

Bellville Economic Development Corporation Meeting Minutes

3.1.2018	5:00 P.M.	Council Meeting Room, Bellville City Hall 30 South Holland, Bellville,
Meeting Type	Regular	
Call to Order	Pat Burns @ 5:00 PM	
Roll Call & Certification of Quorum	Pat Burns	
Present	Pat Burns, Danny Jacob, Garrett Dornon, Annye King, Paul Jones, Delwin Rettig, Reesa Ueckert	
Absent	None	
Pledge	Pat Burns	
Invocation	Delwin Rettig	
Agenda Item #3 Approve the agenda as posted		
Discussion	None	
Motion	Garrett Dornon made the motion to approve the agenda as posted	
Second	Annye King	
Conclusion	Motion carried unanimously	
Agenda Item #4 Public comment		
Speaker	none	
Subject		
Agenda Item #4 Grant Requests		
Presenter	none	
Request Submitted By		
Discussion		
Action		
Agenda Item #5 Questions and comments from Board Members		
Board Member	Pat Burns	
Subject	EDC and City Council Joint Meeting	
There was a joint workshop of Bellville City Council and the ECD this past Tuesday		
Board Member	Reesa Ueckert	
Subject	Courthouse landscape	
Presented pictures of the courthouse landscaping drawings that are being presented to the County, private donors, local business and citizens.		
Agenda Item #6 Consideration and action to approve the Minutes of the previous meeting		
Discussion	None	

Motion	Danny Jacob		
Second	Paul Jones		
Conclusion	Motion carried unanimously		
Agenda Item #7 Consideration and action to approve the Treasure's Report, payments of outstanding bills, and investments			
Treasurer's Report	Presented by Garrett Dornon		
Year to Date Totals	YTD Income: \$119,993.52	YTD Expenses: \$54,893.55	Total Current Assets:\$730,661.85
Contingent Liabilities	COB GIS System: \$10,200.00	Turnverein Project:\$5,757.07	Brookshire Brothers Grant: \$5,000.00
Current CD's	FNB Bellville CD# 400391: \$113,052.17	ACSB Bellville CD# 6016755: \$100,000.00	
Sales Tax Income	COB Sales Tax Alloc.: \$26,735.79	COB Sales Tax Retained Payment: \$2,786.05	
Payment Requests	<u>City of Bellville:</u> Parking Lot Utilities: \$190.62 Statue Utilities: \$61.98 North Bell Water: \$19.53 <u>LeAnn Luedeker:</u> Monthly Contract Services: \$250.00	<u>All Out Outdoors:</u> Lawn Maintenance: \$700.00 <u>Brown & Hofmeister:</u> Legal Fees: \$ 111.00 <u>Cravens Office Supply:</u> Name plates \$209.65 <u>The Bellville Times:</u> Notices \$75.20	
Discussion	Pat Burns added the approval of the update for bank signature should be added to the motion.		
Motion	Danny Jacob made a motion to approve the treasures report, pay the bills, and update the signature card.		
Second	Annye King		
Conclusion	Motion carried unanimously		
Agenda Item #8 Public Hearing to provide funding for the Turnverein Restoration Project			
Speaker	Comments		
Lois Coan	Presented the history of the Turnverein and said that if it was restored people would come to it. The more attractions that Bellville has, the more people will come and spend dollars.		
Ian Bader	In favor of restoring Turner Hall. We cannot turn our backs on this building it would be a crime.		
Susan Scott	The Turnverein should be saved, it could be a tourist destination		
Allyne Schmitt	She supports the restoration of the Turnverein. I have looked at several grant applications and they require the support of the city to move forward.		
Diane Norton	Dance groups would use the Turnverein. It is the only large dancefloor in Bellville, but needs AC.		
Joy Kroeger	I grew up going to dances at the City Park, and my generation is all for it. Please restore it.		
Gerry Brower	Supports the Turnverein project it is a historical treasure.		
Verena Aeschbacher	Supports the Turnverein project, it is a true Texas historical landmark that needs to be preserved for future generations. Compare to Cat Springs Hall.		
Peggy Browen	Supports the Turnverein Project and attended the Remember When Dance.		
Donna Jacobs	Why are not more grants being pursued, cost cutting measures looked at, why has this building been so neglected? It is important to keep building, but it is perfectly imperfect, the age of the building is its character, look at Gruene Hall as an example.		

