



STATE OF TEXAS                      §

May 14, 2019

COUNTY OF GRAYSON              §

**BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Bells, Grayson County, Texas was held in the Council Chambers of City Hall on May 14, 2019.**

*Members Present:*      *Angela LeBlanc-Mayor*                      *Jennifer Washburn - Councilwoman*  
                                 *Roger Goodwin – Mayor Pro-Tem*                      *Terry Crumby - Councilman*  
                                 *Tammy Hartline – Councilwoman*

*Staff Present:*              *Beth Woodson - City Administrator*                      *Lee Culley – Police Chief*  
                                 *Nick Williamson – Public Works*                      *Pam Winkler - Secretary*  
                                 *Jeff Cockrill – Deputy Fire Chief*

1. Call to Order  
**Mayor LeBlanc called the meeting to order at 6:00 p.m. with a quorum of four Councilmembers.**

2. Pledge to the United States Flag
3. Moment of Silence

4.                                      **Proclamation**  
May is Motorcycle Safety and Awareness Month.  
**Mayor read the Proclamation.**

5.                                      **Public Hearing**  
For the purpose of a variance for minimum setback for front yard for property at 209 Frio Street in the City of Bells, Grayson County, Texas as shown as being a tract of land known as: Property ID # 262150, Geo ID #1447195017, Riatta Bend Phase I, Lot 68, acres .2893 by the Grayson County Appraisal District presently zoned as Single Family Residential District (SF-1) to issue a variance for twenty (20) foot setback for front yard in line of a twenty-five (25) foot setback as required.

- a.              Citizens Comments: **None**
- b.              Councils Comments: ***Terry Crumby mentioned that he had looked at the lot and it looked good to him.***

For the petition from the abutting property owners to close and abandon the alley situated in the City of Bells, Grayson County, Texas and being a portion of a 20 foot wide alley running through Block 2 of that part of Bells shown as “Map of Duganville” by plat of particularly described by meets and bounds. An area being in the 200 blk of N. Broadway St. / N. Commercial St. abutting to E. Bells Blvd., containing 1,245 square feet of land more or less.

- a.              Citizens Comments: ***Amanda Smith asked why this was not brought to P & Z.***  
                                 ***Chip Smith asked if it was abandoned is it open to buy?***
  - b.              Councils Comments: ***Terry Crumby said it was dirt and not used for years***
6. **Citizens Forum:**

a. J & A Coating, LLC – Services and Maintenance Offer for water storage tanks. *J & A Coating spoke to the council regarding the services offered by their company. Said they offer a 10-year contract and they would clean and inspection water storage tanks. Tammy Hartline asked if the City was currently under any contract for water storage tanks. City Administrator said we were not under any contracts and that US Underwater has been doing our yearly inspections. Tammy Hartline asked about painting the outside and he said that aside from the contract for services they offer painting of the outside and do paint emblems on them as well.*

*Chip Smith asked when can citizens ask about items that have been put on the Agenda. Mayor responded that once the Agenda is posted, which is usually on Friday before the meeting. He also mentioned that Ordinances were not on the City Website.*

7. Reports from Department Heads.

a. Fire Department

*Jeff Cockrill presented the Council with their monthly report. Terry Crumby asked about insurance companies paying the Fire Department on calls made by the Fire Department. The Mayor let him know that was voted against months prior.*

b. Police Department

*Chief Culley presented the Council with their monthly report which was included in their Council packet.*

c. Public Works

*Public Works Supervisor Nick Williamson presented the Council with their monthly report which was included in their Council packet.*

*Terry Crumby asked Nick why the difference in the water pumped versus the water consumed. Nick explained the water held in tanks and the system over all would make up that difference.*

*Tammy Hartline stated she would like to see the completion date of work orders. Roger Goodwin ask what all the line locates were on 56 and 69. Nick said he believed it to be some kind of cable running between here and Whitewright.*

Action Items

8. CONSENT AGENDA

a. Consider and approve monthly financial report.

b. Consider and approve regular and special session minutes on April 9, and April 15, 2019.

*Terry Cumby said the time it took for him to go through the Statement of Revenue & Expenditures was timely and very confusing. Wanted to meet with the Mayor to understand the financial report.*

*Tammy Hartline stated that the special session minutes needed a correction to restaurant 1856.*

*Tammy Hartline made a motion to approve the financial report and approve the regular minutes from April 9<sup>th</sup> and the special session minutes from April 15<sup>th</sup> with the correction. Jennifer Washburn seconded the motion, motion carried 4-0.*

9. Consider and approve Canvass of Votes from the May 4, 2019 General Election.

*Swearing in of newly elected Councilmember*

*Tammy Hartline made a motion to approve the Canvass of Votes from the May 4, 2019 General Election. Roger Goodwin seconded the motion. Motion carried 4-0*

10. Consider and appoint Mayor Pro Tem.

*Tammy Hartline made a motion to appoint Roger Goodwin as Mayor Pro Tem. Jennifer Washburn seconded the motion. Motion carried 4-0.*



11. Consider and act on Resolution PZ05062019 from the P&Z Commission for the purpose of a variance for minimum setback for front yard for property at 209 Frio Street in the City of Bells, Grayson County, Texas as shown as being a tract of land known as: Property ID # 262150, Geo ID #1447195017, Riatta Bend Phase I, Lot 68, acres .2893 by the Grayson County Appraisal District presently zoned as Single Family Residential District (SF-1) to issue a variance for twenty (20) foot setback for front yard in line of a twenty-five (25) foot setback as required.

