

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: December 7, 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 **5 PM**
2. Roll Call and Certification of Quorum **Present: Delwin Retting, 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. Jones stated he had an issue with the inclusion of item 12. He said he didn't feel proper procedure had been followed with the inclusion, and discussed what he felt the proper role of an EDC board was and wasn't, and didn't feel these items met the criteria. He felt that the items should have been requested the previous month to be put on the agenda. There was a discussion of what the general procedure was. Mr. Rettig asked for more information as for the purpose of item 12, and Ms. Ueckert explained she was just trying to sound out the board's opinion on the topic. Mr. Jones made motion to strike item 12 from the agenda, Mr. McKinley second. That motion failed 4-3; Mr. Jones, Mr. McKinley and Mr. Dornon voting yes, Mr. Rettig, Ms. Ueckert, Mr. Burns, and Mr. Jacob voting no. Mr. Jacob then made motion to approve Agenda as posted, Ms. Ueckert second. That motion was approved 4-3, Mr. Rettig, Ms. Ueckert, Mr. Burns and Mr. Jacob voting yes, Mr. Jones, Mr. McKinley and Mr. Dornon voting no.**
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). **Mr. Jones asked that an item be placed on the next month's agenda to codify the process of adding agenda items. Mr. McKinley asked a question about what happened to the North Holland, Palm street project. Mr. Jones said there had been no response from Wells Fargo on participating and that a decision had been made at a previous meeting to put the project on hold. Mr. McKinley asked if the board was still following the A&M report on the Downtown Development, and felt the board should get back to that. He asked that an item be placed on the Agenda to discuss the follow-up to the A&M report.**
Mr. Dornon asked a question on the progress of the Turverein restoration. Mr. Jones said there was a delay, because the architect had been affected by Hurricane Harvey. He said there should be a presentation soon on moving forward.
Mr. Rettig said that as his term was expiring, this might be his last meeting. But he wanted to point out that he felt there was a value in having regular joint meetings, perhaps annually, with City Council so that everyone could be working together on the same page. Mr. Jacob stated with so many new members on the board that it would be helpful to draw up a written policy on board procedures, because the original by-laws are very vague. He asked that be discussed at the next meeting.
Mr. Jones said he has been working to have a joint workshop with the City

Council to have a Strategic Planning workshop to look toward the board's long term goals. He repeated his belief stated earlier that he didn't feel some topics were appropriate for board discussion, and that other boards like Bellville's are focusing on projects funded by the sales tax. Mr. Dornon said he always appreciated having enough heads up on topics so that he could consider them thoroughly.

6. **Consideration and Action to Approve Minutes of Previous Meeting held. Mr. Rettig 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. Income for November was \$26,051.47, which Mr. Jacob said is again below the budgeted amount. Total current assets are \$737,893.99. Bills presented for payment were \$240.25, \$58.69 & \$69.93 to City of Bellville for utilities, \$700 to All Out Outdoors for lawn maintenance, \$250 to LeAnn Luedeker for monthly contract, and \$63 to Bellville Times for notices. Mr. Jacob noted that \$526,289.78 was sitting in checking accounts, and that the board should consider moving some of that into CD's to earn a better interest rate. He pointed out that any major project would require several month's notice, and it would be easy to pull the money out of the CD's as needed. Mr. McKinley asked Mr. Rettig about the status of his suggestion that the board pay off the Clark Park grants. Mr. Rettig said that the board owed roughly \$440,000 on the bonds, and that as he read it, the board could pay the City the principal owed, and save about \$80,000 in interest payments. Mayor Joe Ed Lynn, who was present, pointed out the project had only been undertaken because the EDC at that time agreed to take on the debt, and that if the board paid the City the interest, the City would then need to come up with the additional money to pay the interest. But he said there could be a discussion on whether the payment to the City could be in the City's best interest.
Mr. Jacob made a motion to approve his report, pay bills as presented, and to move \$300,000 in \$100,000 monthly increments into 6 month CD's to build a ladder starting in March of 2018. Mr. Burns second. Motion approved unanimously.**

8. **Consideration and Action as needed on Storefront grant for Angel Nails. Mr. Burns presented the application for the sign at the new storefront and praised the owners for the amount of work they have done on the interiors. The grant application makes them eligible for \$1,000 in matching grants. Mr. Burns motion to approve, Ms. Ueckert second. Motion approved unanimously.**

