



City of Bells City Council Regular Meeting
Monday, January 19, 2026 @ 5:30 P.M.
City of Bells City Hall
203 S. Broadway Street
Bells, Texas 75414

1 Call to Order and Announce a Quorum is Present.

2 Invocation and Pledge of Allegiance (U.S. & Texas)

PUBLIC HEARING

3 For the purpose of proposed Voluntary Annexation Petition by City of Bells as so described in the petition.

- 3.1 Citizens Comments
- 3.2 Council Comments

City of Bells property located generally at Ole Ambrose Highway, City of Bells, TX. 2,000 +/- ACRES OF LAND SITUATED in the County of Grayson, State of Texas, being part of the WINIFRED BAILEY SURVEY, Abstract No. 65, being part of the 42 acre tract of land conveyed to Weldon Meek et ux, by deed of record in Volume 2024, page 342, of the Real Property Records, Grayson County, Texas, and being Tract Three of a deed dated April 1, 2002 from Glynn Dolores Meek to Michael K & Carol S. Meek, recorded in Volume 3228, page 782, Official Records, Grayson County, Texas, and as conveyed to the City of Bells and recorded in Volume 3562, Page 212, Official Records, Grayson County, Texas.

Close Public Hearing.

4 Consider and act on Ordinance 01192026 for Voluntary Annexation Petition for City of Bells, Grayson County, Texas, and Extending the Boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city; and adopting a service plan.

5 PROCLAMATIONS AND PRESENTATIONS

- 5.1 Honoring America 250

6 Citizens' Comments.

[The City Council invites citizens to speak to the Council on any topic on which the City Council has authority. Prior to the meeting, please complete an "Address the Council Card" and present it to the City Secretary prior to the start of the meeting. The time limit is three minutes per speaker, not to exceed a total of fifteen minutes for all speakers. An "Address the Council Card" is not necessary to speak on a Public Hearing item.]

7 Reports from Department Heads.

- 7.1 Fire Department
- 7.2 Police Department
- 7.3 Public Works

8 Consent Agenda.

[Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.]

- 8.1 Consider and approve monthly financial report.
- 8.2 Consider and approve regular meeting minutes on December 15, 2025

9 Discussion and possible action on status of generator located at 217 South Street, Well 4.

10 Consider and act on bids for repairs to Denison St and Bells Blvd. intersection.

11 Consider and act on authorizing survey for 514 S. Pecan St., Bells, Texas, selecting surveyor, and providing instruction for survey and property matters.

12 Consider and act on request from Mark Youree in regards to 311 S. Broadway St.

13 Discussion of subdivision regulation authority agreement for the extraterritorial jurisdiction of the city with Precinct 2 Commissioner Art Arthur.

14 EXECUTIVE SESSION – The Council may convene into Executive Session to discuss the following: Consultation with Attorney under Tx Govt. Code 551.071 – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act); under Texas Government Code, Section 551.074 Personnel Matters. Texas Government Code, Section 551.087 Deliberation Regarding Economic Development Negotiations.

- 14.1 Discussion of ETJ matters, ETJ Agreement, ETJ request.
- 14.2 Personnel matters - Fire Chief.

15 Reconvene into regular session and consider action, if any, on matters discussed

in Executive Session.

- 16 Consider and act on Petition for Release of Area/Tracts by Landowners and Resident at 1357 Vernon St., Bells, Texas.**
- 17 Consider and act on Petition for Release of Area/Tracts by Landowners and Resident at TBD McFarland St., Bells, Texas**
- 18 Consider and act on purchase of a new Deep South International Engine/Tender unit for \$501,495.00, a Chevrolet 2500 with completed upfit for \$79,820.80, and a Safe Industries slip-on unit for \$39,328.00.**
- 19 Consider and act accepting the financing offer attached for the purchase of the Deep South Tender, the Chevrolet 2500 with upfit, and the Fase Industries slip-on unit.**
- 20 Consider and act on list auction 2007 International Tender.**

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.]

- 21.1 Mayor
- 21.2 Council

22 Adjournment

The City Council of the City of Bells reserves the right to adjourn into executive session at any time during this meeting to discuss any matters that are eligible to be discussed in executive session, as authorized by Texas Government Code Sections 551.071 (Consultation with attorney), 551.072 (Deliberations about Real Property), and 551.074 (Personnel Matters) and 551.087 (Deliberation regarding Economic Development negotiations).

THIS MEETING IS ACCESSIBLE TO THE DISABLED. IF YOU NEED AN INTERPRETER OR SPECIAL ASSISTANCE, CALL 903.965.7744 AT LEAST 48 HOURS PRIOR TO THE SCHEDULED MEETING.

I, Pamela Winkler, hereby certify that the above agenda is publicly posted on/or before 1:00 p.m. on this 14th day of January, 2026.

Date

Time

Pamela Winkler, City Secretary