



3015 Bellmead Dr.
Bellmead, Texas 76705
(254) 799-2436
bellmeadtx.gov

BELLMEAD ECONOMIC DEVELOPMENT CORPORATION

REGULAR MEETING

Agenda

Monday, July 6, 2026

5:30 PM

Bellmead City Hall

CALL MEETING TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

This time is for citizens to address the Board on issues and items of concern that are not on this agenda. Citizens will be allowed to comment on any requested agenda item. There will be no Board discussion or action at this time, and there is a time limit of three (3) minutes per person. Personal attacks on Board Members or Staff will not be tolerated. Doing so will forfeit your remaining time. Persons engaged in disruptive behavior will be escorted from the meeting.

REGULAR AGENDA

1. Approval of the Regular Minutes dated June 1, 2026.
2. Presentation on BEDC Financials

BUDGET

3. Discussion regarding FY 26-27 Budget

ADJOURNMENT

CERTIFICATION

I certify that the attached Notice of Meeting was posted on the internet and on the bulletin board at Bellmead City Hall on or before 5:00 p.m. on the **30th** day of **June, 2026**. This notice will remain posted continuously for 3 business days before the scheduled time of said meeting in accordance with Chapter 551.043 of the Texas Government Code.



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Shannon Garcia
City Secretary

In compliance with the Americans with Disabilities Act, the City of Bellmead will provide reasonable accommodations for persons attending and /or participating in this BEDC Meeting. To better serve you, requests must be made at least 24 hours prior to the meeting. Contact the City at (254) 799-2436 or by Fax at (254) 799-5969. The building is wheelchair accessible, with parking available on the front and east sides of the building.

Notice of Potential Quorum

A Quorum of The Bellmead City Council May be Present.

I certify that I removed the attached Notice and Agenda of items to be considered by the BEDC Board from the bulletin board at the City Hall on the ____ day of _____, 2025.

Shannon Garcia
City Secretary



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**BELLMEAD ECONOMIC DEVELOPMENT CORPORATION
 REGULAR MEETING MINUTES**

~ Minutes~

Monday, June 01, 2026

5:30 PM

Bellmead City Hall

CALL TO ORDER

President Charlie Morgan called the meeting to order on Monday, April 6, 2026, at 5:30 p.m. at the Bellmead City Hall, 3015 Bellmead Drive, Bellmead, Texas.

Attendee Name	Present	Absent	Late	Arrived
Charlie Morgan – President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cathie Bainbridge - VP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Jaelyn Maladdie	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bruce Flachsbart – Precinct 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Travis Gibson – Precinct 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tommy Bainbridge - Precinct 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Victoria Tellez	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Staff Present	
Yost Zakhary	City Manager
Karen Evans	Asst. City Manager/CFO
Jim Reed	Public Works Director
Shannon Garcia	City Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Charlie Morgan led the invocation and the Pledge of Allegiance.

ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

There were no citizen comments.



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REGULAR AGENDA

1. Approval of the Regular Minutes dated April 06, 2026.

MINUTES: April 06, 2026

MOTION: Councilman Bainbridge motioned to approve the minutes dated April 06, 2026.

SECONDED: Vice Chairman C. Bainbridge

AYES: T. Bainbridge, C. Bainbridge, Morgan, Gibson, Flachsbart

NO: None

ABSENT: Tellez, Maladdie,

MOTION PASSED 5-0-2

2. Consider a memorandum authorizing the City Manager to expend up to, but not to exceed, \$29,600 for professional services and/or project-related costs associated with the preparation and submission of the City's application(s) to the Texas Water Development Board (TWDB) funding program.
 - The City Manager explained that the Assistant City Manager and Public Works Director, Mr. Reed, have been actively pursuing a significant grant opportunity that could provide up to \$21 million in funding with no matching requirement. A key eligibility component of the grant application process is the completion of a study that will identify and document the City's infrastructure needs. To satisfy this requirement, staff is requesting that the Bellmead Economic Development Corporation recommend approval of a resolution authorizing the City Manager to expend \$29,600 from Fund 35, where sufficient funds are available, to complete the study. Approval of the expenditure would position the City to meet the grant qualifications and move forward with submitting an application for the potential \$21 million zero-match grant.
 - Councilman Gibson inquired about the source of the grant funding; Public Works Director Jim Reed explained that the funding opportunity is being offered through the Texas Water Development Board (TWDB).
 - The City Manager provided additional context, noting that while the State of Texas has committed approximately \$20 billion annually for water infrastructure needs over the next 20 years, statewide demand



is estimated to exceed \$150 billion per year, highlighting the significant need for water system improvements across Texas. He stated that the City of Bellmead would be pleased to secure up to \$21 million in funding through the program to address local infrastructure needs.

