

**CITY OF GONZALES, TEXAS  
MAIN STREET ADVISORY BOARD MEETING  
MINUTES – DECEMBER 18, 2025**

The Special Called meeting of the Main Street Advisory Board was held on **December 18, 2025**, at 5:30 p.m. at the Gonzales Municipal Building located at 820 St. Joseph Street. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas, and, as required by law, was duly posted at the Gonzales Municipal Building giving notice of the time, date, place, and agenda thereof. The meeting notice, agenda, and agenda packet were posted online at [www.gonzales.texas.gov](http://www.gonzales.texas.gov).

**CALL TO ORDER**

Board Chairperson Peeler called the meeting to order at 5:31 p.m. and a quorum was certified.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Amy Peeler	Board President/Chairperson	Present
Glori Wyatt	Board Secretary	Absent
Brandon Page	Board Treasurer	Absent
Joey Moss	Board Member	Present
Linda Brown	Board Member	Present
Charles Kerr	Board Member	Present
Greg Webb	Board Member	Present
Johnnie Edwards	Board Member	Present

**STAFF PARTICIPATING:**

Tiffany Padilla – Main Street Director

**GUESTS**

Lester Warzecha  
Melissa Warzecha

**PUBLIC COMMENTS**

None

**CONSENT AGENDA ITEMS**

- 1.1 **Minutes** – Approval of the minutes for the December 2, 2025, Regular Meeting and the November 10, 2025 workshop.
- 1.2 **Financial Report** – Approval of the Financial Report ending December 17, 2025

**CONSENT AGENDA ITEMS**

**APPROVED**

Board Member Webb moved to approve the December 2, 2025 Regular Meeting Minutes and the Financial Report. The November 10, 2025 workshop minutes were unavailable. Board Member Edwards seconded the motion. Chairperson Peeler called for a roll call vote. For: Unanimous. The motion passed 6 to 0.

**ACTION ITEMS**

2.1 Discuss, Consider and Possible Action regarding a Revitalization Incentive Fund request submitted by Payton Kuntschik on behalf of Lester Warzecha for 516 St Paul Street in the approximate amount of \$52,000.00.

**ACTION 2.1**

**APPROVED**

Board Member Webb made a motion to discuss. Board Member Moss seconded the motion. Board discussed that the work submitted is all on the inside of the building. Board members engaged in discussion with Mr. Lester Warzecha regarding the renovation of the building and the potential lessee, Workforce Services. The lessee needs the interior reconfigured to accommodate wheelchair access throughout the office and building. The HVAC, electrical , and flooring also need to be redone. Board Member Webb made a motion to approve the revitalization incentive at \$52,000. Board Member Moss seconded the motion. Board engaged in further discussion. Chairperson Peeler discussed tabling the request until there is a signed lease in hand. Board Member Webb amended the motion to approve the revitalization incentive to be sent to GEDC for \$52,000 with the condition in the Performance Agreement that there is a tenant before any funds are released and require three (3) full-time employees. Board Member Moss seconded the motion. Chairperson Peeler called for a vote. Motion passed 5 in favor 1 opposed.

2.2 Discuss, Consider and Possible Action regarding successes and improvement opportunities, and action items for past month's Main Street events including:

Winterfest Celebration (December 6)

**ACTION 2.2**

**DISCUSSION ONLY**

Board felt that it was a success. There was a big crowd. The parade was still an issue. The participants would like the line-up to be the original way so that as participants pass the floats, they can see all the other floats in the parade. The PD did an awesome job of shutting down the roads. JD Holt had it under control. Where the check in was VERY dark and people couldn't find Amy. The check in should be back on the St Lawrence side of the Jr High. Law enforcement needs to be all placed together (Sherrif Dept, Police Department, EMS, and Fire Department). Verify who will be closing/opening roads (found that both volunteers, city, and pd were doing it). The light show was absolutely incredible!

2.3 Discuss, Consider and Possible Action regarding upcoming events including:

Jingle Mingle Shop Crawl (December 20) & Texas Treasures reception for Halamicek

**ACTION 2.3**

**DISCUSSION ONLY**

Director Padilla will set up the check-in for the Jingle Mingle at Laurel Ridge at 10:00am. Greg will assist with check-in. Chairperson Peeler will gather items for a basket. At 11:30am we will move the table to Halamicek's to host the reception from 12:00p-2:00p. Linda will visit with Eddie tomorrow to let him know we are hosting the reception on Saturday with cookies and tea. EDC donated shop local bags, we will have "Santa hats" for the Jingle Mingle and the Mayor will help with a promo video tomorrow. Please reach out to Merchants. Get their email so we can be sure that we are letting our merchants know what is going on.

2.4 Discuss, Consider and Possible Action regarding redefining Business of the Month Program

**ACTION 2.4**

**APPROVED**

Director Padilla provided examples from other Texas Main Street Communities. The Board engaged in discussion about if it needed to be a "Business of the Month" or if it could be a "Main Street Spotlight" that could be a business, or could be a building that has been renovated, it could be a person who did something in the downtown Gonzales area. It could be a new business, or a business that is flourishing. Board members like the idea of creating "criteria". Director Padilla requested that the Board create a committee to consider redefining this project and creating the criteria for nominations. Board Member

Edwards made a motion to form a committee with Board Member Edwards and Board Member Webb to come back in January with information on how to move forward with this program. Board Member Webb seconded the motion. Chairperson Peeler called for a vote. Unanimous 6:0. Motion passes.

### **STAFF/BOARD REPORTS**

- 3.1 No reports available
- 3.2 Main Street Director Report
  - Introduction letters and questionnaires passed out to board members to pass out to the businesses
  - Maker's Market, Jingle Mingle, Halamicek reception, Edwards Community Center event this weekend.

### **WORKSHOP**

- 4.1 Board members engaged in a one (1) hour training session on the Main Street America's Four Point Approach to Main Street.
- 4.2 Requests by board members for items on a future Main Street agenda
  - Report on redefining Main Street Business of the Month Program
- 3.4 Set date and time for next meeting:
  - Thursday, January 15, 2026, 5:30pm – City Hall

### **ADJOURN**

A motion by Board Member Brown and a second by Board Member Kerr, the meeting adjourned at 7:14 pm. Chairperson Peeler called for a vote. For: Unanimous. The motion passed 6 to 0.

Approved this 18<sup>th</sup> day of December, 2025

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Amy Peeler  
Board Chairperson, Gonzales Main Street Board

Attest:

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Tiffany Hutchinson-Padilla  
Main Street Director, City of Gonzales