9. **Consideration and Action as needed on EDC website. Mr. Dornon presented his report. He said the board had received four bids for website development with a range of costs. All provide website services, but the board would be responsible for providing the content. There was a discussion about what we were trying to achieve with the website, and discussion that the lack of staff for maintain it on a daily basis and the challenges that presented. Mr. Dornon said that of the four he felt on cost and services it boiled down to Olson Design Works and ED Suite. Olson Design Works was the low bidder with total first year cost of \$4,175 and annual costs of \$1,675 vs. ED Suite first year cost of \$7,700 and \$4,200 annual costs. Mr. Dornon said the major difference between the two providers was the amount of "behind the scenes" analytics that ED Suite could provide. Mr. Dornon made a motion to award the contract to Olson Design Works per his proposal, and sign an**

independent contractor agreement with Olson Design Works. Mr. Burns second. Motion approved unanimously. It was agreed to form a committee with board members and possibly someone from the Chamber and the City to work with Mr. Olson on the framework for the website. Mr. Burns and Mr. Dornon volunteered to work on the group.

10. **Update and Action as needed on Quiet Zone. Mr. Burns presented an update. He said that Robert Albritton of QZT technologies had begun work as directed, and that so far, the news was positive. He said the representative from BNSF railroad didn't feel another Diagnostic team visit was necessary, because he was comfortable that the additional intersections would comply with the earlier visit. Mr. Albritton put together a Quiet Zone risk index for all the intersections given the various scenarios. His calculations showed that all scenarios would qualify for Quiet Zone designation. He was reaching out to the Federal Railroad Administration for their input. He also planned to take a visit to Bellville in the near future to take measurements. Mr. Burns said he would let the board know when Mr. Albritton was in town.**
11. **Discussion and Action as needed on City of Bellville inspection process. Ms. Ueckert said she knew she was being criticized for raising the issue, but that she did feel like it was an economic issue that needed to be raised. She asked board members to talk to any contractor in town about their experiences in dealing with the inspection process and they would tell you about their frustrations with the process. Many contractors told her they avoid working in Bellville because of the process. She said she had talked with three different groups that are looking at buying or leasing the now closed Café on the Square, and all three told them that when they talked to contractors, they heard complaints about working in Bellville. She said she has been talking with the City Administration and Council about this for the last 2 years, and felt the EDC board was an appropriate forum to raise the issue. Mr. Jacob said he had talked with the manager of Brookshire Brothers who told him his contractors on the large remodeling job had major issues with the process here. He said it had greatly slowed work. He said the contractors who do this are professionals who don't cut corners and know what they are doing, but couldn't believe the process here. He said all would think twice about doing another project here.**

Mr. Burns said he had wondered before Ms. Ueckert's presentation of the previous month whether it was anything the Board could act on, but that after hearing her, he felt it did directly affect economic development, and that perhaps Mr. Jones idea for a Strategic planning session with the Council could include a discussion on the topic. Mr. Jones said that he felt we needed to be more project oriented and focus on the core mission of the board, and that this was off topic. Mr. Rettig said he felt it was proper to discuss. He pointed to the example he had made the previous month about gas inspections. Because of the availability of the inspector, inspections for gas lines required the plumber to sit around waiting for the inspector, with the customer paying the hourly rate for the plumber to just sit. Mr. Rettig said he had alerted the City Administrator to this, and that the City Administrator hadn't known it was a problem.

Mayor Lynn who was present, asked if he could address the matter. He said the City was aware of the problem, and had been working on a solution. He pointed out that getting projects done by government can take a long time. He said what he wanted to emphasize tonight was the City Council and the EDC were a team, and that any conflicts or issues that arise should be discussed in private. He said just like any team, issues were handled in private on the practice field and in the locker room, not aired out in public. He said the Council had the EDC's back when there

was criticism of previous projects, and that the EDC should extend the same courtesy. Mr. Burns said he agreed with the Mayor that the lines of private communication should always be open, but that it is valuable and necessary for public bodies to hold their discussions in public. He said he didn't feel there was any finger pointing going on, that all were working to make the City a better place.

12. Discussion and Action as needed on lease of land for parking of tractor trailers and other business equipment. **Ms. Ueckert asked that in light of tonight's discussion that this item be held. She said there was an issue with big rigs being parked in residential neighborhoods, and wanted to get the board's opinion on the value of providing an area for the trucks to be parked, but would like to delay that discussion.**
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 needed. Two board members had met with Paige Webster of Webster Global Site selectors who was new to the area and wanted to meet with area cities. None of the discussions were of a confidential nature, so no Executive session was required.**
14. Action on matters considered in Executive Session. **None**
15. Adjournment.**6:30**