

Minutes  
Regular Meeting  
Bellville Economic Development Corporation

Date of Meeting: December 1, 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: Bob Buckner, Pat Burns, John Moore, Paul Jones, Clark McKinley, Bruce Harrison, Danny Jacob. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Mr. McKinley motion to approve, Mr. Harrison second. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **Nancy Dornon, Chamber of Commerce Executive Director. Ms. Dornon updated the board on Small Town Christmas. Expected bad weather had forced the cancellation of several of the events, including the parade and Market Day. Other events will be moved to the pavilion. The Chamber did purchase a 20 ft. used Christmas Tree that could be reused. The cost was \$2,500. The Chamber paid for half, and used the other half from the marketing fund.**
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. Jacob requested that the Board put on next month's agenda consideration of purchasing the old Habitat building on Main Street for public restrooms. Mr. Jacob and Mr. Moore had toured the building, and it could be adapted. Mr. Jacob was going to talk to some contractors and get a ballpark estimate of cost before the next meeting.**  
**Mr. Moore congratulated Mr. Harrison, Mr. Jacob and Mr. Jones on their reappointment to the board. He said that members needed to make sure that they had signed copies of their acknowledgment of Open Meeting and Public records law with the City Secretary. He also suggested having an EDC strategic workshop in the next year.**
6. Consideration and Action to Approve Minutes of Previous Meeting held. **Mr. McKinley 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 was \$27,900.03. Total current assets are \$655,121.28. Bills presented for payment: \$254.33 and \$48.34 to City of Bellville for utilities, \$199.19 to Upchurch Architects, \$2,121.65 to City of Bellville for Downtown signage, \$1,317.40 to Brown and Hofmeister for legal**

services, \$580 to Glasco&Co for maintenance, \$250 to LeAnn Luedeker for monthly contract. Mr. Burns motion to approve report and pay bills as presented. Mr. McKinley second. Motion approved unanimously.

8. Consideration and Action as needed on Railroad Quiet Zone. Mr. Moore said our consultant Robert Albritton had gathered together a group of representatives from BNSF, TXDOT, the County, the City, the EDC and the Federal Railroad commission to look at the six crossings under consideration. The group had met this past Tuesday. Mr. Moore said the group agreed that any changes would have to include work on some of the roads. He said the State Highways were in good shape, but that the City and County roads would need repairs including widening. He said the good news was that the least expensive option, channelization was an option on all but the Main Street/159 crossing, and that there could be further savings with the City Utility department installing the Wayside horns. The various groups were going to go back and try to calculate the cost of all the needed repairs, and then present an estimate of total cost. Mr. Moore thought it would take at least a couple of months to gather the estimates.
9. Consideration and Action as needed on Bell Street redevelopment. Bob DeForest of KGA DeForest said the project was essentially complete. The contractor was going to swap out some groundcover that hadn't taken root for Asian jasmine at no cost to the EDC. Some debris still need to be cleaned up by the parking lot contractor. He said the final total owed to D.L. Meacham was \$23,347. He presented an invoice to Mr. Jones for a \$5,000 portion of that total to Mr. Jones, so he could get reimbursement from the Chesley Foundation. He also asked about a sawhorse that was currently blocking the alley, expressing concern it would kill the grass. Mr. Moore was going to ask the City Administrator about that. Mr. Jacob asked about the status of the benches that had replaced the damaged ones at the Pavilion. Mr. DeForest was going to track down their status, and have the other benches removed before they were damaged, as well.
10. Consideration and Action as needed on GIS website contract. Mr. Moore updated the board on the GIS contract. The cost was \$10,350, but GIS had agreed last summer to reduce the cost to \$5,000. Originally it was believed they were going to give a refund for the year, but now were saying the \$5,000 was going to be the cost for the next year. Mr. Moore was going to talk with them about getting a year's credit instead of a refund. The contract was up in April, and the board would wait to hear GIS response, and then could decide whether to renew it or not.
11. Consideration and Action as needed on EDC board by-laws. Mr. Moore presented a copy of the EDC by laws, which had not been updated since originally adopted in 1999. He suggested that he and Mr. Harrison work to bring them up to date. He had talked with the board's attorney, and received a template of possible By Laws.
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. **Executive session began at 5:40**

13. Action on matters considered in Executive Session. **Ended at 6:19. No action required.**
14. Adjournment. **6:19**