



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

BELLMEAD ECONOMIC DEVELOPMENT CORPORATION

REGULAR MEETING

Agenda

Monday, January 5, 2026

6:00 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 comment time 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 July 7, 2025.
2. Review and discuss recent projects supported by the BEDC
3. Presentation of BEDC Financials
4. Presentation of Project Reports

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 **31st** day of **December 2025**. This notice will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551.041 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 _____, 2026.

Shannon Garcia, City Secretary



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**BELLMEAD ECONOMIC DEVELOPMENT CORPORATION
 REGULAR MEETING MINUTES**

~ Minutes~

Monday, July 7, 2025

6:00 PM

Bellmead City Hall

CALL TO ORDER

President Charlie Morgan called the meeting to order on Monday, July 7, 2025, at 6:00 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"/>	
Karen Coleman – Precinct 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Travis Gibson – Precinct 2	<input type="checkbox"/>	<input checked="" 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
Fred Morris	Community Development 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 February 02, 2025.

MINUTES: February 02, 2025

MOTION: Vice President, Cathie Bainbridge, motioned to approve the minutes dated February 02, 2024.

SECONDED: Mayor Pro-Tem Coleman seconded the motion.

AYES: Coleman, T. Bainbridge, C. Bainbridge, Morgan

NO: None

ABSENT: Maladdie, Tellez, Gibson

MOTION PASSED 4-0

2. Discussion and possible action to elect the President.

The Board agreed to reinstate Charlie Morgan as President and Cathie Bainbridge as Vice President.

BOARD PRESIDENT NOMINATION

MOTION: Mayor Pro-Tem Coleman motioned to elect Mr. Charlie Morgan as the President of the Bellmead Economic Development Corporation.

SECONDED: T. Bainbridge seconded the motion.

AYES: Coleman, T. Bainbridge, C. Bainbridge, and Morgan

NO: None

ABSENT: Maladdie, Tellez, Gibson

MOTION PASSED 4-0

3. Discussion and possible action to elect the Vice-President.

BOARD VICE-PRESIDENT NOMINATION

MOTION: Mayor Pro-Tem Coleman motioned to elect Ms. Cathie Bainbridge as the Vice-President of the Bellmead Economic Development Corporation.

SECONDED: T. Bainbridge seconded the motion.

AYES: Coleman, T. Bainbridge, C. Bainbridge, and Morgan

NO: None

ABSENT: Maladdie, Tellez, Gibson

MOTION PASSED 4-0



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4. Presentation of BEDC Financials.

Karen Evans presented the BEDC financials report, noting that the city is on track with sales tax revenues. Ms. Evans also reported that the city completed a land sale earlier this year.

- Councilman Bainbridge inquired about transfers related to the infrastructure project. Ms. Evans confirmed that transfers are planned but clarified that they are not completed until the end of the year.
- Mayor Pro-Tem Coleman asked for an update on the home grant program, specifically how many applications had been submitted and how many were approved. Ms. Evans reported that only one applicant, Mr. Montreal, has completed the necessary paperwork and is proceeding to the title process. She added that the remaining applicants have been sent a third notification letter requesting the required information.

5. Discussion regarding the FY 25-26 Budget.

Karen Evans gave a budget presentation on the BEDC Budget.

- Chairman Morgan asked when Williams Rd. was changed to Williams Dr. City Manager Zakhry responded that staff will look into the matter further and follow up via email.
- Mayor Pro-Tem Coleman requested clarification on Slide 11, specifically regarding FY 2024 and FY 2025. Ms. Evans explained that in FY 2025, there were seven red-tagged properties. So far, one court case has been processed, with four demolitions completed and three properties repaired. Mr. Morris added that two additional court cases are scheduled for future dockets.
- Chairman Morgan inquired about the detour signs on Williams Rd., asking if they are related to the North Interceptor Project. City Manager Zakhary responded that staff will confirm the reason and follow up with him via email.

Mr. Zakhary provided the board with updates on the La Vega projects, stating that they are ongoing and moving forward.

Mr. Zakhary provided clarification regarding TxDOT's work on Bellmead Drive. He explained that while the roadway is currently being redone, it will be reconstructed again in approximately 12 to 18 months as part of a federally funded expansion and modification project. He emphasized that the projects are funded through separate sources, which is why the work is occurring in this process.



