



THE STATE OF TEXAS §

March 15, 2022

COUNTY OF GRAYSON §

**BE IT REMEMBERED THAT A Special Meeting of the City Council of the City of Bells, Grayson County, Texas was held in the City Council Chambers on March 15, 2022.**

*Members Present:* Terry Crumby – Mayor Roger Goodwin – Mayor Pro Tem  
Bill Richtermeyer - Councilman Jeff Cockrill – Councilman  
Aaron Mallory - Councilman Allen Polk - Councilman

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

### AGENDA

1. Call to Order at 6:00 pm
2. Pledge to the United State Flag  
*The Pledge to the United States Flag was led by Larin Little*
3. Invocation  
*Invocation was given by Bro Billy Neal, Jr with First Baptist Church*
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 **none**
  - (b) Commissioners Comments **none**
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).*  
*Jim Cockrill, Bells Volunteer Fire Department Chief gave his resignation from the Volunteer Fire Department Chief as of June 4, 2022*  
  
*Marian Gray Vice President of Cendera Bank said despite all the changes going on, they are here for the community.*
6. **Reports from Department Heads.**
  - a. BVFD **Report in Administrative Report**
  - b. Police Department **Chief Lee Culley presented the report to the council**
  - c. Public Works **Nick Williams presented the report to the council**

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.**Bill Richtermeyer made a motion to approve the consent agenda. Roger Goodwin seconded the motion, motion carried 5-0**
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.  
**Roger Goodwin made a motion to act on Resolution PZ03072022 recommendation from Planning and Zoning Commission on a zoning change with specific use request by Korey Kennedy at 304 E. Bells Blvd to Double Family Residential for two family dwelling after the demo of the old house there. Allen Polk seconded the motion, motion carried 5-0**
9. Consider and accept Annual Financial Report for the Year Ended September 30, 2021, by McClanahan and Holmes, LLP.  
*Teffany Kavanaugh with McClanahan and Holmes presented the Annual Financial Report for the Year Ended September 30,2021*  
**Roger Goodwin made a motion to accept the Annual Financial Report for the Year Ended September 30,2021 by McClanahan and Holmes, LLP. Bill Richtermeyer seconded the motion, motion carried 5-0**
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.  
**Bill Richtermeyer made a motion to 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 acres. Allen Polk seconded the motion, motion carried 5-0**
11. Consider and act on street repairs for 2022.  
*Mayor presented the AI Paving would honor the bid and wanted council to consider borrowing the money to repair Catalina and Stephens. Jeff Cockrill asked about the other streets that were approved in a previous meeting. Mayor stated that those streets were to be considered this spring and the city now has the equipment to repair those ourselves.*  
**Bill Richtermeyer made a motion to table until City Admin got get loan information. Allen Polk seconded the motion, motion carried 4-0 with Roger Goodwin abstaining**
12. Consider and act on Well #4 and action to improve the production of the well.  
**Allen Polk made a motion to take no action. Bill Richtermeyer seconded the motion, motion carried 5-0**
13. Consider and approve Ordinance 03152022 creating a fire department and the position of Fire Chief  
**Roger Goodwin made a motion to approve Ordinance 03152022 creating a fire department and the position of Fire Chief. Bill Richtermeyer seconded the motion, motion carried 4-0 with Jeff Cockrill abstaining**

14. Consider and act on approving job description/qualifications for Part-time Fire Chief.  
**Bill Richtermeyer made a motion to act on approving the job description/qualifications for Part-time Fire Chief. Roger Goodwin seconded the motion, motion carried 4-0 with Jeff Cockrill abstaining**
15. Consider and act on procedures for filling position of Part-time Fire Chief and posting position for Part-time Fire Chief  
**Roger Goodwin made a motion to act on procedures for filling position of Part-time Fire Chief and posting position in as many places as possible. Aaron Mallory seconded the motion, motion carried 5-0**
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.**Roger Goodwin made a motion to convene into Executive Session at 6:40 pm. Allen Polk seconded the motion, motion carried 5-0**  
**Roger Goodwin made a motion to re-convene into Regular Session at 4:36 pm. Aaron Mallory seconded the motion, motion carried 5-0**
17. Consider and act upon items listed under Item #16 Executive Session, as necessary.  
**Roger Goodwin made a motion to proceed with decision made in executive session. Aaron Mallory seconded the motion, motion carried 5-0**
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:*  
**Mayor stated that there continues to be a lot of discussions regarding development. And thank you to everyone for their attendance and input in what we are doing.**
19. **Adjournment**  
**Allen Polk made a motion to adjourn at 7:40 pm. Roger Goodwin seconded the motion, motion carried 5-0**

ATTEST BY:

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Pam Winkler, City Secretary

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Terry Crumby, Mayor