

**MINUTES OF REGULAR MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
THURSDAY, FEBRUARY 9, 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

**President Tony Krueger called the meeting to order at 5:30 pm and led the Invocation and Pledge.**

2. Roll Call and Certification of a Quorum

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

**Absent: Wade McGee**

**Quorum Certified**

3. Consideration and Action to Approve the Agenda as Posted

**Andrew Murrell 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.)

**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.)

**Executive Director informed the Board that a joint workshop with Bellville City Council to discuss future plans and goals is being planned for the month of March.**

**No Comments: Dan Bonk, David Garner, Shawna Powell, Andrew Murrell and Tony Krueger**

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

**Regular Meeting, January 5, 2023**

**Andrew Murrell made a motion to approve the minutes of the January 5, 2023 Regular Meeting. David Garner seconded the motion. Motion carried unanimously.**

7. Consideration and Action to Approve the Advertising and Tourism Reports for January, 2023 from the Bellville Chamber of Commerce

**Dan Bonk made a motion to approve the Advertising and Tourism Reports for January, 2023 from the Bellville Chamber of Commerce. David Garner seconded the motion. Motion carried unanimously.**

8. Consideration and Action to Approve January, 2023 Treasurer's Reports and Payment of Outstanding Bills

**David Garner made a motion to approve the January, 2023 Treasurer's Reports and payment of outstanding bills in the amount of \$77,009.67. Shawna Powell seconded the motion. Motion carried unanimously.**

## Outstanding Bills

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	151.68
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	41.31
Brown & Hofmeister LLP	January Legal Services	164.50
City of Bellville	Clark Park Principal Payment	67,929.00
City of Bellville	Clark Park Interest Payment	2,025.18
Austin County News Online	January 5th BEDC Video Recording, Website Maintenance	150.00
Paramount Promotions	January Executive Director Services	5,500.00
The Bellville Times	January Classified Display & Public Notice 82 Journey	98.00
All Out Outdoors LLC	January Maintenance	700.00
City of Bellville	January Accounting Services	250.00
Total		\$77,009.67

9. PUBLIC HEARING: The BEDC will receive comments for proposed incentives and the expenditure of funds for the Austin County Museum Association Project to provide funding for the Project to promote new property improvements for more extensive tours of the Austin County Jail. Proposed incentives include HVAC property improvements for the currently vacant portion of the jail building. Total of all incentives not to exceed \$30,000.00.

**Public Hearing was opened at 5:40**

**Comments: None**

**Public Hearing was closed at 5:41**

10. Consideration and Action concerning BEDC Non-Profit Grant Application submitted by Austin County Museum Association

**Shawna Powell made a motion to approve a BEDC Non-Profit Improvement Grant to Austin County Museum Association for reimbursement upon purchase and installation of HVAC property improvements in the currently vacant portion of the jail building in the amount of \$25,000.00.**

**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 Austin County Museum Association and the BEDC Guidelines and Criteria for the Non-Profit Improvement Grant Program. David Garner seconded the motion and the motion carried unanimously.**

11. PUBLIC HEARING: The BEDC will receive comments for proposed incentives and the expenditure of funds for the Bellville Small Town Christmas Project to provide funding for the Project to promote new business development and enterprises. Proposed incentives include holiday signs and decoration improvements as well as property lighting improvements. Total of all incentives not to exceed \$30,000.00.

**Public Hearing was opened at 5:47**

**Comments: None**

**Public Hearing was closed at 5:48**

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

**Dan Bonk 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. Shawna Powell seconded the motion and the motion carried unanimously.**

13. PUBLIC HEARING: The BEDC will receive comments for proposed incentives and the expenditure of funds for the Bellville Pickleball Project to provide funding for the Project to promote new business development and enterprises. Proposed incentives include property improvements of 4 additional courts along with improved lighting and security fencing. Total of all incentives not to exceed \$80,000.00.

**Public Hearing was opened at 5:50**

**Comments: Greg Kirk commented about the increased interest in the sport of pickleball in the Bellville area.**

**Public Hearing was closed at 5:53**

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. Andrew Murrell 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  
February 9, 2023**

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

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

**April, 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. Currently taking bids for project with bid award in 1<sup>st</sup> Qtr, 2023. Sidewalk Drawing distributed to the Board of Directors**

**Discussion continuing with possible developer about soccer complex in Bellville area.**

**Upcoming possible grant applications**

**SBEC community message board – LCRA grant application has been submitted.**

**Bishop Park – expanded irrigation to include mini-park interior area**

**Tree Replacements and low voltage lights**

**SFA Bust – improved irrigation and removal of dead oak tree**

- b. Business Development Review Committee
- c. Finance Committee

**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

**Shawna Powell made a motion to adjourn the meeting. David Garner seconded the motion. Motion carried unanimously and meeting adjourned at 6:02 pm.**