

**CITY OF BELLVILLE**

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

**JUNE 18, 2024**

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

Mayor James Harrison called the meeting to order at 5:45 p.m.

**2. INVOCATION AND PLEDGES OF ALLEGIANCE**

Mayor Harrison led all in prayer and Pledges of Allegiance.

**3. CERTIFICATION OF A QUORUM**

Present-to-wit: Mayor James Harrison, Council Members Arlie Kendrick, Ashley Slater and Betty Hollon; thereby a quorum was established. Also, present was City Administrator Shawn Jackson, City Secretary Rachael Lynch and City Attorney Luke Cochran. Council Members Garrett Dornon and Monte Richardson were absent.

**4. CONSIDERATION/ACTION TO ADOPT AGENDA**

The motion was made by Council Member Kendrick and seconded by Council Member Hollon to approve the Agenda of the Regular Meeting of June 18, 2024, as presented. Motion carried unanimously.

**5. CONSIDERATION TO APPROVE MINUTES OF PREVIOUS MEETING**

The motion was made by Council Member Hollon and seconded by Council Member Kendrick to approve the minutes for the Special Meeting May 14, 2024, Regular Meeting May 21, 2024, and Special Meeting May 30, 2024. Motion carried unanimously.

**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.*)**

George Kostyrko spoke on behalf of the Small Business Administration Office of Disaster Recovery and Resilience.

Robert Royer spoke about his concerns regarding 503 N. Mechanic Street.

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

Shawn informed Council that we are in process of picking up storm debris and hopefully will be finished by the 21<sup>st</sup>. He also informed them that he is working closely with TDEM, FEMA, and Austin County Emergency Management to acquire reimbursement funds associated with the storm. As of today, 636 roofing permits has been pulled.

**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)**

Council Member Slater inquired about 503 Mechanic zoning district.  
Council Member Kendrick inquired about the number of current city positions opened.  
Council Member Hollon asked about mosquito spraying and about the capital improvement street projects.

9. **PUBLIC HEARING – CITY COUNCIL WILL HOLD A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING PROPOSED AMENDMENTS TO THE CITY’S OFFICIAL ZONING MAP WHICH WOULD REZONE THE FOLLOWING PROPERTIES: A 2.3971, A 0.4153, AND A 0.7599 ACRE TRACTS OF LAND CURRENTLY ADDRESSED AS 504 E. STRAUSS STREET, AND FURTHER IDENTIFIED AS TRACTS A, B, AND C OF THE FIRST BAPTIST CHURCH SUBDIVISION, BEING CURRENTLY ZONED AS DISTRICT SF-1, SINGLE-FAMILY RESIDENTIAL DISTRICT - 22,000 AND REZONED TO DISTRICT C, COMMERCIAL DISTRICT.**

Public Hearing Opened at 6:02 p.m.  
Cynthia Glover commented.  
Public Hearing Closed at 6:04 p.m.

10. **DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE APPROVING AMENDMENTS TO THE CITY’S OFFICIAL ZONING MAP WHICH WOULD REZONE THE FOLLOWING PROPERTIES: A 2.3971, A 0.4153, AND A 0.7599 ACRE TRACTS OF LAND CURRENTLY ADDRESSED AS 504 E. STRAUSS STREET, AND FURTHER IDENTIFIED AS TRACTS A, B, AND C OF THE FIRST BAPTIST CHURCH SUBDIVISION, BEING CURRENTLY ZONED AS DISTRICT SF-1, SINGLE-FAMILY RESIDENTIAL DISTRICT - 22,000 AND REZONED TO DISTRICT C, COMMERCIAL DISTRICT.**

The motion was made by Council Member Kendrick and seconded by Council Member Slater APPROVING AMENDMENTS TO THE CITY’S OFFICIAL ZONING MAP WHICH WOULD REZONE THE FOLLOWING PROPERTIES: A 2.3971, A 0.4153, AND A 0.7599 ACRE TRACTS OF LAND CURRENTLY ADDRESSED AS 504 E. STRAUSS STREET, AND FURTHER IDENTIFIED AS TRACTS A, B, AND C OF THE FIRST BAPTIST CHURCH SUBDIVISION, BEING CURRENTLY ZONED AS DISTRICT SF-1, SINGLE-FAMILY RESIDENTIAL DISTRICT - 22,000 AND REZONED TO DISTRICT C, COMMERCIAL DISTRICT. Council Member Hollon abstained. Motion carried.

11. **PUBLIC HEARING – CITY COUNCIL WILL HOLD A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING 405 S. LIVE OAK STREET, BEING CURRENTLY ZONED AS DISTRICT SF-2, SINGLE-FAMILY RESIDENTIAL DISTRICT - 12,500 AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A FOUR-FAMILY (QUADRAPLEX).**

Public Hearing Opened at 6:06 p.m.  
Jacob Novicke commented.  
Public Hearing Closed at 6:07 p.m.

