

CITY OF BELLVILLE

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL

SEPTEMBER 16, 2025

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

Mayor Arlie Kendrick called the meeting to order at 5:30 p.m.

2. INVOCATION AND PLEDGES OF ALLEGIANCE

Council Member Conley led all in prayer and Mayor Kendrick led the 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 and City Administrator Shawn Jackson.

4. CONSIDERATION/ACTION TO ADOPT AGENDA

The motion was made by Council Member Hollon and seconded by Council Member Richardson to approve the Agenda of the Regular Meeting of September 16, 2025 with a correction to agenda item # 13 changed to October 1, 2025 and ending September 30, 2026. Motion carried unanimously.

5. CONSIDERATION/ACTION TO APPROVE MINUTES OF PREVIOUS MEETING

The motion was made by Council Member Hancock and seconded by Council Member Hollon to approve the minutes for the Regular Meeting August 19, 2025, Special Meeting September 4, 2025 and Special Meeting September 9, 2025. Motion carried unanimously.

6. CITIZEN'S FORUM (Public comments are intended for matters that are not scheduled on the agenda. Please limit comments to three (3) minutes and state your name and address for the record. Be advised that the Texas Open Meetings Act prohibits the City Council from taking formal action, discussion, deliberation, or comment on citizen comments. The law authorizes the following: make a statement of factual information, recite existing policy, advise that a subject be placed on the agenda for a subsequent meeting. Members of the public shall not engage in shouting, unruly behavior, defamation, personal attacks, profanity, or threats of any kind. Comments of the audience shall be addressed to the Mayor and Council. Citizens who violate these rules will be asked to cease the violation and if the violation continues, will be asked to leave the meeting.)

Christine Schlaudraff spoke about Josephine Zeiske Memorial Park. Shawn Parks spoke regarding helping to improve the parks. Dexter Colt spoke about Clark Park. Glen and Laurie spoke about Bo's Bark Park.

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

Shawn informed Council the next TxDOT meeting for the Relief Route will be on October 16th at the High School. The TxDOT Main Street Rehab project will begin on October 17th and Fall Clean Up will be on the week of September 22.

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)

All council members congratulated Dale Steck on his retirement.

Council Member Hollon requested that Shawn call Republic regarding the garbage truck leaking oil. She also mentioned the financial report and that they don't balance.

Council Member Richardson also mentioned the garbage truck leaking oil and that he noticed that financial reports didn't balance. Council Member Conley mentioned the financial and the park improvements.

9. **PUBLIC HEARING:** CITY COUNCIL WILL HOLD A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING AN AMENDMENT TO THE OFFICIAL ZONING MAP FOR THE 1.1470-ACRE TRACT LOCATED AT 116 SOUTH FRONT STREET, BEING CURRENTLY ZONED AS BOTH DISTRICT C, COMMERCIAL DISTRICT AND DISTRICT MU, BUSINESS/RESIDENTIAL MIXED-USE DISTRICT AND REQUESTING A CHANGE TO BE COMPLETELY DISTRICT MU, BUSINESS/RESIDENTIAL MIXED-USE DISTRICT.

Public Hearing Opened at 6:02 p.m.

No Comments.

Public Hearing Closed at 6:03 p.m.

10. DISCUSSION AND POSSIBLE ACTION ON AN ORDINANCE APPROVING THE ZONING AMENDMENT TO THE 1.1470-ACRE TRACT LOCATED AT 116 SOUTH FRONT STREET, BEING CURRENTLY ZONED AS BOTH DISTRICT C, COMMERCIAL DISTRICT AND DISTRICT MU, BUSINESS/RESIDENTIAL MIXED-USE DISTRICT AND REQUESTING A CHANGE TO BE COMPLETELY DISTRICT MU, BUSINESS/RESIDENTIAL MIXED-USE DISTRICT.

