

Minutes  
Regular Meeting  
Bellville Economic Development Corporation

Date of Meeting: November 12, 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. Jacob motion to approve, Mr. Harrison 2<sup>nd</sup>. 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. Jones motion to approve, Mr. Harrison 2<sup>nd</sup>. 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 \$783,845.11. Sales Tax revenue for October was \$21,728.87. Bills presented for payment: \$153.05 and \$58.68 to City of Bellville for utilities, \$580 to Glasco & Co. for monthly maintenance, \$1,258 to Brown and Hofmeister for legal services, \$3,661.94 to KGA DeForest for Bell street Streetscape designs, \$113.40 to Bellville Times for notices, \$10 to First Texas Home Health (reimburse of inadvertent payment), \$142.39 to ATT mobility to close out cell contract, and \$250 to LeAnn Luedeker for monthly contract. Mr. Burns motion to approve report and pay bills as presented. Mr. Buckner 2<sup>nd</sup>. Motion approved unanimously.**
8. Consideration and Action as needed on contracting with Bellville Chamber of Commerce as Marketing Consultant and grant of marketing funds. **Mr. Burns presented the proposed agreement in the form of two contracts. The first is an independent contractor agreement to hire the Bellville Chamber of Commerce as the Marketing contractor for the EDC. The second is a Marketing fund agreement. Mr. Burns said that both contracts had been approved by the board's attorney, Jeff Moore of Brown & Hofmeister. The Independent Contractor agreement mirrors the one made with Ms. Sullins in 2014. It calls for hiring the Chamber as the EDC**

contractor, and authorizes spending \$24,000 a year, which has already been budgeted and approved for the position. The Marketing agreement puts the Chamber in charge of the EDC's budgeted and approved marketing spending plan of \$26,000. Mr. Burns said the agreements call for payment to be made in semi-annual installments; at the start of the fiscal year, and at the mid-point. If for any reason the board is dissatisfied with the way the Chamber is implementing the contract, the board can dissolve the agreement at those six month points. The Chamber is acting as a contractor, and not an employee. The Chamber also agrees to keep the Marketing money in a separate account, to abide by all state laws regulating the spending, and to keep accurate receipts so that the fund can be included in the annual City audit. In return for the funds, the Chamber agrees to administer all applicable EDC programs, such as the Farmer's Market, the Banner project, Discover Bellville.com, and Bellville Prospector.com. The Chamber will also work to bring in new businesses to Bellville, and help develop existing businesses.

Mr. Ric Flores, Chamber President, outlined how the Chamber intended to carry out the agreement, including hire sub-contractors as needed, and outlined a tentative budget. The Chamber agrees to keep a reserve available to assist businesses and charitable organizations in promoting their events. The Chamber also agrees to keep the focus on community wide events, not just Chamber member's events.

Mr. Buckner expressed concern that the agreement did not specifically authorize the Chamber to hire sub-contractors. Mr. Burns said he could add language to reflect that. It was agreed to do so. There was discussion about whether the Chamber's budget should be more explicit. Mr. Burns said the idea behind this was to hire the Chamber, set the goals, and allow them to reach those goals as they see fit. The Chamber agrees to provide monthly reports outlining their activities on the EDC's behalf, and also provide a monthly accounting of Marketing spending. The Chamber will also appear quarterly before the board to answer any questions and address concerns. Mr. Flores said the Chamber understood the importance of this relationship, and would work hard to make sure both sides were satisfied with the implementation of the agreements.

Mr. Jones said he saw the advantage of hiring the organization, instead of hiring individuals. He said that would cut down on the turnover, and the need to constantly find replacements.

Mr. Harrison asked Mr. Flores about the Chamber's efforts to bring in new business, and how this agreement would help. Mr. Flores said this would strengthen the Chamber overall, and allow them to pursue businesses more effectively.

Mr. Jacob said that this was a new revitalized Chamber, and expressed confidence they would be up to the job.

Mr. Burns made motion to approve the agreements with the agreed language change. Mr. Jones 2<sup>nd</sup>. Motion approved unanimously.

9. Consideration and Action as needed on Bell Street Redevelopment Plan. Mr. Byrd said design work was underway, and construction could begin soon. There was discussion about whether the construction would impact the Car Show. Mr. Byrd said he would talk with the contractors about working with the show.

10. Consideration and Action as needed on Storefront Grant Request from Emily Pawlak and Bellville Chamber of Commerce. **Ms. Pawlak requested a grant to assist with painting 10, 11, and 12 S. Holland. 11 S. Holland is rented by the Chamber of Commerce and it joined the request to add a new sign to the Chamber offices. Ms. Pawlak presented a \$900 estimate for painting, for which she would be eligible for 50% reimbursement, or \$450. The Chamber sign is estimated to cost \$675, and is also eligible for 50% reimbursement. Mr. Burns made a motion to approve the request. Mr. Jacob 2<sup>nd</sup>. Motion approved unanimously.**
11. Consideration and Action as needed on Railroad Quiet Zone **None needed.**
12. Consideration and Action as needed on adding signage for EDC projects. **Mr. Jacob said that he thought it might be helpful if the EDC considered adding signage to our major projects showing that they were built with EDC funds, so that taxpayers know how their money has been spent. He said it occurred to him that the Lions Club and the EDC were splitting the cost of the new Welcome to Bellville sign at the golf course, but that only the Lions Club had signage on it. He explored various options for signage. It was agreed this was a good idea, and to consider adding it on future projects. Mr. Jacob will talk with the Lions club about adding an EDC logo to the welcome sign.**
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 **5:42**