

CITY OF BELLVILLE

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL

JUNE 17, 2025

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

Mayor Arlie Kendrick called the meeting to order at 5:44 p.m.

2. INVOCATION AND PLEDGES OF ALLEGIANCE

Council Member Conley led all in prayer and Mayor Kendrick led Pledges of Allegiance.

3. CERTIFICATION OF A QUORUM

Present-to-wit: Mayor Arlie Kendrick, Council Members Monte Richardson, Robert Hancock, Garrett Dornon, John Conley II, and Betty Hollon; thereby a quorum was established. Also, present was City Secretary Rachael Lynch, City Administrator Shawn Jackson and City Attorney Luke Cochran.

4. CONSIDERATION/ACTION TO ADOPT AGENDA

The motion was made by Council Member Hollon and seconded by Council Member Hancock to approve the Agenda of the Regular Meeting of June 17, 2025, 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 Dornon to approve the minutes for the Special Meeting May 13, 2025. 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.)*

No Comments.

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

Shawn informed Council that the Main Street water line replacement project is still underway. The Waterscape is up and running again. The Sens Center kitchen will be finished this week.

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 Dornon inquired about the waterline project, and what open positions the city currently has. Council Member Conley also inquired about the waterline project. Council Member Hollon inquired if the security cameras have been installed in the first hall at City Hall. She mentioned that she would like to see the city spray for mosquitoes before July 4th. She complemented the library on the summer programs. Mayor Kendrick thanked the employees that helped with the Employee Appreciation lunch.

9. **DISCUSSION AND POSSIBLE ACTION TO APPOINT GREGORY KIRK TO THE EDC BOARD FOR THE REMAINING TERM ENDING DECEMBER 16, 2025.**

The motion was made by Council Member Dornon and seconded by Council Member Hancock to approve the APPOINTMENT OF GREGORY KIRK TO THE EDC BOARD FOR THE REMAINING TERM ENDING DECEMBER 16, 2025. Motion carried unanimously.

10. **DISCUSSION AND POSSIBLE ACTION TO APPOINT A MAYOR PRO TEMPORE FOR ONE YEAR TERM.**

The motion was made by Council Member Hollon and seconded by Council Member Dornon to appoint Council Member Richardson as MAYOR PRO TEMPORE FOR ONE YEAR TERM. Motion carried unanimously.

11. **PUBLIC HEARING – CITY COUNCIL WILL HOLD A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING A CONDITIONAL USE PERMIT REQUEST FROM JESMAR CENTER, LLC FOR 112 & 112A SOUTH FRONT STREET, BEING CURRENTLY ZONED AS DISTRICT C. COMMERCIAL DISTRICT AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR RETAIL BUSINESS, SPECIALTY OR NOVELTY ITEMS AS AN ALLOWED USE.**

Public Hearing Opened at 5:55 p.m.

No Comments.

Public Hearing Closed at 5:56 p.m.

12. **DISCUSSION AND POSSIBLE ACTION REGARDING THE CONDITIONAL USE PERMIT REQUEST FROM JESMAR CENTER, LLC FOR 112 & 112A SOUTH FRONT STREET, BEING CURRENTLY ZONED AS DISTRICT C. COMMERCIAL DISTRICT AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR RETAIL BUSINESS, SPECIALTY OR NOVELTY ITEMS AS AN ALLOWED USE.**

The motion was made by Council Member Richardson and seconded by Council Member Dornon to approve THE CONDITIONAL USE PERMIT REQUEST FROM JESMAR CENTER, LLC FOR 112 & 112A SOUTH FRONT STREET, BEING CURRENTLY ZONED AS DISTRICT C. COMMERCIAL DISTRICT AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR RETAIL BUSINESS, SPECIALTY OR NOVELTY ITEMS AS AN ALLOWED USE. Motion carried unanimously.

13. **DISCUSSION AND POSSIBLE ACTION REGARDING UPDATE FROM TITUS FELLOWSHIP ON SENS CENTER USE.**

Mr. Cornell spoke regarding Titus Fellowship using the Sens Center.

Council Member Richardson would like this on the November Agenda for an update.

14. **EXECUTIVE SESSION - The city council adjourned into executive session at 6:08 p.m. PURSUANT TO § 551.072 - TEXAS GOVERNMENT CODE – DELIBERATION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY FOR MUNICIPAL PURPOSES AND SALE OF CITY OWNED PROPERTY.**

PURSUANT TO § 551.071 - TEXAS GOVERNMENT CODE – CONSULTATION WITH ATTORNEY REGARDING THE TWO SUBSTANDARD STRUCTURES AT 522 S. MASONIC AND 863 HWY 159 W., BELLVILLE, TX.

15. **RECONVENE INTO OPEN SESSION (THE CITY COUNCIL WILL RECONVENE INTO OPEN SESSION.)** The city council reconvened into regular session at 6:42 p.m.

16. **DISCUSSION AND POSSIBLE ACTION REGARDING THE PURCHASE OF AN APPROXIMATELY 5.965 ACRE TRACT OF LAND LOCATED ON W. NICHOLS STREET FOR MUNICIPAL PURPOSES AND SALE OF CITY OWNED PROPERTY.**

The motion was made by Council Member Dornon and seconded by Council Member Hollon to approve the PURCHASE OF AN APPROXIMATELY 5.965 ACRE TRACT OF LAND LOCATED ON W. NICHOLS STREET FOR MUNICIPAL PURPOSES AND SALE OF CITY OWNED PROPERTY and to authorize Mayor Kendrick to execute a real estate sales contract in the amount of \$ 300,000. Motion carried unanimously.

17. **DISCUSSION AND POSSIBLE ACTION REGARDING SUBSTANDARD STRUCTURES AT 522 S. MASONIC AND 863 HWY 159 W. INCLUDING BUT NOT LIMITED TO DIRECTION TO STAFF REGARDING SCHEDULING DEMOLITION OF STRUCTURES.**

No Action was taken. Council Member Richardson would like Ms. Horton to provide a 90-day update for both properties.

18. **ADJOURNMENT**

The motion was made by Council Member Dornon and seconded by Council Member Richardson to adjourn at 6:47 p.m. Motion carried unanimously.

ATTEST:



Arlie Kendrick, Mayor



Rachael Lynch, TRMC, CMC, CPM
City Secretary