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Mr. Zakhary provided updates on the façade grant and explained that the city is waiting until the grant is completed before proceeding further.

Mayor Pro-Tem Coleman inquired about the status of the La Vega ISD storm shelter. Mr. Zakhary responded that all issues have been addressed and resolved and noted that city staff will be meeting with engineers and representatives from La Vega ISD later this week to continue coordination.

EXECUTIVE SESSION

- Discussion to deliberate the purchase, exchange, lease, or sale of real property.

The board entered into Executive Session at 6:29 PM

RECONVENE INTO REGULAR SESSION

The board reconvened into Regular Session at 7:10 PM

ADJOURNMENT

There was no further business, Chairman Charlie Morgan adjourned the meeting at **7:10 PM.**

ATTEST:

President, Charlie Morgan

Shannon Garcia, City Secretary



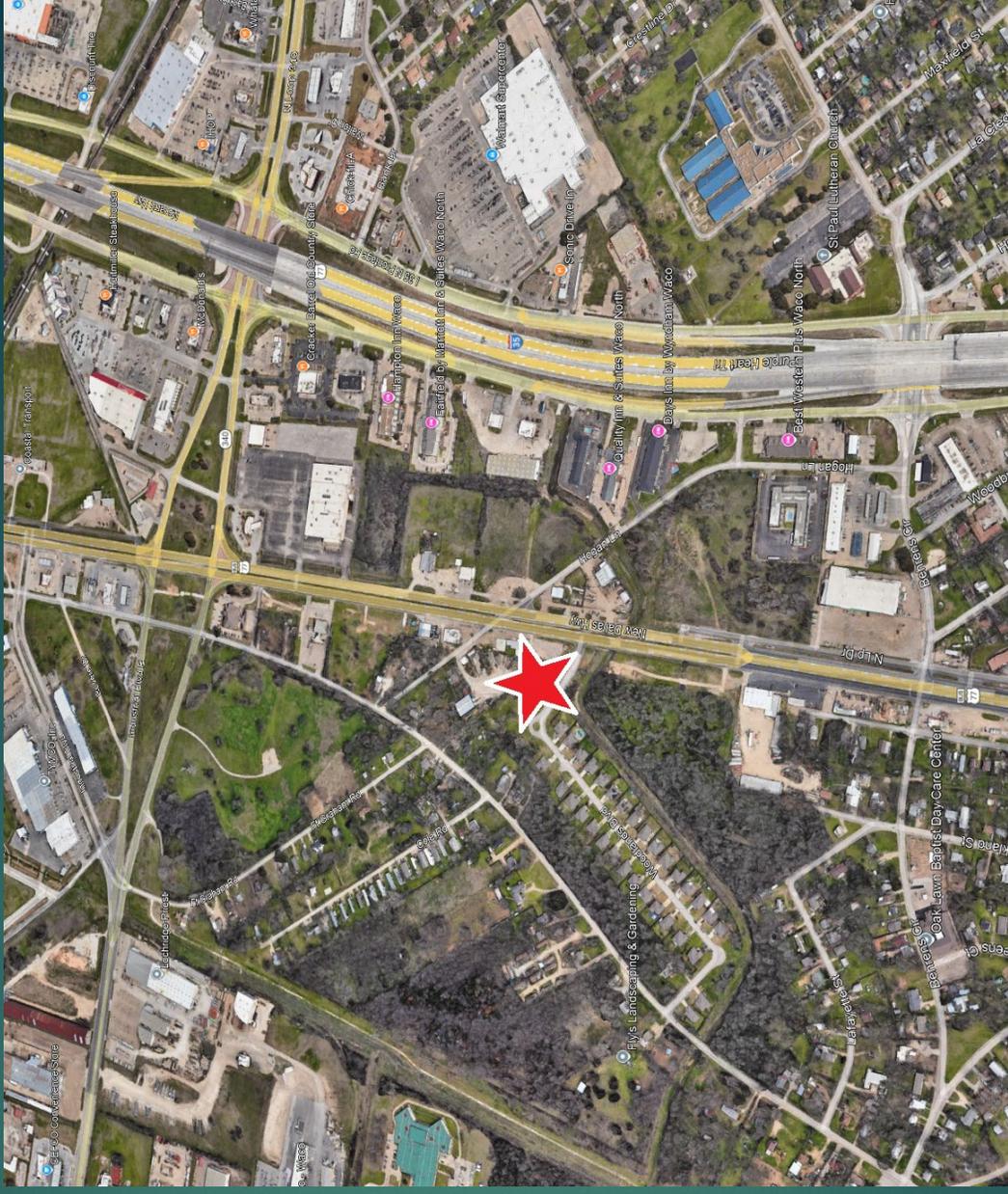
Bellmeadd EDC

PROJECT REVIEW

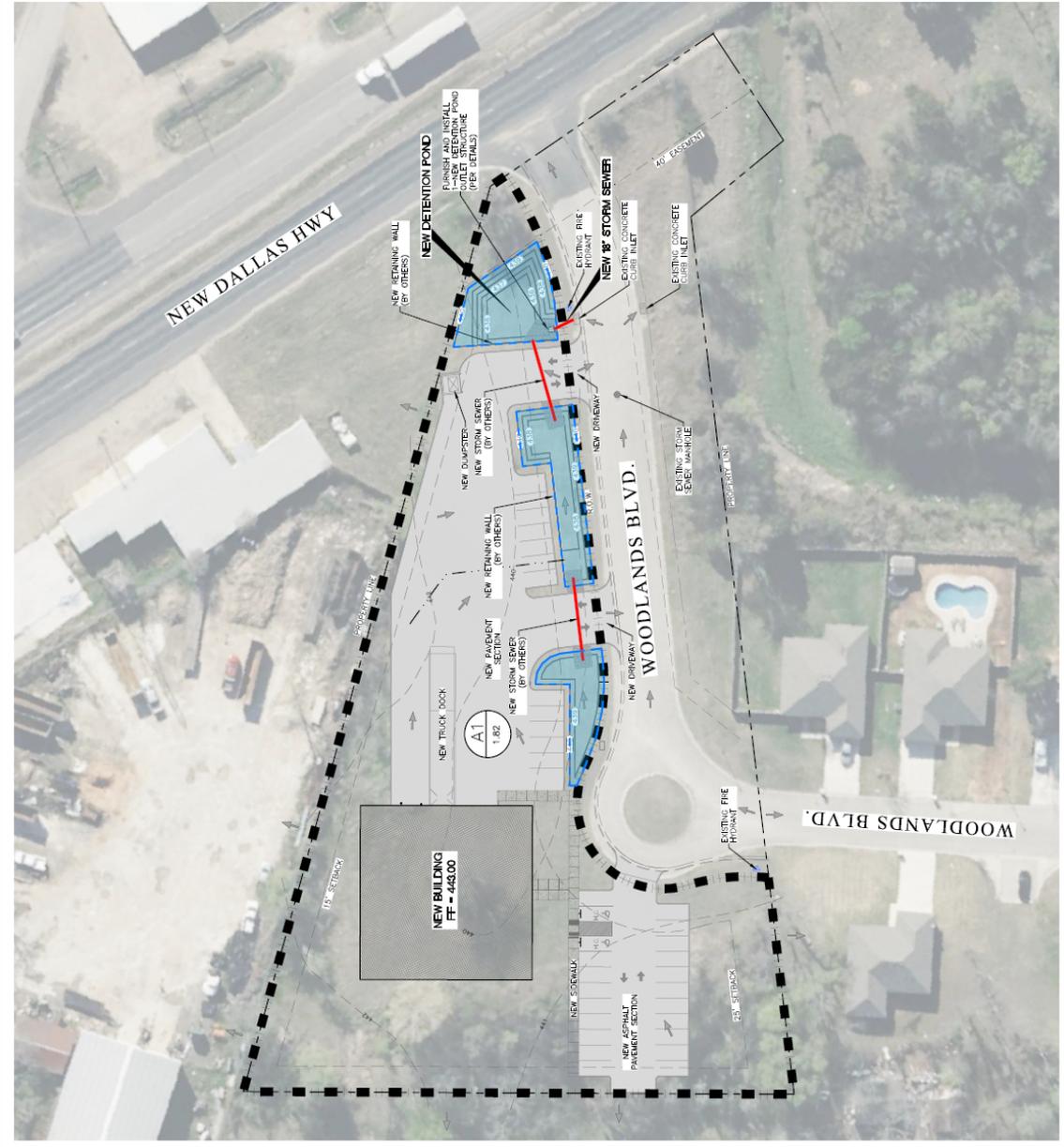
JANUARY 5, 2026

Thulasi Warehouse Project

- ▶ BEDC sold property for \$30,000
- ▶ 2211 New Dallas Highway
- ▶ 10,000 sq. ft. warehouse
- ▶ Site improvements/landscape
- ▶ Drainage improvements
- ▶ Closed 2-24-25
- ▶ Start construction estimated by 2-24-26



