

**MINUTES OF REGULAR MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
THURSDAY, NOVEMBER 5, 2020  
5:30 P.M.**

**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 Matters).**

- 1. Call to Order, Invocation and Pledge. President Dornon called the meeting to order at 5:30 PM and Paul Jones led the Invocation.**
- 2. Roll Call and Certification of a Quorum. Present: Rhonda Dean, Trey Werner, Paul Jones, Matthew Dundrea, Paul Jones, Reesa Ueckert, Garrett Dornon. Quorum certified.**
- 3. Consideration and Action to Approve the Agenda as Posted. Dundrea made a motion to move Agenda #9 up to after #5. 2<sup>nd</sup> by Jones. Unanimous. Motion carries.**
- 4. 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**
- 5. Questions and Comments from Board Members. NONE  
(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.)**
- 6. Consideration and Action as needed related to the financial report format recommended by the Finance committee. Dundrea made a motion to move to full accrual accounting and approve the proposed formats for the Balance Sheet, Revenues & Expenditures and Cash Flow Analysis subject to the finance Committee working with Cathy Ezell to make the changes discussed and any other minor revisions as needed to improve clarity. The financials for October and November will be submitted using the new formats at the December Board Meeting for your review and approval. 2<sup>nd</sup> by Jones. Unanimous. Motion carries.**
- 7. Executive Director Report.  
22 North Holland  
All Inspections passed. Restaurant opening is November 5th.**

## **Turnverein**

**Waiting on Final paperwork approval**

## **Sartain Awesome Shoppe**

**Work complete and supporting documents for board consideration at November 5<sup>th</sup> BEDC meeting**

**BEDC Workshop with City Council in January or February**

## **Internet Provider (Zochnet)**

**Engineer is working in the City concerning the installation of equipment on Water Towers and sequence of fiber optic installation throughout the City of Bellville.**

## **Courthouse Square Alleys Upgrade**

**Quotes being obtained for asphalt topping for alleys and dumpster pad**

**Attended HGAC Webinar concerning revitalizing Downtown**

**Shop Local & Friday Food Truck Events**

**Austin County Magazine Interview featuring Bellville – Distribution January, 2021**

## **7. 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, October 8, 2020**

b. Consideration and Action to Approve the Quarterly Investment Report as of 9/30/20

c. Consideration and Action to Approve the Advertising and Tourism Report for October 2020 from the Bellville Chamber of Commerce

**Jones made a motion to approve Consent Agenda. 2<sup>nd</sup> by Werner. Unanimous. Motion carries.**

**8. Consideration and Action to Approve October 2020 Treasurer's Report, Payment of Outstanding Bills, and Investments. Bills presented for payment for a total of \$ 6,086.13:**

- **City of Bellville – utilities \$155.41, \$60.72**
- **Charlene Wehring CPA – October 2020 Accounting \$475**
- **Bellville Times – October 2020 Classified Ads \$70**
- **Paramount Promotions – October 2020 Executive Director Services \$5000**
- **Austin County News Online – October 8<sup>th</sup> Meeting \$75**
- **City of Bellville – October Accounting Services \$250**

**Dundrea made a motion to Approve October 2020 Treasurer's Report and Payment of Outstanding Bills. 2<sup>nd</sup> by Jones. Unanimous. Motion carries.**

9. Consideration and Action as needed to approve payment related to the previously approved business improvement grant program application (Special Request) submitted by Sartains Awesome Shoppe, LLC. **Werner made a motion for the approval for the payment of \$44,525 related to the previously approved business improvement grant program application submitted by Sartains Awesome Shoppe, LLC. 2<sup>nd</sup> by Dundrea. Unanimous. Motion carries.**
10. Executive Session under Texas Government Code Section 551.701, 551.072 and 551.087 to discuss legal matters with attorney, real property negotiations and/or economic development negotiations.

**Jones made a motion to go into Executive Session. 2<sup>nd</sup> by Werner. Unanimous. Motion carries.**

**6:55pm Recess open Meeting.**

**6:59pm Convene Executive Session**

**7:51pm Adjourn Executive Session**

**7:52pm Reconvene Open Session**

**11. Action on matters considered in Executive Session. NONE**

12. Committee Reports

- a. Quiet Zone Committee – **Projected Completion April 2021**
- b. Community Relations Committee
- c. EDC Administration Committee
- d. Turnverein Committee
- e. Finance Committee
- f. Short Term Rental Committee
- g. Other Committees

13. Adjournment. **Flores made a motion to adjourn. 2<sup>nd</sup> by Werner. Unanimous. Motion carries. Meeting adjourned at 7:54pm**