

**MINUTES OF REGULAR MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
THURSDAY, MAY 6, 2021  
5:30 P.M.**

Notice is hereby given of a meeting of the Bellville Economic Development Corporation to be held on the above mentioned date and time at Bellville City Hall located at 30 South Holland Street, in Bellville, Texas, for the purpose of discussing the following agenda items. All agenda items are subject to action.

The Board of Directors reserve the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Title 5, Chapter 551, of the Texas Government Code: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations about competitive matters), and 551.087 (Deliberations about Economic Development Negotiations).

1. Call to Order, Invocation and Pledge **Vice-President Ric Flores called the meeting to order at 5:30 PM and led the Invocation and Pledge.**
2. Roll Call and Certification of a Quorum **Present: Paul Jones, Matthew Dundrea, Dan Bonk, Wade McGee, Ric Flores and Rhonda Dean. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Matthew Dundrea made a motion to approve the Agenda as posted. Dan Bonk seconded the motion. Motion carried unanimously.**
4. Election of President Officer Position **Matthew Dundrea made a motion to nominate Ric Flores for President. Wade McGee seconded the motion. Motion carried unanimously.**
5. Election of Vice-President Officer Position, if necessary **Matthew Dundrea made a motion to nominate Paul Jones for Vice President. Dan Bonk seconded the motion. Motion carried unanimously.**
6. Petitions and Requests from the Public  
(Members of the public that have completed the Sign-In Sheet who wish to speak either on agenda items, or non-agenda items, will be given three (3) minutes during the Public Comment portion of the meeting. Speakers wishing to speak at the beginning of a specific agenda item/s will also be given three (3) minutes to speak at the beginning of that agenda item if they have completed the Sign-In Sheet. In accordance with the Texas Open Meetings Act, the Board of Directors will not discuss or consider any items addressed during this agenda item. However, the President or Executive Director may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.)  
  
**None**
7. Questions and Comments from Board Members  
(Discussion is limited to statements of policy or statements of factual matters, or the request of a matter to be placed on the next meeting's agenda.)

**Matthew Dundrea made a motion to suspend the rules to talk about changing the BEDC meeting date. Dan Bonk seconded the motion. Motion carried unanimously.**

**Paul Jones made a motion to move the BEDC meeting to the 2<sup>nd</sup> Tuesday of the month at 5:30 pm pending approval of City Council. After discussion, Paul Jones amended his motion to read move the meeting of the BEDC Board meeting to the 2<sup>nd</sup> Wednesday of the month at 5:30 pm pending approval of City Administration. Wade McGee seconded the motion. Motion carried unanimously.**

8. **CONSENT AGENDA**

**(Routine matters thought to require little or no deliberation by the Board of Directors may be placed on a consent agenda, which shall be treated as one agenda item. At any time prior to the call for a vote on the consent agenda, any director of the Board may request that one or more items may be removed from the consent agenda and handled separately in the same manner as a regular agenda item.)**

- a. Consideration and Action to Approve Minutes of Previous Meetings Held:

**Regular Meeting, April 8, 2021**

- b. Consideration and Action as needed to update BEDC bank signature cards
- c. Consideration and Action to Approve the Advertising and Tourism Reports for April, 2021 from the Bellville Chamber of Commerce

**Paul Jones made a motion to approve the consent Agenda as presented with the understanding that all bank signature cards would be updated to reflect the current officers. Dan Bonk seconded the motion. Motion carried unanimously.**

9. Consideration and Action as needed in regards to BEDC support of the Bellville Medical Center mandated 3 year Community Health Needs Assessment for Austin County

**Matthew Dundrea made a motion that the BEDC recognizes the important role of the Bellville Medical Center in providing health services to the Bellville community and contributing to the local economy. BEDC supports their efforts to secure funding for the community Needs Health Assessment. Paul Jones seconded the motion. Motion carried unanimously.**

10. Executive Session under Texas Government Code Section 551.087 to discuss economic development negotiations

**Dan Bonk made a motion to go into Executive Session. Matthew Dundrea seconded the motion. Motion carried unanimously.**

**5:55 pm Recess open Meeting.**

**5:56 pm Convene Executive Session**

**6:45 pm Adjourn Executive Session**

**6:46 pm Reconvene Open Session**

11. Action on matters considered in Executive Session

**None**

12. Consideration and Action to Approve April, 2021 Treasurer’s Report, Payment of Outstanding Bills, and Investments

**Dan Bonk made a motion to approve the April, 2021 Treasurer’s Report with payment of outstanding bills, except for the April legal services in the amount of \$6,319.79. Paul Jones seconded the motion. Motion carried unanimously.**

**Outstanding Bills**

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	141.63
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	67.16
Jerry Olson	Invoice 2579 March, 2021 thru April, 2021	105.00
Paramount Promotions	April Executive Director Services	5,000.00
The Bellville Times	April Classified Display	56.00
All Out Outdoors LLC	April Maintenance	700.00
City of Bellville	April Accounting Services	250.00
Total		\$ 6,319.79

13. Consideration and Action as needed related to the revision of committees and appointment of members to the Finance, Administration, Planning and Business Development Review Committees

**Finance Committee:**

*Duties: Financial Matters*

Dan Bonk  
Paul Jones  
Matt Dundrea  
Executive Director

**Business Development Review Committee:**

*Duties: Grant Review and Tax Incentives*

Matt Dundrea  
Paul Jones  
Wade McGee  
Executive Director

**Planning Committee:**

*Duties: Strategic Planning*

Ric Flores  
Paul Jones  
At Large Member  
Executive Director

**Policies and Administration Committee:**

*Duties: Bylaws Review*

Ric Flores

Dan Bonk

Rhonda Dean

Executive Director

Executive Director is a non-voting member.

14. Committee Reports

- a. Administration Committee
- b. Planning Committee
- c. Business Development Review Committee
- d. Finance Committee

**Executive Director Report**

**Turnverein**

**Waiting on Final paperwork approval**

**Tax Abatement Tax Credit Policy Creation**

**Internet Provider (Zochnet)**

**Fiber Optic installation is in progress**

**Inside or Outside Bellville City Limits (10 Mile Radius)**

**– Call Roger at 877-866-7770 for high speed availability**

**Visited with 2 potential businesses looking at Bellville property as possible location**

**Potential Residential Subdivisions**

**Met with Grants Works and Engineer concerning both grant projects**

**ADA Sidewalks around Courthouse Square**

**Strategic Planning projects for 2021-2022**

**Tax Abatement Policies for City to consider for future development**

**Met with Bellville ISD superintendent about short and long term visions**

**Professional Development Program**

**Intern Apprenticeship Program**

**Potential Hotel**

**Hospital Community Survey**

**Quiet Zone Costs Increase 300%**

**Robert Albritton available on telephone conference for June BEDC meeting**

**City of Bellville to consider in near future council meeting**

**Performance Agreement**

**Wells Fargo Building for Sale - \$1.2 Million**

**Wayne Hotel complaints to City of Bellville**

**Commercial Retail Center Developer considering Bellville**

**Realtor Meetings**

15. Adjournment **Matthew Dundrea made a motion to adjourn the meeting. Wade McGee seconded the motion. Motion carried unanimously and meeting adjourned at 7:20 pm.**