

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: August 10, 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, Garrett Dornon. Absent: Bruce Harrison, Clark McKinley**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Rettig motion to approve, Mr. Jacob second. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **One grant application accepted from Amy's Unique Boutique for a sign as part of the Store Front Application.**
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. Burns noted that City Council had approved the EDC's request for \$13,000 for the next phase of the Railroad Quiet Zone. Council asked for some modifications to the contract to break it down into parts so that the work could be shut down if at any point the project looked untenable. The consultant, Mr. Albritton had worked up a new contract, and Mr. Burns had forwarded it to City Administrator Shawn Jackson for comments. Mr. Burns also said that the Federal Railroad Administration had given tentative approval to shorten the proposed median at Hacienda Street from 100 to 60 feet to accommodate trucks making the turn there.**

Mr. Rettig said that he felt the economic vitality of any City depended in part on the first impressions a visitor gets when coming into town. He pointed out that the City has ordinances on the books regulating things such as businesses leaving trash cans at the curb for the entire week, or putting up temporary signs and banners that are supposed to be up for no longer than 30 days. Mr. Rettig urged the City to begin enforcing those existing ordinances, and not waiting for neighbors to complain.

Mr. Jacob seconded Mr. Rettig's comments, agreeing that the City needed to make a better effort to enforce its own ordinances. Mr. Jacob welcomed Mr. Dornon to the board.

Mr. Jones also welcomed Mr. Dornon, and noted that Mr. Dornon had already agreed to work on improving the EDC website.
6. Consideration and Action to Approve Minutes of Previous Meeting held. **Mr. Rettig motion to approve, Mr. Jacob second. 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 \$20,100.07. Total current assets are \$683,387.71. Bills presented for payment: \$700 to All Out Outdoors for maintenance, \$196.92, \$49.17 & \$92.33 to City of Bellville**

for utilities, \$50.40 to Bellville Times for notices, \$74 to Brown and Hofmeister for legal services, \$57 to Spirit T's for EDC stickers, and \$250 to LeAnn Luedeker for monthly contract.

8. Consideration and Action as needed on City of Bellville GIS. **Tabled**
9. Election of Treasurer. **Tabled**
10. Consideration and Action as needed on Annual EDC Budget. **Ms. Luedeker presented the proposed budget based on the previous year's. She said that actual revenue was running about 2% above last year's budget, and with such little difference proposed keeping the anticipated revenue flat at \$257,412. The only major change from the previous year's budget was dropping the \$10,000 annual contract for the GIS website tool. There was discussion about whether to decrease the budget for the Storefront grant project to \$5,000 to more accurately reflect past history. But it was pointed out that one project alone could wipe out that budget for the entire year, so it was agreed to keep it at the \$15,000 level. Mr. Jones suggested that Ms. Luedeker go ahead and include the 2% increase in anticipated revenue line. Ms. Luedeker will make the changes and forward the proposed budget for approval at the next meeting.**
11. Consideration and Action as needed on Storefront Grant Application from Star Cleaners. **Mr. Burns presented the application for Star Cleaners for a matching grant for a sign on their new facility at 766 W. Main. Mr. Burns said this was a perfect example of why local businesses should take advantage of the Storefront project. Star Cleaners had taken an abandoned lumber yard and through considerable private investment had turned an eyesore into a new, modern business. Star Cleaners proposed to spend \$2589.75 on the new signage, making it eligible for a \$1,000 matching grant. Mr. Rettig said the sign was going to be cut metal lettering, making it a durable sign. Mr. Rettig motion to approve, Mr. Burns second. Grant approved unanimously.**
12. Consideration and Action as needed on Storefront Grant Application revision. **Mr. Burns presented an update on the application revision to make it more user friendly and to encourage more businesses to apply. One of the proposed modifications had been to reduce the number of months that a business needed to show it paid sales tax from 3 months to just one, to make the process less intrusive, but still show the business was paying Sales Tax. Mr. Rettig asked if there was a way to make that part even less intrusive, by either redacting the amount paid, or whether the EDC could keep that information confidential. It was agreed to ask the board's attorney for an opinion on what needed to be public record, and to revisit the Application changes at the next meeting.**
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. **None**
14. Action on matters considered in Executive Session. **None needed.**
15. Adjournment. **5:47**