

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: January 5, 2017
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: Bob Buckner, Pat Burns, John Moore, Paul Jones, Clark McKinley, Bruce Harrison, Danny Jacob. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Harrison motion to approve, Mr. Buckner second. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **Katie Koy from Greenscapes Landscaping appeared. She said she wanted to introduce her company, which is locally owned. The company is interested in bidding on the lawn maintenance contract.**
Nancy Dornon from the Chamber of Commerce spoke. She said Austin County had secured another \$18,000 matching tourism grant from Houston First. She said the competition was much tougher this year, and the County was pleased to have been awarded the grant. She said the money will be used to extend the marketing funds already supplied by the EDC.
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. Jacob said he had gotten several questions from people in the community about why the parking lot behind the Hord building was not a public lot. Mr. Jacob wanted to reinforce that no public money was spent on that parking lot, and that it was basically two projects done at the same time. Mr. Jones reminded board members that they needed to make sure their open meeting certification was on file with the City Secretary.**
6. Consideration and Action to Approve Minutes of Previous Meeting held. **Mr. Harrison motion to approve, Mr. Jacob second. Motion approved unanimously.**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Jacob presented report. Sales tax revenue for the month was \$19,796.33. The Chesley Foundation donated \$5,087 to reimburse the cost of purchasing trees for the Bell Street project. Total current assets are \$675,550.17. Bills presented for payment: \$186.78 & \$48.03 to City of Bellville for utilities, \$8,450 to RCL Products for completion of Quiet Zone Study, \$664.31 to KGA DeForest for November and December Bell St. invoices, \$47 to City of Bellville for Downtown Signage, \$240.50 to Brown and Hofmeister for legal services, \$580 to Glasco & Co. for monthly maintenance, \$113.40 to Bellville Times for notices, \$250 to LeAnn Luedeker for monthly services, and \$14.90 to Cravens for office supplies.**
Cameron Slater presented the update for the Chamber Marketing committee. The current Marketing account balance is \$10,860.56. Mr. Slater said they were still waiting on their reimbursement from Houston First on last year's matching grant.
Mr. Jacob said the board also had a CD from First National for \$111,159.91 on a six month rate of .8% that was due to roll over on January 3rd. That sparked a

discussion of the board's investment plan. Mr. Slater, who works at FNB, said a 1 year CD would net 1.2%. There was discussion that the board might look at putting a larger portion of funds in CD's.

Mr. Burns made a motion to approve the Treasurer's report and pay bills as presented. Mr. Jones second. Motion approved unanimously.

Mr. Jones made a motion to roll the CD over on a one year basis, and to ask the Treasurer to look at the EDC's accounts and come up with an investment plan. Mr. Burns second. Motion approved unanimously.

8. Consideration and Action as needed on annual election of officers. **Annual election of Board officers were held, and the following officers were elected unanimously:**
President – Paul Jones
Vice-President – Danny Jacob
Treasurer – John Moore
Secretary – Pat Burns
At this point, Mr. Jones took over as chair for the meeting.
9. Consideration and Action as needed on Downtown Redevelopment Plan. **Mr. Jones said he had met with Dr. John Roediek of Texas A&M, who organized the original Downtown Revitalization Plan in 2010. Dr. Roediek said he was open to updating the plan. Mr. Jones brought him up to date on the projects completed since the study was done, and discussed future possible projects, such as redeveloping the Square and adding public bathrooms. They agreed those were good projects to explore further.**
10. Consideration and Action as needed on Downtown Bathrooms. **Elizabeth Price from Upchurch Architects of Brenham presented a rough proposal for redeveloping the old Habitat for Humanity building into public bathrooms. The building is at 17 W. Main, currently vacant and owned by the City. Ms. Price said the building was a good candidate for public restrooms because of its proximity to the square. Her firm had designed a similar downtown restroom project for Brenham, which she said had been very successful. It was paid for by the City of Brenham with help from a TXDOT grant and is maintained by the City. She said there was room in the Habitat building for separate Men's & Women's restrooms with 3 toilet fixtures each and 2 sinks. A separate family toilet with a diaper changing station could also be added. Ms. Price outlined a Project Budget. Pre-design work would run between \$12,000 to \$15,00. She strongly recommended having an Asbestos Survey done first, because that would go a long way toward determining actual demolition costs. She estimated the cost of that survey to be between \$1,400 and \$1,800. After questioning, she thought the total cost for such a project would be somewhere in the range of \$200,000. She said that it would still be far cheaper to remodel the existing building, than to build a new one. Mr. McKinley said he was talked with one Council member who said the City would have no interest in maintaining the building. After discussion, it was agreed that maintenance was an issue to be worked out. Mr. Buckner suggested looking at forming a Downtown Maintenance District to handle future projects like this.**
Ms. Price agreed to present a formal cost proposal at a later date. Mr. Jones said there might be grant money available from HGAC.
Mr. Buckner made a motion to ask City Council for approval for the Asbestos survey, and to see if Council was interested in pursuing the project further. Mr. Moore second. Motion approved unanimously.
11. Consideration and Action as needed on Bell Street Redevelopment. **No other bills have**

been turned in, but Mr. Jacob said he thought there was still part of the retainer to be paid.

12. Consideration and Action as needed on Landscape Maintenance Contract (Glasco). **Mr. Jones said the current contract with Glasco and Co. was up in April, but to satisfy contract requirements, we should start the process now. The new contract should cover the Pavilion, the Bell St. project and the Statue area. Mr. Burns made a motion to put the contract out for bid and to post the appropriate legal notices, Mr. Moore second. Motion approved unanimously.**
13. 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**
14. Action on matters considered in Executive Session. **None**
15. Adjournment. **6:08 PM**