Agenda Item #9 Consideration and action as needed on the Turnverein Restoration Project

Presentation with pictures by David Buchek, Architect- Experienced locally here in Bellville in restorations and preservation, including the Pavilion and sanctuary of St. Peter and Paul Catholic Church. Texas Dance Halls Inc. are participating in this restoration, and he has worked with them on Singleman Hall in Schulenburg built in 1884. Some additions to the Turnverein are not attractive or historic. The hall has never had windows, most of the doors and siding are original to the building, along with the trusses. Plan is to remove all gas from the property for fire prevention. Structural stabilization is important, recess conduit to make it look as original as possible, add LED lighting making the ceiling glow without seeing the light source. Return to original paint colors, Benches are not original, but built from the original floor boards. Landing to each side of the stage contain the original floor that is covered by the oak floors. Windows: nothing shows that there were ever windows. Propose: shutters that can be opened or closed, custom insect screen, windows made of high quality wood. AC low floor like a fog machine, forced air could give you a chill, this air would come out slowly, exterior AC would be invisible, AC only the bottom 10 foot of the floor. Double the ladies room fixtures, the kitchen plan is for a caterer's kitchen, smaller storage room to open up two windows that were covered up in the 1990 work. Seating in the hall: 260 now, the new configuration 287, with no tables mounted to the wall.

Board Member	Questions from Board Member and answers from David Buchek, David Bartay, and Tom Barron
Reesa Ueckert	<p>Steel buckles, do we need them? This building survived the 1900 storm, and Carla, why mess with it?</p> <p>Answer: David- The structural architect who studied them has determined that this would meet the structural standards of today, and help the building withstand another hurricane.</p>
Pat Burns	<p>Overall condition of the hall?</p> <p>Answer: David- Very much intact, very small modifications need to be made right away, these are to keep things from happening like water getting in the hall. Needs to meet state codes, bathrooms need to function, and be brought up to code, men's restroom stays the same. THC has recommended all of this, and they have a very high standard. We must abide by these standards to get franchise tax credit.</p>
Garrett Dornan	<p>What are the things the Parks Service wants you to save?</p> <p>Answer-David: Help to identify what are the identifying characteristics, and only replace what you have to. Repair first and replace to match the original details. Therefore, the process calls for special solutions.</p>
Pat Burns	<p>Does it complicate things to do AC at a different time?</p> <p>Answer: David- It is better to do all at one time. Some things might have to be moved that were done in the restoration. Some conduits might have to be moved.</p>
Delwin Rettig	<p>HVAC critical part of making it an economic engine, has an HVAC contractor that is capable been brought in to get numbers? Troubling is the half million cost for HVAC.</p> <p>Answer: David- The HVAC engineer is accomplished and did the Sealy hall. We chose to take the high range, we are estimating on the high side to be careful. VRB and heat pump considered, system proposed has the ability to ramp up and down, according to the number of people in the hall, but there are different systems that we can look at.</p> <p>Question Delwin: If you went with more conventional system what would the cost be?</p> <p>Answer: David- Your home has so fewer people in in, these systems don't use wasted electricity due to the fact that the building has no insulation. Cannot have any rain in the wall, as it will ruin the building. He suggests if you cannot do this system at this time don't skip, only do the right system. Consider putting the raised floor back, the high costs were driven by installing duct work under the floor. This is still an option to lower the costs.</p> <p>Question: Delwin: Why was the copula replaced?</p> <p>Answer: David- It is original, and some elements have been changed. We will not use the copula for ventilation.</p>
Reesa Ueckert	<p>Explain the raised floors?</p> <p>Answer: David- The floor around the outside perimeter was once raised. They could do this again to hide HVAC.</p>