- Councilman Bainbridge asked whether the grant program was related to water shortages being experienced by some communities throughout Texas. Mr. Reed explained that the TWDB closely monitors water infrastructure needs statewide and that current estimates indicate a statewide water supply funding gap of approximately \$174 billion, considering water supply needs alone and excluding wastewater and drainage infrastructure. He further explained that the City's potential eligibility for up to \$21 million in funding is based on factors such as Bellmead's population, community size, and median income data from the most recent census. While the City's needs may exceed that amount, staff intends to pursue the maximum funding available through the program.
- Councilman Gibson asked whether the TWDB funding opportunity was a one-time grant or part of an ongoing program. Public Works Director Jim Reed explained that the current funding cycle is a one-time opportunity; however, the TWDB regularly offers funding programs to address water infrastructure needs throughout the state. He noted that the city is seeking the assistance of a consultant experienced with TWDB funding programs to maximize Bellmead's chances of securing up to \$21 million in grant funding. Mr. Reed stated that the City's primary focus is on improving and restoring its water well infrastructure, as several wells have experienced outages, creating critical challenges in maintaining a reliable water supply and adequate system pressure for residents and businesses, as well as for ongoing economic development.
- Councilman Gibson also asked whether the funding would be distributed over multiple years or received as a single award. Mr. Reed explained that, if awarded, the funds are intended to be utilized within a relatively short timeframe and are not designed to be distributed in annual increments. He further noted that the grant can cover all eligible project-related costs, including engineering, construction management, grant administration, inspections, and construction activities. Mr. Reed emphasized that the funding is restricted solely to water-related projects and must be used to address water supply and demand needs within the community.



BELLMEAD
ECONOMIC DEVELOPMENT

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Authorize the City Manager to expend up to, but not to exceed, \$29,600 for professional services and/or project-related costs associated with the preparation and submission of the City’s application(s) to the Texas Water Development Board (TWDB) funding program.

MOTION: Vice President Cathie Bainbridge motioned to authorize the City Manager to expend up to, but not to exceed, \$29,600 for professional services and/or project-related costs associated with the preparation and submission of the City’s application(s) to the Texas Water Development Board (TWDB) funding program.

SECONDED: Councilman T. Bainbridge seconded the motion.

AYES: T. Bainbridge, C. Bainbridge, Morgan, Gibson, Flachsbart

NO: None

ABSENT: Tellez, Maladdie

MOTION PASSED 5-0-2

ADJOURNMENT

There being no further business, Chairman Charlie Morgan adjourned the meeting at 5:43 PM.

ATTEST:

President, Charlie Morgan

Shannon Garcia, City Secretary

35 -BEDC-4B

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
<hr/>		
ASSETS		
=====		
35-1001	CLAIM ON CASH	2,031,930.49
35-1800	LAND	<u>527,071.33</u>
		<u>2,559,001.82</u>
TOTAL ASSETS		2,559,001.82
=====		
LIABILITIES		
=====		
EQUITY		
=====		
35-3000	FUND BALANCE	1,554,611.49
35-3001	NET POSITION-INV IN CAP ASSETS	<u>527,071.33</u>
TOTAL BEGINNING EQUITY		2,081,682.82
TOTAL REVENUE		576,891.95
TOTAL EXPENSES		<u>99,572.95</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.		477,319.00
TOTAL EQUITY & FUND BALANCE		<u>2,559,001.82</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		2,559,001.82
=====		

