

CITY OF BELLVILLE

AGENDA OF A REGULAR MEETING OF THE CITY COUNCIL

SEPTEMBER 16, 2025

Notice is hereby given that a Regular Meeting of the governing body of the City of Bellville will be held on the 16th day of September 2025, at 5:30 p.m. in the City Hall Building, 30 S. Holland Street, Bellville, Texas.

Chapter 551 of the Texas Government Code allows a meeting to which the public does not have access in certain limited instances. The Council may consult with their attorney regarding pending or contemplated litigation. The Council may have a closed meeting to deliberate the purchase, exchange, lease or value of real property. An open session is not required to consider evaluation, discipline, or dismissal of an employee unless there is a specific complaint or charge against an officer or employee and the employee or officer wants an open session. The purpose of the agenda is to give notice to the public about the item that will be considered. If any item on the agenda falls within the exceptions to the open meeting law, the Council has the right to adjourn the open session and convene a closed meeting. However, no action may be taken in an executive session. The Council will reconvene in open session before taking any action on an agenda item.

1. 5:30 P.M. CALL TO ORDER
2. INVOCATION AND PLEDGES OF ALLEGIANCE
3. CERTIFICATION OF A QUORUM
4. CONSIDERATION/ACTION TO ADOPT AGENDA
5. CONSIDERATION/ACTION TO APPROVE MINUTES OF PREVIOUS MEETING

Regular Meeting August 19, 2025, Special Meeting September 4, 2025 and Special Meeting September 9, 2025

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

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.
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.
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.
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.
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.

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.
15. DISCUSSION AND POSSIBLE ACTION REGARDING CLARK PARK RENTALS.
16. **EXECUTIVE SESSION**
 - 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.)

- A. DISCUSSION AND POSSIBLE ACTION REGARDING HACIENDA ESTATES DEVELOPMENT & ASSOCIATED MATTERS INCLUDING HIRING OUTSIDE LEGAL COUNSEL.
- B. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF THE CITY ADMINISTRATOR.

18. ADJOURNMENT

CERTIFICATION

I certify that the attached Notice of Meeting was posted on the bulletin board located on the front side of the City Hall Building, located at 30 S Holland on the _____ of September 2025, at _____ a.m./p.m. This notice will remain posted continuously for 3 business days preceding the scheduled time of said meeting in accordance with Chapter 551.041 of the Texas Government Code.

Rachael Lynch, TRMC, CMC
City Secretary

NOTICE

In compliance with the American with Disabilities Act, the City of Bellville will provide reasonable accommodations for persons attending and/or participating in this City Council Meeting. To better serve you, the request must be made at least 24 hours prior to the meeting. Contact the City of Bellville at (979) 865-3136. The City Hall building is wheelchair accessible and accessible parking spaces are available.

I certify the attached Notice and Agenda of items to be considered by the City Council was removed by me from the bulletin board at the City Hall on the _____ day of _____ 2025.

Taxpayer Impact Table

Scenario		Tax Rate	Estimated Tax Bill	Difference from No-New-Revenue
Prior Year (FY 2024 2025)		0.34888	860	-3
No-New-Revenue (FY 2025-2026)		0.33636	863	
Proposed Budget (FY 2025-2026)		0.35602	913	50

The proposed budget for FY 2025-2026 can be viewed on the homepage of the City's website at www.cityofbellville.com.