

**MINUTES**  
Regular Meeting  
Bellville Economic Development Corporation

Date of Meeting: August 8, 2013  
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, Monte Byrd, Paul Jones, Danny Jacob. Absent: C.L. Roy, Clark McKinley. Quorum certified**
3. Consideration and Action to Approve the Agenda as Posted. **Motion to approve by Mr. Jacob, 2<sup>nd</sup> by Mr. Buckner. Unanimously approved.**
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. **Motion to approve by Mr. Jones, 2<sup>nd</sup> by Mr. Jacob. Motion approved unanimously.**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Jacob presented report. Sales tax income for July was \$27, 175.88. We continue to pace above budget in sales tax collection. Total current assets are \$898,444.13. Bills presented for payment were \$256.24 to Britten for banner banding tool. \$111 to Brown & Hofmeister for legal services. \$8,584.64 to City of Bellville for Semi-annual debt service (Clark Park). \$50.40 to Bellville Times for notices. \$200 to LeAnn Luedeker for August contract. \$3,833.39 to KGA/DeForest for construction management. Mr. Burns made motion to approved report and pay bills presented. Mr. Buckner 2<sup>nd</sup>. Unanimously approved.**
8. Consideration and Action to Approve fiscal 2014 EDC Budget. **Ms. Luedeker presented proposed budget. Budget is proposed to be \$279, 596. That is based on current sales tax revenue, with no increase projected. Ms. Luedeker stated this is a conservative estimate, that actual revenue will probably increase. After discussion and adjustments the proposed budget will be \$24,000 for Administration, including \$10,500 for GIS website tool. \$26,000 for Marketing and Promotion. \$67, 774 for Debt Service for the City of Bellville Clark Park bonds. \$10,000 for parking lot and statue maintenance. \$15,000 for Business Improvement program, and \$131,822 for**

**Business Improvement and Development. Mr. Burns made motion to approve budget. Mr. Buckner 2<sup>nd</sup>. Motion approved unanimously.**

9. **Consideration and Action as needed on usage policy for Bishop Pavilion at Chesley Park. Mr. Byrd asked the board to continue discussion on future usage policy for the Pavilion once completed. Mr. Byrd feels there should be some sort of usage fee, to pay for ongoing maintenance. Mr. Buckner agreed. Mr. Jacob and Mr. Burns agreed that a deposit would be appropriate. Mr. Burns felt charging a fee would discourage use. There was discussion about the need to set up a reservation policy, and whether there should be different rates for non-profits vs commercial usage (such as on Market Day), and whether there would be a fee structure for electrical use vs. no electrical use. There was also discussion about working with the City to set up the reservation program. It was agreed to continue discussion.**
10. **Update and Action as needed on construction of Chesley Park parking project. Mr. Deforest presented the update. Work is well underway and on schedule. Shooting for a completion date of around October 10<sup>th</sup>. They have fixed the drainage pipe issue discussed last month, and have also fixed a water seepage issue that was discovered when digging pilings. He discussed a solution to the transition area between the Land Bank property and the parking lot. The slopes will be very different, so instead of landscaping, it was felt a fill with loose material such as gravel will provide a better transition. He also discussed the board's concern that the testing lab hadn't discovered sub-surface problems. He said the testing lab's conclusion was that there was sufficient sub-surface material, but buried in the report was language that allowed for other possibilities. Mr. DeForest felt the "fine print" probably covered any liability.  
Mr. Deforest presented Pay Application #3 to D.L. Meacham, L.P. for \$111,842.01. Mr. Buckner made motion to approve payment. Mr. Burns 2<sup>nd</sup>. Motion approved unanimously.**
11. **Update and Action as needed on SFA statue maintenance. No update**
12. **Consideration and Action as needed on light pole banner project. (Note: this item moved up to accommodate guests). Kathy Mewis from Austin County fair was on hand. Ms. Mewis said the fair would go ahead with banners for the Fair and Summer Music Fest. Mr. Byrd said the Chamber was interested in banners for Market Day and Small Town Christmas. He also has interest from the Bluegrass show, and Mr. Jacob said the Car Show would also participate. Mr. Burns said Sts. Peter & Paul Oktoberfest would participate. Bruce White will talk to the Lions club about banners for MS150 & Saengerfest. Generic banners for the City of Bellville, Christmas, Fourth of July and Welcome to Bellville. It was agreed to begin printing as soon as possible. The board will contact Jerry Olson to discuss designs. Mr. Burns will talk with City Manager Shawn Jackson about scheduling installation.**

13. Update on Storefront revitalization project. **Mr. Byrd stated that the board's attorney Jeff Moore and City Attorney Charley Smith had spoken on whether the City would have to approve each project presented under the revitalization program. Mr. Moore says as long as Council approves the budget annually with the proper number of readings, and the program is specified in the budget, there is no need to take up each individual project. Mr. Smith was studying Mr. Moore's citations, and we were waiting to hear back from Mr. Smith.**
14. 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. **The board entered into Executive Session at 6:06, and remained in session until 6:35.**
15. Action on matters considered in Executive Session. **None needed.**
16. Adjournment. **Adjourned at 6:35.**