

**MINUTES OF REGULAR MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
THURSDAY, NOVEMBER 3, 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

**Vice-President Tony Krueger called the meeting to order at 5:32 pm. Wade McGee led the Invocation and Pledge.**

2. Roll Call and Certification of a Quorum

**Present: Tony Krueger, Wade McGee, Justin Peck, Andrew Murrell, Shawna Powell and Dan Bonk.**

**Absent: Paul Jones**

**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. 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.)**

**Nicole Poenitzsch informed the Board about the upcoming \$55,000,000 Bellville Independent School District bond election concerning long range facilities planning.**

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, Andrew Murrell, Justin Peck, Shawna Powell, Wade McGee and Tony Krueger**

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

**Regular Meeting, October 6, 2022**

**Wade McGee made a motion to approve the minutes of the October 6, 2022 Regular Meeting. Justin Peck seconded the motion. Motion carried unanimously.**

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

**Shawna Powell made a motion to approve the Advertising and Tourism Reports for October, 2022 from the Bellville Chamber of Commerce. Andrew Murrell seconded the motion. Motion carried unanimously.**

8. Consideration and Action to Approve October, 2022 Treasurer's Reports and Payment of Outstanding Bills

**Justin Peck made a motion to approve the October, 2022 Treasurer's Reports and payment of outstanding bills in the amount of \$6,653.57. Wade McGee seconded the motion. Motion carried unanimously.**

**Outstanding Bills**

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	125.81
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	63.76
Austin County News Online	October 6th BEDC Video Recording, Final Website, Maintenance	650.00
Paramount Promotions	October Executive Director Services	5,500.00
The Bellville Times	October Classified Display	64.00
City of Bellville	October Accounting Services	250.00
<b>Total</b>		<b>\$ 6,653.57</b>

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

**Wade McGee made a motion to table this item and refer it to the Business Development Review Committee for a recommendation to the Board. Andrew Murrell seconded the motion. Motion carried unanimously.**

10. Consideration and Action concerning the lighting project for the Austin County Courthouse exterior

**Dan Bonk made a motion to table this item until we receive more bid information. Andrew Murrell seconded the motion. Motion carried unanimously.**

11. Discussion and Update concerning potential future Capital Projects

Downtown Light Project  
Community Message Board  
Mural Project

12. Committee Reports

- a. Administration Committee & Executive Director

### **Executive Director Report**

**November 3, 2022**

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

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

**February, 2023 New Traffic Signal at Highway 36 and FM 2429**

**Proposed Electrical Improvements to City Parking Lot and Bishop Pavilion (1<sup>st</sup> Qtr, 2023)**

**Continuing to work with City in regards to work schedule for Alley Capital Improvement Projects Utility Upgrades – 1<sup>st</sup> 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**

**Discussion continuing with possible Texas Parks & Wildlife grant with Grant Works. First, Comprehensive plan must be addressed. Shad Comeaux, Vice-President of Freese and Nichols, Inc., will be meeting with the City Administrator and myself to**

**discuss the scope and related price range for a community comprehensive plan in November, 2022.**

**New BEDC website is online. More enhancements are being explored**

**Upcoming possible grant applications**

**SBEC community message board**

**Austin County Museum Association improvement grant**

**2 Business improvement grant applications**

**60% of the Lighting on Courthouse square has been replaced or repaired by City of Bellville personnel. Issues encountered are: lines that were cut and/or taken down, burned out bulbs, etc. Anticipated completion date is Friday, November 11, 2022**

**22 North Holland has been in business for 2 years and has met the final requirement of the BEDC Business Development Grant. Congratulations, 22 North Holland Restaurant!!!**

**Huff Brewery is opening this evening with tours throughout the weekend**

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

**13. 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**

14. Action on matters considered in Executive Session

**No Executive Session**

15. Adjournment

**Andrew Murrell made a motion to adjourn the meeting. Wade McGee seconded the motion. Motion carried unanimously and meeting adjourned at 6:39 pm.**