

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: April 6, 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, Danny Jacob, Bruce Harrison, John Moore. Absent: Paul Jones, Clark McGregor. Quorum certified. (Note: in Mr. Jones absence, Mr. Jacob chaired meeting.)**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Buckner motion to approve, Mr. Harrison second. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **Linda Feux of the Bellville Turverein Pavilion Restoration Project appeared to introduce her group. Mrs. Feux said 20 years ago, the Bellville Historical society renovated the facility, and the it again needed an update. She is getting together groups interested in rehabbing the iconic and historic structure, including adding air conditioning, replacing windows, lighting and bathrooms, and painting. She says it is a good size for hosting events, and tells the historic story of Bellville. She noted the City has owned the building since 1935, but traditionally outside groups have paid for updates. Her group wants to work with the EDC as a partner in the project. After questioning, she agreed there was a lack of ongoing maintenance by the City, and said one of the group's goals was to provide a fund for future maintenance.**
Fr. Tim Bucek of Sts. Peter and Paul Catholic church appeared to ask the EDC to move forward on the Railroad Quiet Zone project. He said the noise drives people crazy, and regularly interrupts Mass. He noted the Mill Creek church on the other side of the tracks stops their services as the train horn sounds. He pointed to beautifying efforts in Sealy and Brenham that have included a Quiet Zone. He says he knows there are opponents, but when he asks why they don't want it, they don't have a good reason, they just are generally opposed to change. He encouraged the EDC to pass the Zone and move it to a Council vote.
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. Moore commended Mr. Jacob for his work on the annual Car Show. Mr. Moore also noted that barring unforeseen circumstances, he would be joining Council as an Alderman after May's election (he is running unopposed). He asked that an item be put on next month's EDC agenda to discuss having a joint workshop with the Council.**
6. Consideration and Action to Approve Minutes of Previous Meeting held. **Mr. Buckner felt that the minutes of last month's meeting on item 11 did not correctly portray what he had said, and asked for a correction. After discussion, it was agreed to change the minutes of item 11 to "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 made a motion to approve the minutes with the change, 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 revenue for the month was \$18,238.30. Total current assets are \$638,241.65. Bills presented for payment were, \$132.38, \$46.96 and \$41.93 to City of Bellville for utilities. \$63 to Bellville Times for notices, \$37 to Brown & Hofmeister for legal servies, \$736.00 and \$77.37 to Glasco & Co. for lawn maintenance and irrigation repair, \$16.19 to Cravens for office supplies, and \$250 to LeAnn Luedeker for monthly contract. Mr. Buckner motion to approve report and pay bills as presented, Mr. Burns second. Motion approved unanimously.**

11. Consideration and Action as needed on City of Bellville GIS. (Item moved to accommodate guest.) **Mr. Moore discussed the recommendation of a City Study to computerize Geographic Information Systems (GIS) for city utilities and to aid in economic development. City Administrator Shawn Jackson appeared to update his research on the project. He said many of the elements were already in place, they just needed to bring them all together. He said City Engineers Jones and Carter already had the GIS information for gas, water and sewer lines, and that LCRA had the GIS information for the power lines. He said the information is vital not only for repairs, but in assisting developers interested in adding new businesses or housing. He said it appeared the City would need to buy the underlying software, and said his preliminary inquiries indicated that would cost around \$30,000 to \$40,000, and that Jones and Carter could host and maintain it for around \$300 a month. In response to board questions, he said it was a good tool both for the City and for developers, and the around the state these systems are paid for by both Cities and EDC's. Mr. Jackson said he would continue his inquiries, and get back to the board with a proposal at a later date.**

8. Consideration and Action as needed on Lawn Maintenance contract. **Mr. Buckner presented a spread sheet of the proposals, showing what each proposal called for and the prices. Breaking them down, the proposal from Greenscapes called for 36 visits to the SFA statue, 9 visits to the Pavilion, and 43 visits to Bell St., for a monthly total of \$1001.29 and an annual total of \$12,015.50. JMA proposed 26 visits to all three sites for a monthly total of \$628, an annual total of \$7,536 and a per visit cost of \$289.84. All Out proposed 40 visits to all three sites, for a monthly total of \$700, an annual total of \$8,400 and a per visit cost of \$210. Mr. Buckner said each proposal called for different maintenance schedules, and he presented two spread sheets of 38 and 43 visits per year that broke down each requested task, and said that this was the industry standard for requesting bids. He said that in the future, the board might want to use these spreadsheets when putting out bids. He said of the bids, All Out did the most for the least price, but was concerned they didn't check the irrigation systems often enough. After discussion on whether to request a re-bid or to accept the best of these bids, and change the bidding process the next year, Mr. Buckner recommended accepting All Out's proposal and talking to them about increasing the irrigation checks. Mr. Burns made a motion to accept All Out's proposal and give 30 day's notice on the current contract with Glasco & Co., Mr. Buckner second. Motion approved unanimously.**

9. Consideration and Action as needed on semi-annual renewal of Marketing & Management payment with Bellville Chamber of Commerce. **Cameron Slater of the Bellville Chamber of Commerce appeared to update the board on marketing. He discussed what the Chamber Marketing committee has learned and done over the last year. He discussed how the Chamber has used the funds for printed handouts such as**

rack cards and maps, as well as street banners for events. They are currently working with Texas Home and Farm magazine on a profile of Bellville. He showed examples of print ads under the Discover Bellville banner that promotes upcoming events. He discussed how the committee handles the funds, not just giving money to groups, but paying the actual invoices and placing the advertising. He talked about how they are moving away from using an outside group to place Google ads because of the cost, and moving to Facebook campaigns. He said the Chamber had hired a person to be in the Visitor's Center on Saturdays with the EDC funds. Mr. Burns made a motion to approve the renewal of the semi-annual payment of \$12,500 to the Marketing fund and \$13,000 for the Independent Contractor agreement to administer marketing. Mr. Moore second. Motion approved unanimously.

10. Consideration and Action as needed on Downtown Redevelopment Plan. **Mr. Jacob briefly outlined discussion Mr. Jones had with Wells Fargo bank about extending the sidewalk from the Bell St. project along Palm street behind the bank. KGA Deforest had worked up some preliminary cost estimates for the work. The item was tabled until Mr. Jones returned.**
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. **None.**
13. Action on matters considered in Executive Session. **None**
14. Adjournment.