

**Minutes**  
Regular Meeting  
Bellville Economic Development Corporation

Date of Meeting: July 13, 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: Delwin Rettig, Pat Burns, Paul Jones, Danny Jacob, Bruce Harrison. Absent: Clark McKinley. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Jacob motion to approve, Mr. Rettig second. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **Clay Kistler appeared, saying he was there as a private citizen. He spoke in favor of the EDC helping the Turnverein Restoration effort, and said he was glad to see so many supporters turn out for the meeting. He said he was concerned about paying for and doing the survey for item #10, the proposed sidewalk project along Palm and N. Holland streets. He said he could not support replicating the N. Bell project on the other side. He worried about the potential damage tree roots could have on the streets and water lines, also thought it would take away from the shops on the other side of the street. He said he wasn't in favor of subsidizing a project that would benefit a large corporation that doesn't actively participate in the community. He said he hoped the board would do more Consideration than Action on this project.**  
**Reesa Ueckert also appeared to talk about item #10. She said she also opposed the project. She said there was a far cheaper solution that could be done with all local contractors. She proposed planting three water oaks in the vacant concrete planters that had formerly held crepe myrtles. She said drip irrigation could be put in by cutting and replacing asphalt where it meets the concrete, then boring under the concrete. She said there is a water main of the north side of the Wells Fargo drive in that can be accessed for irrigation. She said she had met with contractors for asphalt, concrete, irrigation, and landscape, as well as the City Water Department. She said the entire project could be done for between \$10 & \$15 thousand dollars, depending upon the amount of damage from the roots of the old crepe myrtles.**  
**A Storefront grant application was received from Raultex Inc., dba Star cleaners, asking for a matching grant for signage on its new building on West Main. The grant will be considered at the August meeting.**
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 welcomed Mr. Rettig back to the board, noting he was replacing Mr. Buckner. He also thanked John Moore, who was in the audience, for his service, noting he had resigned to be full time City Alderman.**

**Mr. Jones also noted a few items he felt might need to be on future agendas. He said City Administrator Shawn Jackson had received a bid on GIS software that had been discussed in earlier meetings. He also said that he and Mr. Moore had met with a potential website designer on an EDC website. He said following his**

**presentation to the Council on the Quiet Zone, council members had several questions. Those questions had been compiled and submitted to the consultant, Robert Albritton. Mr. Albritton's answers had been distributed to the Council members. He said he still wanted to have a strategic planning meeting with Council. And he said he had met with County Judge Tim Lapham, who had been very receptive to working together with the EDC.**

6. **Consideration and Action to Approve Minutes of Previous Meeting held. Mr. Harrison motion to approve, Mr. Jacob second. Vote was 4-0 to approve, with Mr. Rettig abstaining.**
  
7. **Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. Mr. Jacob presented the report. Total current assets are \$670,921.91. Sales tax and investment income for the month was \$20,061.68. Income is running about \$4,000 above budget. Bills presented for payment: \$202.22, \$49.92 and \$58.73 to City of Bellville for utilities; \$700 to All Out Outdoors for monthly maintenance; \$113.40 to Bellville Times for notices for May & June; \$6,383.06 to City of Bellville for Clark Park semi-annual interest payment; \$250 to LeAnn Luedeker for monthly contract; and \$106.09 to Austin County printing for printing services.**

**Cameron Slater from the Chamber of Commerce also submitted the quarterly marketing report. The current balance in the marketing account was \$13,255.42. He said the budget was in good shape, and that several large bills were anticipated to come in soon. He explained recent spending for additional banners, brochures and for the Market Day and Farmer's Market advertising. Mr. Burns made a motion to approve the Treasurer's report and pay bills as presented. Mr. Jacob second. Motion approved unanimously.**
  
8. **Consideration and Action as needed on Turnverein restoration project A large crowd of supporters was on hand for the presentation by the Bellville Turnverein Pavilion Restoration Project. The presentation was led by Tom Barron. He introduced the Board of Directors for the project, which includes representatives from the Austin County Historical Commission, the Bellville Historical Society, the Friends of Bellville and the Bluebonnet Society. Linda Feux then gave a history of the Turnverein Pavilion. It was built in 1897 by Joachim Hintz. Its unique 12-sided design made it the first "round" dance hall in Texas. She said the shape inspired more than 300 similar structures around Texas. She emphasized the important role the building has played in the history of Bellville. She noted the importance of saving such a unique building, saying "Once it's gone, it's gone. This is a town that has grieved the loss of its Courthouse for more than 50 years."**

