



City of Bells City Council Regular Meeting
Monday, August 17, 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)

3 Public Hearing

For the purpose of a specific use request by Debindra Gajurel at 104 W. Bells Blvd. in the City of Bells, Grayson County, Texas shown as being a track of land known as: Property ID #138363, Geo ID #B002 5554042, Duganville, Block 5, Lot PT 11 & All 12-17, Acres .559 by the Grayson County Appraisal District presently zoned as C-2 General Commercial District, requesting a specific use permit to have truck rentals

3.1 Citizens Comments

3.2 Council Comments

4 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.]

"CITIZENS' COMMENTS" IS FOR CONCERNS NOT ON THE AGENDA. The City Council cannot comment on the concerns raised, because the concerns are subjects not listed on the agenda.

5 Reports from Department Heads

5.1 Fire Department

5.2 Police Department

5.3 Public Works

6 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.]

6.1 Consider and approve monthly financial report.

6.2 Consider and approve special meeting minutes on July 16, 2026 and regular meeting July 20, 2026.

Regular Agenda

- 7 Consider and act on RFP's for Solid Waste Services.**
- 8 Consider and act on recommendation from Planning and Zoning Commission to the City Council on for the purpose of a specific use request by Debindra Gajurel at 104 W. Bells Blvd. in the City of Bells, Grayson County, Texas shown as being a track of land known as: Property ID #138363, Geo ID #B002 5554042, Duganville, Block 5, Lot PT 11 & All 12-17, Acres .559 by the Grayson County Appraisal District presently zoned as C-2 General Commercial District, requesting a specific use permit to have truck rentals. Their recommendation was to deny with prejudice.**
- 9 Consider and approve a proposed Tax Rate.**
- 10 Consider and approve the proposed Budget for the fiscal year 2026.2027.**
- 11 Discussion and possible action to award GTUA/City of Bells Tank Rehabilitation Project.**
- 12 Consider and act upon approval of Change Order #1 for the City of Bells Branch Street Sewer Project.**
- 13 Discuss and take action to award a contruction contract for the TDA Contract CDM24-0059 downtown project.**
- 14 Consider and act on denial of Petition for Release of Area from the Extraterritorial Jurisdiction by Roy and Linda Fuller.**
- 15 Consider and act on a Disinterment fee for the City of Bells cemeteries.**
- 16 Consider and act on Utility Billing rates to begin with September 2026 billing for bills due October 10, 2026.**
- 17 EXECUTIVE SESSION – The Council may convene into Executive Session to discuss the following: Consultation with Attorney under Tx Govt. Code 551.071 – 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.**
 - 17.1 personnel matters
- 18 Reconvene into regular session and consider action, if any, on matters discussed in Executive Session.**

19 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.]

19.1 Mayor

19.2 Council

20 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 5:00 p.m. on this 11th day of August, 2026.

Date

Time

Pamela Winkler, City Secretary