

**Minutes**  
Regular Meeting  
Bellville Economic Development Corporation

Date of Meeting: February 4, 2016  
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: Bob Buckner, Pat Burns, Monte Byrd, Paul Jones, Clark McKinley, Bruce Harrison, Danny Jacob. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted: **Mr. Jones made motion to approve agenda, Mr. Harrison second. 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. Jones motion to approve previous minutes, 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. Sales tax revenue was \$18,441.57, which was almost \$4,000 below budget. Collection continues to run below the projected income. Total current assets are \$809,789.37. Mr. Jacob also introduced a new page which shows the amounts the EDC has committed to, but not yet paid. Those total \$259,786.84. Bills presented for payment: \$214.71 and \$50.36 to City of Bellville for utilities, \$580 to Glasco & Co. for maintenance, \$62,595.68 to City of Bellville for Clark Park bonds, \$50.40 to Bellville Times for notices, \$250 to LeAnn Luedeker for monthly contract, \$13.45 to Cravens for office supplies, \$272.85 to KGA DeForest for Bell Street project, and \$8,679.87 to KGA DeForest for Courthouse Square project. Mr. Burns made motion to approve report and pay bills as presented, Mr. Harrison second. Motion approved unanimously.**

8. Consideration and Action as needed on Bell Street redevelopment and Downtown Revitalization Project, with presentation from KGA DeForest. **Bob DeForest presented the plan with drawings. The purpose of the project was to provide some cost estimates and drawings to help solicit private funds to redevelop the Courthouse Square area. Mr. DeForest showed drawings of the proposal, which calls for changing the configuration of the parking areas in the circle around the square, creating more room for public areas, planting trees, and generally recreating the Bell Street concept throughout the Square area. The plan called for leaving the immediate area around the Courthouse alone, and if the Courthouse were to be moved at some point, the public areas could easily be expanded. The plan called for pavers to be put down to clearly mark crossing areas. Some parking spaces would be lost in the circle, but others added in the areas along the adjacent streets. Mr. DeForest called the concept “Refined Rustic”, meaning it would fit in with the character of the town. Mr. DeForest provided a rough breakdown of costs, emphasizing that if the project were to be done, a more precise Engineer’s estimate would be needed. He estimated that each half of the Square would cost a little over \$400,000, and that adding the approaches along Main Street would add \$100,000 for each side, for a total estimate of just over \$1,140,000. There was discussion about the plan for the parking, including calling for South Holland to be one way going south. Mr. Buckner said based on his experience, the cost of maintenance for the trees would be fairly low. Bubbler irrigation is called for to water the trees. John Moore from the Chamber of Commerce stated he believe such a plan would immediately raise the property value for all the buildings surrounding the Square, increasing tax revenue. The proposal has been given to Ms. Courtney Robertson, so that she can build a Powerpoint presentation in soliciting donations. It was also mentioned that Ms. Robertson was trying to organize a general downtown cleanup on February 21<sup>st</sup>.**
  
9. Consideration and Action as needed on quarterly marketing update by Bellville Chamber of Commerce. **Chamber President Ric Flores presented the report. He said the Chamber was now up and running on its website, and working on improvements to the Discover Bellville Website. The Chamber was part of a group of Austin County agencies that had secured a \$20,000 matching tourism advertising grant from Houston First to increase tourism. The chamber was working on a tourism strategy. At this point it called for using the DiscoverBellville.com site as the central site for tourism, and they were working with Jerry Olson to develop a tourism logo that could be used on all webpages and brochures. The Farmers Market will start in February along with Market Day on the first Saturday. Mr. Flores also said the Chamber is actively working on business development and recruitment. The Chamber has been working to recruit a new restaurant to the café on the square, as well as meeting with the Fair Board about developing a music pavilion and the Bellville Meat Market about their expansion plans. Mr. Flores also announced Friends of Bellville is incorporating as a 5013C to try to raise money for Downtown projects.**

10. Consideration and Action as needed on Pavilion damage. **Mr. Byrd said that someone had apparently hit one of the benches under the Pavilion with a vehicle. The bench had been damaged beyond repair. City Administrator Mr. Jackson had already filed a police report. Mr. Byrd will contact the EDC insurance provider to see what deductibles might be, and would ask the City to remove the broken bench before the Farmers Market.**
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. **Executive Session began at 5:56, ended at 6:20.**
12. Action on matters considered in Executive Session. **No action needed**
13. Adjournment : **6:20**