**Mr. Barron said the objective of their project was to make improvements to the Pavilion, while maintaining its historical character to make it more appealing for increased usage. He said the Turnverein suffers from low utilization primarily because the lack of air conditioning limits the times of the year it can be used. He said maintenance and repair is minimal, jeopardizing the structure. A partial list of proposed improvements and repairs needed include: new doors and windows, modernizing the rest rooms and kitchen, installing new interior lighting, installing air conditioning, removing gas heaters, repairing rotten wood, replacing outdated wiring and making ADA compliant.**

**Mr. Barron then talked about what his group had done so far, including forming a Texas Non-Profit Association, electing a Board of Directors and applying for 501(c)3 status. The group had researched the history of the hall, visiting similar halls and talking with the President of the Texas Dance Hall Preservation group for advice. They had interviewed five Historical Restoration Architects, and had**

requested proposals from three. They have also started fundraising.

The Action Plan for the project called for first hiring an Historic Architect with a team of experts to assess the building condition, suggest needed repairs and modifications, come up with a total project cost, and secure Texas Historical Commission approval for the project. The group would then like to begin fundraising and eventually construction. The plan also calls for establishing a vehicle to manage and promote the facility and establish an endowment for continued maintenance and repair.

Pam Traylor then presented a marketing survey comparing the Turnverein to other Halls and event facilities in the area. She said the Turnverein has very low usage compared to the other halls and charges the lowest rental fees. She said that with Air Conditioning and repairs the hall could be made much more attractive for usage, and pointed the economic benefits of bringing more events to Bellville, particularly weddings, which have become a big business through increased "Country Wedding" events.

Mr. Barron presented the time line for completion, but said the first step was to hire the architect. He said they had received bids from 3 architects, 2 bidding \$20,000 and the third bidding \$40,000. They had accepted one of the \$20,000 bids. They said the architect could begin work August 1<sup>st</sup>. Mr. Barron asked the EDC for a seed grant of \$20,000 to begin the work. Mr. Harrison made a motion to grant \$20,000 to the Bellville Turnverein Pavilion Restoration Project as seed money to hire an architect, pending Council approval. Mr. Rettig second. Motion approved unanimously.

9. Election of Treasurer. Mr. Jones noted that with the resignation of Mr. Moore, the board needed to elect a new Treasurer. Mr. Jacob agreed to fill in temporarily, but didn't feel he could do two jobs at the same time. Mr. Rettig and Mr. Harrison declined, and the board felt that it wouldn't be fair to just appoint Mr. McKinley, who was absent. Action tabled until following month.
10. Consideration and Action as needed on Downtown Redevelopment Plan and approval of Survey. Mr. Jones noted the opposition to the project earlier from Mr. Kistler and Ms. Ueckert. He outlined how the project fit in with the overall Downtown Redevelopment project. He had asked for a couple of bids for a survey of the area, and had received one for \$8,000 to \$10,000. He said that he and Mr. Jacob had discussed earlier the idea of less expensive options. Mr. Jacob said the he was not ready to move forward, and felt that there may be other ways to do this, such as the plan outlined by Ms. Ueckert. Mr. Jones said he had heard nothing from Wells Fargo on their interest in the project. It was agreed that a working committee of Mr. Jones, Mr. Jacob and Mr. Rettig would get together to explore options.
11. Consideration and Action as needed on Storefront Grant Application revision. Mr. Burns presented his revision to the Grant Application. He said that he had kept it largely intact, but had made a few changes to make it more user friendly and less intrusive. He said he had dropped the requirement that applicants provide proof of funding, saying that because this was a reimbursement, it wasn't necessary, as long as the applicant had already paid for the project. He also changed the requirement that applicants provide three months of sales tax payments to just the latest sales tax month. Applicants still had to prove they paid sales tax if eligible, but this was less intrusive into their business details. And he said he had added a line on the Guideline document that the EDC did not require applicants to seek legal advice, only they should if they felt it necessary. The board agreed to look over the changes and consider at a later meeting.

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. **Executive session began at 6:23. Ended at 7:06.**
13. Action on matters considered in Executive Session. **None needed.**
14. Adjournment. **7:06 PM.**