



City of Bellmead City Council Meeting Agenda

Tuesday, February 10, 2026

6:30 PM

Council Chambers, 3015 Bellmead Dr.

Call Meeting To Order

Invocation

Pastor David Ives of Praisewind Church on the Rock

Pledge Of Allegiance

Citizen Comments

This time is for citizens to address the City Council on issues and items of concern that are not on this agenda. Citizens will have a comment time on any requested agenda item. There will be no City Council discussion or action at this time, and there is a time limit of three (3) minutes per person.

Personal attacks on the Council or Staff will not be tolerated. Doing so will forfeit your remaining time. Persons engaged in disruptive behavior will be escorted from the meeting.

Council & City Manager Reports

- Racial Profiling Report – Attached
- Dispatch Remodel/Overall Update/Operational Hours
- Update on Wheeler/Pecan Streets
- Tree Trimming
- Study of Hwy 77
- Amend SS4A
- Sign Inventory
- Civic Center Remodel – Bridal room, Kitchen, Bathrooms

Proclamations (PC)/Presentation (PR)

1. PR-2026-02 Presentation of current and ongoing community development efforts within the City of Bellmead.

Consent Agenda

2. MN-2026-02 Consider Minutes of the Regular City Council Meeting of January 13, 2026.



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3. RS-2026-004 Consider a memorandum/resolution approving the City of Bellmead Investment Report for the quarter ended December 31, 2025.
4. RS-2026-005 Consider a memorandum/resolution appointing Bruce Flachsbart to the Bellmead Economic Development Corporation.
5. RS-2026-006 Consider a memorandum/resolution authorizing the City Manager to enter into an Interlocal Cooperation Agreement with McLennan County for the provision of semi-annual gravel street maintenance services and to execute all documents related thereto on behalf of the City of Bellmead.

Regular Agenda

Ordinances

6. OR-2026-01 Consider a memorandum/ordinance adding Section 22-14 to Article 22 of the Code of Ordinances establishing an Identity Theft Prevention Program ("Program") under the Federal Trade Commission's Red Flags Rule (16 CFR Part 681).

Executive Session

The City Council may consult with legal counsel and receive legal advice as permitted by Section 551.071 of the Texas Government Code.

Reconvene Into Regular Session

Adjournment

Certification

I certify that the above notice of meeting was posted on the Internet and the bulletin board at Bellmead City Hall on or before 5:00 p.m. on **February 05, 2026**. This notice will remain posted continuously for at least 3 business days before the scheduled date of said meeting in accordance with Chapter 551.043 of the Texas Government Code.

Shannon Garcia
City Secretary



City of Bellmead City Council Meeting Agenda

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6:30 PM

Council Chambers, 3015 Bellmead Dr.

In compliance with the Americans with Disabilities Act, the City of Bellmead 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 Bellmead at (254) 799-2436 or by fax at (254) 799-5969. The City Hall building is wheelchair accessible, with parking available at the front and east side of the building.

Notice of Meetings

The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. No official action will be taken by the Council.

Notice of Potential Quorum

A Quorum of The Bellmead Economic Development Corporation Board Members May be Present.

Racial Profiling Report | Full

Agency Name: BELLMEAD POLICE DEPT.
Reporting Date: 01/29/2026
TCOLE Agency Number: 309201

Chief Administrator: SHAWN M MYATT

Agency Contact Information:
Phone: (254) 799-0251
Email: smyatt@bellmeadtx.gov

Mailing Address:
701 MAXFIELD ST, BELLMEAD, TX, 767053062

This Agency filed a full report

BELLMEAD POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the BELLMEAD POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the BELLMEAD POLICE DEPT. if the individual believes that a peace officer employed by the BELLMEAD POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the BELLMEAD POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the BELLMEAD POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The BELLMEAD POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: Jonathan Grisham
Lieutenant

Date: 01/29/2026

Total stops: 4090

Street address or approximate location of the stop

City street	1940
US highway	1165
County road	1
State highway	503
Private property or other	481

Was race or ethnicity known prior to stop?

Yes	391
No	3699

Race / Ethnicity

Alaska Native / American Indian	12
Asian / Pacific Islander	33
Black	1082
White	1646
Hispanic / Latino	1317

Gender

Female	1531
Alaska Native / American Indian	5
Asian / Pacific Islander	10
Black	426
White	626
Hispanic / Latino	464
Male	2559
Alaska Native / American Indian	8
Asian / Pacific Islander	23
Black	657
White	1020
Hispanic / Latino	851

Reason for stop?

Violation of law	533
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	196
White	191

Hispanic / Latino	144
Preexisting knowledge	201
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	68
White	72
Hispanic / Latino	59
Moving traffic violation	2608
Alaska Native / American Indian	12
Asian / Pacific Islander	25
Black	601
White	1107
Hispanic / Latino	863
Vehicle traffic violation	748
Alaska Native / American Indian	1
Asian / Pacific Islander	4
Black	218
White	276
Hispanic / Latino	249
Was a search conducted?	
Yes	371
Alaska Native / American Indian	1
Asian / Pacific Islander	2
Black	152
White	96
Hispanic / Latino	120
No	3719
Alaska Native / American Indian	12
Asian / Pacific Islander	31
Black	931
White	1550
Hispanic / Latino	1195
Reason for Search?	
Consent	46
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	22
White	12

Hispanic / Latino	12				
Contraband	3				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	1				
White	1				
Hispanic / Latino	1				
Probable	159				
Alaska Native / American Indian	0				
Asian / Pacific Islander	1				
Black	76				
White	41				
Hispanic / Latino	41				
Inventory	99				
Alaska Native / American Indian	1				
Asian / Pacific Islander	0				
Black	30				
White	19				
Hispanic / Latino	49				
Incident to arrest	64				
Alaska Native / American Indian	0				
Asian / Pacific Islander	1				
Black	23				
White	23				
Hispanic / Latino	17				
Was Contraband discovered?					
Yes	150				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	0	Yes	0	No	0
Asian / Pacific Islander	2	Yes	2	No	0
Black	70	Yes	21	No	49
White	42	Yes	12	No	30
Hispanic / Latino	36	Yes	9	No	27
No	221				
Alaska Native / American Indian	1				
Asian / Pacific Islander	0				
Black	82				
White	54				
Hispanic / Latino	84				

Description of contraband	
Drugs	86
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	42
White	25
Hispanic / Latino	19
Weapons	4
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	1
Hispanic / Latino	1
Currency	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	39
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	15
White	12
Hispanic / Latino	12
Stolen property	21
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	11
White	4
Hispanic / Latino	4
Other	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Result of the stop	
Verbal warning	0

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	2348
Alaska Native / American Indian	5
Asian / Pacific Islander	18
Black	600
White	1057
Hispanic / Latino	668
Citation	1634
Alaska Native / American Indian	8
Asian / Pacific Islander	13
Black	436
White	558
Hispanic / Latino	619
Written warning and arrest	53
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	20
White	19
Hispanic / Latino	12
Citation and arrest	55
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	27
White	12
Hispanic / Latino	16
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	78
Alaska Native / American Indian	0
Asian / Pacific Islander	2

Black	38
White	21
Hispanic / Latino	17
Violation of Traffic Law	18
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	7
White	6
Hispanic / Latino	5
Violation of City Ordinance	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Outstanding Warrant	11
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	3
White	6
Hispanic / Latino	2

Was physical force resulting in bodily injury used during stop?

Yes	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	4090
Alaska Native / American Indian	12
Asian / Pacific Islander	33
Black	1083
White	1646
Hispanic / Latino	1315

Number of complaints of racial profiling

Total	1
Resulted in disciplinary action	0
Did not result in disciplinary action	1

Comparative Analysis

- Use TCOLE's auto generated analysis ☐
- Use Department's submitted analysis ☐

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement



Regular 2/10/2026
Item # 1
PR 2026-02

CITY COUNCIL AGENDA ITEM

Prepared By: Fred Morris

Approval: Yousry Zakhary

Community Development Update

DESCRIPTION:

Presentation of current and ongoing community development efforts within the City of Bellmead.

BACKGROUND:

Bellmead is experiencing moderate development pressure, primarily driven by institutional investment and infill development. Recent commercial activity reflects steady progress and is expected to strengthen the local business climate while supporting sustainable growth.

These projects support responsible growth, improving neighborhood quality of life, and ensure that development aligns with plans and adopted ordinances.

ATTACHMENT(S):

PowerPoint Presentation

COMMUNITY DEVELOPMENT UPDATE

February 10, 2026

Community Development

- Community Development Department consists of:
 - Planning/Zoning/Subdivision
 - Building Inspections/Permitting
 - Code Enforcement – *Currently Vacant*
 - Staffed by: CD Director & Building Official

Planning/Zoning/Subdivision

- Cumulative Zoning – Not a lot of applications for zoning change
- Numerous Minor Plats – 4 Lots or less; Administrative approvals
- Code and Ordinance amendments to P&Z and then to Council

Building Inspections/Permitting

- Steady increase in compliance with codes & permitting

Building Permits

- 2024 – 114
- 2025 – 307

Plumbing Permits

- 2024- 138
- 2025- 244

Code Enforcement

- Notice of Violation

Letters Issued:

- 2023 – 124
- 2024 – 613
- 2025 – 1260

Properties Abated of Nuisance Situations

- Our new Municipal Court Judge and Court Staff are *GREAT*
- Fair and Firm, to accomplish the goals
- But...clear one & another pops up

