

**MINUTES OF REGULAR MEETING
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION
BELLVILLE CITY HALL
30 SOUTH HOLLAND STREET
THURSDAY, JANUARY 5, 2023
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 Tony Krueger called the meeting to order at 5:30 pm. Wade McGee led the Invocation and Pledge.

2. Roll Call and Certification of a Quorum

Present: Tony Krueger, Wade McGee, David Garner, Andrew Murrell, Shawna Powell and Dan Bonk.

Absent: Justin Peck

Quorum Certified

3. Consideration and Action to Approve the Agenda as Posted

Dan Bonk made a motion to approve agenda as posted. Shawna Powell seconded the motion. Motion carried unanimously.

4. Annual Election of Officers (President, Vice-President, Secretary, Treasurer)

Andrew Murrell made a motion for Tony Krueger to be President for the coming year. 2nd by Shawna Powell. Motion carried unanimously.

Shawna Powell made a motion for Wade McGee to be Vice-President for the coming year. 2nd by Tony Krueger. Motion carried unanimously.

Wade McGee made a motion for Shawna Powell to be Secretary for the coming year. 2nd by Tony Krueger. Motion carried unanimously.

Shawna Powell made a motion for Andrew Murrell to be Treasurer for the coming year. 2nd by Tony Krueger. Motion carried unanimously.

5. 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

6. 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.)

Shawna Powell and Andrew Murrell both expressed the need for a joint workshop with Bellville City Council to discuss future plans and goals.

No Comments: Dan Bonk, David Garner, Wade McGee and Tony Krueger

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

Regular Meeting, December 8, 2022

Shawna Powell made a motion to approve the minutes of the December 8, 2022 Regular Meeting. Andrew Murrell seconded the motion. Motion carried unanimously.

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

Wade McGee made a motion to approve the Advertising and Tourism Reports for December, 2022 from the Bellville Chamber of Commerce. Dan Bonk seconded the motion. Motion carried unanimously.

9. Consideration and Action as needed related to update the bank signature cards with the current officers and directors at all participating institutions

Andrew Murrell made a motion to update the bank signature cards with the following current officers and directors at all participating institutions: Tony Krueger, Wade McGee, Shawna Powell, Andrew Murrell, Justin Peck, Dan Bonk and David Garner. Wade McGee seconded the motion. Motion carried unanimously.

10. Consideration and Action to Approve December, 2022 Treasurer’s Reports, Quarterly Investment Report and Payment of Outstanding Bills

Shawna Powell made a motion to approve the December, 2022 Treasurer’s Reports, Quarterly Investment Report and payment of outstanding bills in the amount of \$6,873.79. Wade McGee seconded the motion. Motion carried unanimously.

Outstanding Bills

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	152.57
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	41.22
Austin County News Online	December 8th BEDC Video Recording, Website Maintenance	150.00
Paramount Promotions	December Executive Director Services	5,500.00
The Bellville Times	December Classified Display & Subscription	80.00
All Out Outdoors LLC	December Maintenance	700.00
City of Bellville	December Accounting Services	250.00
Total		\$6,873.79

11. Consideration and Action concerning BEDC Business Improvement Grant Application submitted by 36 Bellville Business Rental LLC

Andrew Murrell made a motion to table any action concerning the BEDC Business Improvement Grant Application submitted by 36 Bellville Business Rental LLC. Dan Bonk seconded the motion. Motion carried unanimously.

12. Consideration and Action concerning BEDC Business Improvement Grant Application submitted by 82 Journey LLC

Wade McGee made a motion to approve a Business Improvement Grant to 82 Journey LLC for reimbursement of \$50,000.00 upon completion of the improvements and renovations in the amount of \$400,000.00.

This grant is conditioned on approval by Bellville City Council and execution of a Performance Agreement that incorporates the terms, conditions and representations in the final Application submitted by 82 Journey LLC and the BEDC Guidelines and Criteria for the Business Improvement Grant Program. Andrew Murrell seconded the motion and the motion carried unanimously.

13. Consideration and Action concerning BEDC Non-Profit Grant Application submitted by Bellville Small Town Christmas

Shawna Powell made a motion to approve a BEDC Non-Profit Improvement Grant to Bellville Small Town Christmas for reimbursement of \$30,000.00 upon purchase of Christmas tree and lighting in the amount of \$30,000.00.

This grant is conditioned on approval by Bellville City Council and execution of a Performance Agreement that incorporates the terms, conditions and representations in the final Application submitted by Bellville Small Town Christmas and the BEDC Guidelines and Criteria for the Non-Profit Improvement Grant Program. Dan Bonk seconded the motion and the motion carried unanimously.

14. Consideration and Action concerning BEDC Non-Profit Grant Application submitted by Bellville Pickleball

Shawna Powell made a motion to approve a BEDC Non-Profit Improvement Grant to Bellville Pickleball for reimbursement of \$80,000.00 during improvements and renovations in the amount of \$120,000.00.

This grant is conditioned on approval by Bellville City Council and execution of a Performance Agreement that incorporates the terms, conditions and representations in the final Application submitted by Bellville Pickleball and the BEDC Guidelines and Criteria for the Non-Profit Improvement Grant Program. Wade McGee seconded the motion and the motion carried unanimously.

15. Discussion and Update concerning potential future Capital Projects

Courthouse Lighting Project
Community Message Board
Mural Project

Updates concerning the Future Capital Projects were given to the Board. Local Bank participation was also discussed.

16. Committee Reports
a. Administration Committee & Executive Director

**Executive Director Report
January 5, 2023**

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

February, 2023 Traffic Signal Upgrade for radar detection at Newman Bakery. Contractor is waiting on supplies

March, 2023 New Traffic Signal at Highway 36 and FM 2429

Proposed Electrical Improvements to City Parking Lot and Bishop Pavilion (1st Qtr, 2023)

**Continuing to work with City in regards to work schedule for Alley Capital Improvement Projects
Utility Upgrades – 1st Qtr, 2023**

TLD Ramp continues to progress in opening to full capacity its major operations facility in Bellville. Huge Solar Farm in Fort Bend county is exploring transportation options via TLD Ramp.

5+ Acres with proposed 100,000 square foot building site with railroad spur is currently being explored as well as Truck Stop.

Planning a meeting with Strand Engineering and local merchants concerning the ADA sidewalk grant project when Texas Department of Agriculture starts the process. Currently taking bids for project with bid award in 1st Qtr, 2023. Sidewalk Drawing distributed to the Board of Directors

Discussion continuing with possible Texas Parks & Wildlife grant with Grant Works. First, Comprehensive plan must be addressed. Freese and Nichols, Inc., met with the City Administrator and myself to discuss the scope and related price range for a community comprehensive plan. Next, scope of work contract will be presented to City Administrator.

Upcoming possible grant applications

SBEC community message board – Location being finalized as well as LCRA grant application to be submitted in January, 2023.

Austin County Museum Association improvement grant

1 Business improvement grant application

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

Shawna Powell made a motion to terminate the existence of the Executive Director Performance Review Committee. Andrew Murrell seconded the motion. Motion carried unanimously.

17. 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

18. Action on matters considered in Executive Session

NO ACTION

19. Adjournment

Andrew Murrell made a motion to adjourn the meeting. Shawna Powell seconded the motion. Motion carried unanimously and meeting adjourned at 6:24 pm.

