

CITY OF BELLVILLE

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

May 12, 2026

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

Mayor Pro-Tem Monte Richardson 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 Pro-Tem Richardson led the Pledges of Allegiance.

3. CERTIFICATION OF A QUORUM

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

4. CONSIDERATION/ACTION TO ADOPT AGENDA

The motion was made by Council Member Hollon and seconded by Council Member Dornon to approve the Agenda of the Special Meeting of May 12, 2026, as presented. Motion carried unanimously.

5. ISSUE CERTIFICATE OF ELECTION FOR THE MAY 2, 2026, GENERAL ELECTION.

Mayor Pro-Tem Richardson presented the newly elected Council Member the ISSUE CERTIFICATE OF ELECTION FOR THE MAY 2, 2026, GENERAL ELECTION.

6. ISSUE STATEMENT OF OFFICER

City Secretary Lynch administered the ISSUE STATEMENT OF OFFICER.

7. ISSUE OATH OF OFFICE

City Secretary Lynch administered the ISSUE OATH OF OFFICE.

8. CONSIDERATION/ACTION 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 Regular Meeting April 21, 2026, and Special Meeting April 29, 2026. Motion carried unanimously.

9. 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.)

Margie Lovell spoke about A T & T's crew and did not receive any notice.

Donna Jacob, Bridget Kourik, Garth Fletcher and Betsy Elick all spoke regarding the food truck court at 132 King Road.

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

Shawn informed Council that the utility replacement and construction of the parking lot between City Hall and Old 300 will begin the week of the 11th. We will begin moving the gas line and the electric line on Hickory Street next week. This is part of the County's drainage project and will allow for the expansion of the road.

The Gas Department has been monitoring ATT contractors to limit the damage to our utility lines. Employee Appreciation Day will be June 11th and we will provide lunch for all employees.

11. 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).

Mayor and Council thanked everyone that participated in helping with RTC.

Council Hancock inquired about sign posted.

Council Member Hollon inquired about getting a new sign for S. Holland.

12. DISCUSSION AND POSSIBLE ACTION ON AN ORDINANCE REGARDING A REQUESTED ZONING CHANGE TO THE CITY'S OFFICIAL ZONING MAP WHICH WOULD REZONE THE 2.992-ACRE TRACT OF LAND LOCATED AT 132 KING ROAD, BELLVILLE, TEXAS FROM DISTRICT MU, BUSINESS/RESIDENTIAL MIXED-USE DISTRICT TO DISTRICT PD, PLANNED DEVELOPMENT DISTRICT.

The motion was made by Council Member Hancock and seconded by Council Member Hollon to approve the ORDINANCE REGARDING A REQUESTED ZONING CHANGE TO THE CITY'S OFFICIAL ZONING MAP WHICH WOULD REZONE THE 2.992-ACRE TRACT OF LAND LOCATED AT 132 KING ROAD, BELLVILLE, TEXAS FROM DISTRICT MU, BUSINESS/RESIDENTIAL MIXED-USE DISTRICT TO DISTRICT PD, PLANNED DEVELOPMENT DISTRICT. Motion carried unanimously.

13. DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION APPROVING THE BELLVILLE ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE A REAL ESTATE SALES CONTRACT AND ANY CLOSING DOCUMENTS FOR THE ACQUISITION OF AN APPROXIMATELY .1380-ACRE TRACT OF LAND.

No Action was taken.

14. DISCUSSION AND POSSIBLE ACTION REGARDING AMENDMENTS TO THE CITY'S PURCHASING POLICY.

The motion was made by Council Member Dornon and seconded by Council Member Hollon to approve the AMENDMENTS TO THE CITY'S PURCHASING POLICY. Motion carried unanimously.

15. DISCUSSION AND POSSIBLE ACTION REGARDING A CONTINGENT FEE CONTRACT WITH PERDUE BRANDON FIELDER COLLINS & MOTT, LLP PURSUANT TO SECTION 552.001(b) OF THE TEXAS LOCAL GOVERNMENT CODE, SAID CONTRACT BEING FOR THE COLLECTION OF DELINQUENT UTILITY ACCOUNTS OWED TO THE CITY OF BELLVILLE AND NOTICE OF

SAID CONTRACT IS POSTED WITH THE AGENDA IN ACCORDANCE WITH SECTION 2254 OF THE GOVERNMENT CODE.

The motion was made by Council Member Dornon and seconded by Council Member Conley to approve the written finding and the contract REGARDING A CONTINGENT FEE CONTRACT WITH PERDUE BRANDON FIELDER COLLINS & MOTT, LLP PURSUANT TO SECTION 552.001(b) OF THE TEXAS LOCAL GOVERNMENT CODE, SAID CONTRACT BEING FOR THE COLLECTION OF DELINQUENT UTILITY ACCOUNTS OWED TO THE CITY OF BELLVILLE AND NOTICE OF SAID CONTRACT IS POSTED WITH THE AGENDA IN ACCORDANCE WITH SECTION 2254 OF THE GOVERNMENT CODE. Motion carried unanimously.

16. DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE AUTHORIZING A 30% COLLECTION FEE FOR DELINQUENT UTILITY ACCOUNTS.

The motion was made by Council Member Conley and seconded by Council Member Dornon to approve the ORDINANCE AUTHORIZING A 30% COLLECTION FEE FOR DELINQUENT UTILITY ACCOUNTS. Motion carried unanimously.

17. DISCUSSION AND POSSIBLE ACTION TO CONVEY A .08-ACRE TRACT OF LAND TO AUSTIN COUNTY FOR DRAINAGE IMPROVEMENTS PURSUANT TO SECTION 272.001(I) OF THE TEXAS LOCAL GOVERNMENT CODE AND AUTHORIZE THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS.

The motion was made by Council Member Conley and seconded by Council Member Dornon to approve to CONVEY A .08-ACRE TRACT OF LAND TO AUSTIN COUNTY FOR DRAINAGE IMPROVEMENTS PURSUANT TO SECTION 272.001(I) OF THE TEXAS LOCAL GOVERNMENT CODE AND AUTHORIZE THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS. Motion carried unanimously.

18. EXECUTIVE SESSION - Council did not convene into executive session.


A. PURSUANT TO § 551.071 - TEXAS GOVERNMENT CODE – CONSULTATION WITH ATTORNEY REGARDING HACIENDA GROUP, LLC V. CITY OF BELLVILLE; 155th JUDICIAL DISTRICT COURT OF AUSTIN COUNTY, TEXAS


19. RECONVENE INTO OPEN SESSION

20. ADJOURNMENT

The motion was made by Council Member Dornon and seconded by Council Member Hollon to adjourn at 6:27 p.m. Motion carried unanimously.

ATTEST:


Rachael Lynch, TRMC, CMC, CPM
City Secretary


Arlie Kendrick, Mayor