>563,685.77</b>                      | <b>4.99%</b>    |



Item 3.

**Type A Economic  
Development Corporation  
Board Agenda  
January 12, 2026**

**Regular Agenda Item**

**Agenda Description:**

Discuss, consider, and possible action amending the FY 2026 budget. (Staff Resource: M. Freelen)

**Background Information:**

**Financial Information:**

**City Contact and Recommendations:**

Marcie Freelen, Finance Director

**Attachments:**

- 1. Budget Amendment**



## FY 2025-26 Budget Amendment Type A

*Item 3.*

# Joshua Station Annual Extension

Item 4.

Monday, December 8, 2025  
8:26 AM

Brenda's Homes LLC

|     |              |
|-----|--------------|
| To: | Kristin      |
|     | Mike Peacock |

Brenda's Homes LLC - Mowing Division would like to continue our current contract to continue the Joshua Station Street, approximately 10 feet outside Brookshire's lot, Joshua's park and ride lot, and the area around the YMCA for 2026.

Our mowing cycle will be twice monthly March thru November, and as needed for touchup and trash removal for December thru February. Each mowing will be \$480.00 per mowing, and December thru February will be an agreed amount depending on amount of work performed.

Trash and litter will be picked up before mowing is done. Trimming will include cutting and plant material immediately adjacent to project area structures, poles, trees, and signs

All mowing will be accomplished with rotary type mowers, and will be set to cut between 2 1/2 to 3 inches.

The duration of this Contract will be for one year, with the option to renew the Contract in one year increments if everyone agrees. The option to negotiate the rate per acre will be at the time of renewal.

Thank You  
Earl Etten Treasurer



Brenda's Homes LLC  
Mowing Division

12/8/25

To: Kristin Hubacek

Mike Peacock

Brenda's Homes LLC - Mowing Division would like to continue our current contract to continue mowing Highways 174 and 917, The North end of Main Street, and 174 Frontage for D-Bat for the City of Joshua for 2026.

Our mowing cycle will be approximately every 30 days, with an estimated total of 9 cycles per year. This schedule is subject to weather conditions, and the height / condition of the grass. No mowing will be done if the soil is such that the rutting of property will not allow cutting of grass. Our mowing rate will be \$60.00 per acre. Mowing your estimated 40 Acres, this equals \$2,400 per Month, and \$21,600 per Year.

Trash and Litter will be picked up before mowing is done. The trash will be picked up the day of mowing, or no earlier than the day before mowing.

Trimming shall include cutting or removal of all plant material immediately adjacent to Project Area structures, poles, trees, signs.

All mowing equipment will be accomplished with rotary type mowers, with sharp blades so as not to tear, but cleanly cut the blades of grass. All grass will be cut at a height of 2 1/2 to 4 inches.

The duration of this Contract will be for one year, with the option to renew the Contract in one year increments if everyone agrees. The option to negotiate the rate per acre will be at the time of Contract renewal.

Thank You

Earl Etten Treasurer



Brenda's Homes LLC

Mowing Division

**City of Joshua**  
**EDC Monthly Staff Report**  
 Period: December 2025  
 Prepared by: Nora Fussner

**Business Retention/Business Spotlights:**

Punkin Patch Daycare  
 Diesel Dynamics  
 Kimble & Co.  
 Las Alazanas Restaurant  
 OEM Replacement Parts  
 UMC Energy

**Planning & Zoning Projects:**

Mountain Valley Replat

- Newspaper publication
- Property owner mailouts
- Staff report and all supporting documentation for P&Z
- Calls and inquiries from surrounding property owners

202 Trailwood Conditional Use Permit

- Newspaper publication
- Property owner mailouts
- Staff report and all supporting documentation for P&Z
- Calls and inquiries from surrounding property owners

724 CR 909 Rezone Request

- Newspaper publication
- Property owner mailouts
- Staff report and all supporting documentation for P&Z
- Calls and inquiries from surrounding property owners

Caddo Peak Addition

- Coordinating with City Engineer and Project Engineer to resolve all comments
- Coordinating with JCSUD

Huckaby Addition

- Review of final plat
- Coordinating with Johnson County Development Services and Johnson County Special Utility District.

**Special Events:**

Christmas on Main

- Served on planning committee
- Recap of event

Planning of special events for the 2026 calendar year