

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: October 1, 2015
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, Bruce Harrison, Danny Jacob. Absent: Clark McKinley**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Jones motion to approve, Mr. Buckner 2nd. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications: **Storefront grant request from Bellville Chamber of Commerce and Emily Pawlak for 10 S. Holland.**
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. Jones motion to approve minutes, 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. The fiscal year ended Sept. 30th. EDC ended the year with Total Current Assets of \$763, 879.97. Total income for the year was \$311,905.08 vs. a budget of \$304,260.16. Total expenses for the year were \$77, 873.28. Income for September was \$23,519.82. Bills presented for payment: \$159.93 & \$62.33 to City of Bellville for utilities, \$1160 to Glasco & Co. for monthly maintenance for Aug. & Sept., \$351.50 to Brown & Hofmeister for legal services, \$87.18 to At&t mobility, \$110 & 27.03 to Renee Sullins for contract hours & mileage reimbursement, and \$250 to LeAnn Luedeker for month contract. Mr. Burns motion to approve report and pay bills as presented, Mr. Jones 2nd. Motion approved unanimously.**
8. Consideration and Action as needed on agreement with Quiet Zone Technologies on Railroad Quiet Zone. **Mr. Byrd asked that the board consider approving the agreement with Quiet Zone Technologies. He said that QZT would work with the BNSF railroad and provide the board with options for each intersection as well as the costs.**

John Moore from the Chamber of Commerce spoke in support of moving ahead with the quiet zone. He presented a petition with 376 signatures in favor of the zone. He noted that was about as many people who had voted in the last City election. He talked about how a similar zone in Brenham has inspired nearby property owners to fix up buildings near the tracks.

Fr. Tim Bucek of Sts. Peter and Paul Catholic Church also spoke in favor of the Quiet Zone. He said he loved trains but in 15 years has never gotten used to the noise the train makes here. Says visitors looking to move to Bellville have expressed concern about the noise. He said it also interrupts church services on a regular basis.

Mr. Byrd commented that his own church members also supported closing the 3rd street crossing, and pointed out the railroad would pay to close the crossing, which could be applied elsewhere in the project.

Mr. Burns said he was generally in favor of the project, but felt it was important to know the cost. He said that any work would actually make the crossings safer, and pointed to a study which found a 4% increase in property values for every 10 decibel decrease.

Mr. Harrison said it was important that people understand the zone would be quieter, but not completely quiet, because of some of the measures that might be needed.

Mr. Jacob talked of the difference the Quiet Zone has made in Brenham. He also talked with a road engineer who felt that channelization alone was not sufficient to stop cars from going around the gates. That curbs would be needed as well.

Mr. Jones said that he had not talked with anyone who supports the project. That most of the people felt that the project was too expensive for too little practical benefit.

Mr. Byrd pointed out that in past dealings with Hotel groups, the entire south side of the city was ruled out as a possible building location, because of the noise. And said the project could be done in stages as money becomes available.

Mr. Burns made a motion to approve the contract with QZT technologies to investigate the costs and options of a Quiet Zone for \$8450. Mr. Jacob 2nd. Final vote was 4-1, with Mr. Buckner, Burns, Harrison and Jacob voting yes, Mr. Jones no. Motion approved.

9. **Consideration and Action as needed on replacement for Marketing Consultant and use of credit card. Mr. Jacobs said the credit card obtained for the Marketing Consultant had to have a name on it, and that the cards with Ms. Sullins' name had been shredded. Mr. Burns made motion to put Mr. Jacob's name on the card as Treasurer. Mr. Buckner 2nd. Motion approved unanimously.**

Mr. Marcus Pena of the Chamber of Commerce presented a proposal to form a joint marketing venture with the EDC. Under the proposal, the EDC would hire a Marketing consultant, and that person would work under the direction of a committee formed by 1 representative from the EDC and 1 from the Chamber. The EDC would pay the hourly rate for the consultant, and would contribute the EDC's marketing budget of \$26,000 a year to the project. The Chamber would contribute \$11,000. Mr. Pena gave a spread sheet breaking down how the funds would be spent

to promote the City and specific events. Mr. Burns suggested since the plan required hiring a marketing consultant, that any final decisions hold off until that person is in place. Concern was also raised that with each side having 1 representative, there was no way to break a tie. After discussion, it was agreed that Mr. Burns and Mr. Harrison would represent the EDC in further talks with the Chamber to finalize a written plan and contract.

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 was moved up in the agenda. Executive session began at 6:09 and ended at 6:39**
14. Action on matters considered in Executive Session. **None needed.**
10. Consideration and Action as needed on Bell Street Redevelopment Plan. **Mr. Byrd informed the board the contracts had all been finalized, and that work should begin soon.**
11. Discussion and Action as needed on Downtown Redevelopment Plan. **Mr. Byrd reminded the board that the Bell St. project was just the latest step in the boards commitment to redevelop downtown in stages.**
12. Consideration and Action as needed on adding signage for EDC projects. **Tabled.**
15. Adjournment **6:45**