

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: August 11, 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, John Moore, Paul Jones, 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. Jacob 2nd. Motion approved unanimously.**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Jacob presented report. Total current assets are \$739, 538.62. Sales tax income for the month was \$22,173.78. Bills presented for payment were: \$171.05 & \$51.60 to City of Bellville for monthly utilities, \$580 to Glasco and Co. for monthly lawn maintenance, \$50.40 to Bellville Times for notices, \$1,597.31 to KGA DeForest for Bell Street project, \$188.50 to Upchurch Architects for Bell Street project invoice #6, \$1,567.48 to Texas Irrigation and Pipe for repair from lightning damage for Pavilion irrigation, \$6,972.96 to City of Bellville for Clark Park bond semi-annual payment, \$536.50 to Brown and Hofmeister for legal services, and \$250 to LeAnn Luedeker for monthly contract. Mr. Jacob pointed out the bill for the repair to the irrigation system, and questioned whether Glasco was doing their contracted checks on the system, because they appeared to miss that the system was out. Mr. Moore said he would talk with Glasco. Mr. Jacob was also looking into whether an insurance claim could be filed. There was also discussion on how the City collects and distributes the sales tax due to the EDC. Mr. Burns made motion to approve report and pay bills as presented. Mr. Harrison 2nd. Motion approved unanimously.**

8. **Consideration and Action as needed on Quiet Zone report and presentation by consultant. Report presented over teleconference by consultant Robert Albritton of QZT. He had a lengthy explanation of how zones are created, and the criteria for them. He also explained the terminology. He looked at the rail crossing on six locations: the BNSF crossings at N. Granville, FM 1456, E. Glenn St., State Highway 159 (Main), E. 3rd and Hacienda. Mr. Albritton went through the options for each crossing (which can be seen in the full report on file in the minutes). He said if N. Granville is to be included in the Zone, the best option would be a 4-quad gate at a costs of about \$250,000, FM 1456 could be fixed by channelization at a cost of \$15,000, Glenn street could be a candidate for channelization, but there might be a need to widen it. The crossing at Main street could be taken care of by a Wayside horn, at a cost of about \$120,000. The recommendation for E. 3rd would be to close it, in which case the railroad may actually pay the City an incentive to do that. If that can't be done, the only other option would be a Wayside horn at a cost of \$150,000. Hacienda would be a candidate for channelization, at \$15,000. Mr. Albritton said Hacienda, and E. 3rd could be done together, or Hacienda through Glenn. It was pointed out that both Granville and 1456 are out of the City limits. Mr. Albritton said the next step would be for him to gather all the stakeholders (BNSF, TXDoT, and the City) and physically go to each location and discuss the options. Mr. Burns made a motion to move ahead on the diagnostic review, Mr. Jacob 2nd. Motion approved unanimously, with exception of Mr. Jones who abstained.**
9. **Consideration and Action as needed on presentation by EDC consultant Mike Barnes. Mr. Jones said he had been contacted on follow up by Mr. Barnes who had made a presentation in July on a possible contract for the use of his services. After discussion, it was agreed that Mr. Barnes services were probably too expensive for the EDC budget, and there was agreement that it wasn't fully needed. It was agreed to table any consideration of an agreement.**
10. **Consideration and Action as needed on 2016-2017 fiscal year budget. LeAnn Luedeker presented the proposed budget. She pointed out the board's habit was to base the next year's budget on the current year's actual income. Sales tax receipts were down 10%, so the budget was decreased by that amount. Ms. Luedeker estimated revenue at \$257,412 for FY 2016-17. She then adjusted down money available for projects, leaving all other lines flat. After discussion, it was agreed that the line item for Marketing and Promotion should be reduced from \$26,000 to \$25,000 to keep it under the 10% cap required under State Law. The business improvement line was increased by \$1,000. Mr. Burns made motion to approve budget and to pass along to City Council for final approval. Mr. McKinley 2nd. Motion approved unanimously.**
11. **Consideration and Action as needed on Bell Street redevelopment. Mr. Bob DeForest presented update. Project is moving toward completion. He showed pictures of the work so far, and said he had told the landscaping contractors to hold off on planting the trees until the heat spell had passed. He presented one change order to extend the railing along the sidewalk on Bell Street. The architects were concerned the**

current plan might create a safety issue. The change order would be for \$2,310. Mr. Deforest felt there might be some savings from changes to the way the irrigation project was being done. Mr. Burns made motion to approve the change order. Mr. Jones second. Motion approved unanimously.

12. Consideration and Action as needed on signage for Downtown Square parking. **The board discussed the sign requirements for the new Parking ordinance approved for the Square with Mr. DeForest. There was concern that the ordinance called for a sign on every parking space. It was agreed that Mr. Jones would talk to the City Attorney to clarify what was required.**
13. Consideration and Action as needed on establishment of committees related to projects and tasks. **Mr. Moore said it would be helpful if the board could establish subcommittees or even "point persons" for the various EDC projects. Mr. Harrison agreed to serve as point person for Bylaws and Policy, Mr. Jones and Mr. Moore would coordinate on the Hotel project, Mr. Moore on I.T., Mr. McKinley is point person for Bell Street project, Mr. Jacob agreed to work on signage, Mr. Burns on Marketing with the Chamber and Mr. Buckner was designated as the point person for landscaping issues.**
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. **Executive Session began at 7 PM. Ended at 7:44**
15. Action on matters considered in Executive Session. **No Action needed**
16. Adjournment. **7:44.**