

**Minutes**  
Regular Meeting  
Bellville Economic Development Corporation

Date of Meeting: December 4, 2014  
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: Pat Burns, Monte Byrd, Paul Jones, Clark McKinley, Danny Jacob. Absent: Bob Buckner, C.L. Roy**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Jacob motion to approve, Mr. McKinley 2<sup>nd</sup>. 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). **None**
6. Consideration and Action to Approve Minutes of Previous Meeting held. **Mr. McKinley motion to approve. Mr. Jacob 2<sup>nd</sup>. Motion approved unanimously**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Jacob presented report. Total current assets are \$624,001.96. Sales tax and interest income for November was \$29,657.90. Bills presented for payment: \$1,500 to Bellville Community Foundation for reimbursement for Statue Maintenance, \$270 & \$270 to JMA Living Landscapes for Pavilion Maintenance for Nov. & Dec., \$160.94 and \$58.17 to City of Bellville for utilities, \$300.90 to Bellville Times for notices, \$930, \$182.67 and \$97.90 to Renee Sullins for 46.5 contract hours, mileage reimbursement and website & supplies reimbursement, and \$200 to LeAnn Luedeker for monthly contract. Mr. Burns made motion to approve report and pay bills as presented. Mr. McKinley 2<sup>nd</sup>. Motion approved unanimously.**
10. Discussion and Action as needed on Bell Street Redevelopment project. **Mr. Byrd asked that this item be moved up to allow Mr. McKinley to leave early. Mr. Byrd presented proposal for joint public-private project with Dan Hord to redevelop the area on the southwest corner of Bell Street and Palm Street, behind the Neely building, which Mr. Hord owns. The proposal calls for the EDC to redevelop the public property along the street and sidewalk. Mr. Hord would redevelop the parking lot and alleyway behind the building. Public money would be spent on public land, and private money on private land, with the exception of 4 trees the**

EDC would agree to pay for on the Neely building parking lot. Mr. Byrd said the project is consistent with the long term vision laid out by the A&M study, and provides a logical link from the Pavilion project to the square. Two design firms would be used for the project, KGA DeForest representing the EDC, and Upchurch Architects for Dan Hord. Bob DeForest then outlined the project. He said there are essentially three projects, one for the perimeter to include redoing sidewalks, installing planters and planting trees along the street for the public work, one project to redo the private parking lot, and a third project to make sure the other two blend together. Elizabeth Price represented Upchurch. She stated it would be best for cost savings and performance if one contractor had the entire project. The EDC portion would need to be bid out, and the hope is the Hord's would agree with the choice of contractor. After discussion, Mr. DeForest and Ms. Upchurch presented cost proposals. Up to \$26,750 would be the cost for KGA DeForest for design and bid letting, \$7745 to Upchurch for co-ordinating the projects, and Mr. DeForest estimated construction costs at between \$200,000 and \$225,000 for actual construction costs on the public portion. It is estimated the project will take approximately a year from the start of the approval & bid process to final construction. Mr. Burns made a motion to agree to sign the presented contracts, pending City Council approval, and budget up to \$260,000 for the EDC's portion of the project. Mr. Jacob 2<sup>nd</sup>. Motion approved unanimously.

8. Marketing Consultant's report. Consideration and Action as needed. **Renee Sullins presented her report. Ms. Sullins stated she has started meeting with Realtors & merchants. She showed off the two Facebook pages and the under construction main website. She also asked for permission to attend an HGAC seminar on Bringing back Main Street. There is no cost. Board members agreed it would be worthwhile to attend. Ms. Sullins also presented a proposed logo. The logo says Discover Bellville. Small Town. Texas Charm. She worked with Jerry Olson on the design. Mr. Burns made motion to approve use of the logo. Mr. Jacob 2<sup>nd</sup>. Motion approved unanimously.**
9. Discussion and Action as needed on Farmer's Market Committee report. **Mr. Burns said that the Farmer's Market group had its first public vendor's meeting. 9 vendors were on hand. Most work with other Farmer's Markets, and were very enthusiastic about the plans. Another vendor's market will be scheduled for March.**
11. 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. **Not needed**
12. Action on matters considered in Executive Session. **None**
13. Adjournment **5:52 PM**