Taylor St. Before & After



E. 20th St. Before & After



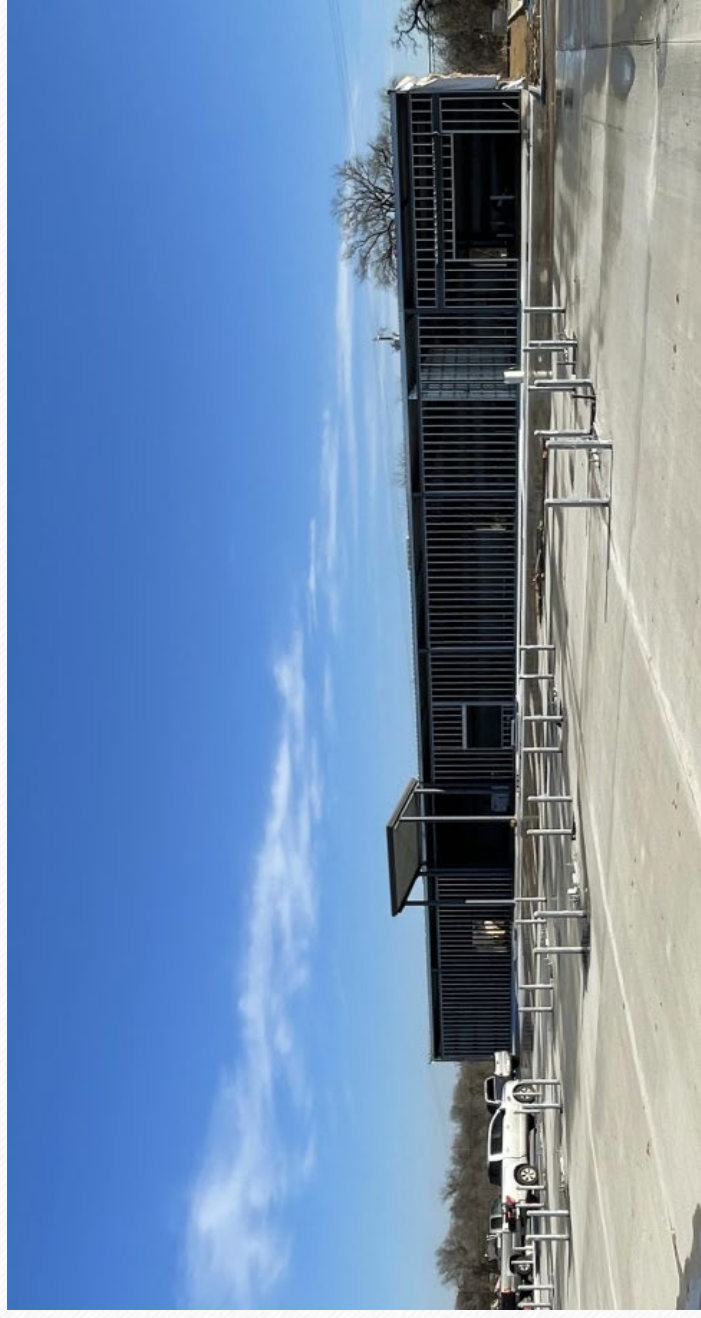
Old Dallas Rd. Before & After



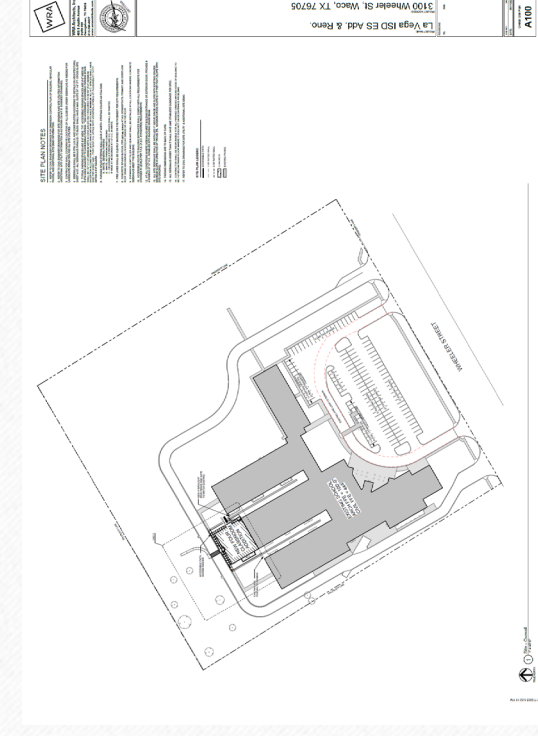
Commercial Activity

- Numerous remodel jobs: Things we don't really see, like coolers, AC Units & lighting
- HEB
- Walmart
- Sam's Club

Circle-T Truck Stop



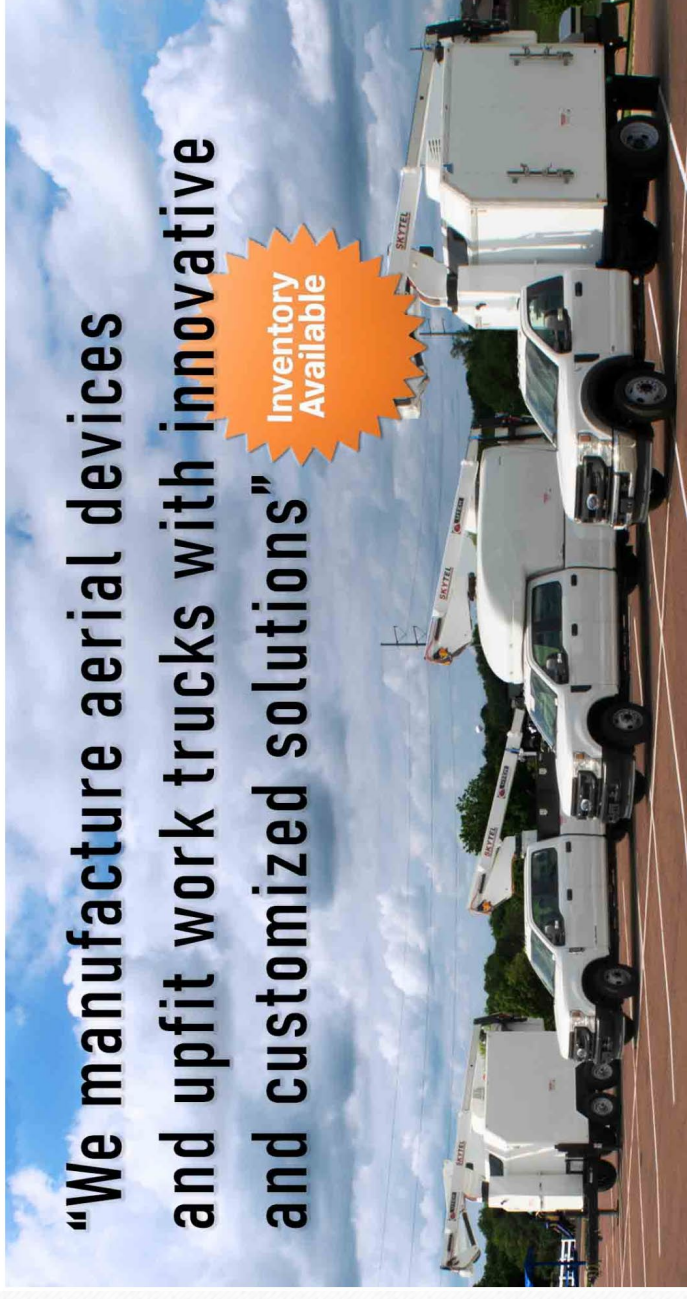
LVISD +\$90 Million Bond Projects



UTEC/MTEC

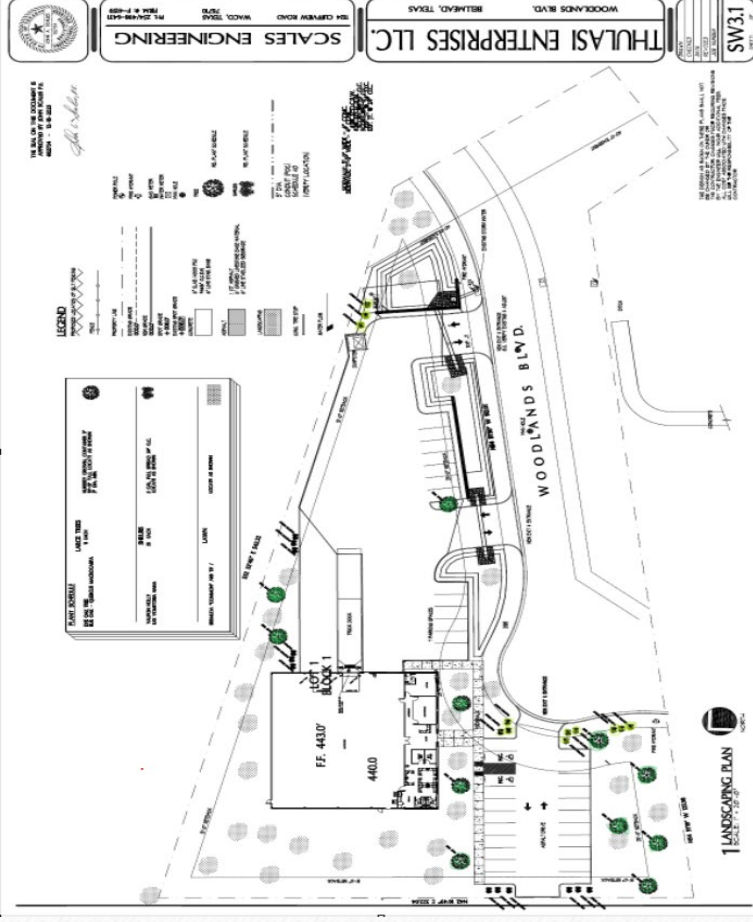
Utility Truck Equipment Company

- On track to meet agreement terms
- Start construction end of June '26
- General Contractor in touch with staff concerning permits



Pharmaceutical Distribution Warehouse

- Dr. Ancha, Waco, Tx., respected Gastroenterologist
- Identified a need to serve small hospitals & clinics
- 10,000 sq. ft. facility
- Installing erosion control BMPs this week



