

Bellville Economic Development Corporation Meeting Minutes

5.2.2018	5:00 P.M.	Council Meeting Room, Bellville City Hall 30 South Holland, Bellville, Texas 77418
----------	-----------	------------------------------------------------------------------------------------

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, Reesa Ueckert, Delwin Rettig
Absent	None
Invocation	Delwin Rettig
Pledge	Pat Burns

Agenda Item #3 Approve the agenda as posted

Discussion	None
Motion	Paul Jones made the motion to approve the agenda as posted
Second	Delwin Rettig
Conclusion	Motion carried unanimously

Agenda Item #4 Public comment

Speaker	none
Subject	

Agenda Item #4 Grant Requests

Presenter	Reesa Ueckert
Request Submitted By	Austin County Technical Services

Discussion	Austin County Technical Services is requesting a sign grant for \$1,000.00. They are a computer service company located next to Snowflake Donuts.
Action	The grant request was emailed to all EDC board members before the meeting for review, and will be on the June agenda.

Agenda Item #5 Questions and comments from Board Members

Board Member	Reesa Ueckert
Subject	City of Bellville Building Inspector

A woman who is looking at opening a business in Bellville call the inspector over a week ago and has not heard back from him, and she requested that Shawn Jackson be asked to come to the next EDC meeting to ask some questions. Danny Jacob updated the Board as to Shawn Jackson's responses to questions about the hiring of new inspector. Reesa handed out Bureau Veritas' indemnity & liability policy and asked the board members to review it and decide for themselves if City Manager Jackson had spoken correctly at the January Joint Meeting about it. She also once again asked that the purchase of an update recorder be looked into again.

Board Member	Garrett Dornon
Subject	City of Bellville GIS System

The City should have the GIS system operational by the end of May per Shawn Jackson

Board Member	none
Subject	

Agenda Item #6 Consideration and action to approve the Minutes of the previous meeting

Discussion	None
Motion	Paul Jones

Second Garrett Dornon
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: \$156,769.20 YTD Expenses: \$87,957.71 Total Current Assets:\$1,459,574.56

Contingent Liabilities COB GIS System: \$10,200.00 Turnverein Project:\$0 Brookshire Brothers Grant: \$5,000.00

Current CD's FNB Bellville CD# 400391: \$113,152.92 ACSB Bellville CD# 6016755: \$100,000.00

Sales Tax Income COB Sales Tax Alloc.:\$16,309.12 COB Sales Tax Retained Payment: \$1770.93

Payment Requests
City of Bellville:
Parking Lot Utilities: \$75.26
Statue Utilities: \$58.24
North Bell Water: \$47.53
LeAnn Luedeker:\$250.00
One time bonus \$250.00
All Out Outdoors:
Lawn Maintenance: \$700.00
Brookshire Brothers:
Grant: \$5,000.00
The Bellville Times:
Notices \$50.40

Questions

Danny Jacobs Where does the sale tax check come from? Garrett Dornon- the City of Bellville

Garrett Dornon The City audit has been a lot of work for LeAnn Luedeker and he would like to see her compensated.

Motion Garrett Dornon made a motion to give LeAnn Luekeker a onetime bonus of \$250.00 on top of her monthly pay.

Second Paul Jones

Conclusion Motion carried unanimously

Motion Annye King made a motion to approve the financial reports as presented.

Second Paul Jones

Conclusion Motion carried unanimously.

Agenda Item #8 Consideration and Action as needed on Turnverein Restoration Project funding and approval of performance agreement.

Pat Burns Pat, Paul Jones, folks from the City and the Turnverein Committee met and agreed that the logical next step would be to look at what the upfront costs would be so that we can look at it in increments.

Speaker: Tom Barron We have come up with different numbers now that include what 75% of the drawing costs would be with a break out of costs.

Speaker: David Bucek (D.B.) Architectural and Engineering Scope and Cost-see attached. We will be making full size drawings. This project will meet National Park Service Guidelines. All the items in the assessments will addressed in the drawings.

