

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: December 5, 2019
Time of Meeting: 5:30 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: Pat Burns, Danny Jacob, Garrett Dornon, Paul Jones, Ric Flores, Rhonda Dean. Reesa Ueckert joined at 5:34. 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 at this time, but this item reopened after Item 10.**
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 noted that this was Mr. Burns last meeting and was very complimentary. Other Board members noted appreciation for Mr. Burns' service.**
6. Consideration and Action to Approve Minutes of Previous Meeting held **Ms. Dean motion to approve, Mr. Jacob 2nd. Motion approved unanimously.**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Flores presented report. Total current assets are \$852,921.04. Total committed funds are \$366,390.94. Sales tax revenue for November was \$28,619.45. Mr. Jones questioned the line item on the balance sheet called Accounts Receivable Due from Primary Government of \$53,238.28. There is still confusion on what this number means. Mr. Flores said he would get clarification. Bills presented for payment: \$124.72, \$54.35 & \$71.25 to City of Bellville for utilities, \$700 to All Out Outdoors for monthly maintenance, \$350 to LeAnn Luedeker for Audit response, \$475 to Charlene Wehring, CPA for November Accounting, \$826.30 to Brown & Hofmeister for October & November legal services, \$1,200 to Public Admin. Consulting to Strategic Vision, \$345 to Jerry Olson for website updates, \$81.60 to Bellville Times for notices, \$150 to Austin County Online for video recording for October & November, and \$9,000 to Tienda West for Storefront grant for a total of \$13,378.22. 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 for November & December from the Chamber of Commerce. **Mr. Burns motion to approve, Ms. Ueckert 2nd. Motion approved unanimously.**
9. Public hearing on grant proposal for Bellville Pickleball **Public hearing began at 6:00pm. Linda Niehuus from Bellville Pickleball presented proposal. She went over the growth of the sport in Bellville and discussed the plan to repave and repurpose**

the tennis courts that had originally been dedicated to Bellville's WWII war dead. The updated proposal asks for a total of \$42,033 to be broken down as follows. \$23,207 for court resurfacing, nets and posts, \$3,720 to refurbish donated lights, \$5,488 for electrical installation, \$700 for fencing between courts, \$1,900 for fence around courts, \$1,678 for bleachers, \$1,540 for concrete slab for bleachers and \$3,800 for contingencies. Public hearing ended at 6:12

10. Consideration and Action as needed on grant for Bellville Pickleball. **Mr. Jones** asked for confirmation that Bellville ISD would be taking care of future maintenance. **Ms. Niehuus** said BISS had agreed to pay for utilities and maintenance. **Mr. Jacob** questioned spending the money now on the bleachers and concrete slab. **Ms. Niehuus** explained the bleachers would be inside the fencing, and that it would make more sense to include the work now, rather than put in later and have to take down fencing. It was noted that courts will be unlocked and open to the public, and the Pickleball club would be responsible to scheduling, and planned to raise additional funds for windscreens. There was discussion the group was seeking 501(3c) charitable status, but it was noted they are incorporated, have a board, bylaws and a bank account. **Mr. Jones** made a motion to approve a grant of \$42,033 to Bellville Pickleball to be paid as invoices are submitted, with the money to come from the EDC Special Projects fund. Work must begin within 90 days and completed within 1 year from approval, pending approval from City Council and EDC board attorney advice. **Mr. Flores 2nd**. Motion approved unanimously.

(Note: At this point, **Mr. Burns** made motion to reopen Item 4, **Mr. Jacob 2nd**. Motion approved unanimously. **Mr. Jacob** recognized Dorothy Dunworthy of Woodmen of the World, who presented new American and Texas flags to the EDC for the Pavilion at Chesley Park, but also for the rest of the City for new flags for the police station and the Square)

11. Consideration and Action as needed on update on Bellville Turnverein restoration. **Tom Barron** from Bellville Turnverein Restoration Project presented an update on construction and fundraising. **Mr. Barron** showed pictures of the demolition work that had already begun. **Mr. Barron** discussed the fundraising efforts, including a \$100,000 grant from the Brown Foundation in Houston, and a National Park Service Grant of \$248,161 that is awaiting final completion. **Mr. Barron** said that his group had successfully raised all the funds for Phase 1 (all but A/C) and were \$144,000 short of having all the funds needed for adding the air conditioning. He said his group was asking the EDC for help to make up the additional shortfall. **Mr. Dornon** asked if there would be objection to scheduling a public hearing and agenda item on the request in January. There was none, and **Mr. Dornon** said he would make the arrangements. Note: **Rhonda Dean** left meeting @ 7:15.
12. Consideration and Action as needed on grant for Sanders Country Kitchen. Request under the Storefront grant program to split the costs for a banner to promote Sanders Country Kitchen, located at 1216 Hwy. 159 east (old Little Red Barn). The cost to the EDC would be \$207.84. **Mr. Burns** motion to approve, **Ms. Ueckert 2nd**. Motion approved unanimously.
13. Consideration and Action as needed on revisions to BEDC Business Improvement Grant Application. **Mr. Dornan** added new language to the application to clarify and simplify. **Ms. Ueckert** made motion to approve new application as presented, **Mr.**

Burns 2nd. Motion approved unanimously.

14. Consideration and Action as needed on Short Term Rental Guidelines. **Committee still working on suggestions. Mr. Burns motion to table. Mr. Jones 2nd. Motion approved unanimously.**
15. Committee Reports
 - a. Quiet Zone Committee
 - b. Community Relations Committee
 - c. Strategic Plan Committee
 - d. EDC Administration Committee **Mr. Dornon noted the next meeting date would fall on January 2nd. He therefore is rescheduling the January meeting to January 9th to avoid the holidays.**
 - e. Other committees
16. 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 at 7:37. Ended at 7:48**
17. Action on matters considered in Executive Session. **None**
18. Adjournment. **7:48**