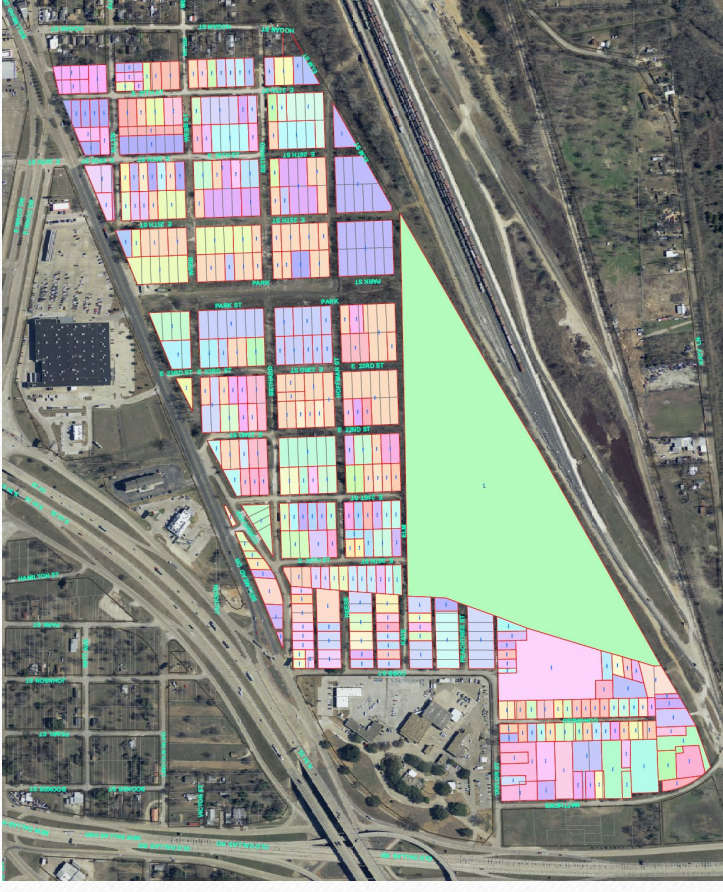
Home 2 Suites

- New Hotel at Research/
N. Development
- Adjacent to Home Depot
- Civil Plans Approved
- Architectural Plans Pending
- Several contacts indicate “Close”



Bellmead Drive Area

- Approx 120 ac.: PRIME location
- Multiple owners
- Numerous Challenges - Endless Opportunity
- Code Enforcement v. Economic Development
- Clean-Up continues



Infill Development

- Not much pressure for New Subdivision Development
- Investment on existing lots with existing streets & utilities

Infill Development



168 Lopez St.



1410 Cloverleaf

Infill Development



113 San Pedro St.



4007 Gram Lane

Infill Development



4019 Harrison St.



211 Lopez Street

Infill Development



1517 Travis St.



1415 Cloverleaf St.



1026 La Clede St.



407 A& B Hogan St.

405 A & B Hogan St.



1025 Kane St.



1121 Maxfield St.



1023 Kane St.

CITY OF BELLMEAD

City Council Regular Meeting Minutes

Tuesday, January 13, 2026

6:34 PM – 9:07 PM

Bellmead City Hall, 3015 Bellmead Drive, Bellmead, Texas

CALL TO ORDER

Mayor Bryan Winget called the meeting to order at 6:34 PM.

ATTENDANCE

<u>Council Member</u>	<u>Present</u>	<u>Absent</u>
Mayor Bryan Winget	X	
Councilman James Cleveland	X	
Councilman Travis Gibson	X	
Councilman Tommy Bainbridge	X	
Councilman Gary Moore	X	
Councilman Bruce Flachsbart	X	

STAFF PRESENT

Yost Zakhary – City Manager
Karen Evans – ACM/Chief Financial Officer
Shannon Garcia – City Secretary
Fred Morris – Community Development Director
William Hlavenka – Fire Chief
Shawn Myatt – Police Chief
Adam Miles – City Attorney

INVOCATION

Pastor Ronnie Holmes of Church of the Open Door led the invocation.

PLEDGE OF ALLEGIANCE

All attendees participated in the Pledge of Allegiance.

ACKNOWLEDGEMENT OF GUESTS AND PUBLIC COMMENTS

- Norma Heslep, 3608 Bellmead Drive, addressed the Council on behalf of the Kat Wall for Texas campaign. Ms. Heslep stated that she serves as the campaign's

office manager and that the campaign office is located on Bellmead Drive, noting that the Council may have seen the campaign signage at that location. She shared that Kat Wall is a Republican candidate for Texas House District 13. Ms. Heslep thanked Councilman Moore for the invitation to attend and for extending an invitation for Ms. Wall to speak. She explained that Ms. Wall was unable to attend due to multiple campaign events scheduled on the same evening, which required Ms. Wall and campaign staff to be at different locations.

- The City Attorney, Adam Miles, stopped Ms. Heslep before her 3 minutes expired to inform her that the Council provides a public comment period for citizens to speak and that guidelines govern those comments. Mr. Miles explained that the Council strives to remain politically neutral and does not typically allow politically related remarks during this portion of the meeting. Ms. Heslep responded that Councilman Moore had invited her and that she spoke with the City Secretary prior to attending the meeting. Mr. Miles further advised Ms. Heslep that the Mayor had provided his business card and indicated that she may contact him with any future questions or comments. Mr. Miles reiterated that the Council's intent is to remain neutral and avoid using City time or resources for campaign-related purposes.
- Miguel Hernandez, 1511 Old Dallas Road, addressed the Council and thanked them for their time. Mr. Hernandez stated that his goal was never to rezone the property, but rather to make improvements to an existing shop to create a more comfortable working environment. He expressed appreciation for the discussion at the previous meeting and indicated that he was agreeable to working with what currently exists, including installing fans, pouring concrete, and enclosing the existing structure. Mr. Hernandez thanked the Council again and expressed hope that a resolution could be reached.
- Seir and Freddy Hernandez, 1511 Old Dallas Road, Seir translated to the Council on behalf of her father, Freddy. Mr. Hernandez thanked the Council for the opportunity to speak and expressed appreciation for the respectful process. He explained that his family has appeared before the Council for several months seeking final approval to construct a 30-by-50-foot mechanic shop in the backyard of their property. He noted that the family has worked to improve and maintain the appearance of the home and property, emphasizing pride in their neighborhood. Mr. Hernandez stated that all required permits have been completed and that the shop would provide a safer and more efficient working environment, particularly during inclement weather, while also helping to reduce noise and disturbance. He emphasized that the family's intent is to be respectful

of neighbors, provide honest service to clients, and contribute positively to the community. He shared that his family has lived at the property for 13 years and has made significant improvements over time. Mr. Hernandez concluded by thanking the Council for their time and consideration and expressed acceptance of the Council's final decision.

- Lewis Wood, 1413 Old Dallas Road, spoke in opposition to any zoning change for the property at 1511 Old Dallas Road, stating that it should remain residential. He cited concerns about excessive vehicles, heavy truck traffic, dust and mud on the roadway, land disturbance, and potential environmental issues. Mr. Wood emphasized that he purchased his property based on its residential zoning and believes zoning laws should be enforced and not altered to accommodate violations.
- Randy Devorsky, 1501 Old Dallas Road, addressed the Council in opposition to the proposed improvements at 1511 Old Dallas Road, disputing statements made by Mr. Miguel Hernandez. Mr. Devorsky stated that a concrete building already exists on the property and that it had been enclosed and used for work. He expressed concerns about the number of vehicles on the property, noise disturbances during late-night hours, burning activities, and repeated involvement by police, fire, and animal control. He also raised concerns regarding alleged permit violations, drainage and water disposal issues, and claimed there have been multiple code enforcement citations. Mr. Devorsky stated that adjacent landowners oppose the activity and offered to provide photographs documenting the conditions he described.
- Edna Devorsky, 1417 Old Dallas Road, addressed the Council to express concerns about increased noise and traffic in her neighborhood. Ms. Devorsky stated that she is 93 years old and has lived in the area since her early adulthood, describing it as a formerly quiet neighborhood. She expressed concern about frequent heavy truck traffic, estimating 15 to 20 trucks per day, which she stated has caused excessive noise and damage to the roadway, making it resemble a gravel or dirt road. Ms. Devorsky concluded by expressing disappointment over the changes in the neighborhood and concern about the impact on residents.
- David Devorsky, 1501 Old Dallas Road, addressed the Council regarding the mechanic shop next door. He stated that he does not support the activities at the shop, noting that 20 to 30 vehicles are present each day and that work on the vehicles continues throughout the day. He expressed concern about the noise, particularly as his bedroom is adjacent to the property.

- William Devorsky, 1501 Old Dallas Road, addressed the Council and stated that he supports the comments previously made by Mr. Louis Wood and his father, echoing their concerns about the proposed mechanic shop. He thanked the Council for their time.
- Sandy Stroud, 1517 Old Dallas Road, addressed the Council in support of the property improvements at 1511 Old Dallas Road. She noted that the property owner has made ongoing improvements since moving in, including filling in and mulching the pasture behind her home and clearing and maintaining the area near the park. Ms. Stroud stated that, to her knowledge, the owner has complied with all requests from the Council and expressed her support for the continued improvements, thanking the Council for their time.
- Julie Sykora addressed the Council, noting the recent changes in Council membership. She expressed concern about the current functioning of the Council and suggested that some members consider resigning to improve the effectiveness of the body.

COUNCIL/CITY MANAGER REPORTS

City Manager Yost Zakhary provided updates on the following:

- The City Manager updated the Council on the 2026 McLennan County Appraisal District Board of Directors election results. Jim Smith and Jim Patton were elected to serve the appraisal district for a four-year term.
- Chief Myatt and his staff formally received accreditation from the Texas Police Chiefs Association Foundation last week. Out of approximately 2,800 police departments across the State of Texas, only about 230 currently hold this distinction, making it a significant achievement. A formal presentation on this accomplishment will be provided at a future City Council meeting, anticipated in February or March, during which representatives from the Association will be in attendance to present the official certificate and formally recognize the department. A letter documenting this accreditation is also included. This is an outstanding accomplishment, and the department is to be commended for its dedication and professionalism.
- Update on the Public Works Building project. Staff have been in ongoing meetings, and the plans are now approximately 90–95% complete. We anticipate sending the project out for quotes sometime in February 2026 and plan to bring the results back to Council in March – April 2026, as we continue moving this construction project forward.
- Update on Wheeler/Pecan road construction. The engineering plans to repair the full sections of both roadways, and the engineering report on soil density has been received

from our local consultants and provided to our engineers. With that information in hand, they will begin survey work, conduct additional field investigations, and start preparing the construction documents. We anticipate bringing this project back to Council in the May–June 2026 timeframe for consideration and award of the construction bid.

PRESENTATION

1. Mayor Pro-Tem Cleveland presented Karen Evans, ACM/Chief Financial Officer, the GFOA Certificate of Achievement of Excellence in Financial Reporting for the Fiscal Year ended September 30, 2024.

