

**MINUTES OF REGULAR MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
THURSDAY, APRIL 7, 2022  
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 **President Paul Jones called the meeting to order at 5:33 pm. Paul Jones led the Invocation and Pledge.**

2. Roll Call and Certification of a Quorum

**Present: Paul Jones, Justin Peck, Shawna Powell, Tony Krueger and Dan Bonk.**

**Absent: Wade McGee and Buckshot Wied**

**Quorum Certified**

3. Consideration and Action to Approve the Agenda as Posted

**Tony Krueger made a motion to approve agenda as posted. Dan Bonk seconded the motion. Motion carried unanimously.**

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  
(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.)

**No Comments: Dan Bonk, Shawna Powell, Tony Krueger, Justin Peck and Paul Jones**

6. Consideration and Action to Approve Minutes of Previous Meeting Held:

**Regular Meeting, March 3, 2022**

**Dan Bonk made a motion to approve the minutes of the March 3, 2022 Regular Meeting. Tony Krueger seconded the motion. Motion carried unanimously.**

7. Consideration and Action to Approve the Advertising and Tourism Reports for March, 2022 from the Bellville Chamber of Commerce

**Tammy Bond, Chamber Executive Director, presented 1<sup>st</sup> Quarter, 2022 events summary along with future new events.**

**Dan Bonk made a motion to approve the Advertising and Tourism Reports for March, 2022 from the Bellville Chamber of Commerce. Tony Krueger seconded the motion. Motion carried unanimously.**

8. Consideration and Action to Approve March, 2022 Treasurer's Reports and Payment of Outstanding Bills and Quarterly Investment Report

**Justin Peck made a motion to approve the March, 2022 Treasurer's Reports and payment of outstanding bills in the amount of \$30,790.88. Tony Krueger seconded the motion. Motion carried unanimously.**

**Tony Krueger made a motion to approve the March 31, 2022 Quarterly Investment Report. Justin Peck seconded the motion. Motion carried unanimously.**

## Outstanding Bills

| Payee                         | Explanation                                 | Amount       |
|-------------------------------|---|--------------|
| City of Bellville             | Monthly Utility Bill (Pavilion - AUTODRAFT) | 120.22       |
| City of Bellville             | Monthly Utility Bill (Statute - AUTODRAFT)  | 65.66        |
| Austin County News Online     | March 3rd BEDC Video Recording              | 75.00        |
| Paramount Promotions          | March Executive Director Services           | 5,000.00     |
| Bellville Chamber of Commerce | Independent Contractor Agreement            | 12,000.00    |
| The Bellville Times           | March Classified Display                    | 80.00        |
| Bellville Chamber of Commerce | Advertising & Marketing Contract            | 12,500.00    |
| All Out Outdoors LLC          | March Maintenance                           | 700.00       |
| City of Bellville             | March Accounting Services                   | 250.00       |
| Total                         |   | \$ 30,790.88 |

9. Consideration and Action as needed to approve the Bellville Economic Development Corporation Type 4B State Comptroller Annual Report for the Fiscal Year 2021 (October 1, 2020 thru September 30, 2021)

**Tony Krueger made a motion to approve the Bellville Economic Development Corporation Type 4B State Comptroller Annual Report for the Fiscal Year 2021 (October 1, 2020 thru September 30, 2021). Justin Peck seconded the motion. Motion carried unanimously.**

10. Discussion concerning potential future Capital projects:

### **Downtown Light Project**

Katherine Rush, Bellville Chamber of Commerce Director to chair committee for lighting project at Courthouse Square. Shawna Powell will be BEDC representative along with the BEDC Director. This committee will recommend light project.

Here is some information from the Bellville Chamber of Commerce regarding potential future quotes for the Downtown Square Lighting project:

-Our Chamber Member, Buchtien Electric LLC appreciated the potential referral so much but have an extremely full schedule and don't foresee that changing soon. They truly appreciated being considered for the quote.

-Farmacy Revolution Chamber Members, Jennifer & Gregg Lister (in newly renovated old gas station space at the corner of Main & Holland) very recently added lighting to their entire storefront roofline

using someone they said they were very pleased with. They had good things to say about the job he did, professionalism and quality of work and said they would recommend him to quote the project.

