

**Meeting Minutes**  
**Bellville Economic Development Corporation**

The regular meeting of the Bellville Economic Development Corporation was called to order by David Ottmer at 5:32 p.m., Tuesday, December 9, 2003, in the Council meeting room at City Hall, Bellville, Texas.

Present were Wayne Browning, Nancy Allen, Warren Scott, David Ottmer, Kenneth Stein, and Bob Simpson. A quorum was present.

Wayne Browning made a motion the Agenda be approved as presented. The motion was seconded by Bob Simpson. The motion carried unanimously.

Warren Scott made a motion the Minutes of the October 14th regular meeting be approved as presented. Wayne Browning seconded the motion and it carried unanimously. (Note: The BEDC did not meet in November, 2003.)

**Agenda Item #6**  
**Public Comment**

Carolyn Alaniz of the Chamber of Commerce invited everyone present to an After Hours Mixer to be held at CellularOne on Wednesday, December 10 from 4:00 to 6:00 p.m.

Mayor Philip Harrison, City Administrator Lynn Roberts and Alderman Mike Mueller were present to speak in favor of BEDC support of the newly-announced park development at the old landfill off 159 W and Warner Road. Present for support were the following members of the Bellville Parks Board: Betty Hollon, Ian Bader, Glenn Lange, Rodney Hackemack, Warren Scott and Mark Montgomery. The City owns 120 acres of land on which a multi-use park is planned. Many local organizations including the Little League, Soccer Association, Austin County Fair Association, Hospital Board, Bellville Independent School District, Austin County and the City of Bellville have expressed interest in the development of the park. A survey to be distributed to all citizens of the community is being prepared at this time. The park will be funded by grants from both the Parks & Wildlife Department and the LCRA as well as private gifts and other donations. An additional \$1,000,000 may be needed to develop the park and if so, approximately \$80,000 per year would be required to service the loan. A grant from the BEDC to cover this expense as well as infrastructure to the park may be sought at a later date. A date for the members of the BEDC Board to view the land can be arranged.

**Agenda Item #7**  
**Report from Nancy Allen on the TEEEX 52<sup>nd</sup> Basic Economic Development Course in**  
**San Antonio, November 2-7, 2003**

Nancy Allen distributed a seven-page report on the recent course she attended. She brought back many useful tools which members of the Board may review if they wish. A directory of state-wide contacts may be very helpful to the BEDC and she will make it available to the Board. Members were asked to review the report at a later date and bring any questions to the next regularly scheduled BEDC meeting.

**Agenda Item #8**  
**Consideration and Action to Approve the Treasurer's Report for November-December and**  
**Authorization to Pay Outstanding Bills**

Bob Simpson distributed a Treasurer's Report for the period September 30, 2003 to November 3, 2003. The beginning balance was \$323,753.00. The ending checkbook balance was \$352,173.05. The ending bank statement balance of \$321,199.88 did not reflect recent deposits. Additional invoices have been presented for the library project and Nancy Allen turned in an invoice for expenses of \$1,222.26 for the TEEEX Course she recently attended. Wayne Browning made a motion the report be accepted and all outstanding invoices paid. The motion was seconded by Kenneth Stein and passed unanimously.

**Agenda Item #9**  
**Acceptance of Any Grant Applications Presented**

No applications were presented. However, a letter of interest was received from Judge Carolyn Bilski regarding the restoration of the Austin County Jail Museum and Visitors Center. The full scope of the project was summarized and the intent to present an application to the BEDC at a later date was expressed. Funds granted by the BEDC would be used for Phase 2 of the project. Members were asked to review this information and come back to a later meeting with questions. A current application will be sent to Judge Bilski.

**Agenda Item #10**

**Review and Possible Action to Amend Article Three of the By-Laws of Bellville Economic Development Corporation to include in the section headed *Regular Meetings* – “Regular meetings of the Board of Directors shall be held quarterly on the second Tuesday of each quarter at a time to be determined by the Directors beginning with Tuesday, January 13, 2004 and at such other times as the Directors may determine.”**

David Ottmer explained the need for such a revision to the By-Laws. Nancy Allen made the motion as worded above. It was seconded by Wayne Browning and carried unanimously.

**Agenda Item #11**

**Review and Consideration of Revising Current BEDC Mission Statement which reads: *The mission of the Bellville Economic Development Corporation is to enhance Bellville's economy by retaining and creating jobs, expanding the tax base, while providing for a better quality of life.***

Discussion of the necessity for revising of the Mission Statement ensued. Warren Scott suggested the wording be changed to simply read, *"The mission of the Bellville Economic Development Corporation is to enhance Bellville's economy, expand the tax base and provide for a better quality of life for all citizens."* Nancy Allen suggested the following might be included, *"The definition of Economic Development is to obtain favorable management decisions to invest and re-invest human and capital resources in the community of Bellville."* Members were asked to consider the revisions suggested and this item will be placed on next month's agenda for consideration.

#### **Agenda Item #12**

##### **Review and Possible Action to Revise Bellville Economic Development Corporation Application Policy & Procedures**

David Ottmer stated he thought the new statute should be included in the revised application so prospective applicants would readily know whether or not to proceed with applying for funds. He suggested a workshop be scheduled for the first week in January after the holidays to accomplish the revision. In the meantime, Judge Bilski should be notified to use the current application to apply for funds for the Jail Museum. The importance of finalizing the revision was discussed and Suzanne Edwards volunteered to prepare a draft for the review of the members prior to the next meeting.

**Agenda Item #13**

**Review and Discuss City Web Pages and Possible Action to Add EDC Information to City of Bellville Web Page**

Kenneth Stein displayed the notebook of information he had gathered from the cities' web sites he reviewed. He asked how successful other members were with their review of cities. Lynn Roberts is the only person in the City with access to add or delete information to the city's web page. A template is provided for her use; only typed material, no graphics, may be displayed. Links to other web sites are provided, however. If a more elaborate web site is desired, we would have to arrange for it to be designed for the BEDC by an outside contractor.

Members were asked to continue their work on this project and it also will be discussed at the next meeting of the Board.

**Agenda Item #14**

**Review Material Received from Other 4B Cities and Develop Packet to be Mailed to Businesses Wanting to Relocate to Bellville**

The materials sent in response to the letter from Kenneth Stein were reviewed and discussed. Suzanne Edwards was asked to prepare similar letters to be sent to an additional group of cities. The Community Profile received from Needville, TX was discussed at some length because Allene Schmidt of BISD would be very helpful in preparing such a profile for Bellville. Carolyn Alaniz stated an interest in such a profile as well. Since the information is so condensed, it would save a great deal of money she now spends on postage to mail packets from the Chamber of Commerce.

**Agenda Item #15**

**Consideration of any Action Necessary and Related to the Organization and Operation of a Corporation formed under Chapter 4B of the Economic Development Act of 1979, as Amended**

David Ottmer regretfully accepted the resignation letter submitted by Bob Simpson for health reasons and thanked him for his service to the Board. Mr. Simpson will turn over all records on December 31, 2003. The City Council will be notified of an additional opening on the BEDC Board which needs to be filled.

There being no further business to come before the BEDC Board, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,

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Suzanne C. Edwards

Recording Secretary