- Mr. Zakhary stated that this recognition is not easily earned, as the City’s financial statements are reviewed by an independent and impartial panel, none of whom are from the local area. Issued by the Government Finance Officers Association, this certificate represents the highest level of recognition in governmental accounting and financial reporting, reflecting excellence in transparency, accuracy, and accountability. It is a significant accomplishment by City staff, led by the Assistant City Manager and Chief Financial Officer, and one of which the City should be very proud. Our financial controls and accounting practices continue to be well-regarded, as affirmed by our auditors, with the formal audit report expected in March 2026. This award underscores the professionalism and dedication of our finance team.

CONSENT AGENDA

CONSENT AGENDA ITEM 2

2. Consider the Minutes of the Regular City Council Meeting of December 04, 2026.

CONSENT AGENDA ITEM 2, APPROVAL OF THE CITY COUNCIL DECEMBER 04, 2026, REGULAR MINUTES.

MOTION: Councilman Moore motioned to approve Consent Agenda Item 2.

SECONDED: Bainbridge

AYES: Bainbridge, Winget, Gibson, Moore, Cleveland

NAYS:

ABSENT:

Motion Carried 5-0.

REGULAR AGENDA

3. Consideration and approval of a resolution approving the City Manager's appointment of Jim Reed as the Public Works Director.

RESOLUTION 2026-001, APPOINTMENT OF JIM REED AS THE PUBLIC WORKS DIRECTOR.

MOTION: Councilman Bainbridge motioned to approve a resolution approving the City Manager's appointment of Jim Reed as the Public Works Director.

SECONDED: Gibson

AYES: Bainbridge, Winget, Gibson, Moore, Cleveland

NAYS:

ABSENT:

Motion Carried 5-0.

EXECUTIVE SESSION

The City Council shall convene into executive session in accordance with the following provisions: Section 551.074, Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

Council entered Executive Session at 7:05 PM.

- Discussion on appointing a qualified applicant to fill the City Council Precinct 1 vacancy for the unexpired term ending May 2027.

Council reconvened into Regular Session at 8:45 PM.

RECONVENE INTO REGULAR SESSION

RESOLUTIONS

4. Consideration and approval of a resolution appointing a qualified applicant to fill the City Council Precinct 1 vacancy for the unexpired term ending May 2027.
 - Councilman Gibson stated for the record that he would prefer the Precinct 1 position be placed on the May 2, 2026, ballot, as he strongly believes in the democratic process and the right of the citizens of Precinct 1 to elect their own representative. He noted that doing so would increase transparency, remove the decision from the Council's hands, and place it directly in the voters' hands. He also expressed appreciation for both applicants, stating that

he was impressed with their qualifications, experience, and responses, and thanked them for submitting applications and participating in the process. While acknowledging that both candidates would serve well, Councilman Gibson explained that if an appointment were necessary to fill the unexpired term, he would lean toward the more tenured applicant due to prior elected service, including service as Mayor Pro-Tem. He emphasized that this statement reflected his personal, independent opinion and was not made on behalf of the rest of the Council.

**RESOLUTION 2026-002, APPOINTMENT OF A QUALIFIED APPLICANT
TO FILL THE UNEXPIRED TERM FOR PRECINCT 1 ENDING MAY 2027.**

MOTION: Councilman Gibson motioned to appoint Dr. Alfreda Love to fill the unexpired term for precinct 1 ending May 2027.

SECONDED: Moore

AYES: Gibson, Moore

NAYS: Bainbridge, Winget, Cleveland

ABSENT:

Motion Failed 2-3.

**RESOLUTION 2026-002, APPOINTMENT OF A QUALIFIED APPLICANT
TO FILL THE UNEXPIRED TERM FOR PRECINCT 1 ENDING MAY 2027.**

MOTION: Mayor Pro-Tem Cleveland motioned to appoint Dr. Bruce Flachsbart to fill the unexpired term for Precinct 1 ending May 2027.

SECONDED: Bainbridge

AYES: Bainbridge, Winget, Cleveland

NAYS: Gibson, Moore

ABSENT:

Motion passed 3-2.

OATH OF OFFICE

5. The City Secretary administered the Oath of Office to Dr. Bruce Flachsbart, Precinct 1.
 - Councilman Dr. Flachsbart addressed the Council and audience and stated, “I hope I can represent the wonderful citizens, the amazing neighbors that I have in this community to the best of my ability, thank you.”
6. Newly appointed council member Dr. Flachsbart took his seat at the dais.
7. Consideration and approval of a resolution calling and ordering a General Election to be held on May 2, 2026, for the purpose of electing Precinct 3, Precinct 4 and At-Large Council Members, all for a Two Year Term; Providing for the Designation of the

Places and Manner of Holding Said Election; Providing for the Designation of Early Voting Polling Places; Providing for the Posting and Publication of Notice and Authorizing the City Manager to Execute All Documents Related thereto on behalf of the City of Bellmead.

RESOLUTION 2026-003, CALLING AND ORDERING THE MAY 2, 2026, GENERAL ELECTION

MOTION: Mayor Pro-Tem Cleveland motioned to call and order the May 2, 2026, General Election.

SECONDED: Moore

AYES: Bainbridge, Winget, Cleveland, Gibson, Moore, Flachsbart

NAYS:

ABSENT:

Motion passed 6-0.

8. Consideration of a resolution denying the application for a zoning change from R-2, Duplex and Apartment District to B-2, Secondary and Highway Business District.

- City Manager stated that staff has consulted with the Planning and Zoning Chair, who has reaffirmed the original position of the commission. Based on staff's recommendation and the Planning and Zoning recommendation, the request should be denied at this time, and the property should remain a residential community. Council action is needed—either approval or denial—because staff is unable to move forward while the matter remains unresolved. At this time, staff supports the Planning and Zoning recommendation to deny the rezoning request. I am available to answer any questions. Council has heard extensive testimony and visited the site, and we are now receiving additional inquiries from the public. I respectfully urge Council to make a decision so this matter can move forward.
- Councilman Gibson questioned the possibility of a memorandum of understanding; however, the City Manager explained that the ordinance is very clear and does not allow for additions, expansions, enclosures, or modifications to a nonconforming structure or use. The City Manager further stated that there is no authority to bypass or override the City's ordinances through a resolution or agreement without City Council action. While the applicant expressed interest in continuing limited use of the front portion of the property—such as working on vehicles or maintaining a shop—the City Manager confirmed that even enclosing an existing structure would constitute an expansion under the City of Bellmead's zoning definitions. Because the structure was constructed under a potential permit violation, any determination regarding its continued existence would ultimately be decided

by the court. The City Manager confirmed Bellmead's zoning definitions do not allow any enlargement, enclosure, or expansion of a nonconforming use or structure, including increases in interior square footage.

- Councilmember Gibson questioned why the request was discussed at the prior meeting if the ordinance clearly prohibited the proposed changes. Staff explained that, following Council's direction, they agreed to review the matter further after the last meeting to determine whether any flexibility existed, noting that some cities allow limited alterations to nonconforming uses. However, upon review, Bellmead's ordinance was confirmed to be particularly strict and does not permit expansions, enclosures, or modifications to nonconforming structures. Staff emphasized that the matter was not "entertained" beyond conducting due diligence at Council's request. Discussion then shifted to the water meter issue, with the City Manager clarifying that water service classification has no connection to zoning or land-use approval. The separate meter was required after inspections revealed auto repair and other non-residential activities were being supplied by a residential meter, creating cross-contamination risks and potential violations affecting water system integrity. At the time of the November meeting, staff did not have complete information regarding these findings. Following Council direction, staff met with the Lacy Lakeview building inspector and the property owner, at which point the inspector explained that the upgraded meter was required due to identified violations, not zoning approval or land-use authorization.

RESOLUTION 2025-043 DENYING A RESOLUTION FOR AN APPLICATION FOR A ZONING CHANGE FROM R-2, DUPLEX AND APARTMENT DISTRICT TO B-2, SECONDARY AND HIGHWAY BUSINESS DISTRICT.

MOTION: Councilman Bainbridge motioned to deny the resolution for an application for a zoning change from R-2, Duplex and Apartment District to B-2, Secondary and Highway Business District.

SECONDED: Councilman Flachsbart

AYES: Bainbridge, Winget, Gibson, Moore, Cleveland, Flachsbart

NAYS:

ABSENT:

Motion Passed 6-0.

ADJOURNMENT

Mayor Winget adjourned the meeting at 9:07 PM.

APPROVED:

Regular 02/10/2026

Item # 2

CC/MN 2026-02

Bryan Winget
Mayor

ATTEST:

Shannon Garcia
City Secretary



CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Debbie Prince

Approval: Yousry Zakhary

Quarterly Investment Report

DESCRIPTION:

Consider a memorandum/resolution approving the City of Bellmead Investment Report for the quarter ended December 31, 2025.

BACKGROUND:

The City of Bellmead investment policy requires that a quarterly report of investment activity be submitted to the City Council within a reasonable time after the end of each quarter. The quarterly report includes a detailed description of the investment position of the City, summarizes the investment activity in each pooled fund group, states the total rate of return on the investment portfolio, and contains information regarding the market value and book value of each separately invested asset.

As of December 31, 2025, the City has a total of 27,348,479 in the portfolio with a weighted average maturity of 148.29 days and a weighted average yield of 4.03%.

FISCAL IMPACT / FUNDING SOURCE:

The investment portfolio directly impacts interest earnings and aligns with current budgeted amounts.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the City of Bellmead Investment Report for the quarter ended December 31, 2025.

ATTACHMENT(S):

Investment Report

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of

Bellmead, Texas, this the _____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

Mayor Bryan Winget

APPROVED AS TO FORM:

ATTEST:

City Attorney

Shannon Garcia
City Secretary



City of Bellmead, Texas
Investment Report Summary
For the Quarter Ended December 31, 2025

The Public Funds Investment Act, Chapter 2256 of the Texas Government Code, requires the investment officers of each local government to prepare and submit a written report of investments to its governing body not less than quarterly.

Attached are the detailed investment reports for the quarter ended December 31, 2025. These reports include information regarding the City's cash and investment status, investment yield, portfolio valuation, portfolio activity, and investment allocations.