These drawings should be able to get us an cost estimate within 10%
Architectural: \$20,000.00 Structural: \$6,000.00 Mechanical: \$45,500.00 = \$71,500.00
Asking for 25% of total cost=\$53,000.00

Pat Burns Opened the floor up to questions from board members

Reesa Ueckert Do you not have some of these numbers on paper to present to us? Tom Barron- We do but they are all scratched up, and its only two numbers.

Danny Jacobs Please make copies of these numbers so that we have something to go by. Tom Barron prepared and handed out copies.

Paul Jones It will be one set of plans one time? D.B. -Best to do at one time, the scratch out is my discount.

Garrett Dornon Are there plenty of subs in the area that will be able to bid? D.B.- Local subs have the skill sets according to David Bartay, and we can set a percentage of local subs that have to be used.

Delwin Rettig Isn't David Bartay not local? D.B.-He lives outside of town but works for a company in Giddings

Danny Jacobs Is Bartay doing this on his own or through his company? D.B.- No, it is a donation of his time

Pat Burns Is there a minimum percentage of local that we can require? D.B. Yes, we would ask that the contractors that

needed to be so have experience with historical structures.

Garrett Dornon How many AC options will we receive? Greg Tinkler- Variables-are manufactures as they all make this equipment. We must keep the historical nature of the project, and to prevent deterioration of the building. That will be your bid options.

Delwin Rettig There is basically only one system that will bid out, there aren't any options on the system? Greg Tinkler - Correct

Delwin Rettig Why do the drawings have to be so detailed? The price seems high for engineer's drawings, how much more is this costing? D.B. -All drawings must be approved by Texas Historical Commission. It all has to be on the drawings to go through the open bid process. We will be covering some existing conduit. We are tasked top up this through the open bid process.

Delwin Rettig How much are y'all asking for tonight? Tom Barron- when we had \$65,000.00 the Turnverein Committee was going to put up \$25,000.00. We are requesting that we put up \$19,000.00 and the EDC puts up \$53,000.00 still staying with the 75% and 25%.

Danny Jacobs Structural part, is it needed? Even though the building has survived numerous hurricanes should we mess with the structure? D.B. The building is getting older and deterioration with time. There is new technology and we need to meet current code. These alterations are recommended to meet these standards.

Danny Jacobs Does the historical requirements apply to entire building? D.B.- To get the tax credits all work has to be approved by the THC, inside and outside, and we have to maintain anything original.

Paul Jones What was the original roof? D.B.- Wood shingles. Paul- Does it affect the structural integrity? No, only 2 years old, maybe can be done better next time. Paul- Does this affect insurance rating? D.B.-No, it meets Bellville code, \$28,000.00 is the cost for structural improvements. Codes are always becoming more restrictive. Possibly we plan to add lightning protection.

Garrett Dornon Is this called the Texas Historical Preservation Tax Credits, and are these fees presented tonight approved for that? D.B.- Yes they are qualified expenses. Linda Fuex- The Turnverein Committee filed the paper work on May 1st, could not be done before the lease was complete. We have met with the THC and they verbally said that we met the qualifications. D.B.- I have met with the THC before submitting these plans, and they gave preliminary approval. Tom Barron- In Part B we have to submit drawings to THC. When the project is complete to their satisfaction they can apply for Franchise Tax Credits It only applies to immovable objects. Linda Fuex- For every \$100,000.00 spent the project Turnverein receives \$25,000.00. David Bucek- You will actually receive 86% to 87% of the funds after fees. Only requirement is to have the expenses looked over by a certified accountant.

Pat Burns We are being asked to fund \$53,000.00 tonight according to the Performance Agreement. The EDC will have ownership of the drawings should something happen further down the road.

Motion Paul Jones made a motion to fund \$53,000.00 to the Turnverein Committee based upon the approval of performance agreement of both parties.

Second Annye King

Danny Jacob- Did we use an architect for the Bell Street Project? Danny does not remember all these changes in numbers?

