



THE STATE OF TEXAS §

April 19, 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 April 19, 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 Nick Williamson – Public Works
Lee Culley – Police Chief

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 Kendall Helgren
4. **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).*
None
5. **Reports from Department Heads.**
 - a. BVFD **Report in Administrative Report**
No one present, report presented to council.
 - b. Police Department **Chief Lee Culley presented the report to the council. He noted the rise in EDO having to be issued.**
 - c. Public Works **Nick Williams presented the report to the council**
6. **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 special session minutes on March 15, 2022, March 24, and March 30, 2022.

- c. Pre-development and Professional Services Agreement with Jason Mayfield on Crossroads of Friendliness Subdivision, Lot #2 and Lot #3.
 - d. Consider and approve Resolution 04192022 adopting necessary civil rights and fair housing policies associated with TxCDBG 2021 Community Development Fund Grant #CDV21-0066.
 - e. Consider and approve amendment to Ordinance #08102021 adding definition and provisions for Snow Cone Vendors.
 - f. Pre-development and Professional Services Agreement with Acreage Realtor LLC.
- Allen Polk made a motion to approve the consent agenda. Bill Richtermeyer seconded the motion, motion carried 5-0**
- 7. Consider and discuss scope of special use permit for Crooked Letter Barbeque Company, LLC
Vanessa Bouie handed a handout to each Council member and Mayor. City Attorney, James Tidwell spoke on behalf of City Council. He presented the chronology of the events pertaining to her permits. After James Tidwell spoke Vanessa Bouie asked, "what can I do?" James Tidwell told her to apply for another SUP for her residence, Mobile Catering is a separate issue than selling at your house.
No Action.
 - 8. Consider and act on request for the purchase of Rescue 42 CTC Strut Truck Kit w/Kevlar in the amount of \$7,225.00 for the Bells Volunteer Fire Department.
Aaron Mallory made a motion to contact Fire Chief Cody Nelson to put in his capital assets and prioritize his budget. Allen Polk seconded the motion, motion carried 5-0
 - 9. Consider and approve 2022-2023 Commercial Lease Agreement with Gemma Purser for commercial building at 514 S. Pecan St.
Jeff Cockrill made a motion to renew at the same rate of prior year. Bill Richtermeyer seconded the motion, motion carried 5-0
 - 10. Consider and act on bids for the rehab of Stephens and Catalina Streets.
Bill Richtermeyer made a motion to accept bid from A-1 Paving in the amount of \$185,170.70. Allen Polk seconded the motion, motion carried 4-1 with Roger Goodwin abstaining
 - 11. Consider and approve securing funds via a loan through the First United Bank in the amount of \$180,000.00 for seven (7) years for the purpose of rehabbing Stephens and Catalina Streets.
Allen Polk made a motion approving the financing via a loan through First United Bank to rehab Stephens & Catalina Streets with payment of yearly amount from I & S funds of ad-valorem taxes. Bill Richtermeyer seconded the motion, motion carried 4-1 with Roger Goodwin abstaining
 - 12. Consider and approve Safe Place Site Agreement.
Roger Goodwin made a motion to approve the Safe Place Site Agreement. Jeff Cockrill seconded the motion, motion carried 5-0
 - 13. **EXECUTIVE SESSION** – The Council may convene into Executive Session to discuss the following: Consult with legal counsel regarding pending or contemplated litigation and/or on matters 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 Chapter 551 of the Government Code (Tex. Gov't Code §551.071). Potential conflict waiver
Allen Polk made a motion to convene into Executive Session at 6:52 pm. Roger Goodwin seconded the motion, motion carried 5-0
Roger Goodwin made a motion to re-convene into Regular Session at 6:58 pm. Allen Polk seconded the motion, motion carried 5-0
 - 14. Consider and act upon items listed under Item #13 Executive Session, as necessary.
Roger Goodwin made a motion to accept the letter of conflict waiver authorizing the mayor to sign the letter. Aaron Mallory seconded the motion, motion carried 5-0.

15. **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 the transition of the Fire Department has gone very smoothly. A big thank you for all that had made it possible. Utilities is able to assist during the day.
Jeff Cockrill asked when meeting was going to be set up between the Fire Liaison and the two chiefs. Jeff Cockrill asked if the Fire Liaison would still be needed at this point?
16. Adjournment
Allen Polk made a motion to adjourn at 7:03 pm. Roger Goodwin seconded the motion, motion carried 5-0

ATTEST BY:

Pam Winkler, City Secretary

Terry Crumby, Mayor