Historical rate information, market updates, and monthly newsletters that contain valuable economic information are provided by TexPool and may be accessed at <http://www.texpool.com/TexPool/marketViews.do>. TexasCLASS rate information, market updates, and monthly newsletters may be accessed at <https://www.texas.class.com/insights-for-investors/>. TexSTAR rate information may be located online at <https://www.texstar.org/RateInfo.aspx>.

The City's investment portfolio remained in compliance with the Public Funds Investment Act and the City of Bellmead Investment Policy throughout the quarter.

We will be happy to address any questions or comments that you may have regarding the City's investment portfolio.

Sincerely,

A handwritten signature in blue ink, reading "Y. Zakhary", enclosed within a blue oval.

Yousry Zakhary
City Manager

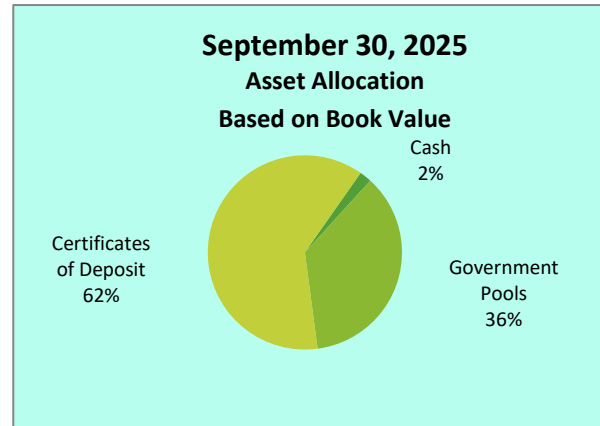
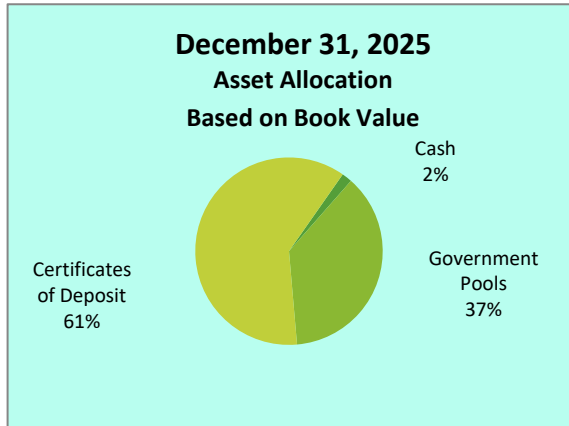
A handwritten signature in blue ink, reading "Karen Evans".

Karen Evans
Chief Financial Officer

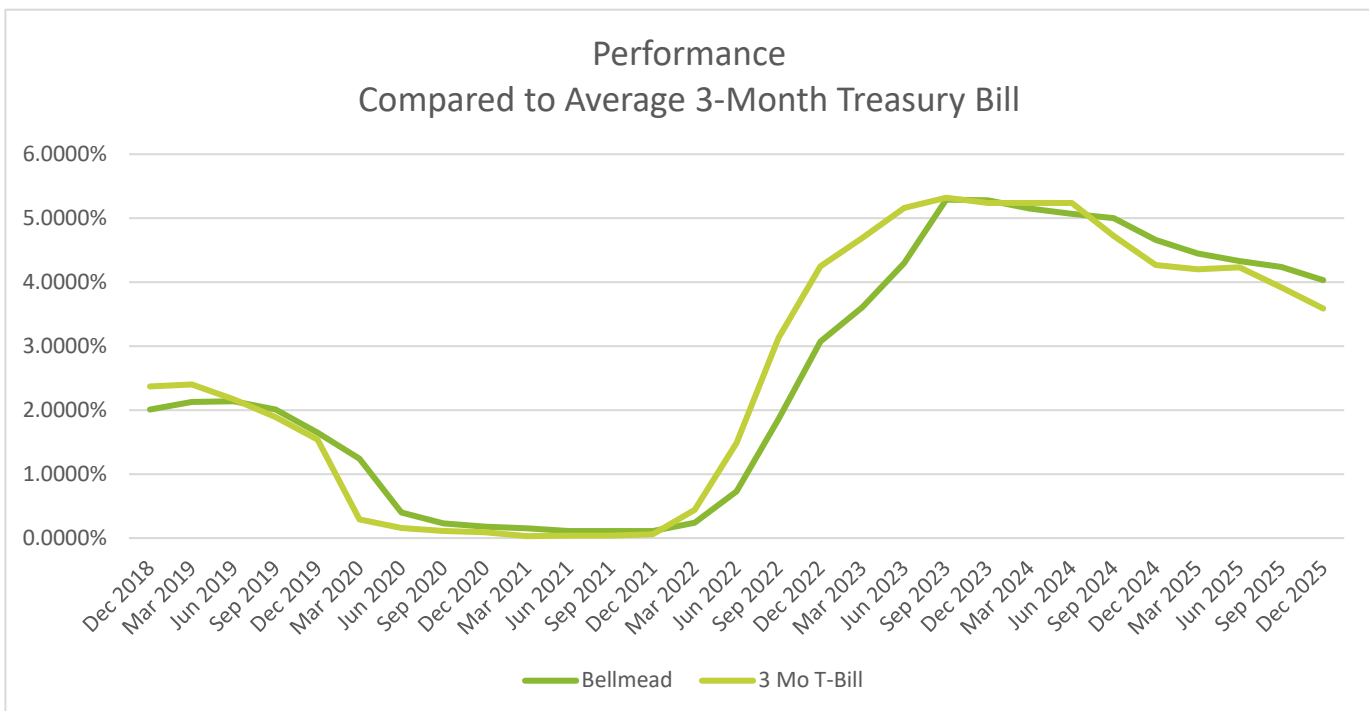
City of Bellmead, Texas
Schedule of Investment Allocations
For the Quarter Ended December 31, 2025

Asset Allocation

	December 31, 2025		September 30, 2025	
	Book Value	Market Value	Book Value	Market Value
Cash	\$ 485,595	\$ 485,595	\$ 547,409	\$ 547,409
Government Pools	\$ 10,154,428	\$ 10,154,428	\$ 9,715,958	\$ 9,715,958
Certificates of Deposit	\$ 16,708,455	\$ 16,708,455	\$ 16,615,702	\$ 16,615,702
	<u>\$ 27,348,479</u>	<u>\$ 27,348,479</u>	<u>\$ 26,879,069</u>	<u>\$ 26,879,069</u>



	Interest Income	Bank Fees Offset
Quarterly	\$ 266,998	\$ 545
Year-to-Date	\$ 266,998	\$ 545



City of Bellmead, Texas
Investment Portfolio
For the Quarter Ended December 31, 2025

Type	Par Value	Life (Days)	Yield %	Settlement Date	Maturity Date	Book Value	Market Value
Cash on Hand	\$ 1,900	1	-	-	-	\$ 1,900	\$ 1,900
American Bank	\$ 483,695	1	2.1000%	-	-	\$ 483,695	\$ 483,695
TexPool	\$ -	1	3.8153%	-	-	\$ -	\$ -
TexSTAR	\$ 5,959,828	1	3.8246%	-	-	\$ 5,959,828	\$ 5,959,828
Texas CLASS	\$ 4,194,600	1	3.9690%	-	-	\$ 4,194,600	\$ 4,194,600
BOK Financial CD 12MO x5554	\$ 1,041,982	2	4.2100%	1/2/2025	1/2/2026	\$ 1,041,982	\$ 1,041,982
BOK Financial CD 6MO x5966	\$ 1,021,703	2	4.4000%	7/3/2025	1/2/2026	\$ 1,021,703	\$ 1,021,703
BOK Financial CD 24MO x5091	\$ 1,087,881	15	4.4000%	1/18/2024	1/15/2026	\$ 1,087,881	\$ 1,087,881
Alliance CD 9MO x5846	\$ 1,021,422	29	4.2500%	4/29/2025	1/29/2026	\$ 1,021,422	\$ 1,021,422
BOK Financial CD 24MO x6363	\$ 1,087,071	71	4.7400%	3/14/2024	3/12/2026	\$ 1,087,071	\$ 1,087,071
BOK Financial CD 24MO x9869	\$ 1,082,513	113	4.8100%	4/25/2024	4/23/2026	\$ 1,082,513	\$ 1,082,513
Alliance CD 12MO x5848	\$ 1,021,422	119	4.2500%	4/29/2025	4/29/2026	\$ 1,021,422	\$ 1,021,422
BOK Financial CD 12MO x5958	\$ 1,020,971	183	4.2500%	7/3/2025	7/2/2026	\$ 1,020,971	\$ 1,020,971
BOK Financial CD 12MO x2141	\$ 1,018,622	197	4.0900%	7/17/2025	7/16/2026	\$ 1,018,622	\$ 1,018,622
Third Coast Bank CD 24MO x1552	\$ 1,057,017	261	4.4500%	9/18/2024	9/18/2026	\$ 1,057,017	\$ 1,057,017
BOK Financial CD 24MO x0601	\$ 1,045,584	295	3.8200%	10/24/2024	10/22/2026	\$ 1,045,584	\$ 1,045,584
BOK Financial CD 24MO x2613	\$ 1,088,534	379	4.0300%	1/16/2025	1/14/2027	\$ 1,088,534	\$ 1,088,534
Central National Bank CD 18MO x1361	\$ 1,009,474	440	3.8500%	9/16/2025	3/16/2027	\$ 1,009,474	\$ 1,009,474
Alliance CD 18MO x6128	\$ 1,021,422	484	3.7500%	10/29/2025	4/29/2027	\$ 1,021,422	\$ 1,021,422
Central National Bank CD 18MO x0596	\$ 1,082,838	626	3.8000%	9/18/2025	9/18/2027	\$ 1,082,838	\$ 1,082,838
Alliance CD 24MO x6126	\$ 1,000,000	673	3.7500%	11/4/2025	11/4/2027	\$ 1,000,000	\$ 1,000,000
	<u>\$ 27,348,479</u>					<u>\$ 27,348,479</u>	<u>\$ 27,348,479</u>
Weighted Average		148.29	4.03%				

City of Bellmead, Texas
Investment Portfolio
For the Quarter Ended December 31, 2025

