

**Junction Texas Economic Development Corporation \* Regular Monthly Meeting**  
**City of Junction \* April 1, 2025**  
**State of Texas**

The *Junction Texas Economic Development Corporation* was called to order by President Sheila Mills for the public hearings regarding Brayden’s True Value and Junction Golf Course on April 1, 2025 at 4:00 p.m. The public hearings were in session until 4:30 p.m. At 4:30 p.m. the public hearings ended and the regular monthly meeting was called to order at 4:31 p.m.

**Present:**

**President:** Sheila Mills  
**Vice President:** Lisa Heap  
**Secretary:** Carmen Bierschwale  
**Treasurer:** Doug Haynes  
Tom Rattan  
Marcy Levien  
Cliff Robbins

**Also Present:** Vinetta Sanders; JTEDC Office Manager, James Murr; Junction Eagle, Kenneth Schulze; owner of Brayden’s True Value, Mitch Davis, Clay Simon and Mark Robinson; Junction Golf Club board members.

**Call to Order:** Ms. Mills had everyone introduce themselves and state their position for the recording record. Carmen Bierschwale arrived slightly late, at 4:05 p.m.

**Public Hearing:** The public hearing was open to citizen’s comments regarding the pending grant request from Brayden Schulze of Brayden’s True Value for \$200,000.00, for the expansion project of his business at 1940 Main Street, Junction, Texas. Brayden Schulze was present at the meeting to answer questions and discuss his project. Mr. Schulze did give the JTEDC board an update on the way things have progressed since the last board meeting. No one from the community was in attendance to speak for or against this project during the public hearing. This was the second public hearing for this project. It will now be sent to city council for approval.

**Public Hearing:** The public hearing was open to citizen’s comments regarding the pending grant request from the Junction Golf Club. Board members Mitch Davis, Clay Simon, and Mark Robinson were in attendance to discuss the project and answer any questions. They explained that this is phase two of their project, and they will be starting this phase as soon as possible once the grant process is complete. They would like to get as much done during “growing season” for the greens and fairways. The JGC continues to try to increase their membership and is working with TXDOT to have signage put back up directing people to the golf course. No one from the community was in attendance to speak for or against this project during the public hearing. This was the first public hearing for this project. The second public hearing will be at the May JTEDC regular meeting.

**Public Forum:** No one present to speak.

**Consent Items:** Minutes from the March regular meeting and the financial reports from February 2025 were reviewed. Mr. Haynes made a motion to approve the minutes and financials, and it was seconded by Ms. Bierschwale. All were in favor.

**City Street Markers:** Ms. Mills has spoken with Mitch Davis about this project. Mitch was present at the meeting. He has spoken with some subcontractors about this project. Mitch believes there will need to be two different stages for this project. The first step is to stabilize and level the markers with a concrete base. There are a few that need to be completely redone entirely. Mitch will need to create a mold to reconstruct the damaged markers. The second stage involves scraping and cleaning of the markers and then painting. There was discussion on how to best paint these markers with paint that would last for a long time. It was also discussed that this could be a community service type project and help could be recruited from the community to help save money. After discussion it was decided to do the project in phases starting with the first phase of base stabilization and leveling. It could be possible to do 10-12 markers a day. Ms. Heap made a motion to approve \$10,000 for stage one of the project. This will be presented to city council for approval. The motion was seconded by Mr. Rattan. All were in favor. This also gives the JTEDC time to work with other entities on branding standards and community volunteer involvement. When we get to phase two of the street markers, it is the goal to have a color scheme that is agreeable by everyone.

**JTEDC Budget:** The board reviewed the current budget to make sure everything is still financially on track and to review and explain the budget with the new board members. There was no action taken at this time. Ms. Mills will be doing research to see how much the training portion of the budget would need to be increased and where those funds could come from. Ms. Mills and Vinetta will also talk to Garvene about the amount for the Christmas lights since that has not been paid yet and was not expected to be as much as what was budgeted. This agenda item will be tabled until that information is received.

**JTEDC Strategic Initiatives:** The board reviewed the current strategic initiative plan to see where progress was being made. There was discussion about ideas for new grant possibilities in regard to helping business and homeowners with getting properties fixed up to be able to sell or rent them. There is also an individual working on a plan for building housing and could be coming to JTEDC for assistance so research needs to be done to see if this is a project JTEDC could assist with. This is a project that may need a legal opinion. Ms. Bierschwale has the petitions for the local option liquor election, and it will be available starting tomorrow. The first Lunch with Leaders was a success so the board discussed making plans for the second one that will be in June. It was decided that the next meeting would be with restaurant owners and managers. Details for this will be set at next month's meeting.

**Texas Open Meetings Act:** Ms. Mills reviewed some of the rules for the Texas Open Meetings Act to make sure everyone understood. Posting agendas, emails, and text messages among the board members were discussed.

**JTEDC Bylaws:** The JTEDC Bylaws have been reviewed by Attorney Andrew Heap. Mr. Heap provided copies of the changes and updates he has done. These changes and updates were reviewed by the board. Ms. Bierschwale made a motion to approve the changes and updates to the bylaws and submit to city council for approval. It was seconded by Ms. Levien. All were in favor.

**Appliance Recycling Event:** Ms. Bierschwale reports that September 27<sup>th</sup> would be the weekend of the bye-week for football so the athletes will be available to help like last year. There was discussion that tires, electronics, and appliances could all be done at the same time. Ms. Bierschwale made a motion to approve having all three events on September 27<sup>th</sup> from 9:00 a.m. to noon. It was seconded by Ms. Heap. All were in favor.

**Local Option Liquor Election:** Ms. Bierschwale has not had to pay an application fee to the city or the county at this time for the cost of the local option liquor election petition. No action was taken at this time since there was nothing to reimburse.

**Reports:**

- (A.) Office Manager: Report from Vinetta Sanders included in board packet.
- (B.) Tourism Report: Vinetta is now on the JTTB board and will start serving this month.
- (C.) City Council Updates: Doug Haynes had nothing to report at this time.
- (D.) Downtown Revitalization Group: Doug Haynes had nothing to report at this time.
- (E.) Liquor Petition Update: Report was given during meeting .

**Meeting adjourned at 6:10 p.m. on April 1, 2025.**

  
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Carmen Bierschwale, Secretary