

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: February 2, 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, Paul Jones, Danny Jacob, Clark McKinley, Bruce Harrison, John Moore. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Buckner motion to approve, Mr. Moore second. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **Bruce Noviskie of the Austin County Museum Association appeared to make the board aware of the museum's activities. He said 1100 visitors came through the museum last year. The association is responsible for staffing and maintenance. The County owns the building (the old jail). The association is working with other Bellville groups to promote tourism to the City.**
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). **None.**
6. Consideration and Action to Approve Minutes of Previous Meeting held. **Mr. McKinley motion to approve. Mr. Harrison second. Motion approved unanimously.**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Moore presented report. Sales tax revenue for the month was \$19,338.76. Total current assets are \$685,086.86. Bills presented for payment include \$110.42 & \$48.03 to City of Bellville for utilities, \$65,962.96 to City of Bellville for Clark Park bond payments, \$167.53 to Brown & Hofmeister for legal services, \$655 to Glasco & Co. for lawn maintenance, \$250 to LeAnn Luedeker for monthly contract, \$13.20 to Cravens for office supplies, \$50.40 to Bellville Times for notices, and \$162.52 to KGA DeForest for Bell Street project. Mr. Burns motion to approve report and pay bills as presented, Mr. Jacob second. Motion approved unanimously.**
9. Consideration and Action as needed on Bell Street Redevelopment. **(Items out of order to accommodate guests) Mr. DeForest from KGA DeForest appeared. He said the project is complete and presented the certificate of completion. He presented the final pay application #7 to D.L. Meacham for \$23,237.30. There was only one change order to the project of \$2,310 to extend the handrail along the retainage wall. Mr. DeForest said Meacham was going to remove the benches tomorrow in the Pavilion as requested, but still needed to coordinate with the City on where the benches were to be stored. Mr. Jacob made motion to pay final pay application, Mr. Buckner second. During discussion Mr. Jones said he was concerned that the actual total of the bills presented for payment by all parties appeared to exceed the original approved \$250,000 budget of the project by approximately \$20,000. Part of that was the billing by Upchurch & Associates for agreed-to work on the two**

simultaneous projects, part was reimbursable costs to KGA. Mr. Jones asked that he have a chance to talk with our accountant to see how the costs have been allocated before deciding how to proceed. Mr. Jacob agreed to withdraw his motion while that was being investigated. Mr. Jones said he would revisit the payment at the March meeting.

8. **Consideration and Action as needed on Downtown Bathrooms and Redevelopment Mr. Jones said the asbestos report had come back clean, with no sign of asbestos in the building. Elizabeth Price from Upchurch appeared to answer questions. She said she had talked with TXDOT, and did not anticipate any problems with them on any possible work. Mr. Jones said he thought the original engineering budget presented of \$17,000 was high. Ms. Price said there was room to maneuver and that work could be done in stages and stopped at any point if it looked as if costs would go too high. But she estimated upfront costs would be at least \$10,000. There was discussion of possible matching grants, but it was pointed out that there would need to be design work done before even applying for any grants. Ms. Price said the most expensive part of any project was plumbing, and this project was basically all plumbing. Mr. Burns said he had sent out an email asking for comment from Square Merchants, and had not received much of a response. Two respondents said downtown bathrooms would be helpful, one also liked the idea but was concerned about costs. Mr. Jacob said he like the idea, but wanted to hear more from the City on working out maintenance if the project was completed. He was concerned that if the City wasn't willing to help on that, the board might not want to move forward. It was agreed to have further discussions with City officials.**
10. **Consideration and Action as needed on Landscape Maintenance Contract. Mr. Jones presented a Request For Bid on the annual maintenance contract. Mr. Moore made a motion to make the bid request public, putting notices in the paper and City bulletin board, and contacting interested parties. Mr. Buckner second. Motion approved unanimously.**
11. **Consideration and Action as needed on Bellville Prospector website. Mr. Jones noted the history of the Prospector site, that the board had been paying \$10,000 a year, but that GIS services had agreed to cut that cost and refund \$5,000. He said that had not happened. He also said the site was not being used, and did not appear to be achieving its purpose. The contract was coming up for annual renewal. After discussion, it was agreed the service should be discontinued. Mr. Buckner made a motion to terminate the contract, Mr. Moore second. Motion approved unanimously. Mr. Moore said he would contact GIS and let them know.**
12. **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. Entered executive session at 5:50. Session ended at 6:19**
13. **Action on matters considered in Executive Session. Coming out of Executive session, Mr. Moore made a motion to move \$100,000 from an Austin County State Bank Money Market fund making .5% to an Austin County State Bank 1 year CD paying 1.2%. Mr. McKinley second. Motion approved unanimously.**
14. **Adjournment.6:21 pm.**