Qtr to Qtr Change

Type	Yield %	Maturity Date	September 30, 2025		Qtr to Qtr Change	December 31, 2025	
			Par Value	Book Value		Par Value	Book Value
Cash on Hand	-	-	\$ 1,900	\$ 1,900	\$ -	\$ 1,900	\$ 1,900
American Bank	2.1000%	-	\$ 545,509	\$ 545,509	\$ (61,814)	\$ 483,695	\$ 483,695
TexPool	3.8153%	-	\$ -	\$ -	\$ -	\$ -	\$ -
TexSTAR	3.8246%	-	\$ 4,745,012	\$ 4,745,012	\$ 1,214,816	\$ 5,959,828	\$ 5,959,828
Texas CLASS	3.9690%	-	\$ 4,970,945	\$ 4,970,945	\$ (776,345)	\$ 4,194,600	\$ 4,194,600
Third Coast Bank CD 18MO x7857	4.9000%	10/19/2025	\$ 1,071,289	\$ 1,071,289	\$ (1,071,289)	\$ -	\$ -
Alliance CD 6MO x5841	4.2500%	10/29/2025	\$ 1,010,596	\$ 1,010,596	\$ (1,010,596)	\$ -	\$ -
BOK Financial CD 12MO x5554	4.2100%	1/2/2026	\$ 1,031,208	\$ 1,031,208	\$ 10,774	\$ 1,041,982	\$ 1,041,982
BOK Financial CD 6MO x5966	4.4000%	1/2/2026	\$ 1,010,674	\$ 1,010,674	\$ 11,029	\$ 1,021,703	\$ 1,021,703
BOK Financial CD 24MO x5091	4.4000%	1/15/2026	\$ 1,076,138	\$ 1,076,138	\$ 11,743	\$ 1,087,881	\$ 1,087,881
Alliance CD 9MO x5846	4.2500%	1/29/2026	\$ 1,010,596	\$ 1,010,596	\$ 10,826	\$ 1,021,422	\$ 1,021,422
BOK Financial CD 24MO x6363	4.7400%	3/12/2026	\$ 1,074,456	\$ 1,074,456	\$ 12,616	\$ 1,087,071	\$ 1,087,071
BOK Financial CD 24MO x9869	4.8100%	4/23/2026	\$ 1,069,770	\$ 1,069,770	\$ 12,743	\$ 1,082,513	\$ 1,082,513
Alliance CD 12MO x5848	4.2500%	4/29/2026	\$ 1,010,596	\$ 1,010,596	\$ 10,826	\$ 1,021,422	\$ 1,021,422
BOK Financial CD 12MO x5958	4.2500%	7/2/2026	\$ 1,010,316	\$ 1,010,316	\$ 10,655	\$ 1,020,971	\$ 1,020,971
BOK Financial CD 12MO x2141	4.0900%	7/16/2026	\$ 1,008,382	\$ 1,008,382	\$ 10,240	\$ 1,018,622	\$ 1,018,622
Third Coast Bank CD 24MO x1552	4.4500%	9/18/2026	\$ 1,045,376	\$ 1,045,376	\$ 11,641	\$ 1,057,017	\$ 1,057,017
BOK Financial CD 24MO x0601	3.8200%	10/22/2026	\$ 1,035,751	\$ 1,035,751	\$ 9,833	\$ 1,045,584	\$ 1,045,584
BOK Financial CD 24MO x2613	4.0300%	1/14/2027	\$ 1,077,747	\$ 1,077,747	\$ 10,786	\$ 1,088,534	\$ 1,088,534
Central National Bank CD 18MO x1361	3.8500%	3/16/2027	\$ 1,000,000	\$ 1,000,000	\$ 9,474	\$ 1,009,474	\$ 1,009,474
Alliance CD 18MO x6128	3.7500%	4/29/2027	\$ -	\$ -	\$ 1,021,422	\$ 1,021,422	\$ 1,021,422
Central National Bank CD 18MO x0596	3.8000%	9/18/2027	\$ 1,072,808	\$ 1,072,808	\$ 10,030	\$ 1,082,838	\$ 1,082,838
Alliance CD 24MO x6126	3.7500%	11/4/2027	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
			<u>\$ 26,879,069</u>	<u>\$ 26,879,069</u>	<u>\$ 469,410</u>	<u>\$ 27,348,479</u>	<u>\$ 27,348,479</u>

City of Bellmead, Texas
Investment Portfolio
For the Quarter Ended December 31, 2025

Allocation
December 31, 2025

Type	Maturity Date	Pooled Investments	General Fund	Water/Sewer Fund	Economic Development	Special Revenue	Total
Cash on Hand	-		\$ 200	\$ 1,600		\$ 100	\$ 1,900
American Bank	-	\$ 483,695					\$ 483,695
TexPool	-	\$ -					\$ -
TexSTAR	-	\$ 5,959,828					\$ 5,959,828
Texas CLASS	-	\$ 4,194,600					\$ 4,194,600
Third Coast Bank CD 18MO x7857	10/19/2025	\$ -					\$ -
Alliance CD 6MO x5841	10/29/2025	\$ -					\$ -
BOK Financial CD 12MO x5554	1/2/2026	\$ 1,041,982					\$ 1,041,982
BOK Financial CD 6MO x5966	1/2/2026	\$ 1,021,703					\$ 1,021,703
BOK Financial CD 24MO x5091	1/15/2026	\$ 1,087,881					\$ 1,087,881
Alliance CD 9MO x5846	1/29/2026	\$ 1,021,422					\$ 1,021,422
BOK Financial CD 24MO x6363	3/12/2026	\$ 1,087,071					\$ 1,087,071
BOK Financial CD 24MO x9869	4/23/2026	\$ 1,082,513					\$ 1,082,513
Alliance CD 12MO x5848	4/29/2026	\$ 1,021,422					\$ 1,021,422
BOK Financial CD 12MO x5958	7/2/2026	\$ 1,020,971					\$ 1,020,971
BOK Financial CD 12MO x2141	7/16/2026	\$ 1,018,622					\$ 1,018,622
Third Coast Bank CD 24MO x1552	9/18/2026	\$ 1,057,017					\$ 1,057,017
BOK Financial CD 24MO x0601	10/22/2026	\$ 1,045,584					\$ 1,045,584
BOK Financial CD 24MO x2613	1/14/2027	\$ 1,088,534					\$ 1,088,534
Central National Bank CD 18MO x1361	3/16/2027	\$ 1,009,474					\$ 1,009,474
Alliance CD 18MO x6128	4/29/2027	\$ 1,021,422					\$ 1,021,422
Central National Bank CD 18MO x0596	9/18/2027	\$ 1,082,838					\$ 1,082,838
Alliance CD 24MO x6126	11/4/2027	\$ 1,000,000					\$ 1,000,000
		\$ 27,346,579	\$ 200	\$ 1,600	\$ -	\$ 100	\$ 27,348,479

Allocation
September 30, 2025

Type	Maturity Date	Pooled Investments	General Fund	Water/Sewer Fund	Economic Development	Special Revenue	Total
Cash on Hand	-		\$ 200	\$ 1,600		\$ 100	\$ 1,900
American Bank	-	\$ 545,509					\$ 545,509
TexPool	-	\$ -					\$ -
TexSTAR	-	\$ 4,745,012					\$ 4,745,012
Texas CLASS	-	\$ 4,970,945					\$ 4,970,945
Third Coast Bank CD 18MO x7857	10/19/2025	\$ 1,071,289					\$ 1,071,289
Alliance CD 6MO x5841	10/29/2025	\$ 1,010,596					\$ 1,010,596
BOK Financial CD 12MO x5554	1/2/2026	\$ 1,031,208					\$ 1,031,208
BOK Financial CD 6MO x5966	1/2/2026	\$ 1,010,674					\$ 1,010,674
BOK Financial CD 24MO x5091	1/15/2026	\$ 1,076,138					\$ 1,076,138
Alliance CD 9MO x5846	1/29/2026	\$ 1,010,596					\$ 1,010,596
BOK Financial CD 24MO x6363	3/12/2026	\$ 1,074,456					\$ 1,074,456
BOK Financial CD 24MO x9869	4/23/2026	\$ 1,069,770					\$ 1,069,770
Alliance CD 12MO x5848	4/29/2026	\$ 1,010,596					\$ 1,010,596
BOK Financial CD 12MO x5958	7/2/2026	\$ 1,010,316					\$ 1,010,316
BOK Financial CD 12MO x2141	7/16/2026	\$ 1,008,382					\$ 1,008,382
Third Coast Bank CD 24MO x1552	9/18/2026	\$ 1,045,376					\$ 1,045,376
BOK Financial CD 24MO x0601	10/22/2026	\$ 1,035,751					\$ 1,035,751
BOK Financial CD 24MO x2613	1/14/2027	\$ 1,077,747					\$ 1,077,747
Central National Bank CD 18MO x1361	3/16/2027	\$ 1,000,000					\$ 1,000,000
Central National Bank CD 18MO x0596	9/18/2027	\$ 1,072,808					\$ 1,072,808
		\$ 26,877,169	\$ 200	\$ 1,600	\$ -	\$ 100	\$ 26,879,069



CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Shannon Garcia

Approval: Yousry Zakhary

Bellmead Economic Development Corporation Appointment

DESCRIPTION:

Consider a memorandum/resolution appointing Bruce Flachsbart to the Economic Development Corporation.

BACKGROUND:

The Bellmead Economic Development Corporation shall be managed by a Board of Directors which shall be composed of seven (7) persons appointed by the City Council for a two-year term and each Director shall be a resident of the City of Bellmead. Terms for Directors that are a member of City Council run concurrently with their elected term.

A Director may resign at any time. To be effective, the resignation must be in writing and submitted to the Board President, the Mayor, or the City Secretary. Vacancies shall be filled by the City Council.

Bellmead EDC	Term Expires
Bruce Flachsbart	May 1, 2027 (replacing Karen Coleman)
Travis Gibson	May 1, 2027
Tommy Bainbridge	May 1, 2026
Cathie Bainbridge – Vice Chairman	July 1, 2026
Charlie Morgan - Chairman	July 1, 2026
Jayelyn Maladdie	July 1, 2026
Victoria Tellez	July 1, 2026

STATE REQUIREMENTS

Sec. 551.005 OPEN MEETINGS TRAINING

Sec. 552.012 PUBLIC INFORMATION TRAINING

FISCAL IMPACT / FUNDING SOURCE:

There is no fiscal impact.

