

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: April 4, 2019
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: Rhonda Dean, Pat Burns, Danny Jacob, Garrett Dornon, Ric Flores. Absent: Reesa Ueckert, Paul Jones. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Jacob motion to approve, Mr. Flores 2nd. 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). **Mr. Jacob reminded everyone the Car Show had been moved to next weekend, because of weather.**
6. Consideration and Action to Approve Minutes of Previous Meeting held **Ms. Dean motion to approve, Mr. Jacob 2nd.**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Flores presented report. He noted in light of concerns from board members that an accounting adjustment had been made, now noted as "Accounts receivable from Primary Government". The adjustment allows the report to reflect the way board members are used to getting the updated monthly totals. Total current assets are \$844,601.86. Revenue for the month was \$20,504.16. For the first 6 months, revenue is running \$12,928.93 ahead of budget. Bills presented for payment: \$159.03, 56.65 & \$42 to City of Bellville for utilities. \$24,500 to Bellville Chamber of Commerce for 2nd half of annual marketing and advertising contract, \$600 reimbursement each to Rhonda Dean and Reesa Ueckert for CDI class fee, \$700 to All Out Outdoors for monthly maintenance, \$56 to Bellville Times for notices, and \$350 to LeAnn Luedeker for month contract, for a total of \$27,063.68. Mr. Burns motion to approve report and pay bills as presented. Mr. Jacob 2nd. Motion approved unanimously.**
8. Consideration and Action to Approve the Advertising and Tourism Report from the Chamber of Commerce. **Tabled until May**
9. Consideration and Action as needed on Blondies business improvement grant. **Mr. Burns presented grant request. In original request, he noted Blondies had asked for grant to include plumbing work, but the work was completed, making it ineligible. The owner then submitted additional bids for future work including painting and landscaping. The grant guidelines would allow \$1,000 matching on signage, and \$1,757 for other work, for total of \$2,757. Because the additional requests came in late, there was no detail on color scheme. Mr. Burns made motion to approve grant**

- pending approval of color scheme. Mr. Jacob 2nd. Motion approved unanimously.
10. Consideration and Action as needed on Quiet Zone. Mr. Burns made presentation. Because of the amount of the item, Mr. Burns said he would just be asking to schedule the required public hearing at the May meeting of the EDC. Mr. Burns then walked through the history of the project and explained its scope. The proposed project would just include the crossings at Hacienda, 3rd Street, Main Street and Glenn street. The total cost of the project would be \$153, 476. Mr. Burns added 10% for cost overruns, for a total of \$168, 793. The EDC would contract with the City to do the work, essentially the EDC would be paying for the materials, and the City providing the labor and expertise. Hacienda, 3rd and Glenn streets would all require road widening, and the installation of channelization devices. Main Street requires installation of a Wayside Horn. Mr. Burns said that the EDC consultant, Robert Albritton of QZT had been working on the project for 4 years, and that the Railroad and the Federal Railroad Administration had given preliminary approval to the details of the project. The timeline would be that the EDC would hold a public hearing in May, and then vote on the project. If approved, it would next go to Council. If Council approves, the Mr. Albritton would file the application to begin the Quiet Zone. That full process would take about a year, including review, public comments, installation and testing period. Mr. Burns also discussed two studies which showed lowering the train noise had positive impacts on property values adjacent to the tracks of anywhere from 4% to 18%. Mr. Burns made motion to place Public Hearing and Quiet Zone item on May agenda, and to pay for appropriate public notices. Mr. Flores 2nd. Motion approved unanimously.
11. Committee Reports
- a. Main Street Committee
 - b. Community Relations Committee
 - c. Hotel Committee
 - d. Strategic Plan Committee **Mr. Dornon said he and Mr. Flores had met with Mayor Lynn and Alderman Lottridge to discuss the Strategic Plan. It was agreed that an agenda item would be placed on the Council agenda to debate and vote on starting the process.**
 - e. EDC Administration Committee
 - f. Other committees
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**
13. Action on matters considered in Executive Session. **None**
14. Adjournment. **5:35**