

**CITY OF BELLVILLE**

**MINUTES OF A SPECIAL MEETING OF THE CITY COUNCIL**

**MAY 17, 2022**

1. 5:30 P.M. CALL TO ORDER

Mayor James Harrison called the meeting to order at 5:31 p.m.

2. INVOCATION AND PLEDGES OF ALLEGIANCE

Mayor James Harrison led all in prayer and Pledges of Allegiance.

3. CERTIFICATION OF A QUORUM

Present-to-wit: Mayor James Harrison, Aldermen Garrett Dornon, Arlie Kendrick, Clay Kistler, Alderwoman Ashley Slater and Betty Hollon; thereby a quorum was established. Also present was City Administrator Shawn Jackson, and City Secretary Rachael Lynch. City Attorney Charley Smith was absent.

4. CONSIDERATION/ACTION TO ADOPT AGENDA

The motion was made by Alderman Dornon and seconded by Alderman Kendrick to approve with the removal of agenda item # 10. Motion carried unanimously. 5-0

5. CONSIDERATION TO APPROVE MINUTES OF PREVIOUS MEETING

The motion was made by Alderwoman Slater and seconded by Alderwoman Hollon to approve the Minutes of the Regular Meeting of April 19, 2022, as presented. Motion carried unanimously. 5-0

6. CITIZEN’S FORUM (*Any public comment that is made on an item that is not on the posted final agenda will only be heard by the City Council. No formal action, discussion, deliberation, nor comment will be made by the Council.*)

Monte Richardson spoke regarding the subdivision ordinance. He would like to see comprehensive planning, zoning, variance request easier defined.

Delwin Rettig spoke regarding Building and Standards/City Attorney. He mentioned seven properties that that were on the Building and Standard list considered a nuisance and were approved to for the City Attorney to file suit with the District Court and seven months later no suit has been filed by the City Attorney.

7. REPORT OR REQUEST(S) FROM CITY ADMINISTRATOR/DEPARTMENT HEADS

City Administrator Shawn Jackson informed Council of the Budget Calendar in their packets. He also informed Council that Normal Maintenance is being performed throughout the departments.

8. QUESTIONS AND COMMENTS FROM MAYOR/COUNCIL MEMBERS/CITY ATTORNEY (DISCUSSION IS LIMITED TO STATEMENT OF POLICY OR

STATEMENTS OF FACTUAL MATTERS, OR THE REQUEST THAT A MATTER BE PLACED ON THE NEXT MEETING'S AGENDA)

Alderman Kistler would like the City Attorney to address the sign problem; engineer scope of work; Bluebonnet Village work and to adopt Atlas 14 for the city. Alderman Dornon welcomed Ms. Hollon; would like to add an agenda item for action regarding the Building and Standards. Alderman Kendrick welcomed Ms. Hollon; asked about bids for auditors. Alderwoman Hollon thanked the community for their support; she thanked council; she would like to see the Christmas lights removed for the trees in the park; she would like the sidewalks downtown to be pressured washed; wanted to know the water scape open date; status of audit; and would like to get a copy of current financials and copy of bank statement. Mayor Harrison Congratulated the new Council.

9. CONSENT AGENDA – ITEMS LISTED ARE OF ROUTINE NATURE AND MAY BE ACTED ON IN A SINGLE MOTION UNLESS REQUESTED OTHERWISE BY MEMBER OF COUNCIL
  - (A) DISCUSS, CONSIDER AND ADOPT A RESOLUTION TO DESIGNATE AUTHORIZED SIGNATORIES FOR THE 2021 TEXAS CDBG PROGRAM, GRANT AGREEMENT NUMBER CDM21-0014.
  - (B) DISCUSS, CONSIDER AND APPROVE A RESOLUTION ADOPTING REQUIRED CDBG CIVIL RIGHTS POLICIES.
  - (C) PROCLAIM MAY AS FAIR MONTH HOUSING MONTH.