STAFF RECOMMENDATION:

Staff recommends approving the appointment of Bruce Flachsbart to the Bellmead Economic Development Corporation.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Bellmead, Texas, this the _____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

Bryan Winget
Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

Shannon Garcia
City Secretary



CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Jim Reed

Approval: Yousry Zakhary

Gravel Street Maintenance Interlocal Cooperation Agreement

DESCRIPTION:

Consider a memorandum/resolution authorizing the City Manager enter into an Interlocal Cooperation Agreement with McLennan County for the provision of semiannual gravel street maintenance services and to execute all documents related thereto on behalf of the City of Bellmead.

BACKGROUND:

The City of Bellmead Public Works Department is responsible for the maintenance of approximately 2.5 centerline miles of gravel streets located within the city limits. These unpaved roadway segments require periodic grading, reshaping, and surface material redistribution to maintain safe driving conditions, proper drainage, and overall roadway integrity.

At present, the City does not possess the specialized equipment, trained personnel, or operational capacity necessary to perform these maintenance activities in a manner that meets safety standards and best practices. As a result, routine maintenance of these gravel streets presents operational challenges and potential safety concerns.

McLennan County is equipped to provide these services efficiently and cost-effectively. Entering into an Interlocal Cooperation Agreement will allow the City to ensure these roadway segments are maintained consistently, safely, and in a cost-effective manner.

Through discussions between the City of Bellmead and McLennan County, a cooperative approach has been developed under which the County will perform gravel street maintenance within the city limits on a semiannual basis. This arrangement allows the City to utilize existing County resources while avoiding additional capital and staffing costs.

FISCAL IMPACT / FUNDING SOURCE:

The City of Bellmead will pay McLennan County a total of \$2,200.00 for the services provided under the Interlocal Cooperation Agreement. Payment will be made within 30 days of receiving an invoice.

STAFF RECOMMENDATION:

City of Bellmead staff recommend that the City Council approve the Interlocal Cooperation Agreement with McLennan County for the provision of semiannual gravel street maintenance services. Staff further recommend authorizing the City Manager to execute the agreement and any associated documents necessary to carry out its terms.

ATTACHMENT(S):

Interlocal Cooperative Agreement

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Bellmead, Texas, this the _____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

Bryan Winget
Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

Shannon Garcia
City Secretary

Attachment A

INTERLOCAL COOPERATIVE AGREEMENT

This agreement is made by and entered into between the City of Bellmead, (hereinafter "City") and McLennan County, (hereinafter "County") Texas.

WHEREAS, it is in the best interests of the citizens of McLennan County for the various governmental entities located in this County to cooperate in the provision of governmental services where such cooperation will result in a more efficient, higher quality and/or more cost-effective provision of such services; and

WHEREAS, the County can provide the services promised below more efficiently and less expensively than the City; and

WHEREAS, the County is willing to provide the labor and equipment needed for project defined herein in consideration of payment of a sum in an amount that fairly compensates the County for the materials provided and work performed; and

WHEREAS, the project serves a County public purpose by providing access to a portion of the County park; and

WHEREAS, City and County have found it advisable to enter into an Interlocal Cooperation Act Agreement wherein the County agrees to provide the governmental functions described below as authorized by Chapter 791, Government Code (formerly Article 4413 (32c), TEX. REV. CIV. STAT. ANN) after authorization by the County Commissioners' Court as required by the statute.

NOW, THEREFORE, in consideration of the promises, covenants and agreements contained herein, the parties hereto mutually agree as follows:

Section I: County Obligation.

- a) **Work To Be Performed by County/Scope of Project:** Routine maintenance by providing motor grader & operator to blade roads listed in Exhibit A, two times a year for the length of the agreement ending on September 30, 2026.

Section II: City Obligation.

- a) **Contract Sum:** In return for the County's performance of its obligation set forth above, the City shall pay the total sum of \$2,200.00 to the County for work performed pursuant to Section I (a). Payment shall be made by the City within 30 days after receipt of a statement for such work and shall be made by a check payable to McLennan County delivered to the McLennan County Treasurer.

Section III: Miscellaneous Terms.

- (a) **Easements, Right of Way Grants, and Approvals:** City agrees to obtain all easements, right of way grants, or approvals necessary, if any, for the County to perform its obligation defined herein.

Attachment A

- (b) No Continuing Responsibility: This agreement is for the work/services described only, and does not include subsequent provision of services, maintenance, repair, or monitoring.
- (c) Current Revenues: Performance under this Agreement by the parties is to be undertaken solely from current revenues available to the parties.
- (d) Approval of Contract: This Agreement was approved by the governing bodies of both parties.

This agreement may be executed in multiple counterparts, each of which constitutes an original.

EXECUTED on the _____ day of _____, 2026.

CITY OF BELLMEAD

City Manager

ATTEST:

Witness

MCLENNAN COUNTY, TEXAS

Scott M. Felton
Scott Felton, McLennan County Judge

ATTEST:

J.A. "Andy" Harwell, County Clerk
McLennan County, Texas

Myrae L. Harwell
By: Deputy County Clerk

Attachment A

EXHIBIT A:



**City of Bellmead
Gravel Roads 2.5 miles**

Street Name	From	To	Approx. Length	Approx. Width
Alaska	Meyers	Dead End	2118	22
Alma Rohn	Katy Ln.	Dead End	818	20
Bethard	E. 23rd	Corsicana	1406	20
Cherokee	Wilson	Dead End	1108	20
Congress	Congress/Taylor	Dead End	832	14
E. 22nd	E. 22 nd /Webb	Bethard	450	20
E. 26 th	Bethard	Bellmead Dr.	986	20
E. 27th	Bellmead Dr.	Dead End	1290	20
Hoffman	Hoffman/E. 20 th	E. 21st	322	20
Kate	Kate St/21st	Dewey Pinkney	950	20
Preston	Preston/Katy Ln.	Dead End	614	20
Reese	Reese/Dewey Pinkney	Dead End	597	28
Webb	Webb /La Clede	27 th St	712	20



CITY COUNCIL MEMORANDUM FOR ORDINANCE

Prepared By: Karen Evans, Assistant City Manager

Approval: Yousry Zakhary

Adoption of Section 22-14 – Identity Theft Prevention Program

DESCRIPTION:

Consider a memorandum/ordinance adding Section 22-14 to Article 22 of the Code of Ordinances establishing an Identity Theft Prevention Program (“Program”) under the Federal Trade Commission’s Red Flags Rule (16 CFR Part 681).

BACKGROUND:

In 2003, Congress enacted the Fair and Accurate Credit Transactions Act (“FACT Act”). Section 114 of the Act directed the Federal Trade Commission to adopt rules requiring financial institutions and creditors to implement identity theft prevention programs. The FTC finalized the Red Flags Rule in 2007 and compliance became mandatory for municipal utilities beginning in 2008–2009.

Under the Rule, municipal water and wastewater utilities are considered “creditors” because utility services are provided prior to billing. As a result, cities are required to adopt an Identity Theft Prevention Program tailored to the size, complexity, and nature of their utility operations.

While many Texas municipalities adopted Red Flags Rule programs during the 2008–2009 compliance period, Bellmead did not formally adopt such a program. Adoption of Section 22-14 will bring the City into compliance with federal regulatory requirements, establish uniform internal procedures for detection and mitigation of identity theft, and align the City with current industry best practices for utility operations and account management.

The Program includes required federal definitions, identification of relevant “red flags,” detection and response procedures, customer information protections, training and reporting requirements, service provider obligations, and an oversight and review structure.

FISCAL IMPACT / FUNDING SOURCE:

No direct fiscal impact. Program implementation will be handled within existing Finance and Utility Billing operations.

STAFF RECOMMENDATION:

Staff recommends adoption of Section 22-14, Identity Theft Prevention Program, as presented.

ATTACHMENT(S):

Proposed Ordinance – Section 22-14 Identity Theft Prevention Program

ORDINANCE 2026-01

AN ORDINANCE BY THE CITY OF BELLMEAD, TEXAS, PROVIDING A NEW SECTION 14 TO ARTICLE 22, ESTABLISHING AN IDENTITY THEFT PREVENTION PROGRAM, TO SET OUT DEFINITIONS, POLICIES, AND PROCEDURES FOR IMPLEMENTATION OF THE IDENTITY THEFT PREVENTION PROGRAM; TO PROVIDE A REPEALING CLAUSE, TO PROVIDE A SAVINGS AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Federal Trade Commission adopted rules pertaining to an Identity Theft Prevention pursuant to the Red Flags Rule, which implements Section 114 of the Fair and Accurate Credit Transactions Act of 2003, which requires that creditors adopt an Identity Theft Prevention Program; and

WHEREAS, the Red Flags Rule defines creditor to include all utility companies and the City owns and provides utility services and/or accepts payments for municipal utility services and is therefore classified as a creditor; and

WHEREAS, the City Council has reviewed the Program and believes it fulfills, complies and implements the Red Flags Rule and other requirements outlined by the Federal Trade Commission; and

WHEREAS, the City Council finds that it is in the public interest to approve the Program.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Implementation. All procedures and requirements of The Identity Theft Prevention Program shall be implemented.

Sec. 22-14. Identity theft prevention program.

