

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: March 3, 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. Buckner motion to approve, Mr. McKinley 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. Harrison motion to approve, Mr. Jones 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 for the month was \$29, 832.37. Total current assets are \$767,176.36. Bills presented for payment: \$201.07 and \$50.62 to City of Bellville for utilities, \$580 to Glasco & Co. for maintenance, \$565.50 to Upchurch Architects for Bell Street project, \$5,000 to Bellville Lions Club for Welcome to Bellville sign, \$250 to LeAnn Luedeker for monthly contract, and \$10,350 to GIS Planning for Bellville Prospector hosting. Mr. Burns made motion to approve report and pay bills, Mr. Buckner 2nd. Motion approved unanimously.**
8. Consideration and Action as needed on Bell Street redevelopment and Downtown Revitalization Project. **Bob DeForest from KGA DeForest presented updates on the Bell Street project, and the proposed plans for the Courthouse Square. On the Bell Street project, Mr. DeForest said that after working with sole bidder D.L. Meachum on cost adjustments, they were able to reach an agreement to bring in the project on budget. Mr. DeForest said most of the savings came from reworking the stormwater runoff system. The final contract will come in at \$230,000, in line with the approved budget. Mr. DeForest said that Vanderpool, the owner of the parking lot, had decided to go with a different contractor, but there shouldn't be an issue in making**

sure the two contractors are able to tie the separate projects together. Mr. Byrd said that a local foundation had also agreed to pay the cost of the trees to be planted, bringing down the cost further, and that he would seek an HGAC grant to pay for the grates around the trees. In the meantime, the areas around the trees would be built either for grates, or to be covered by plants. It is estimated that work will begin by the middle of March.

On the Courthouse Square project, Mr. Byrd asked Mr. DeForest to come up with a less expensive option than had been presented the previous month. The new plan called for leaving the existing curbing in place, and replacing the concrete with pavers and using planters for flowers and shrubs. Two options were presented, both estimated to cost around \$245,000, compared with the previous plan that would cost about \$1,000,000 as presented. The new proposals will now be shown to private parties to see if there is interest in donating to the project.

Mr. Jones pointed out that one advantage of the new proposal is that there would be no loss of parking around the square. Mr. Jones expressed concern that all the projects would do no good, unless the City comes up with a way to regulate the parking on the Square, finding ways to move Courthouse employee parking away from the square, allowing businesses to have available parking. Nancy Dornan from the Bellville Chamber of Commerce said that members of the City Council were aware of the issue, and that the Chamber was advocating for plans to solve the issue. There was discussion of several options, including using technology, or designating certain areas as limited time parking.

Mr. Jones made a motion of support to encourage the City Council to adopt an enforceable parking policy for the Square that would limit parking times and maximize parking for retail and restaurant customers. Mr. McKinley second, motion approved unanimously.

9. 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. **Began at 5:35**
10. Action on matters considered in Executive Session. **Ended at 5:48. No action required**
11. Adjournment