**Tammy Hartline made a motion to approve the variance for property at 209 Frio Street. Roger Goodwin seconded the motion. Motion carried 4-0.**

12. Consider and act on the petition from the abutting property owners to close and abandon the alley situated in the City of Bells, Grayson County, Texas and being a portion of a 20 foot wide alley running through Block 2 of that part of Bells shown as "Map of Duganville" by plat of particularly described by meets and bounds. An area being in the 200 blk of N. Broadway St. / N. Commercial St. abutting to E. Bells Blvd., containing 1,245 square feet of land more or less.

**Tammy Hartline made a motion to approve the petition from the abutting property owners to close and abandon the alley in the 200 blk of N. Broadway St. / N. Commercial St. abutting to e. Bells Blvd. Roger Goodwin seconded the motion. Motion carried 4-0.**

13. Consider and approve Contract Renewals for:

- a. Municipal Judge
- b. Municipal Associate Judge
- c. Municipal Court Prosecutor

**Jennifer Washburn made a motion to approve Contract Renewals for Municipal Judge, Municipal Associate Judge and Municipal Court Prosecutor. Roger Goodwin seconded the motion. Motion carried, 4-0.**

14. Consider and approve layout design for paving of area in and around City Hall and Park for additional parking and posting of request for proposals.

**Jennifer Washburn made a motion to approve the layout design and to get bids for paving the area in and around City Hall and Park for additional parking. Roger Goodwin seconded the motion. Motion carried, 4-0.**

15. Consider and discuss the rocking of W. Lovers Lane to improve the condition of the street.

*Roger Goodwin spoke that the trash trucks had really made some big gullies in the asphalt. Tammy Hartline felt this road was no worse than any others.*

*Terry Crumby wondered why we'd start with a street repair for only 5 customers living on the street.*

*Mayor spoke that she felt we should start with streets that have no infrastructure under them.*

**Roger Goodwin made a motion to get bids for both rocking and paving of W. Lover's Lane. Terry Crumby seconded the motion. Motion carried, 4-0.**

16. Consider and select RFP for Inflow and Infiltration Investigations for City's sanitary sewer system.

*Michael Schmitt spoke to the Council about the need of smoke testing to verify the true capacity of the Sewer Plant. Mayor spoke that TCEQ says smoke testing is required due to violations in the past or the City would be fined. City Administration spoke that it has to be dry to do this and the plan would be to start June 15<sup>th</sup> – November 15<sup>th</sup> and that there will be Public Notices to let our citizens know.*

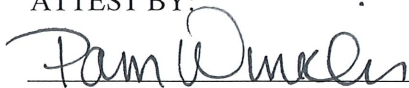
**Tammy Hartline made a motion to select RFP for Inflow and Infiltration Investigations for the City's sanitary sewer system. Roger Goodwin seconded the motion. Motion carried, 4-0.**

17. Consider and discuss assistance from Bells Economic Development Corporation for assistance in funding the Inflow and Infiltration Investigations for City's Sanitary sewer project.

**Tammy Hartline made a motion to request assistance from Bells Economic Development Corporation for assistance in funding the Inflow and Infiltration Investigations for City's Sanitary sewer project. Roger Goodwin seconded the motion. Motion carried, 4-0.**

18. Consider and approve the replacement of sewer line from Concession Stand on Park St to main line on S. Broadway with the assistance of Bells Community Development Corporation. *Mayor spoke that the sewer line from the Concession Stand on Park was never put in with the expectation of it being used commercially. The line needs to be upgrade from a 4" to a 6" line and we need to install commercial grade toilets in the Concession Stand bathrooms. Roger Goodwin stated that we need some kind of guarantee for work done for the City, perhaps withholding 10% of payment until it is completed to our standards. Terry Crumby said we need to try and use local businesses.*  
Tammy Hartline made a motion to obtain bids to replace the sewer line from Concession Stand on Park St. to main line on S. Broadway with the assistance of Bells Community Development Corporation. Terry Crumby seconded the motion. Motion carried, 4-0.
19. Consider and act on proposal for Asset Management and Capital Improvement Plan Proposal with assistance from the Bells Economic Development Corporation and Bells Community Development Corporation.  
*Michael Schmitt spoke that there would be a study done with all the data and come up with a plan to fix the City's problems and prioritize them per the Council. Council had a lot of concern with spending money and feeling they were not getting anything in return. Michael Schmitt reminded them that they had voted to put the Capital Improvement Plan on hold until the Zoning Ordinance was done first.*  
Terry Crumby made a motion to table the proposal for Asset Management and Capital Improvement Plan for more information. Roger Goodwin seconded the motion. Motion carried, 4-0.
20. Consider and discuss date for workshop with Antero Group for P&Z Ordinance Draft and future development.  
Roger Goodwin made a motion to table until Beth gets a date that will work for all. Tammy Hartline seconded the motion. Motion carried, 4-0.
21. **Informational Reports:** *These reports are for information only. No discussion is appropriate unless there is a specific item listed below or there is a request that the item be placed on a subsequent agenda as a discussion and action item. Sec. 551.0415 of Open Meetings Act):*  
a. Mayor's Report – *accident last Wednesday at 56/Jernigan was TNMP and they are repairing the lines etc.*  
b. Council's Report - None
22. Adjournment @ 7:49 pm.

ATTEST BY:

  
Pam Winkler, City Secretary

  
Angela LeBlanc, Mayor