Pat Burns	<p>The costs are broken down in other projects. We would like to know where the money is going</p> <p>Answer: David-none</p>
Danny Jacob	<p>Is this a restoration?</p> <p>Answer: David: If it did not exist in 1889 it is a renovation. Anything we do new the goal is not to see it. Restrooms added in 1909, windows are desired for climate control, a horizontal, or vertical bar is not allowed. The THC says has it has to be as close to possible to the original view.</p> <p>Danny- Is there an original AC contractor that can fix the AC if it breaks down?</p> <p>Answer: Bartay: Does not know of any locals, but foresees one in the future.</p>
Garrett Dornan	<p>Can we legally put in the contract the number of local contracts that are able to bid?</p> <p>Answer: Tom Barron- We will send out bids to qualified bidders. Basically, if a local contractor or subcontractor is qualified we prefer to use them.</p> <p>Answer: Bartay- There are electrical, concrete, and possibly others here in Bellville that can be complete.</p> <p>Tom Barron- We will retain the option to approve all contractors.</p> <p>Pat Burns: We can put things like this in the contract between EDC and Turnverein.</p>
Delwin Rettig	<p>What is the way that the windows will swing?</p> <p>Answer: David- They will swing in, there will be shutters on the outside, screen can be fixed, you can close the shutters from inside. A child could not fall through the window the way the new design is.</p>
Pat Burns	<p>We are being asked to fund up front profession services. Can you break down these costs?</p> <p>Answer: David- Push the mechanical scope to a later time. This building to build today would cost over one million.</p> <p>Pat: Why does the electrical cost that much?</p> <p>Answer: David- It is based on the hours that the engineer would take to give a given task.</p> <p>Pat: When we go through the engineer steps would we have a better estimate of the true cost?</p> <p>Answer: David- We are asked to estimate the cost of construction without drawings. These are ballpark estimates that normally we would do with a 15%-20% contingency, but we took the conservative approach to cover change orders and such with a 25% contingency. He has confidence in Bartay, and therefore confidence in the numbers.</p> <p>Bartay: Biggest gray area is HVAC</p>
Garrett Dornan	<p>What is the biggest concern of where costs could creep up?</p> <p>Answer: Bartay- Where the roof flattens out over the restroom.</p> <p>Answer: David- We don't know what the couple condition is. This would be included in the total cost</p>
Board Member	Comments
Pat Burns	We have a 300,000.00 and 50,000.00 requests in front of us from the Turnverein Committee.
Delwin Rettig	This has been helpful. I am supportive of the restoration, but I need time to digest. I will be making a motion to table until the next meeting. We just received the break down for construction right before the meeting. There has to be an agreement in place with the Turnverein group and the City. It is critical that we see it through to the end of the project.
Paul Jones	Can we review the public hearing process? Can we make a motion to approve the funding?
Pat Burns	This is our public hearing, even if we were to approve something tonight it is still a sixty-day lag until the process begins. EDC still must go to City Council for approval
Paul Jones	Draws will be down the road. Turnverein people have been waiting for months. We are pushing the can down the road.
Pat Burns	We have satisfied the public hearing portion. We can vote tonight to release whatever amount, or we can delay.
Paul Jones	Can we make a motion to approve funding pending City Council approval?