- (a) *Program adoption.* The city developed this identity theft prevention program ("program") pursuant to the Federal Trade Commission's Red Flags Rule ("rule"), which implements section 114 of the Fair and Accurate Credit Transactions Act of 2003, 16 CFR Part 681. This program was developed for the water and sewer department of the city ("utility") with oversight and approval of the city council. After consideration of the size and complexity of the utility's operations and account systems, and the nature and scope of the utility's activities, the city council determined that this program was appropriate for the city's utility.
- (b) *Purpose and definitions.*
 - (1) *Establish an identity theft prevention program.* To establish an identity theft prevention program designed to detect, prevent and mitigate identity theft in connection with the opening of a covered account or an existing covered account and to provide for continued administration of the program in compliance with part 681 of Title 16 of the Code of Federal Regulations.
 - (2) *Establishing and fulfilling requirements of the red flags rule.*

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- a. The red flags rule defines the term "identity theft" as fraud committed using the identifying information of another person and a red flag as a pattern, practice, or specific activity that indicates the possible existence of identity theft.
 - b. Under the rule, every financial institution and creditor is required to establish an identity theft prevention program tailored to its size, complexity and the nature of its operation. The program must contain reasonable policies and procedures to:
 1. Identify relevant red flags for new and existing covered accounts and incorporate those red flags into the program;
 2. Detect red flags that have been incorporated into the program;
 3. Respond appropriately to any red flags that are detected to prevent and mitigate identity theft; and
 4. Ensure the program is updated periodically, to reflect changes in risks to customers or to the safety and soundness of the creditor from identity theft.
 - (3) *Red flags.* Red flags rule definitions used in this program include the term "covered account." The term "covered account" means:
 - a. Any account the utility offers or maintains primarily for personal, family or household purposes, that involves multiple payments or transactions; and
 - b. Any other account the utility offers or maintains for which there is a reasonably foreseeable risk to customers or to the safety and soundness of the utility from identity theft.
 - (4) *Creditors.* The rule defines creditors "to include finance companies, automobile dealers, mortgage brokers, utility companies, and telecommunications companies. Where nonprofit and government entities defer payment for goods or services, they, too, are to be considered creditors."
 - (5) *Identifying information.* Identifying information is defined under the rule as "any name or number that may be used, alone or in conjunction with any other information, to identify a specific person," including: name, address, telephone number, social security number, date of birth, government issued driver's license or identification number, alien registration number, government passport number, employer or taxpayer identification number, unique electronic identification number, computer's Internet Protocol address, or routing code.
 - (6) *Program.* The term "program" refers to the identity theft prevention program for the city.
 - (7) *Program administrator.* The finance director is the program administrator for the program.
 - (c) *Identification of red flags.* In order to identify relevant red flags, the utility considers the types of accounts that it offers and maintains, the methods it provides to open its accounts, the methods it provides to access its accounts, and its previous experiences with identity theft. The utility identifies the following red flags, in each of the listed categories:
 - (1) *Notifications and warnings from consumer credit reporting agencies.* Red flags from notifications and warnings from consumer credit reporting agencies include:
 - a. Report of fraud accompanying a consumer credit report;
 - b. Notice or report from a consumer credit agency of a credit freeze on a customer or applicant;
 - c. Notice or report from a consumer credit agency of an active duty alert for an applicant; and

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- d. Indication from a consumer credit report of activity that is inconsistent with a customer's usual pattern or activity, including, but not limited to:
 - 1. Recent and significant increase in volume of inquiries;
 - 2. Unusual number of recent credit applications;
 - 3. A material change in use of credit;
 - 4. Accounts closed for cause or abuse.
- (2) *Suspicious documents.* Red flags from suspicious documents include:
- a. Identification document or card that appears to be forged, altered or inauthentic;
 - b. Identification document or card on which a person's photograph or physical description is not consistent with the person presenting the document;
 - c. Other document with information that is not consistent with existing customer information (such as if a person's signature on a check appears forged); and
 - d. Application for service that appears to have been altered or forged.
- (3) *Suspicious personal identifying information.* Red flags from suspicious personal identifying information include:
- a. Identifying information presented that is inconsistent with other information the customer provides (example: inconsistent birth dates, lack of correlation between Social Security Number range and date of birth);
 - b. Identifying information presented that is inconsistent with other sources of information (for instance, Social Security Number or an address not matching an address on a credit report);
 - c. Identifying information presented that is the same as information shown on other applications that were found to be fraudulent;
 - d. Identifying information presented that is consistent with fraudulent activity (such as an invalid phone number or fictitious billing address);
 - e. Social Security Number presented that is the same as one given by another customer;
 - f. An address or phone number presented that is the same as that of another person;
 - g. A person fails to provide complete personal identifying information on an application when reminded to do so (however, by law Social Security Numbers must not be required) or an applicant cannot provide information requested beyond what could commonly be found in a purse or wallet; and
 - h. A person's identifying information is not consistent with the information that is on file for the customer.
- (4) *Suspicious account activity or unusual use of account.* Red flags from suspicious account activity includes:
- a. Change of address for an account followed by a request to change the account holder's name;
 - b. Payments stop on an otherwise consistently up-to-date account;
 - c. Account used in a way that is not consistent with prior use (example: very high activity);
 - d. Mail sent to the account holder is repeatedly returned as undeliverable;

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- e. Notice to the utility that a customer is not receiving mail sent by the utility;
 - f. Notice to the utility that an account has unauthorized activity;
 - g. Breach in the utility's computer system security; and
 - h. Unauthorized access to or use of customer account information.
- (5) *Alerts from others.* Red flags from alerts from others include notice to the utility from a customer, identity theft victim, fraud detection service, law enforcement or other person that it has opened or is maintaining a fraudulent account for a person engaged in identity theft.
- (d) *Detecting red flags.*
- (1) *New account.* In order to detect any of the red flags identified above associated with the opening of a new account, utility personnel will take the following steps to obtain and verify the identity of the person opening the account. Utility personnel will detect the following:
- a. Require certain identifying information such as name, date of birth, residential or business address, principal place of business for an entity, driver's license or other identification;
 - b. Verify the customer's identity (for instance, review a driver's license or other identification card);
 - c. Review documentation showing the existence of a business entity,
 - d. Request additional documentation to establish identity; and
 - e. Independently contact the customer or business.
- (2) *Existing accounts.* In order to detect any of the red flags identified above for an existing account, utility personnel will take the following steps to monitor transactions with an account. Utility personnel will:
- a. Verify the identification of customers if they request information (in person, via telephone, via facsimile, via email);
 - b. Verify the validity of requests to close accounts or change billing addresses; and
 - c. Verify changes in banking information given for billing and payment purposes.
- (e) *Preventing and mitigating identity theft.* In the event utility personnel detect any identified red flags, such personnel shall take one or more of the following steps, depending on the degree of risk posed by the red flag:
- (1) *Prevent and mitigate.*
- a. Continue to monitor an account for evidence of identity theft;
 - b. Contact the customer, sometimes through multiple methods;
 - c. Change any passwords or other security devices that permit access to accounts;
 - d. Not open a new account;
 - e. Close an existing account;
 - f. Reopen an account with a new number;
 - g. Notify the program administrator for determination of the appropriate step to take;
 - h. Notify law enforcement; or

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- i. Determine that no response is warranted under the particular circumstances.
- (2) *Protect customer-identifying information.* In order to further prevent the likelihood of identity theft occurring with respect to utility accounts, the utility will take the following steps with respect to its internal operating procedures to protect customer identifying information:
- a. Ensure that its website is secure or provide clear notice that the website is not secure;
 - b. Where and when allowed, ensure complete and secure destruction of paper documents and computer files containing customer information;
 - c. Ensure that office computers are password protected and that computer screens lock after a set period of time;
 - d. Change passwords on office computers on a regular basis;
 - e. Ensure all computers are backed up properly and any backup information is secured;
 - f. Keep offices clear of papers containing customer information;
 - g. Request only the last four digits of social security numbers (if any);
 - h. Ensure computer virus protection is up to date; and
 - i. Require and keep only the kinds of customer information that are necessary for utility purposes.
- (f) *Program updates.* This program will be periodically reviewed and updated to reflect changes in risks to customers and the soundness of the utility from identity theft. At least annually, the program administrator will consider the utility's experiences with identity theft situation, changes in identity theft methods, changes in identity theft detection and prevention methods, changes in types of accounts the utility maintains and changes in the utility's business arrangements with other entities, consult with law enforcement authorities, and consult with other city personnel. After considering these factors, the program administrator will determine whether changes to the program, including the listing of red flags, are warranted. If warranted, the program administrator will update the program or present the city council with his recommended changes and the city council will make a determination of whether to accept, modify or reject those changes to the program.
- (g) *Program administration.*
- (1) *Oversight.* Responsibility for developing, implementing and updating this program lies with an identity theft committee for the utility. The committee is headed by a program administrator who may be the head of the utility or his appointee. Two or more other individuals appointed by the head of the utility or the program administrator comprise the remainder of the committee membership. The program administrator will be responsible for the program administration, for ensuring appropriate training of utility staff on the program, for reviewing any staff reports regarding the detection of red flags and the steps for preventing and mitigating identity theft, and determining which steps of prevention and mitigation should be taken in particular circumstances.
- (2) *Staff training and reports.*
- a. Initially, all utility staff shall be trained either by or under the direction of the program administrator in the detection of red flags, and the responsive steps to be taken when a red flag is detected. Thereafter, all utility staff shall undergo update training not less than annually. Additionally, all new utility employees shall undergo training.
 - b. All utility staff shall submit reports monthly concerning the utility's compliance with the program, the training that has been given and the effectiveness of the policies and

procedures in addressing the risk of identity theft, including recommendations for changes to the program. While incidents of identity theft are to be reported immediately to the program administrator, the monthly reports shall contain a recap of the incident and include the steps taken to assist with resolution of the incident.

- (3) *Service provider arrangements.* In the event the utility engages a service provider to perform an activity in connection with one or more accounts, including, but not limited to, franchise utility providers, the utility will take the following steps to ensure the service provider performs its activity in accordance with reasonable policies and procedures designed to detect, prevent, and mitigate the risk of identity theft:
- a. Require, by contract or contract amendment, that service providers have such policies and procedures in place; and
 - b. Require, by contract or contract amendment, that service providers review the utility's program and report any red flags to the program administrator.
- (4) *Specific program elements and confidentiality.* For the effectiveness of identity theft prevention programs, the red flag rule envisions a degree of confidentiality regarding the utility's specific practices relating to identity theft detection, prevention and mitigation. Therefore, under this program, knowledge of such specific practices are to be limited to the identity theft committee and those employees who need to know them for purposes of preventing identity theft. Because this program is to be adopted by a public body and thus publicly available, it would be counterproductive to list these specific practices here. Therefore, only the program's general red flag detection, implementation and prevention practices are listed in this document.

Section 3. All provisions of the Code of Ordinances of the City of Bellmead in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict, and all other provisions of the Ordinances of the City of Bellmead not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

Section 5. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

Section 6. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meeting Act, Capt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on this ____ day of February 2026.

PASSED AND APPROVED on this ____ day of February 2026.

PASSED AND APPROVED on this ____ day of March 2026.

CITY OF BELLMEAD, TEXAS

_____, Mayor

ATTEST:

_____, City Secretary

APPROVED AS TO FORM:

_____, City Attorney