Site Development



RATIONAL METHOD DRAINAGE CALCULATIONS

POST-DEVELOPMENT			
AREA (ACRES)	IMP. COEFF.	FREQ. (YRS)	DISCHARGE (MGD)
Area 1	1.82	5	0.62
Area 2	7.34	2	7.34
Area 3	8.50	5	8.50
Area 4	10.21	5	10.21
Area 5	13.25	5	13.25
Area 6	14.63	5	14.63
Area 7	14.63	5	14.63
Area 8	20.11	5	20.11

MODIFIED RATIONAL METHOD DRAINAGE CALCULATIONS

POST-DEVELOPMENT			
AREA (ACRES)	IMP. COEFF.	FREQ. (YRS)	DISCHARGE (MGD)
Area 1	1.82	5	0.58
Area 2	2.59	2	2.59
Area 3	3.18	5	3.18
Area 4	3.84	5	3.84
Area 5	4.50	5	4.50
Area 6	5.31	5	5.31
Area 7	6.07	5	6.07
Area 8	6.87	5	6.87

TABLE POND SIZE = 10,264 GPF.

"C" VALUES, CITY OF WACO DRAINAGE MANUAL					
STORM DRAIN	"C"	10'	25'	50'	100'
CONCRETE/ASPH.	0.87	0.87	0.87	0.85	0.86
PASTURE/PARKING	0.30	0.30	0.30	0.34	0.41

COMPOSITE "C" CALCULATION

COMPOSITE "C"	ASPH. & CONC.	ALUM.
CONC. (ASPH.)	0.87	0.87
CONC. (ALUM.)	0.30	0.30
CONC. (PARKING)	0.30	0.30
CONC. (PASTURE)	0.30	0.30
CONC. (TOTAL)	0.30	0.30

TIME OF CONCENTRATION CALCULATIONS

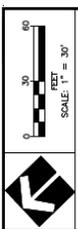
PIPE SIZE	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)
18" STORM	300	3.0	10
24" STORM	300	3.0	10
30" STORM	300	3.0	10
36" STORM	300	3.0	10
42" STORM	300	3.0	10
48" STORM	300	3.0	10
54" STORM	300	3.0	10
60" STORM	300	3.0	10
66" STORM	300	3.0	10
72" STORM	300	3.0	10
78" STORM	300	3.0	10
84" STORM	300	3.0	10
90" STORM	300	3.0	10
96" STORM	300	3.0	10
102" STORM	300	3.0	10
108" STORM	300	3.0	10
114" STORM	300	3.0	10
120" STORM	300	3.0	10

THE ANNUAL TIME OF CONCENTRATION

PIPE SIZE	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)
18" STORM	300	3.0	10
24" STORM	300	3.0	10
30" STORM	300	3.0	10
36" STORM	300	3.0	10
42" STORM	300	3.0	10
48" STORM	300	3.0	10
54" STORM	300	3.0	10
60" STORM	300	3.0	10
66" STORM	300	3.0	10
72" STORM	300	3.0	10
78" STORM	300	3.0	10
84" STORM	300	3.0	10
90" STORM	300	3.0	10
96" STORM	300	3.0	10
102" STORM	300	3.0	10
108" STORM	300	3.0	10
114" STORM	300	3.0	10
120" STORM	300	3.0	10

Table 1: Pond 1 - Summary of Drainage Calculations

I	II	III	IV	V	VI	VII
Reference	Area (Ac)	Peak Discharge (MGD)				
A1	1.82	0.58	0.58	0.58	0.58	0.58
A2	7.34	7.34	7.34	7.34	7.34	7.34
A3	8.50	8.50	8.50	8.50	8.50	8.50
A4	10.21	10.21	10.21	10.21	10.21	10.21
A5	13.25	13.25	13.25	13.25	13.25	13.25
A6	14.63	14.63	14.63	14.63	14.63	14.63
A7	14.63	14.63	14.63	14.63	14.63	14.63
A8	20.11	20.11	20.11	20.11	20.11	20.11
Total	88.53	88.53	88.53	88.53	88.53	88.53