Pat Burns	We can do that.
Annye King	The sooner we can get funds the sooner we can get started, it would be beneficial to us. Can we fund the \$50,000.00 to move faster because of the leaking in the bathrooms?
Delwin Rettig	To actually fund it we have to have an agreement with the group
Pat Burns	We have a basic contract that our attorney agreed to that would need to be modified.
Motion	Delwin Rettig made a motion to table funding to all parts of this to the April meeting. With the prospect of dealing with both aspects of the funding at that time.
Second	Danny Jacob
Ayes 5	Pat Burns, Danny Jacob, Garrett Dornon, Annye King, Delwin Rettig
Nays 2	Paul Jones & Reesa Ueckert
Board Member	Comments
Annye King	At that time will we hopefully have everything in place to give the Turnerian Committee the funds correct?
Delwin Rettig	We will know if City Council approves the agreement and proposes that we deal with the entire thing next month all in one motion. There has to be an agreement in place, and he can't see where <u>waiting slows anything down.</u>
Paul Jones	What is the status of the agreement with Charlie?
Pat Burns	The Council Members now have a copy of the agreement and will vote at the next council meeting.
Paul Jones	As far as we are concerned we agree with the agreement?
Pat Burns	We do not have a voice in the agreement with the city, it is the cities property. We have asked for a legal binding agreement.
Paul Jones	We have an agreement with the Turnverein Committee?
Pat Burns	We have not signed it, we can do that next month, and it can be on next months agenda. We can vote on funding and the contract.
Delwin Rettig	We should vote on the funding first and then the agreement in that order at the next month's meeting.
Pat Burns	Government moves really slow, but I am personally in favor of this project. There is a lot of excitement about turning the Fair Grounds into an even center that could be a real economic engine for our city. We need to make sure that we have everything buttoned up correctly.
Delwin Rettig	Can we talk and ask questions directly to members of the Turnverein Committee?
Pat Burns	Yes you may.
Reesa	Spoke to the audience to explain that her vote was not a vote to move forward with the funding at this time and wants to see the Turnverein Committee show where this amount of money will generate money back into the community since the hall will basically be the same and still not have air condition. There are four empty commercial buildings vacant in the city limits and two just outside of the city. This is a hard sell when there are currently five empty buildings on the square with two more being vacated this year by the county. We need to focus on the economic development of this town first and foremost. I need more answers to give to people that are questioning me on how the EDC can spend this much money on the Turnverein.

Agenda Item #10 Consideration and action as needed on Storefront Grant Request for The Retreat Boutique Spa

Discussion	Pat Burns clarified that the grant was for a gravel parking lot that would add parking to the front of the building. The total cost is \$2,111.00 so they would be available for \$1,000.00 grant.
	Garrett Dornon reminded everyone of the location of the business and said it's a good thing for Bellville but that he would be abstaining from the vote due to a conflict of interest.
Motion	Annye made a motion to approve the funding as requested.
Second	Reesa Ueckert
Ayes	Pat Burns, Danny Jacob, Annye King, Paul Jones, Delwin Rettig, Reesa Ueckert
Nays	None
Abstain	Garrett Dornon

Agenda Item #11 Consideration and action as needed on Strategic Workshop with City Council and strategic plan

Discussion	
Pat Burns	Wants to know what actions we felt that we needed to move forward on.
Garrett Dornon	Committees
Delwin Rettig	We need to find direction.
Annye King	We need to work with them, and they need to work with us.
Pat Burns	Review your notes and see if we can put suggestions on next month's agenda.
Paul Jones	Hotel, hotel, hotel, we need to hire a consultant. Hiring someone to do an independent assessment should be a priority.
Reesa Ueckert	We can reach out to Texas Hotel Associations for references, and she will reach out to them.
Reesa Ueckert	Help the city on direction for incentives to entice business.

Agenda Item #12 Consideration and action as needed on annual maintenance contract

Action	The item was tabled due to not having the contract available and will be put on the April agenda.
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Agenda Item #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.

Action	None
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Agenda Item #14 Action and matters considered in Executive Session

Action	None
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Agenda Item #15 Adjournment

Action	Meeting adjourned by Pat Burns at 7:20 PM
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Next Meeting April 5th.

