

**MINUTES OF REGULAR MEETING
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION
BELLVILLE CITY HALL
30 SOUTH HOLLAND STREET
THURSDAY, DECEMBER 8, 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 5:30 pm. Wade McGee led the Invocation and Pledge.

2. Roll Call and Certification of a Quorum

Present: Tony Krueger (Arrived at 5:48 pm), Wade McGee, Paul Jones, 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. Wade McGee 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, Andrew Murrell, Paul Jones, Peck, Shawna Powell, Wade McGee and Tony Krueger

Andrew Murrell presented the idea of a BEDC and City Council workshop in the future.

Paul Jones thanked the BEDC Board, City Council, prior BEDC Directors, previous Mayor Joe Ed Lynn and current BEDC Executive Director for the events he has experienced during the past 11.5 years as a BEDC Director.

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

Regular Meeting, November 3, 2022

Shawna Powell made a motion to approve the minutes of the November 3, 2022 Regular Meeting. Andrew Murrell seconded the motion. Motion carried unanimously.

7. Consideration and Action to Approve the Advertising and Tourism Reports for November, 2022 from the Bellville Chamber of Commerce and Presentation from Chamber Executive Director

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

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

Andrew Murrell made a motion to approve the November, 2022 Treasurer’s Reports and payment of outstanding bills in the amount of \$7,828.58. Wade McGee seconded the motion. Motion carried unanimously.

Outstanding Bills

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	148.34
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	41.20
Austin County News Online	November 3rd BEDC Video Recording, Website Maintenance	150.00
Paramount Promotions	November Executive Director Services	5,500.00
The Bellville Times	November Classified Display & Subscription	120.00
All Out Outdoors LLC	October & November Maintenance	1,400.00
City of Bellville	November Accounting Services	250.00
Vincik's Building Supply, Inc	Christmas Light Supplies	219.04
Total		\$7,828.58

9. Consideration and Action to Approve the payment of the Business Development Grant approved for Straussfeld Capital II, LLC in an amount not to exceed \$50,000.00 for improvements at 11 East Main Street

Tony Krueger made a motion to approve the payment of the Business Development Grant to Straussfeld Capital II, LLC in the amount of \$28,705.50 for improvements at 11 East Main Street. Shawna Powell seconded the motion. Motion carried unanimously.

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

No Action taken.

11. Consideration and Action to Approve the 2023 Bellville Economic Development Corporation Regular Meeting Calendar

Tony Krueger made a motion to approved the 2023 Bellville Economic Development Corporation Regular Meeting Calendar (1st Thursday). Wade McGee seconded the motion. Motion carried unanimously.

12. Discussion and Update concerning potential future Capital Projects

Courthouse Lighting Project
Community Message Board
Mural Project

13. Committee Reports

- a. Administration Committee & Executive Director

Executive Director Report

December 8, 2022

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

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

February, 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

3 Business improvement grant applications

Non-profit improvement grant application

Involved in possible large manufacturing company location near Bellville

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

14. 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

15. Action on matters considered in Executive Session

No Executive Session

16. Adjournment

Wade McGee made a motion to adjourn the meeting. Tony Krueger seconded the motion. Motion carried unanimously and meeting adjourned at 6:19 pm.