



C.J. Watts | *President*  
Preston Moses | *Vice President*  
Linda Mercer | *Director*  
Jamie Nickells | *Director*  
Gilbert Guerrero | *Director*  
Eddie Moses | *Director*  
David Smith | *Director*

Christina “Ari” Arias | Executive Director  
Address: 201 S. Laurel Ave., Luling, Texas 78648  
Email: ledc@cityofluling.net  
Phone Number: 830-494-7900

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## MINUTES

### REGULAR AGENDA MEETING

### LULING ECONOMIC DEVELOPMENT CORPORATION

WEDNESDAY, APRIL 15<sup>TH</sup>, 2026

5:30 P.M.

LULING ECONOMIC DEVELOPMENT CORPORATION BUILDING

201 S. LAUREL AVE. | LULING, TEXAS 78648

### CALL TO ORDER

1. Roll call and recognition visitors.
  - a. *Trey Bailey – Luling Oil Museum.*
  - b. *Ashley Flores – Luling Oil Museum and Chamber of Commerce.*
  - c. *Karen Bell – Bell Realty.*
  - d. *Karen Sphar – Luling Education Foundation.*

### PUBLIC COMMENTS

2. This time is set aside for any person who wishes to address the Board. Presentations should be limited to no more than 3 minutes. The presiding officer will call on those persons who have signed up to speak.
  - a. *No public comments.*

### INVOCATION

3. Opening prayer.
  - a. *Preston Moses opened in prayer.*

### MINUTES

4. Approval of minutes for the Public Hearing held on Wednesday, March 25<sup>th</sup>, 2026 at 5:30 p.m.

5. Approval of minutes for the Board of Directors Special Agenda Meeting held on Wednesday, March 25<sup>th</sup>, 2026 at 5:30 p.m.
  - a. *Linda Mercer to be added as present at March 25<sup>th</sup> meeting.*
  - b. *Motion to approve minutes from Public Hearing and Special Agenda Meeting by Jamie Nickells, second by David Smith. Approved*

### **FINANCIAL REPORT**

6. Approval of financial report for April 15<sup>th</sup>, 2026 regular monthly meeting.
  - a. *Motion to approve budget adjustment for garbage services. Move \$2,000.00 from line item insurance/property/liability 89-560-5468 to line item garbage services 89-560-5414. Jamie Nickells first motion to approve, seconded by Preston Moses. Approved.*

### **DISCUSSION AND/OR ACTION**

7. Discussion and possible action to reappoint officer positions for the Luling EDC Board of Directors for the annual term, including President, Vice President, Treasurer, and Secretary.
  - a. *Motion to approve the following offices.*
    - i. *Motion to approve CJ Watts as President.*
      1. *Jamie Nickells motioned first, Gilbert Guerrero motioned second. Approved.*
    - ii. *Motion to approve Preston Moses as Vice President.*
      1. *Jamie Nickells motioned first, Gilbert Guerrero motioned second. Approved.*
    - iii. *Motion to approve Linda Mercer as Treasurer and Secretary. Linda Mercer is hereby designated as an authorized signatory for all EDC financial transactions, including checks, deposits, certificates of deposits, and related banking instruments. James Rougeou (Sonny) is to be removed from all banking information and authorization documents, and Linda Mercer is to be added per board approval.*
      1. *Jamie Nickells motioned first, Gilbert Guerrero motioned second. Approved.*
8. Discussion and possible action to approve Main Street Administrative Services Agreement.
  - a. *Motion to approve agreement by Eddie Moses, seconded by David Smith. Approved.*
9. Discussion and possible action regarding a funding request from the Luling Oil Museum for project improvements that support tourism, heritage preservation, and economic development in the City of Luling.
  - a. *Discussion and possible action to authorize the Executive Director to consult with EDC legal counsel regarding a proposed \$100,000.00 allocation to the Mackey's Community & Education Center project and perimeter fence for museum outdoor exhibit, including the potential use of a line of credit structured as an interest-free*

*loan. Proposed terms include repayment by the Luling Oil Museum beginning after project completion or one (1) year, whichever occurs first, with a repayment period of six (6) years. The anticipated project completion timeline is not to exceed one (1) year, with any extension subject to Board approval.*

*Motion by Jamie Nickells, seconded by David Smith. Approved.*

10. Discussion and possible action to authorize the Executive Director to hire Administrative Assistant within the approved budget.

*a. Motion to approve executive director to hire administrative assistant by Preston Moses, seconded by Gilbert Guerrero. Approved.*

11. Discussion and possible action to authorize the Executive Director to initiate recruitment efforts, coordinate with the City of Luling administration, and work with the Board of Directors as appropriate in the hiring process.

*a. Motion to approve authorization to begin hiring process for Deputy Director and Receptionist by Jamie Nickells, seconded by Eddie Moses. Approved.*

## **EXECUTIVE DIRECTOR REPORT**

12. Updates:

*a. Caldwell County Small Business Summit May 6<sup>th</sup>.*

*b. Future Careers Expo May 5<sup>th</sup>.*

*c. Investment Policy – executive director certified after attending Public Funds Investment Training.*

*i. Investment committee needed to be formed.*

*d. May 13<sup>th</sup> 2026 for next board meeting.*

*e. Economic Development Week May 4<sup>th</sup> – 8<sup>th</sup>.*

## **INFORMATION FROM THE BOARD**

Board members may offer comments, ask questions, or propose topics for future agenda items. No formal action will be taken during this portion of the meeting.

*David Smith: May 9<sup>th</sup> – CTE event will be at Longer Park; all programs of study encouraged to attend.*

*Mayor Watts: Luling Education Foundation event 3:00 p.m. at Watermelon Pavilion; cake auction, etc.*

*Phyllis Hillhouse last day is Friday, April 17<sup>th</sup>. Lindsey Prince promoted to Director of Parks.*

*Linda Mercer: Dix Diesel revolving loan fund paid off.*

## **ADJOURN**

*Motion to adjourn by Eddie Moses, seconded Preston Moses. Adjourned at 6:44 p.m. Approved.*