Paul-There were not changes in the architectural numbers.

Pat- This is not necessarily an EDC project, others will be participating in the funding. We are helping this along. We are a stakeholder and we can review the numbers as they are received. We might not have to fund the AC.

Linda Fuex-The Turnverein Committee is the top fund receiver from the Bluebonnet Society and will know on May 16th.

Discussion Other funding: Grants, matching grants, Lois Kolkhorst will put up the first \$1,000.00 and challenges other to match it.

Paul Jones: Addressed the Bell Street Project

Danny: How many grants have y'all applied for?

Linda Fuex- The Committee would not hire a grant writer until they had a lease. We are applying for six different grants. We will have a list in the future, and it has to be presented in 60 days. At present

Pat- We are not committing to the entire project tonight.

Garrett- Is the lease part of our agreement since it is attached? In 60 days what happens?

Ayes 5 Delwin Rettig, Paul Jones, Annye King, Garrett Dornon, Reesa Ueckert

Nays 1 Danny Jacob

Agenda Item #9 Consideration and action as needed on Store Front Grant for The Space Studio

Discussion regarding the exact amount of grant money that is available per project. Pat Burn stated that the façade grant is \$2,000.00 and the sign grant is \$1,000.00.

Motion Garrett Dornon made a motion to drop the requirement of a copy of the lease agreement in the sign and façade grant request.

Second Reesa Ueckert

Conclusion Motion carried unanimously.

Motion Danny Jacob made a motion to grant \$2,261.00 to The Space Studio

Second Delwin Rettig

Ayes 5 Danny Jacob, Reesa Ueckert, Delwin Rettig, Annye King, Paul Jones

Nays 0 None
Abstain Garrett Dornon

Agenda Item #10 Consideration and action as needed on Annual Maintenance Contract

Discussion Delwin Rettig had spoken with Kyle at TXDOT and they had stated that they would mow the most north island at the Stephen F. Austin Bust instead of the EDC having to pay for that to be mowed. Reesa Ueckert showed on a map exactly what All Out Outdoors was mowing and that the most north island was not in the All Out Outdoors bid, and that they were mowing the most north island as a donation. Delwin also spoke with Shawn Jackson City Manager and he said the city would do the mowing and maintenance at Bell Street. The contract with All Out Outdoors is currently on a month to month basis, the contract expired at the end of April. No one was able to remember if both islands were included in the bid.

Motion Garrett Dornon made a motion to renew the contract with All Out Outdoors as presented.
Second Danny Jacob
Ayes 5 Delwin Rettig, Garrett Dornon, Paul Jones, Danny Jacob, Annye King
Nays 0 none
Abstain Reesa Ueckert

Agenda Item #11 Consideration and action as needed on EDC website

Report Given By: Garrett Dornon & Jerry Olsen

The website was reviewed on the tv. Garrett will supply a link to all EDC Board Members to review on their own time. We will have the ability to post our agenda and minutes so that we are in compliance.

Agenda Item #12 Discussion and Action as needed on new EDC Bylaws

Reesa Ueckert asked that the item be tabled until next month. so that the committee members

Agenda Item #13 Committee Reports

Committee: Governance

Report Given By: Reesa Ueckert

More time is needed so that the committee members have time to review recommended changes. Pat Burns asked that all EDC members be sent a copy of the bylaws as soon as the committee is finished with them.

Committee: Main Street

Report Given By: Garrett Dornon

Committee has a conference call with the Main Street lady on May 10th.

Committee: Community Relations

Report Given By: Garrett Dornon

There are a lot of people that are not on the EDC or City Council that have great ideas and want to contribute. Pat Burns said that this was agreed upon at the January Joint Meeting.

Agenda Item #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.

A request for executive session was made to discuss economic negotiations. The council chambers was cleared and executive session convened.

Agenda Item #13 Action and matters considered in Executive Session

Action None

Agenda Item #14 Adjournment

Action Meeting adjourned by Pat Burns at 7:11 PM

Next Meeting June 7th.