I reached out to the person they used about potentially measuring and quoting the project and he is very interested in speaking with you. I mentioned what you'd asked about LED lighting and he said he could quote that, as well. I told him I'd be sharing contact info with you for the EDC to further explain the potential project & take it from there. He looks forward to hearing from you.

His info:

Francisco Chavez

979-256-7525

After committee recommendation, the county and city will review and consider project.

Upon city and county approval, BEDC will review and consider for project funding.

Upon receipt of material and lights, City of Bellville will install and maintain.

### **Sportsplex with Covered Rodeo Arena**

City Administrator will be exploring the possibility of funding this project thru the Texas Department of Parks and Wildlife grant program. Tony Krueger will be the BEDC representative along with the BEDC Executive Director. Tony Krueger stated the covered rodeo arena should be totally enclosed with climate control. In addition, Tony Krueger preferred a RV Park over a Hotel.

146 Acres (Old Landfill) owned by the City of Bellville. Talking with Grantworks (Gary Smith and Cody Russell) about grant funding for the following project:

Multi-sport (Little League Baseball, kids and high school softball, flag football, kickball, soccer, etc.) complex facility

Covered Rodeo Arena

Texas Parks & Wildlife Grants are 50/50 Match (Dollar for Dollar)

Need Comprehensive Plan, Site Design, community needs, online survey with Application along with goals and objectives

Conservation (Walking Trials, butterfly gardens, etc) & Sustainability (Reuse Land, Irrigation, Lighting (LED), etc.)

Grant Works assesses \$5,000 for application fee. Application Deadline August 1<sup>st</sup> Hoping to complete application by August 1, 2023.

Small Local Park Grant - \$150,000 Maximum Grant amount (Population under 20,000)

Non-Urban Park Grant - \$750,000 Maximum Grant Amount (Population up to 500,000)

## **Upgraded and User Friendly Website Software and Administrator**

Currently still exploring a user friendly website software that BEDC can create, update and maintain.

I have interviewed 2 companies already and will be talking to the current website provider as the City of Bellville uses. Contract with respective fees will be forthcoming.

Working with the same company as the City of Bellville utilizes in regards to email security and upgrades. The monthly fee will be \$100.00 as long as BEDC pays 12 months at a time. If we sign a 3 year contract, all emails will be forwarded from our current provider, Business Network Solutions.

### **11. Committee Reports**

#### **a. Administration Committee & Executive Director**

#### **Executive Director Report**

**April 7, 2022**

**Working with City and TxDOT about traffic signal at Highway 36 due to new developments**

**July, 2022 Traffic Signal Upgrade to radar detection at Newman Bakery**

**February, 2021 New Traffic Signal at Highway 36 and FM 2429**

**Proposed Electrical Improvements to City Parking Lot and Bishop Pavilion**

**Continuing to work with City in regards to work schedule for Alley Capital Improvement Projects**

**Developing possible Pickleball expanded Parking & Additional Sidewalks**

**The Gathery Café is open Tuesday thru Saturday from 7 am to 4 pm with Breakfast and Lunch to follow in the next few weeks**

**TLD Ramp continues to progress in opening to full capacity its major operations facility in Bellville. BEDC President and myself met with officials from a large supplier of TLD Ramp. Temporary water hookup is in progress as we are waiting on water meter**

**Working with major hotel possibly coming to Bellville**

**GIS Programming Updates for Developers & Realtors with assistance from Wade McGee and neighboring City GIS Professional. Currently, the GIS system is correct concerning electricity but needs updates for water, sewer and gas services**

**Website Updating & Administrator**

**Planning a meeting with Strand Engineering and local merchants concerning the ADA sidewalk grant project**

**Discussing possible Texas Parks & Wildlife grant with Grant Works**

- b. Business Development Review Committee**
- c. Finance Committee**
- d. Executive Director Performance Review Committee**

**12. Executive Session under Texas Government Code Section 551.072 for Deliberations about Real Property and 551.087 for Deliberations about Economic Development Negotiations**

**No Executive Session**

**13. Action on matters considered in Executive Session**

**Not Applicable**

**14. Adjournment**

**Tony Krueger made a motion to adjourn the meeting. Shawna Powell seconded the motion. Motion carried unanimously and meeting adjourned at 6:26 pm.**