

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: November 9, 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, Reesa Ueckert, Pat Burns, Paul Jones, Danny Jacob, Clark McKinley, Garrett Dornon. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Jacob motion to approve, Mr. McKinley second. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **No speakers. Storefront Grant received for Angel Nails, to be considered at next 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). **Ms. Ueckert asked about the contract for the City G.I.S. system that was approved at the last meeting. She asked if the board had looked at any contracts and what the bidding process was. She was also curious if there was any sort of contract between the City and the EDC. Mr. Jones said the City had gone through the bidding process to pick the group and had the contracts. He said this was a one time payment to the City. Mr. Jacob said it might be a good idea in the future to have a contract with the City for future similar projects. Mr. Rettig said board members have the right to ask for any additional documentation on future projects.**
6. Consideration and Action to Approve Minutes of Previous Meeting held. **Mr. Rettig motion to approve. Mr. Dornon second. 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 \$715,941.69. Total revenue for the month was \$16,960.34 which was approx. \$3,000 below budget. Bills presented for approval: \$203.85, \$72.92, & \$72.73 to City of Bellville for utilities, \$2,749.27 to All Out Outdoors for Sprinkler installation and \$700 for monthly maintenance. \$250 to LeAnn Luedeker for monthly contract and \$50.40 to Bellville Times for notices. Mr. Jones asked about a list of obligations that had been approved but not yet paid. Mr. Jacobs said that was normally part of the report, and would ask Ms. Luedeker to include it again. Mr. Burns motion to approve report and pay bills as presented. Mr. McKinley second. Motion approved unanimously.**
8. Consideration and Action as needed on Storefront grant for Brookshire Brothers. **Mr. Jacob went over the application. Mr. Burns noted Brookshire Brothers would be eligible for the full \$5,000 in matching grants. Mr. Rettig motion to approve grant, Mr. McKinley second. Motion approved unanimously.**

9. **Consideration and Action as needed on Railroad Quiet Zone. Mr. Burns presented the proposal letter from Quiet Zone Technologies that had been drafted on August 9, 2017. Mr. Burns said that City Council had approved the deal, contingent on QZT breaking down the process into a series of actions with the cost of each action provided, which QZT did. Council also asked that the City Attorney, Charley Smith, approve the proposal. Mr. Burns said he sent the proposal to Mr. Smith, and did not hear back from him. He sent a couple of reminders. After six weeks, Mr. Smith wrote back with three questions, which Mr. Albritton of QZT quickly answered and was forwarded to Mr. Smith. Mr. Burns did not hear back from Mr. Smith until October, when Mr. Smith called. They talked over the proposal and when the conversation was over, Mr. Smith said he might want to add some language about investigating operating costs. Mr. Burns said Mr. Smith could contact Mr. Albritton directly with that language. Mr. Albritton never heard from Mr. Smith. Mr. Burns said everything was ready to go, just waiting for the City Attorney. Mr. Rettig introduced a motion saying that the City Attorney had sufficient time to review the proposal and make any changes, and that the EDC should move forward with the process. Mr. Jacob second. Motion approved unanimously.**

10. **Consideration and Action as needed on City of Bellville building inspection process. Ms. Ueckert said that before she joined the board she had thought about the biggest hinderances to growth in Bellville. She said she focused on one particular problem, the City's building inspection process. She said Bellville's inspector is part-time and only does inspections after 5:30 pm. The process has been so frustrating, that Ms. Ueckert said numerous contractors told her they avoid projects in Bellville because the process is so slow and expensive. She pointed to a posting for a full time inspector the City is currently advertising. The posting calls for the inspector to have 7 different certificates, far more than surrounding cities require, and at a pay rate that would make it unlikely that someone with those qualifications would actually apply. Ms. Ueckert researched how other cities Bellville's size in the region do their process. Two cities have outsourced the work to a company called Bureau Veritas, which hired its own inspectors, and was paid through inspection fees. Other cities split the work up among various City employees. Ms. Ueckert said she knew that the EDC didn't have direct responsibility for this, but that it was a major impediment to Economic Development in Bellville, and the EDC should look for ways to help improve the process.**
Mr. Rettig said he had met with the City Administrator about the issue, and was told that several current City employees were in training for the various required certificates. Mr. Rettig felt the board should meet informally with the City and the Council to encourage progress. Mr. Jones agreed that the EDC can't encourage new businesses without a good inspection process but, questioned what the EDC could do legally. Mr. Jacob said he had talked with at least two people who had completed major projects in Bellville, and both told him the inspection process had been a serious problem, and had cost them additional money. Mr. Rettig volunteered to contract the EDC's attorney to see what the EDC could and couldn't do legally, and to see if other EDC's had encountered similar issues. It was agreed he would report back to the board for further discussion.

11. **Consideration and Action as needed on EDC website. Mr. Dornon said he had received proposals to revamp the EDC website from three different vendors: Olson Design Works, ED Suite and EZ Task. All have done work for other government clients. Mr. Dornon was going to forward the proposals from each group to Board members so they could look over the proposals and examine each company's work. Mr. Jones asked that the proposals be considered at the next month's board**

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. **None needed**
13. Action on matters considered in Executive Session. **None**
14. Adjournment. **6:01 PM**