The motion was made by Council Member Conley and seconded by Council Member Richardson to approve AN ORDINANCE APPROVING THE ZONING AMENDMENT TO THE 1.1470-ACRE TRACT LOCATED AT 116 SOUTH FRONT STREET, BEING CURRENTLY ZONED AS BOTH DISTRICT C, COMMERCIAL DISTRICT AND DISTRICT MU, BUSINESS/RESIDENTIAL MIXED-USE DISTRICT AND REQUESTING A CHANGE TO BE COMPLETELY DISTRICT MU, BUSINESS/RESIDENTIAL MIXED-USE DISTRICT. Motion carried unanimously.

11. **PUBLIC HEARING:** CITY COUNCIL WILL HOLD A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING PROPOSED ANNEXATION FOR THE 0.6186 ACRE TRACT OF LAND LOCATED AT 12469 HIGHWAY 36 AND REQUESTING ANNEXATION.

Public Hearing Opened at 6:05 p.m.

No Comments.

Public Hearing Closed at 6:06 p.m.

12. DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE APPROVING ANNEXATION OF THE 0.6186 ACRE TRACT OF LAND OWNED BY CHOWNING HTX, LLC LOCATED AT 12469 HIGHWAY 36.

The motion was made by Council Member Richardson and seconded by Council Member Hollon to approve AN ORDINANCE APPROVING ANNEXATION OF THE 0.6186 ACRE TRACT OF LAND OWNED BY CHOWNING HTX, LLC LOCATED AT 12469 HIGHWAY 36. Motion carried unanimously.

13. PUBLIC HEARING: FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON THE PROPOSED BUDGET FOR THE CITY OF BELLVILLE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

Public Hearing Opened at 6:07 p.m.

Council Discussion.

Public Hearing Closed at 6:12 p.m.

THE PROPOSED BUDGET FOR FY 2025-2026 FOR THE CITY OF BELLVILLE WILL RAISE MORE REVENUE FROM TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY THE AMOUNT OF \$142,129, WHICH IS AN 8.84 PERCENT INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$52,934.

14. DISCUSSION AND POSSIBLE ACTION REGARDING AWARD OF APRA BID TO LARRY YOUNG PAVING, INC.

William Huebner with Strand Associates went over the bid with Council and answered questions that they had.

The motion was made by Council Member Richardson and seconded by Council Member Conley to approve ACTION REGARDING AWARD OF APRA BID TO LARRY YOUNG PAVING, INC. Motion carried unanimously.

15. DISCUSSION AND POSSIBLE ACTION REGARDING CLARK PARK RENTALS.

Council discussed Clark Park Rental and the rental application. No Action was taken.

16. EXECUTIVE SESSION-The city council adjourned into executive session at 6:19 p.m.

- A. PURSUANT TO § 551.071 - TEXAS GOVERNMENT CODE – CONSULTATION WITH ATTORNEY REGARDING DEVELOPMENT ISSUES.
- B. PURSUANT TO § 551.074 – TEXAS GOVERNMENT CODE – PERSONNEL MATTERS REGARDING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE – CITY ADMINISTRATOR

17. RECONVENE INTO OPEN SESSION (THE CITY COUNCIL WILL RECONVENE INTO OPEN SESSION.) The city council reconvened into regular session at 6:50 p.m.

- A. DISCUSSION AND POSSIBLE ACTION REGARDING HACIENDA ESTATES DEVELOPMENT & ASSOCIATED MATTERS INCLUDING HIRING OUTSIDE LEGAL COUNSEL.

The motion was made by Council Member Richardson and seconded by Council Member Hollon to authorize HIRING OUTSIDE LEGAL COUNSEL REGARDING HACIENDA ESTATES DEVELOPMENT & ASSOCIATED MATTERS. Motion carried unanimously.

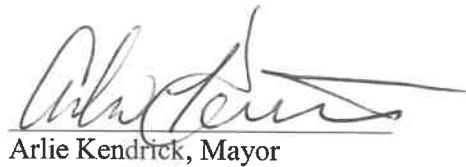
- B. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF THE CITY ADMINISTRATOR.

No Action was taken.

18. ADJOURNMENT

The motion was made by Council Member Dornon and seconded by Council Member Hollon to adjourn at 6:51 p.m. Motion carried unanimously.

ATTEST:



Arlie Kendrick, Mayor



Rachael Lynch

Rachael Lynch, TRMC, CMC, CPM
City Secretary