LEGEND

- DRAINAGE DESIGN CRITERIA**
- DRAINAGE AREA DESIGNATION**
- DRAINAGE AREA IN ACRES**
- RATIONAL METHOD EQUATION**
Q = (C) (I) (A)
- DRAINAGE BASIN AREA DIVIDE**
- DIRECTIONAL FLOW ARROW**
- TIME OF CONCENTRATION PATH**
- NEW STORM SEWER**
- NEW DETENTION POND**

NOTES

- PRIOR TO CONSTRUCTION & ORDERING CONTRACTORS SHALL VERIFY SITE ELEVATION.



THE LAST COMMERCIAL DEVELOPMENT NEW DRAINAGE DESIGN AND IMPROVEMENTS BELLEVUE, TEXAS

POST-DEVELOPMENT DRAINAGE MAP

DRAWING STATUS

DATE: 11/11/2025
 DRAWN BY: J. W. WOODS
 CHECKED BY: J. W. WOODS
 PROJECT NO.: 2524858.00
 SHEET NO.: 11-21-2025



C1.3

Design & Layout

THE SEAL FOR THIS DOCUMENT IS APPROVED BY THE BOARD OF ARCHITECTS - 06-23-2003



134 CARRIAGE ROAD
WACO, TEXAS 76708
PH: 254-998-5428
FAX: 254-998-5428

SCALES ENGINEERING

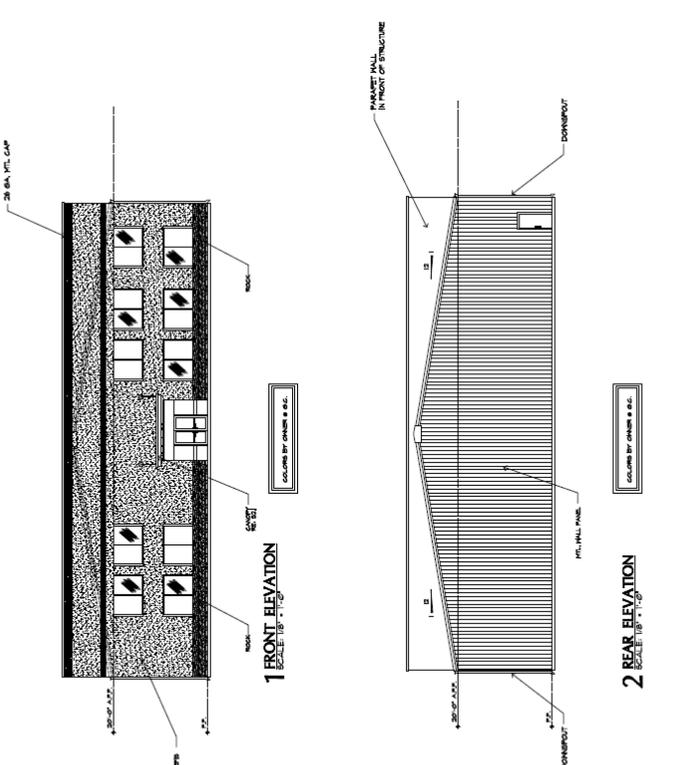
WOODLANDS BLVD.
BELLEVUE, TEXAS

THULASI ENTERPRISES LLC.