The motion was made by Alderman Kendrick and seconded by Alderman Dornon to approve the consent agenda. Motion carried unanimously. 5-0

10. TO RECEIVE A PETITION FOR THE ESTABLISHMENT OF A PUBLIC IMPROVEMENT DISTRICT FOR THE 2.26 ACRE TRACT OF LAND NO A073 OUT OF J NICHOLS LEAGUE, 12.62 ACRE TRACT OF LAND NO A073 OUT OF J NICHOLS LEAGUE, 68.59 ACRE TRACT OF LAND NO A260 J MARSHALL LEAGUE, AND 48.06 ACRE TRACT OF LAND A260 OUT OF J MARSHALL LEAGUE, AUSTIN COUNTY, TEXAS FOR PURPOSE OF VERIFICATION OF THE PETITION'S COMPLIANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE TO TAKE ANY STEPS NECESSARY AND REQUIRED TO STUDY FEASIBILITY AND FOLLOW STATUTORY STEPS NEEDED FOR CREATION OF THE PUBLIC IMPROVEMENT DISTRICT.

This item was removed during agenda item # 4 - adopt agenda.

11. RECONSIDERATION OF PRIOR ANNEXATION OF THE PROPERTY KNOWN AS HACIENDA ESTATES GRANTED TO HACIENDA DEVELOPMENT, LLC AND SETTING SUCH ANNEXATION ASIDE UNTIL RECORD OWNERS OF PROPERTY MAKES NECESSARY AND ACCURATE APPLICATIONS FOR ANNEXATION.

The motion was made by Alderman Dornon and seconded by Alderman Kistler to rescind, set aside and declare null and void prior annexation of the property known as Hacienda Estates granted to Hacienda Development, LLC and setting such annexation and subsequent preliminary platting aside until the record owners of the property make necessary and accurate application for annexation. Motion carried unanimously. 5-0

12. RECONSIDERATION OF PRIOR PRELIMINARY CONDITIONAL PLAT APPROVAL AND TO SET ASIDE THE SAME AS BEING IMPROVIDENTLY GRANTED DUE TO THE APPARENT LACK OF CONSENT TO THE RECORD PROPERTY OWNERS.

The motion was made by Alderman Dornon and seconded by Alderman Kistler to rescind, set aside and declare null and void prior preliminary conditional plat approval for as Hacienda Estates and to set aside the same as being improvidently granted due to the apparent lack of consent to the record property owners. Motion carried unanimously. 5-0

13. CONSIDERATION TO APPROVE THE ATTORNEY ENGAGEMENT LETTER FOR THE POLICE DEPARTMENT CONSTRUCTION MANAGER CONTRACT.

The motion was made by Alderwoman Slater and seconded by Alderman Kendrick to approve the Attorney Engagement Letter for the Police Department Construction Manager Contract. Motion carried. 4-1 Alderman Kistler voted no.

14. CONSIDERATION TO APPROVE AN INTERLOCAL AGREEMENT WITH AUSTIN COUNTY FOR THE DRAINAGE PROJECT AT BOGGY CREEK.

The motion was made by Alderman Kendrick and seconded by Alderman Kistler to approve an Interlocal Agreement with Austin County for the Drainage Project at Boggy Creek and adding Ms. Kemper in the agreement. Motion carried unanimously. 5-0

15. REVIEW AND DISCUSS RULES OF PROCEDURES FOR THE CITY COUNCIL.

Council discussed Rules of Procedures. No action taken.

16. REVIEW AND DISCUSS SUBDIVISION ORDINANCE AND PROCEDURES.

Council discussion. Alderwoman Hollon would like to see 7500 sq. ft. lot sizes and wider streets. Alderman Dornon would like to see that all easements run in front yard, no rear easements and setback lines. Alderman Kendrick and Alderman Kistler would like to see wider streets. Council discussed the subdivision committee, removed Alderman Dornon, and added Alderman Kistler.

17. REVIEW AND DISCUSS THE CITY ENGINEER SCOPE OF WORK.

Council discussion, the city engineer is not under contract. Alderman Kistler would like procedures and a checklist. No action taken.

18. REVIEW AND DISCUSS IMPACT FEES.

Council discussion, impact fee study would be \$125,000. No Action taken.

19. REVIEW AND DISCUSS EMPLOYMENT OF CITY ATTORNEY.

Council discussion, Alderman Kistler would like the City Attorney's duties and responsibilities, review role of City Attorney. Alderwoman Hollon suggested an annual evaluation form. Mayor Harrison agrees with an annual evaluation form.

20. ADJOURNMENT

The motion was made by Alderman Dornon and seconded by Alderman Kendrick to adjourn at 6:36 p.m. Motion carried unanimously. 5-0

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James Harrison, Mayor

**ATTEST:**

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Rachael Lynch, TRMC, CMC  
City Secretary