CITY OF BELLEMEAD
 FINANCIAL STATEMENT (UNAUDITED)
 AS OF: JUNE 30TH, 2026

35 -BEDC-4B
 REVENUES
 DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	LAST YR PERIOD TO DATE	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
80-ECONOMIC DEVELOPMENT							
=====							
PERSONNEL							
5805101	SALARIES-ADMINISTRATIVE	83,305.00	56,953.20	59,328.53	71.22	0.00	23,976.47
5805102	SALARIES-PROFESSIONAL	8,581.00	5,158.81	6,122.91	71.35	0.00	2,458.09
5805112	LONGEVITY	136.00	85.50	136.00	100.00	0.00	0.00
5805113	CERTIFICATION/EDUCATION PAY	1,663.00	1,640.33	1,695.00	101.92	0.00	(32.00)
5805114	ALLOWANCES	3,585.00	2,473.52	2,649.21	73.90	0.00	935.79
5805120	FICA	7,441.00	4,548.76	4,631.73	62.25	0.00	2,809.27
5805124	WC INSURANCE	213.00	152.89	93.67	43.98	0.00	119.33
5805130	TMRS	12,120.00	8,269.61	8,775.07	72.40	0.00	3,344.93
5805150	GROUP INSURANCE	8,867.00	5,922.27	6,281.33	70.84	0.00	2,585.67
5805160	PAY PLAN COSTS	<u>1,982.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,982.00</u>
TOTAL	PERSONNEL	127,893.00	85,204.89	89,713.45	70.15	0.00	38,179.55
SUPPLIES							
5805201	OFFICE SUPPLIES	100.00	24.54	7.53	7.53	0.00	92.47
5805203	POSTAGE	60.00	44.16	0.00	0.00	0.00	60.00
5805231	MEETING SUPPLIES	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>
TOTAL	SUPPLIES	660.00	68.70	7.53	1.14	0.00	652.47
PROFESSIONAL SERVICES							
5805402	ENGINEERING SERVICES	30,000.00	1,560.00	95.00	0.32	0.00	29,905.00
5805404	LEGAL SERVICES	12,000.00	1,419.00	389.50	3.25	0.00	11,610.50
5805406	INFORMATION TECHNOLOGY SERVICE	4,430.00	2,655.46	3,068.47	89.33	888.64	472.89
5805407	ENVIRONMENTAL SERVICES	35,400.00	0.00	0.00	22.40	7,930.00	27,470.00
5805408	CONSULTING SERVICES	29,600.00	0.00	0.00	100.00	29,600.00	0.00
5805420	ACCOUNTING & AUDITING SERVICES	<u>2,040.00</u>	<u>1,267.04</u>	<u>1,705.63</u>	<u>83.61</u>	<u>0.00</u>	<u>334.37</u>
TOTAL	PROFESSIONAL SERVICES	113,470.00	6,901.50	5,258.60	38.49	38,418.64	69,792.76
SERVICES							
5805505	MOWING SERVICES	20,000.00	4,200.00	1,800.00	72.00	12,600.00	5,600.00
5805511	INSURANCE-GENERAL LIABILTY	49.00	41.64	48.73	99.45	0.00	0.27
5805512	INSURANCE-E&O	99.00	89.42	98.68	99.68	0.00	0.32
5805517	INSURANCE-PROPERTY	338.00	319.61	338.08	100.02	0.00	(0.08)
5805521	ADVERTISING/MARKETING	32,935.00	0.00	2,307.88	7.01	0.00	30,627.12
5805541	TRAINING & TRAVEL	5,000.00	784.76	0.00	0.00	0.00	5,000.00
5805542	DUES/MEMBERSHIPS	4,000.00	0.00	0.00	0.00	0.00	4,000.00
5805572	FACADE GRANTS	<u>100,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100,000.00</u>
TOTAL	SERVICES	162,421.00	5,435.43	4,593.37	10.59	12,600.00	145,227.63
CAPITAL							

CITY OF BELLEMEAD
 FINANCIAL STATEMENT (UNAUDITED)
 AS OF: JUNE 30TH, 2026

35 -BEDC-4B
 REVENUES
 DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	LAST YR PERIOD TO DATE	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTINGENCY</u>							
<u>TRANSFERS OUT</u>							
5805915	TRANSFER TO FUND 15	150,000.00	0.00	0.00	0.00	0.00	150,000.00
	TOTAL TRANSFERS OUT	150,000.00	0.00	0.00	0.00	0.00	150,000.00
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	TOTAL 80-ECONOMIC DEVELOPMENT	554,444.00	97,610.52	99,572.95	27.16	51,018.64	403,852.41
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	*** TOTAL EXPENSES ***	554,444.00	97,610.52	99,572.95	27.16	51,018.64	403,852.41
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	*** REVENUE OVER/(UNDER) EXPENSES ***	546,342.00	561,169.23	477,319.00	78.03	(51,018.64)	120,041.64
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**Bellmead Economic Development Corporation
Grants/Development Agreements Report
For the Period Ended
June 30, 2026**

BUSINESS	ADDRESS	Development Agreement	GRANT	BOARD APPROVAL	AGREEMENT SIGNED	Performance Period End Date	APPROVED AMOUNT	AMOUNT PAID	STATUS	Contract Terms		OTHER/NOTES
										Contract Term Length		
<u>Bellmart Food & Fuel</u>	2917 Bellmead Drive		Replace building canopy, add all new lighting, replace signage, replace gas pumps, upgrade parking lot	9/11/2023	9/12/2023	9/12/2024	\$10,000.00	\$10,000.00	In Compliance	36 Months		Complete
<u>The Zander Group</u>	Lot 6, Block 2 BEDC Subdivision	New Industrial / Manufacturing Facility	N/A	4/1/2024	5/1/2024	5/1/2027			In Compliance	36 Months		3 Phase project; \$10 - 12 million investment plus 60 jobs Construction to begin within 24 months of execution of sale (06/04/2026)
<u>Thulasi Enterprises</u>	2211 New Dallas Highway	New Office / Warehouse building with paved parking	N/A	2/3/2025	2/24/2025	2/24/2028			In Compliance	36 Months		Construction to begin within 12 months of execution of sale (02/24/2026)