

**MINUTES OF REGULAR MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
THURSDAY, NOVEMBER 9, 2023  
5:30 P.M.**

1. Call to Order, Invocation and Pledge

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

2. Roll Call and Certification of a Quorum

**Present: Dan Bonk, Tony Krueger, David Garner, Andrew Murrell and Mary Sanders**

**Absent: Shawna Powell and Wade McGee**

**Quorum Certified**

3. Consideration and Action to Approve the Agenda as Posted

**David Garner made a motion to approve agenda as posted. Andrew Murrell 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: Mary Sanders, David Garner, Dan Bonk, Andrew Murrell and Tony Krueger**

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

**Regular Meeting, October 5, 2023**

**Dan Bonk made a motion to approve the minutes of the October 5, 2023 Regular Meeting. David Garner seconded the motion. Motion carried unanimously.**

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

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

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

**Dan Bonk made a motion to approve the October, 2023 Treasurer’s Reports and payment of outstanding bills in the amount of \$31,148.05. Mary Sanders seconded the motion. Motion carried unanimously.**

**Outstanding Bills**

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	104.81
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	42.24
Austin County News Online	October 5th BEDC Video Recording, Website Maintenance	150.00
Paramount Promotions	October Executive Director Services	5,500.00
Bellville Chamber of Commerce	Independent Contractor Agreement	12,000.00
The Bellville Times	October Classified Display & Subscription	126.00
Bellville Chamber of Commerce	Advertising & Marketing Contract	12,500.00
City of Bellville	October Accounting Services	250.00
Schultz & Son’s Landscapes LLC	October Maintenance	475.00
Total		\$ 31,148.05

9. Consideration and Action to Approve the final payment of the Non-Profit Grant approved for Austin County Museum Association in an amount not to exceed \$15,000.00 for improvements at 36 South Bell Street

**Andrew Murrell made a motion to table this agenda item until the December 7<sup>th</sup> BEDC meeting. Dan Bonk seconded the motion. Motion carried unanimously.**

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

**NONE**

11. Action on matters considered in Executive Session

**NONE**

12. Discussion and Update concerning potential future Capital Projects

Courthouse Lighting Project  
Community Message Board  
Mural Project

## **Updates were given to the Board**

### 13. Committee Reports

- a. Administration Committee & Executive Director  
**Executive Director Report**  
**November 9, 2023**

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

**Street Improvement plans in the courthouse area have started. Anticipated work to start in 1<sup>st</sup> Quarter, 2025**

**Plans for Loop around Bellville area are in preliminary stage**

**November, 2023 Traffic Signal Upgrade for radar detection at Newman Bakery. Contractor is waiting on supplies and safety issues are being addressed. Anticipated work to start in April, 2024**

**November, 2023 New Traffic Signal at Highway 36 and FM 2429. New and improved entrance to TLD Ramp. Anticipated work to start within the next few days.**

**Proposed Electrical Improvements to City Parking Lot and Bishop Pavilion (1st Qtr, 2024)**

**City currently replacing and repairing Christmas lights around courthouse square**

**Dead Tree at SFA Bust area is being cut down by Texas Department of Transportation**

**Continuing to work with City in regards to work schedule for Alley Capital Improvement Projects Utility Upgrades – 1st Qtr, 2024**

**TLD Ramp continues to progress in opening to full capacity its major operations facility in Bellville. TLD Ramp are finalizing plans to double the size of the current site in Bellville and an improved and safer entrance. In addition, TLD Ramp has a possible 3 more companies moving to the Bellville area.**

**ADA sidewalk grant project with Texas Department of Agriculture is 90% complete. Final Walk thru will be November 28<sup>th</sup> with anticipated completion end of December, 2023**

**Discussion continuing with 2 possible developers about 40 to 50 room hotel in Bellville. The Hotel Feasibility Study has been finalized and will be presented to City Council.**

**2 possible business development grant applications are in the process of completion and submittal to the BEDC Grant Review Committee.**

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

**Meeting was recessed at 5:42 pm in preparation of Joint Workshop**

**City Council did not have a quorum. Therefore, meeting was reconvened at 5:57 pm.**

**14. JOINT WORKSHOP OF THE BELLVILLE ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF BELLVILLE CITY COUNCIL:**

During a joint Bellville Economic Development Corporation and City of Bellville workshop, the Board of Directors and City Council do not take final action on the agenda items and any consideration of final action will be scheduled at a Regular or Special Bellville Economic Development Corporation Meeting and/or City of Bellville City Council Meeting. Public comments are welcomed at Regular or Special Bellville Economic Development Corporation and/or City of Bellville City Council Meetings. No public comments will be received at a Workshop Meeting.

**1. DISCUSSION CONCERNING FUTURE EDC PROJECTS AND DIRECTION OF CITY GROWTH.**

**Comments: Types of EDC Projects, Direction: Professional job market, skilled, residential and commercial growth**

**2. DISCUSSION CONCERNING METRICS USED TO DETERMINE GRANT AMOUNTS**

**Comments: Commercial Type, Sales tax amounts, number of employees, infrastructure impact, community impact (school, law enforcement, etc), type of jobs, Existing or New Company, Capital Improvement Amount, Profit vs Non-Profit**

**3. DISCUSSION CONCERNING COB AND BEDC CO-PROJECTS.**

**Comments: Enhanced parks, playground equipment, splash pad, trees, street alignment with Brookshire Brothers entrance, etc.**

**15. Adjournment**

**Andrew Murrell made a motion to adjourn the meeting. David Garner seconded the motion. Motion carried unanimously and meeting adjourned at 6:55 pm.**