

**Minutes**  
Regular Meeting  
Bellville Economic Development Corporation

Date of Meeting: March 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, John Moore. Absent: Clark McKinley, Bruce Harrison, Danny Jacob. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Moore 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 **Nancy Dornon appeared on behalf of Reesa Ueckert, who wanted to express her opposition to the Downtown Bathroom Proposal. Ms. Ueckert feels the City is unable to maintain the existing facilities, and doesn't feel this is a project the EDC should pursue.**
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. Jones said he had attended the City Council presentation by Municipal Solutions. One of the report's suggestions was the City perform GIS mapping of utilities to make it easier for industry to relocate in Bellville. It was suggested the EDC could help with that. Mr. Jones asked that it be put on the agenda next month.**
6. Consideration and Action to Approve Minutes of Previous Meeting held. **Mr. Moore motion to approve, Mr. Buckner 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 collection for the month was \$26,948.09. Total current assets are \$645,055.27. Mr. Moore noted that as approved previously, \$100,000 was moved from a money market account at Austin County State Bank paying .05% to a 1 year CD paying 1.2%. Mr. Moore also noted that City Council had approved paying the overage on the Bell Street project. Bills presented for payment: \$111.76, \$47.81 & \$22.33 to City of Bellville for utilities on Pavilion, Statue and Bell St. respectively, \$23,347.30 to DL Meacham for final payment on Bell Street Project, \$18.50 to Glasco & Co. for lawn maintenance, \$7.26 to Cravens for office supplies, \$352.56 for reimbursement for Website domain, hosting and postage to Paul Jones, \$250 to LeAnn Luedeker for monthly contract, and \$239.40 to BT for bid proposal for a total of \$25,051.92. Mr. Burns motion to approve report and pay bills as presented. Mr. Buckner second. Motion approved unanimously.**
8. Consideration and Action as needed on Downtown Redevelopment Plan. **Mr. Jones said he had talked with Dr. Jon Roedick of Texas A&M about updating the original study of Downtown Redevelopment. Specifically they discussed a summer intern project that could study possible bike and walking paths to link various parks**

and projects in the City. He didn't have a cost estimate yet, but wanted to gauge interest in such a project. Mr. Moore said he could see a value in linking the various parks and making biking and walking through the City safer. Mr. Burns said he felt the original study was still valid, and that the board already had the plans to continue on the next phase around the Square. He said perhaps it would be better to wait on a study. Mr. Buckner said he agreed, and that the board needed to finish completing the "dots" of the infrastructure before worrying about connecting them. Mr. Burns said that he understood the need for a roadmap for the board, and referring to Mr. Jones' comments on the Municipal Solutions report, noted that the report said that Bellville was "known as a place you don't want to do business". Mr. Burns suggested that when they discuss the GIS idea at the next meeting, perhaps they look at a roadmap for making the City more business friendly. Mr. Jones said he would tell Dr. Roedick the board wanted to wait on pursuing a new study.

9. Consideration and Action as needed on Bell Street Redevelopment. **The project is now complete with the final payment.**
10. Consideration and Action as needed on Downtown Bathrooms proposal. **Mr. Jones said he and Mr. Moore had met with the Mayor and City Administrator to talk about maintenance of the proposed bathrooms. Mr. Jones said there was already concern about the price of the project. He said the City officials felt that until current assets could be managed, they didn't feel the City could help with an additional project. Mr. Jones said the existing facilities, such as the ones outside the Turnverein were in terrible shape and not maintained. He suggested that the idea be tabled while the City was re-examining its practices following the Municipal Solutions report.**
11. Consideration and Action as needed on Railroad Quiet Zone. **Mr. Moore presented an update on the Railroad Quiet Zone project. He was not asking for action today. He outlined the process up until now, and noted that originally the project was thought to cost anywhere from \$500,000 to \$1 million. But after working with all the available stakeholders, it looked like the actual cost would be closer to \$171,000. He proposed that the EDC concentrate only on the crossings in the City limits, East Glenn, Main St., East Third and Hacienda. He had met with the City Administrator, who agreed City workers could do most of the work. He said much of the expense would actually be widening and improving the City roadways. He was still waiting on numbers from BNSF for their work. He also noted a study which showed property values along tracks were depressed about 4% for every 10 decibels of noise above ambient, and said that putting in the Zone should increase property values and tax revenue for the City. Mr. Buckner said his office in Houston was near an active railroad zone. He said he knew of only one quiet zone in Houston, on San Felipe east of the Galleria area, and talked about his impressions of the zone. Mr. Moore said his research showed there were 10 quiet zones in Houston, with a total of 129 zones in Texas alone. Mr. Burns asked Mr. Moore if he could distribute his report to the other board members who were unable to attend the meeting. No action needed.**
12. Consideration and Action as needed on Lawn Maintenance contract. **Mr. Jones said he had received 3 bids from Bellville lawn companies. He said the current contract holder Glassco & Co. declined to bid. The bids were opened. The first bid from All Out Outdoors LLC was for \$700 a month for 40 visits, the second from JMA Living Landscapes for \$628 a month for 26 visits, the final bid from Greenscapes for \$629.88 for 36 visits. After discussion, it was agreed the bids were also substantially different in the details such as weeding, pruning and fertilizing. It**

**was agreed to table the vote on awarding the bid, while allowing Mr. Buckner to examine the bids in detail and present a recommendation at the next meeting.**

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.
15. Adjournment. **6:05 PM**