

CITY OF BELLVILLE

MINUTES OF A SPECIAL MEETING (IN LIEU OF REGULAR) MEETING OF THE CITY COUNCIL

JUNE 28, 2022

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

Mayor James Harrison called the meeting to order at 5:30 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, Alderwoman Ashley Slater and Betty Hollon; thereby a quorum was established. Also present was City Attorney Charley Smith, and City Secretary Rachael Lynch. Aldermen Clay Kistler and City Administrator Shawn Jackson was absent.

4. CONSIDERATION/ACTION TO ADOPT AGENDA

The motion was made by Alderwoman Slater and seconded by Alderman Dornon to approve the Agenda for the Agenda of a Special Meeting (In Lieu of Regular) Meeting, as presented. Motion carried unanimously. 4-0

5. CONSIDERATION TO APPROVE MINUTES OF PREVIOUS MEETING

The motion was made by Alderman Kendrick and seconded by Alderwoman Hollon to approve the Minutes of Special Meeting of May 13, 2022, Regular Meeting of May 17, 2022, Special Meeting of May 19, 2022, as presented. Motion carried unanimously. 4-0

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.)*

Delwin Rettig spoke regarding the May 2022 City Election.

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

No reports given.

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 Kendrick inquired when work will start regarding the Boggy Creek Project. Ms. Hollon asked that the city website be updated.

9. PRESENTATION BY FREESE AND NICHOLS

Presentation was giving by Freese and Nichols on Zoning, Subdivision Ordinances, and Impact Fees.

10. 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) CONSIDERATION TO AMEND THE RULES OF PROCEDURE FOR THE CITY COUNCIL OF THE CITY OF BELLVILLE, TEXAS

(B) CONSIDERATION TO APPOINT GARRETT DORNON AS THE OFFICIAL ALTERNATE REPRESENTATIVE TO THE GENERAL ASSEMBLY OF THE HOUSTON-GALVESTON AREA COUNCIL.

(C) CONSIDERATION TO APPOINT BETTY HOLLON AND GARRETT DORNON TO THE BUILDING AND STANDARDS COMMISSION.

The motion was made by Alderman Kendrick and seconded by Alderwoman Slater to approve the consent agenda. Motion carried unanimously. 4-0

11. CONSIDERATION OF AMENDED APPLICATION TO SUBDIVIDE BLUEBONNET VILLAGE, SECTION ONE, A 15.103 ACRE PATIO HOME SUBDIVISION OUT OF THE JAMES CUMMINGS HACIENDA SUBDIVISION, LOCATED AT SCHUMANN ROAD AND FM 2429 WITH A VARIANCE TO MOVE THE BUILDING LINE TO 5 FEET ON BOTH SIDES OF THE LOT AND APPROVAL OF FINAL PLAT OF SAID PATIO HOME SUBDIVISION.

The motion was made by Alderman Kendrick and seconded by Alderwoman Hollon to approve amending the application with a variance to move the building line to 5 feet on both sides of the lot. Motion carried unanimously. 4-0

The motion was made by Alderman Kendrick and seconded by Alderwoman Hollon to approve the final plat with the variance. Motion carried unanimously. 4-0

12. CONSIDERATION OF ORIGINAL APPLICATION TO SUBDIVIDE BLUEBONNET VILLAGE, SECTION ONE, A 15.103 ACRE PATIO HOME SUBDIVISION OUT OF THE JAMES CUMMINGS HACIENDA SUBDIVISION, LOCATED AT SCHUMANN ROAD AND FM 2429 AND APPROVAL OF FINAL PLAT OF SAID PATIO HOME SUBDIVISION WITH NO VARIANCES.

No Action taken.

13. CONSIDERATION OF PRELIMINARY PLAT OF ELICK SQUARE SUBDIVISION, A MINOR PLAT CONSISTING OF TWO LOTS AT THE CORNER OF N. HARRIS STREET AND EAST PALM STREET AND THE GRANTING OF A BUILDING LINE VARIANCE ON EACH LOT TO ACCOMMODATE EXISTING STRUCTURES.

The motion was made by Alderman Kendrick and seconded by Alderwoman Slater to approve the Preliminary Plat of Elick Square Subdivision, A Minor Plat consisting of two lots at the corner of N. Harris Street and East Palm Street and the Granting Of A Building Line Variance on each lot to accommodate Existing Structures with the condition of lot 2 re-routing the sewer force main from lot 2 and the owner of lot 2 paying the City of Bellville a sewer tap fee for a tap at the intersection of N. Harris and East Palm. Motion carried unanimously. 4-0

14. CONSIDERATION TO AMEND APPENDIX A (TECHNICAL MANUAL FOR SUBDIVISIONS, COMMERCIAL AND INDUSTRIAL DEVELOPMENT) OF THE BELLVILLE CODE OF ORDINANCES BY CHANGING AND CLARIFYING LOT AREA, SIZE, AND SETBACK LINES AND INCREASING THE WIDTH OF STREETS AND OTHER RELATED CHANGES.

The motion was made by Alderwoman Hollon and seconded by Alderman Dornon to approve the ordinance to Amend Appendix A (Technical Manual for Subdivisions, Commercial and Industrial Development) of The Bellville Code of Ordinances by Changing and Clarifying Lot Area, Size, and Setback Lines and Increasing the Width of Streets and Other Related Changes.

Motion carried. 4-0

15. CONSIDERATION TO AMEND ARTICLE 10.02 SECTION 10.02.213 OF THE BELLVILLE CODE OF ORDINANCES SERVICE REQUIRING ANNEXATION PRIOR TO CONNECTING TO CITY UTILITY SERVICES.

The motion was made by Alderman Doron and seconded by Alderwoman Slater to approve the ordinance amending Article 10.02 Section 10.02.213 of the Bellville Code of Ordinances Service requiring annexation prior to connecting to city utility services. Motion carried unanimously. 4-0

16. UPDATE ON SUBSTANDARD HOUSING PROPERTIES FROM CITY ATTORNEY SMITH.

City Attorney Smith updated Council on the status of the substandard housing properties.

17. **EXECUTIVE SESSION:** The city council adjourned into executive session at 7:14 p.m.

Consultation with Attorney Regarding Potential Litigation (Section 551.071);
Deliberation Regarding Real Property (Section 551.072);

a. Airport Lease

18. **RECONVENE INTO OPEN SESSION:** The city council reconvened into regular session at 8:15 p.m.

19. CONSIDERATION OF CANCELLATION OF EXISTING AIRPORT LEASE

A motion was made by Alderman Dornon and seconded by Alderman Kendrick to ratify the prior termination of the airport lease effective February 2022, and release any prior permission related to annexation to the airport and adjacent property owned by Mrs. Kay Hamilton. Motion carried unanimously. 4-0

Mayor Harrison asked if the two citizens signed up to speak on the item.

Kay Hamilton and Bob Johnson thanked Council for the cancellation of the airport lease.

20. ADJOURNMENT

City Attorney spoke and informed Council of his resignation effective immediately.

The motion was made by Alderman Kendrick and seconded by Alderwoman Hollon to adjourn at 8:19 p.m. Motion carried unanimously. 4-0

ATTEST:

James Harrison, Mayor

Rachael Lynch, TRMC, CMC
City Secretary