DATE: 06/23/03
BY: J. S. SCALES
JOB NUMBER: 03-0001

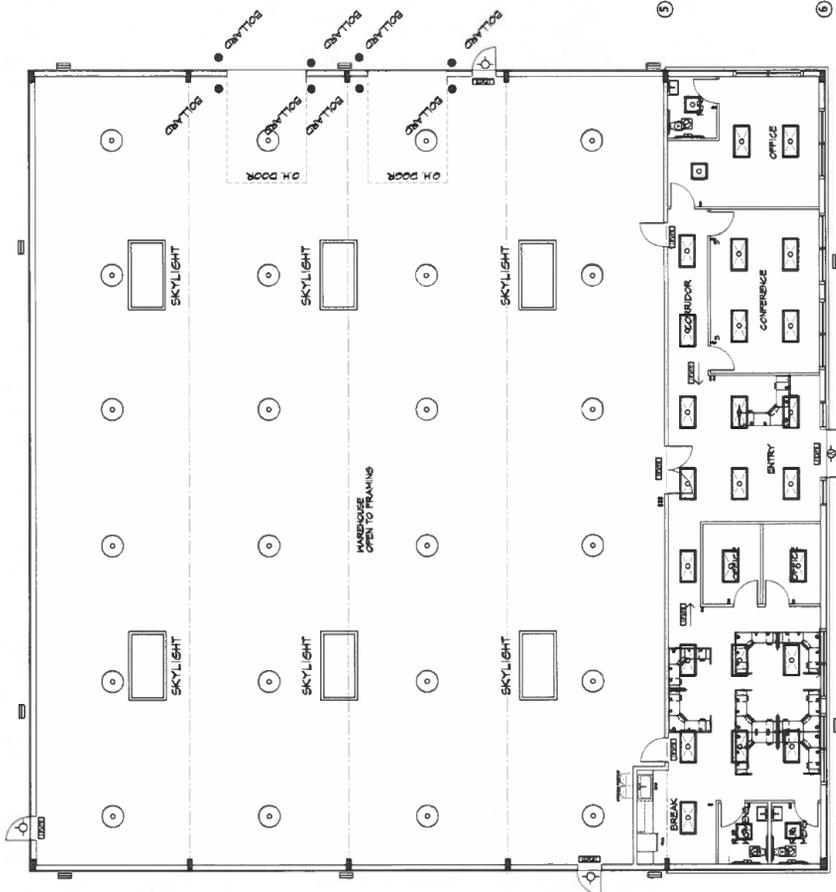
A31
SCALE: 1/8" = 1'-0"

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1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

UTEC/MTEC



- ▶ BEDC sold property for \$586,000
- ▶ Lot 6, Block 2, BEDC Subdivision 13.46 ac.
 - ▶ Phase I
 - ▶ 25,000 sq. ft. primary manufacturing building
 - ▶ 10,000 – 15,000 sq. ft. flat work
 - ▶ Appropriate parking for employees & customers
 - ▶ Phase II
 - ▶ 8,000 – 10,000 Sand Blast building
 - ▶ Powder coating, paint shop & sand blasting
 - ▶ Final QC facility
 - ▶ Phase III
 - ▶ 10,000 – 12,000 sq ft. fab shop
 - ▶ Fabrication of aluminum bodies and trailers



Investment: Estimated \$10,000,000 - \$12,000,000
32 – 35 full time jobs current/50 – 60 future

