

**Minutes**  
Regular Meeting  
Bellville Economic Development Corporation

Date of Meeting: January 4, 2018  
Time of Meeting: 5:00 P.M.  
Location: Council Meeting Room, Bellville City Hall  
30 South Holland St., Bellville, TX 77418

1. Call to Order, Invocation and Pledge
2. Roll Call and Certification of Quorum **Present: Delwin Rettig, Reesa Ueckert, Pat Burns, Paul Jones, Danny Jacob, Clark McKinley, Garrett Dornon. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Jacob motion to approve, Mr. McKinley second. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **None**
5. Questions and Comments from Board Members (discussion is limited to statements of policy or statements of factual matters, or the request that a matter be placed on the next meeting's agenda). **Mr. Rettig asked that an agenda item be placed on the next month's agenda to discuss the Storefront grant application process. Ms. Ueckert asked for agenda items to discuss Main Street facades and a possible historic district, also an update to the EDC bylaws. Mr. Jacob congratulated Ms. Ueckert for being the Lion's Club Citizen of the Year.**
6. Consideration and Action to Approve Minutes of Previous Meeting held. **Mr. Jacob motion to approve, Mr. Dornon second. Motion approved unanimously.**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Jacob presented report. Total current assets are \$761,682.83 Sales tax and investment income for the month was \$25,170.71. Bills presented for payment: \$198.48, 59.46 & 22.33 to City of Bellville for utilities, \$700 to All Out Outdoors for lawn maintenance, \$1,000 to Angel Nails for Storefront grant, \$14,242.93 to Bellville Turnverein Restoration Project for Architect Fee grant, \$92.50 to Brown and Hofmeister for legal services, \$175 to Paul Jones for TEDC training class reimbursement, and \$250 to LeAnn Luedeker for monthly contract for services. Mr. Jacob also noted two CD's were coming due and recommended rolling them over. CD #400391 at First National Bank of Bellville with maturity date of 1/23/2018 in the amount of \$111,604.21. CD# 6016755 at Austin County State Bank in the amount of \$100,000 matures 2/3/18. Ms. Ueckert asked if there were any way to get the Treasurer's report in advance of the meeting. Mr. Jacob said he would talk with Ms. Luedeker and see what could be done. Mr. Burns made a motion to approve the Treasurer's report, pay bills as posted, and roll over the CD's as recommended. Mr. McKinley second. Motion approved unanimously.**
8. Consideration and Action as needed on presentation on Turnverein Restoration. **Presentation by Tom Barron and Linda Feux of the Turnverein Restoration Project. Ms. Feux thanked the members of the committee for their work and their financial contributions to the project so far. She said in working with the architects, they have learned the Pavilion is an amazing, unique treasure. Mr.**

Barron noted they were working with historic preservation architect David Bucek as well as a structural engineer and a forensic paint analyst. He said the major findings so far were that the structure is in good condition, but needs strengthening, some interior wood and exterior siding needs replacement, the cupola needs repair and strengthening. He said they discovered the original paint scheme was a light blue green exterior with medium dark green trim, and an off white interior.

Mr. Barron broke the project into 3 phases.

Phase I would be to repair everything except the air conditioning. That would involve bracing the roof, replacing windows, reconfiguring the rear entry, remodeling bathrooms, remodeling the kitchen and putting in a catering kitchen, painting and electrical repairs. Estimated cost: \$395,000 including 20% contingency.

Phase II would be to put in air conditioning, and remove the natural gas heating. Estimated cost \$590,000.

Phase III would be to replace the tables and chairs, improve landscaping and repair the road and parking around the Pavilion. Cost to be determined.

Mr. Barron said he was asking for \$300,000 from the EDC for Phase I, with the remaining \$95,000 to be raised from private funds.

During member questioning, he said the group had so far raised about \$40,000 in private funds, and felt that if the EDC would make a public commitment, more would come quickly.

Mr. Rettig expressed concern that legally the EDC couldn't make this size of grant without a formal public notification period. After discussion it was agreed to consult with the board's attorney about the proper timeline.

Mr. Burns asked about the ownership of the facility, and whether a formal agreement had been reached with the City. Mr. Barron said they had met with the City Attorney, but there was no agreement yet. He also explained that they hoped to be able to get a 25% Franchise Tax Credit that could be sold to establish a maintenance fund. The tax credit program is managed by the Texas Historic Commission, but there was a disagreement over whether a building owned by the City would be eligible for the credit, or if another non-profit entity needed to lease the facility and then sell the credit. Mr. Jacob expressed concern that the board did not have enough information yet to vote on the project. Mr. Rettig asked about the possibility of matching funding with private donors. Mr. Barron that they were a volunteer group, and that they were trying to raise as much as they could, but didn't think an exact match would be practical.

Mr. Jones said he would talk with the board attorney about a public notice timeline, and in the meantime the City and the Project committee would need to discuss a formal Ownership and Operations agreement. It was agreed to keep this as an Agenda item in future months.

9. Consideration and Action as needed on EDC website. Mr. Dornon said a group had started work with Jerry Olson on the website layout and had begun gathering content. He hoped the project could be done in 60 to 90 days.
10. Update and Action as needed on Quiet Zone. Robert Albritton of QZT had come to Bellville to take measurements at the various crossings, and while here met with Paul Jones and Danny Jacob. Mr. Albritton was working with the City Administrator on schematic drawings of placement for the wayside horns. Mr. Jones noted the City Administrator would need to contact the Texas Municipal League for information on an Quiet Zone rider for the City's liability insurance. Mr. Albritton thought he would have a total cost number for the project available by Spring. Mr. Jones noted that Mr. Albritton said it would be best to do the

**project all at once, instead of in stages.**

11. Consideration and Action as needed on Strategic workshop with City Council and Strategic plan. **An agenda is needed for the workshop, and a date needs to be set that would accommodate as many members of the two boards as possible. After discussion it was agreed that members would email Mr. Burns with agenda suggestions, and that Mr. Burns would collate those to come up with an acceptable agenda by January 15<sup>th</sup>.**
12. Consideration and Action as needed on lease of land for parking of tractor trailers. **Ms. Ueckert presented for consideration the idea that the EDC might be able to lease an area where tractor trailers could be parked, instead of on the street in Bellville. She said in the past her families' company had allowed drivers to park their rigs in a lot the company owned, and that many had taken advantage of the offer. She said there was no City ordinance that could force the large trailers off the street, unless they were a safety hazard. She presented research that outlined a number of sites owned by the City, the County or that could be leased for such a project. Mr. Jones said he had discussed this with the board attorney, and as long as the EDC did not charge for the use of the lots, it could be done.**
13. Consideration and Action as needed on annual EDC officer's election. **The following officers were elected at the annual officer's election.**  
**President – Pat Burns**  
**Vice President – Danny Jacob**  
**Treasurer – Garrett Dornon**  
**Secretary- Reese Ueckert**
14. Executive Session under Govt. Code Sec. 551.071, 551.072 and 551.087 to discuss legal matters with attorney, real property negotiations, and/or economic development negotiations.  
**None**
15. Action on matters considered in Executive Session. **None needed**
16. Adjournment. **6:36**