12. **DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE APPROVING THE CONDITIONAL USE PERMIT FOR 405 S. LIVE OAK STREET, BEING CURRENTLY ZONED AS DISTRICT SF-2, SINGLE-FAMILY RESIDENTIAL DISTRICT - 12,500 TO ALLOW CONSTRUCTION OF A FOUR-FAMILY (QUADRAPLEX).**

The motion was made by Council Member Slater and seconded by Council Member Kendrick to DENY THE CONDITIONAL USE PERMIT FOR 405 S. LIVE OAK STREET, BEING CURRENTLY ZONED AS DISTRICT SF-2, SINGLE-FAMILY RESIDENTIAL DISTRICT - 12,500 TO ALLOW CONSTRUCTION OF A FOUR-FAMILY (QUADRAPLEX). Motion carried unanimously.

13. SUBSTANDARD BUILDING ABATEMENT PROCEEDINGS PURSUANT TO BELLVILLE CODE OF ORDINANCES ARTICLE 3.05, INCLUDING POSSIBLE ACTION, AGAINST THE PROPERTY LOCATED AT 522 S. MASONIC STREET, WHICH HAS BEEN DETERMINED BY THE CODE ENFORCEMENT OFFICER TO BE SUBSTANDARD.

Public Hearing Opened at 6:09 p.m.  
Rachel Lucky and Jacob Novicke commented.  
Public Hearing Closed at 6:13 p.m

The motion was made by Council Member Kendrick and seconded by Council Member Slater to demolish in 30 days. That the building located at 522 S. Masonic Street is substandard and a public nuisance; and:

That the conditions set forth in the building inspector's report and presentation exist to the extent that the life, health, property or safety of the public are endangered; and

That the owner has presented a plan of repair and schedule of work to be completed; and

That 30 days is a reasonable period of time to complete the needed repairs taking into account the owner's interests and the interests of public safety; and

That if the building is not repaired within said time period, that there is no reasonable probability that the building will be repaired within a reasonable period of time if additional time is given.

If applicable:

That the building is unfit for human habitation, and the life, health, property, and safety of the occupants are endangered, and that the building should be secured until the work can be completed;

I further move that the Council order:

That the building be repaired in conformance with the requirements of Article of the Bellville Code of Ordinances or demolished and the debris removed within 30 days; and

That the premises be cleaned and maintained free of all trash and debris within 30 days; and

If the building is not repaired or the building is not demolished and the debris removed within said time period to full conformance with Article 3.05 of the Bellville Code of Ordinances, the City may demolish the building at its expense and place a lien on the property to recover its costs; and

If applicable:

The building be immediately secured to prevent unauthorized entry until such repairs or demolition is completed. Motion carried unanimously.

14. SUBSTANDARD BUILDING ABATEMENT PROCEEDINGS PURSUANT TO BELLVILLE CODE OF ORDINANCES ARTICLE 3.05, INCLUDING POSSIBLE ACTION, AGAINST THE PROPERTY LOCATED AT 863 HWY 159 W, WHICH HAS BEEN DETERMINED BY THE CODE ENFORCEMENT OFFICER TO BE SUBSTANDARD.

Public Hearing Opened at 6:15 p.m.  
No comments.  
Public Hearing Closed at 6:16 p.m

The motion was made by Council Member Hollon and seconded by Council Member Kendrick to demolish in 30 days That the building located at 863 HWY 159 W is substandard and a public nuisance; and:

That the conditions set forth in the building inspector's report and presentation exist to the extent that the life, health, property or safety of the public are endangered; and

That the owner has presented a plan of repair and schedule of work to be completed; and

That 30 days is a reasonable period of time to complete the needed repairs taking into account the owner's interests and the interests of public safety; and

That if the building is not repaired within said time period, that there is no reasonable probability that the building will be repaired within a reasonable period of time if additional time is given.

If applicable:

That the building is unfit for human habitation, and the life, health, property, and safety of the occupants are endangered, and that the building should be secured until the work can be completed;

I further move that the Council order:

That the building be repaired in conformance with the requirements of Article of the Bellville Code of Ordinances or demolished and the debris removed within 30 days; and

That the premises be cleaned and maintained free of all trash and debris within 30 days; and

If the building is not repaired or the building is not demolished and the debris removed within said time period to full conformance with Article 3.05 of the Bellville Code of Ordinances, the City may demolish the building at its expense and place a lien on the property to recover its costs; and

If applicable:

The building be immediately secured to prevent unauthorized entry until such repairs or demolition is completed. Motion carried unanimously.

**15. DISCUSSION AND POSSIBLE ACTION REGARDING AWARDED BID FOR TDA CDBG CONTRACT NO. CDV21-0210 – DRAINAGE IMPROVEMENTS**


The motion was made by Council Member Kendrick and seconded by Council Member Slater to APPROVE AWARDED BID FOR TDA CDBG CONTRACT NO. CDV21-0210 – DRAINAGE IMPROVEMENTS TO BRAZOS VALLEY L4, LLC IN THE AMOUNT OF THE BASE BID \$238,232.85 AND ALTERNATE BID NO. 1 OF \$ 152,525.55. Motion carried unanimously.

**16. ADJOURNMENT**

The motion was made by Council Member Kendrick and seconded by Council Member Slater to adjourn at 6:26 p.m. Motion carried unanimously.

**ATTEST:**

  
James Harrison, Mayor

  
Rachael Lynch, TRMC, CMC  
City Secretary