

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: July 7, 2016
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: Pat Burns, Paul Jones, John Moore, Clark McKinley, Bruce Harrison, Danny Jacob. Absent: Bob Buckner. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Harrison motion to approve, Mr. McKinley 2nd. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **None**
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 2nd. Motion approved unanimously.**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Jacob presented report. Sales tax revenue for the month was \$20,385.17, which continues to run below budget. Total current assets were \$774,831.63. Total balance outstanding on pledged projects is \$210,230.30 (excluding Clark Park bond payments). Bills presented for payment: \$105.02 and \$52.35 to City of Bellville for utilities; \$580 to Glasco & Co. for monthly lawn maintenance; \$63 to The Bellville Times for notices; \$955.86 to KGA Deforest for Bell Street project; \$308.89 to Upchurch Architects for Bell Street project; \$250 to LeAnn Luedeker; \$337.74 to Bellville Chamber of Commerce for full payment for Storefront grant; and \$225 to Emily Pawlak for 2nd half of payment for Storefront grant. Mr. Jacob also said that CD 400391 was due to mature on 7/25 at First National Bank. Mr. Jacob recommended rolling the CD over for another 6 months. As part of Treasurer's report, Cameron Slater of the Chamber of Commerce presented the quarterly report. The current balance for the Advertising and Tourism fund is \$18,922.77. Mr. Slater said that number should drop when the final bills for Summer Music Fest and Rock the Square are presented. Mr. Slater also updated marketing activities, saying he is pleased with the work so far with the tourism campaign on Social Media. He also said another tour group from Houston**

First would be in Bellville next week. They are also looking at participating in a web based magazine that would focus on Bellville.

Mr. Burns made a motion to approve the Treasurer's report, pay bills as presented, and roll over the CD as recommended. Mr. Moore 2nd. Motion approved unanimously.

8. Consideration and Action on election of new EDC board President. Mr. Jones noted that he was in the position of Acting Board President after Mr. Byrd's retirement from the board became official. He introduced John Moore as the newest board member who had been appointed by City Council. Mr. Jones suggested Mr. Moore be nominated to replace Mr. Byrd as President. Mr. Jones said he had worked with Mr. Moore on a number of projects through the Chamber, and said Mr. Moore brought a strong development background to the position. Mr. Burns nominated Mr. Moore to be EDC President, Mr. Jacob 2nd. Motion approved unanimously. At this point Mr. Moore took over as Chair of the meeting.
9. Consideration and Action as needed on Quiet Zone report. Mr. Moore distributed the report by Quiet Zone Technologies on a possible railroad quiet zone through Bellville. The report lists a number of options for a quiet zone and their costs. Mr. Moore suggested board members take time to read the detailed report so that it can be discussed at the August meeting. He suggested we ask QZT for the invoice to the report, and asked if members have questions for QZT he will relay them. He will try to get the report's author on the phone for the next meeting to answer questions and explain options.
10. Consideration and Action as needed on presentation by EDC consultant Mike Barnes. Mr. Barnes is the President of the Mike Barnes group, and Economic Development consultant. He gave a presentation on what his group does for cities like Bellville, and how he could help the EDC. He said his group specializes in marketing, particularly through his website, and also helps recruit businesses. Among the services provided is a CASS (Community Assessment for Site Selection), which is an in depth report on a city's assets and placement in recruiting business. He said his firm could essentially serve as EDC management. He listed the number of cities around Texas that he does this work for, the closest being Brookshire. He likes to work on an annual retainer, with a 30 day out clause. He said the average contract was around \$40,000 a year. In question and answer, he also spoke of the importance of every city have a ready incentive package for attracting development, saying that cities that don't have such packages can quickly lose out on competitions with other towns. Mr. Barnes offered to send along an example of a CASS he has done for another city. He was also asked his opinion on railroad quiet zones. He said it was a mixed bag that was important to some, and not important to others.
11. Consideration and Action as needed on Bell Street redevelopment. Bob DeForest from KGA DeForest updated the board on the project. He said rough grading, storm drainage and erosion control are 50% complete. The sidewalk and pavers are 60% complete. The retaining wall and steps at street are 50% complete, and the ramps

are 25% complete. Mr. DeForest said the contractor, D.L. Meacham is working hard to keep the project within the tight budget. One issue they have run into is tying in the sidewalk along Palm street with the driveway at the back of the Wells Fargo building. He will talk with the bank to make sure they approve, but wants to put a ramp from the driveway to the sidewalk. That would involve additional cost, but he thinks they will be able to make that up by adjustments to the Bell street part of the project which had originally called for replacing some of the street. He said the street is in better shape than originally projected, and that a simple sealing job should suffice, reducing costs. Mr. DeForest presented the certification for Pay Application #2 of \$55,500.30, and recommended it be approved. Mr. Burns made motion to approve the pay application, Mr. Jones 2nd. Motion approved unanimously.

12. Discussion and Action as needed on Pavilion bench damage Mr. Burns noted a second bench at the Pavilion had been damaged by a vehicle. He asked Mr. DeForest if the replacement for the first damaged bench had been ordered yet. Mr. DeForest said he thought it had, and that he believed that D.L. Meacham might already have it, in preparation for installation. After discussion, the board asked Mr. DeForest to talk to Meacham to find out the status of the bench, and it was agreed that it might be best to hold off on installation of both damaged benches to keep this from being a repeat problem. The board agreed to wait to hear the status of the bench before making a final decision.
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. Executive session began at 6:17. Ended at 7:08.
14. Action on matters considered in Executive Session. None needed.
15. Adjournment 7:08.