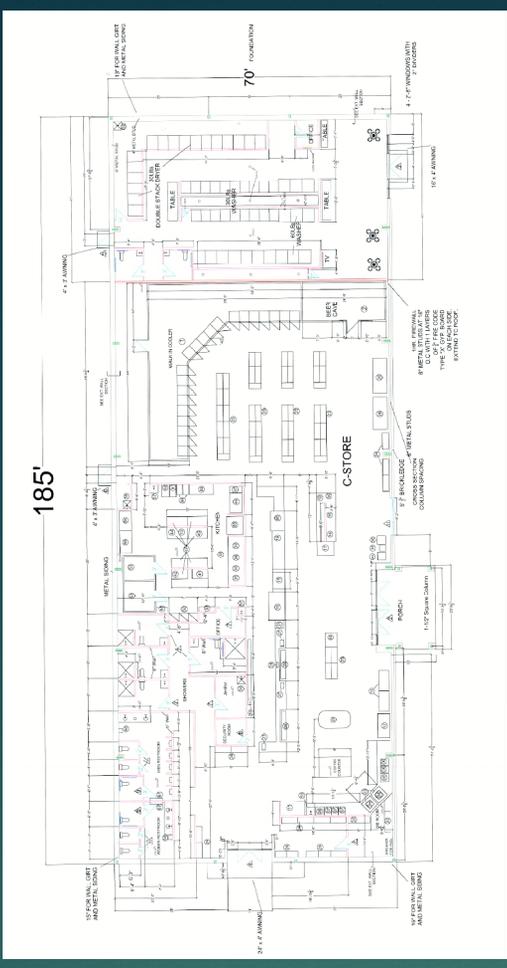
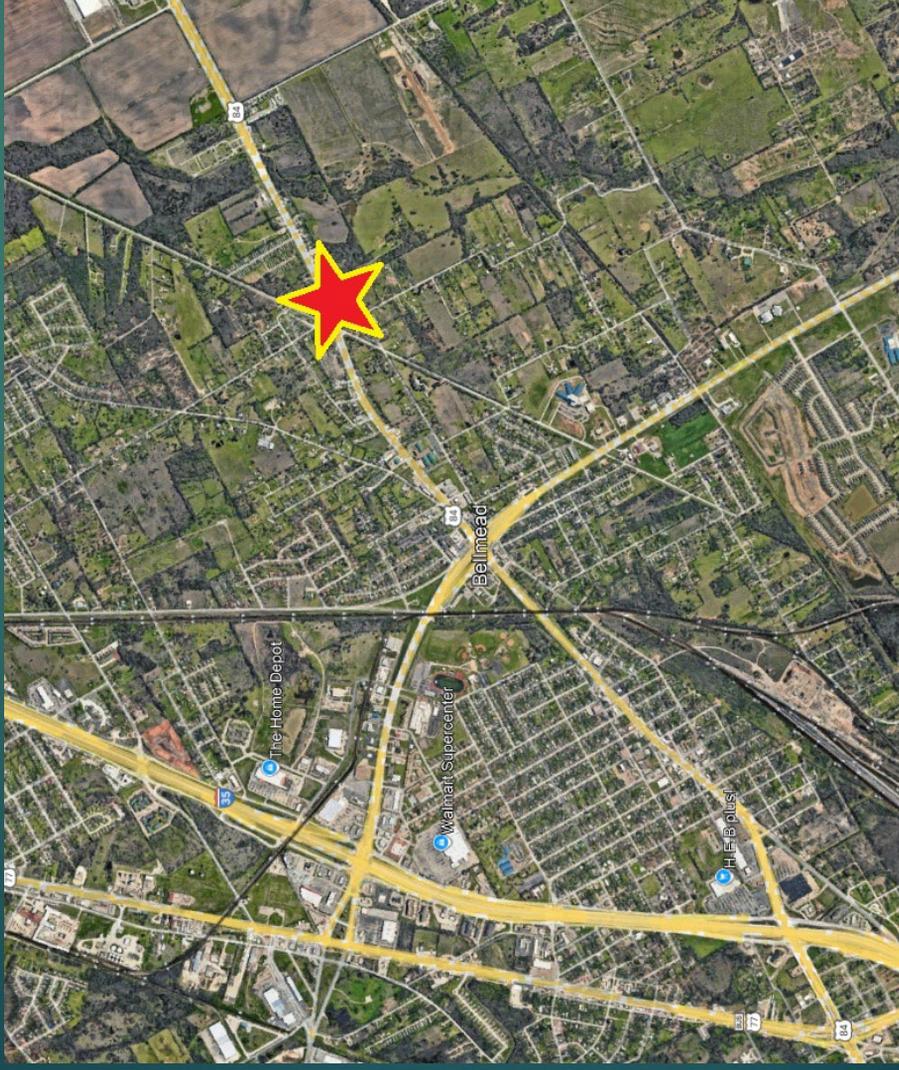


Other Projects

- ▶ Not BEDC assisted but important to Belmead...

Circle-T Truck Stop

- ▶ US 84 at Williams Road
- ▶ Truck Stop/Convenience Store + Laundry





LA VEGA PIRATES

- ▶ Over \$90,000,000 in school and facility improvements underway
- ▶ Early College Building – 65,000 sq. ft.
- ▶ Classroom additions
- ▶ Covered Football Practice Field
- ▶ Weight room and Press Box

