



CITY COUNCIL SPECIAL MEETING

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN in accordance with V.T.C.A. Government Code, Chapter 551, that the City Council of the City of Bells, Texas will meet in a Special Meeting to be held at 6:00 p.m., the 15th day of March 2022, 203 S. Broadway St, Bells, Texas which the following subjects to be considered:

AGENDA

1. Call to Order
2. Pledge to the United States Flag
3. Invocation
4. **Public Hearing**
The City of Bells, Texas proposes to institute voluntary annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit: 812 W. Bells Blvd of 0.917 acre, situated in County of Grayson, State of Texas being a part of William Cox Survey, Abstract No 266 and being part of a called 2.88 acres tract of land in the deed to John Wayne Ramsey, recorded in Volume 2047, Page 219, Real Property Records of Grayson County, Texas.
 - (a) Citizens Comments
 - (b) Commissioners Comments
5. **Citizens Forum:** *At this time, any person may address the Council regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Council regarding an item that is not on this meeting agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry. (Sec. 551.042 and 551.007 of Open Meeting Act).*
6. **Reports from Department Heads.**
 - a. BVFD
 - b. Police Department
 - c. Public Works**Action Items**
7. **CONSENT AGENDA** *All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.*
 - a. Consider and approve monthly financial report.
 - b. Consider and approve regular session minutes on February 8, 2022, special meeting on February 16, 2022.
 - c. Pre-development and Professional Services Agreement with Jason Ramsey on 40+ acres.
 - d. Partnership with Grayson County Children's Advocacy Center for flag project for Child Abuse Prevention and Awareness month of April.
8. Consider and act on Resolution PZ03072022 recommendation from Planning and Zoning Commission to the City Council on a zoning change with specific use request by Korey Kennedy at 304 E Bells Blvd in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID#138281, Geo ID #B002 0270018, Crawford James A-G0270, Acres .3214 by the Grayson County Appraisal District presently zoned as Single Family Residential, requesting a zoning change with specific use permit to Double Family Residential for two-family dwelling.

9. Consider and accept Annual Financial Report for the Year Ended September 30, 2021, by McClanahan and Holmes, LLP.
10. Consider and act on Ordinance 03152022A annexing described territory to the City of Bells extending the boundary limits of said city to include the following described territory, to-wit: 812 W. Bells Blvd of 0.917 acre, situated in County of Grayson, State of Texas being a part of William Cox Survey, Abstract No 266 and being part of a called 2.88 acres tract of land in the deed to John Wayne Ramsey, recorded in Volume 2047, Page 219, Real Property Records of Grayson County, Texas.
11. Consider and act on street repairs for 2022.
12. Consider and act on Well #4 and action to improve the production of the well.
13. Consider and approve Ordinance 03152022 creating a fire department and the position of Fire Chief
14. Consider and act on approving job description/qualifications for Part-time Fire Chief.
15. Consider and act on procedures for filling position of Part-time Fire Chief and posting position for Part-time Fire Chief.
16. **EXECUTIVE SESSION** – The Council may convene into Executive Session to discuss the following:
 - Consultation with Attorney under Tx Govt. Code 551.071; Deliberation Personnel Matters under Texas Government Code, Section 551.074 –deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - a. Part-time Fire Chief
 - b. Process and procedures related to creation of department and coordination of property issues.
17. Consider and act upon items listed under Item #16 Executive Session, as necessary.
18. **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
 - b. Council's Report
19. 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).

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, Pam Winkler, hereby certify that the above agenda is publicly posted on/or before 5:00 p.m. on this 10th, day of March 2022.

Date

Time

Pam Winkler, City Secretary