BALANCE SHEET

AS OF: DECEMBER 31ST, 2025

35 -BEDC-4B

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
35-1001	CLAIM ON CASH	1,612,487.34	
35-1800	LAND	<u>527,071.33</u>	
			<u>2,139,558.67</u>
TOTAL ASSETS			2,139,558.67
=====			
LIABILITIES			
=====			
35-2001	AP PENDING	178.78	
35-2130	GROUP INSURANCE PAYABLE	91.96	
35-2133	LIFE/ADD PAYABLE	55.18	
35-2150	TMRS PAYABLE	<u>521.52</u>	
TOTAL LIABILITIES			<u>847.44</u>
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		88,402.48	
TOTAL EXPENSES		<u>31,374.07</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		57,028.41	
TOTAL EQUITY & FUND BALANCE			<u>2,138,711.23</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,139,558.67
=====			

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2025

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							
=====							
<u>PERSONNEL</u>							
5805101	SALARIES-ADMINISTRATIVE	80,949.00	17,581.29	17,522.14	21.65	0.00	63,426.86
5805102	SALARIES-PROFESSIONAL	8,429.00	1,172.28	1,898.36	22.52	0.00	6,530.64
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	680.96	751.77	20.97	0.00	2,833.23
5805120	FICA	7,249.00	1,158.22	1,018.19	14.05	0.00	6,230.81
5805124	WC INSURANCE	208.00	53.39	0.00	0.00	0.00	208.00
5805130	TMRS	11,807.00	2,628.15	1,831.39	15.51	0.00	9,975.61
5805150	GROUP INSURANCE	8,867.00	1,769.80	1,384.38	15.61	0.00	7,482.62
5805160	PAY PLAN COSTS	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
TOTAL	PERSONNEL	127,893.00	26,769.92	26,237.23	20.51	0.00	101,655.77
<u>SUPPLIES</u>							
5805201	OFFICE SUPPLIES	100.00	6.82	1.60	1.60	0.00	98.40
5805203	POSTAGE	60.00	27.60	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	34.42	1.60	0.24	0.00	658.40
<u>PROFESSIONAL SERVICES</u>							
5805402	ENGINEERING SERVICES	30,000.00	0.00	0.00	0.00	0.00	30,000.00
5805404	LEGAL SERVICES	12,000.00	709.50	389.50	3.25	0.00	11,610.50
5805406	INFORMATION TECHNOLOGY SERVICE	4,430.00	1,775.30	2,236.25	95.61	1,999.44	194.31
5805407	ENVIRONMENTAL SERVICES	40,000.00	0.00	0.00	0.00	0.00	40,000.00
5805408	CONSULTING SERVICES	25,000.00	0.00	0.00	0.00	0.00	25,000.00
5805420	ACCOUNTING & AUDITING SERVICES	<u>2,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,040.00</u>
TOTAL	PROFESSIONAL SERVICES	113,470.00	2,484.80	2,625.75	4.08	1,999.44	108,844.81
<u>SERVICES</u>							
5805505	MOWING SERVICES	20,000.00	1,200.00	1,200.00	72.00	13,200.00	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	824.00	2.50	0.00	32,111.00
5805541	TRAINING & TRAVEL	5,000.00	0.00	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	1,650.67	2,509.49	9.67	13,200.00	146,711.51
<u>CAPITAL</u>							

CITY OF BELLEMEAD
 FINANCIAL STATEMENT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2025

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
	TOTAL CAPITAL	0.00	0.00	0.00	0.00	0.00	0.00
	<u>CONTINGENCY</u>						
	TOTAL CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
	<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
	TOTAL 80-ECONOMIC DEVELOPMENT	554,444.00	30,939.81	31,374.07	8.40	15,199.44	507,870.49
	*** TOTAL EXPENSES ***	554,444.00	30,939.81	31,374.07	8.40	15,199.44	507,870.49
	*** REVENUE OVER/(UNDER) EXPENSES ***	546,342.00	79,912.21	57,028.41	7.66	(15,199.44)	504,513.03

**Bellmead Economic Development Corporation
Grants/Development Agreements Report
For the Period Ended
December 31, 2025**

BUSINESS	ADDRESS	Development Agreement	GRANT	BOARD APPROVAL	AGREEMENT SIGNED	Performance Period End Date	APPROVED AMOUNT	AMOUNT PAID	STATUS	Contract Terms		OTHER/NOTES
										Contract Term	Contract Length	
<u>JB Remodeling</u>	3303 Bellmead Drive		Exterior Building Repair, front parking, business signage	4/12/2022	4/12/2022	4/12/2023	\$10,000.00	\$10,000.00	In Compliance	36 Months	Complete	
<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)