



THE STATE OF TEXAS §

May 11, 2021

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Bells, Grayson County, Texas was held remotely via Zoom Teleconferencing on May 11, 2021.

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

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

AGENDA

1. Call to Order at 6:03 pm with a full quorum
2. Canvass of votes from the May 1st, 2021 Municipal Election
Allen Polk made a motion to Canvass the votes from May 1, 2021 Municipal Election. Bill Richtermeyer seconded the motion, motion carried 5-0
3. Presentation of Appreciation to Angela LeBlanc
4. **Public Hearing**
For the purpose of a zoning change request by Korey Kennedy at 107 S. Branch St, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138392, Geo ID #B0025554068 Duganville, Block 7, Lot 15, 16 & 17, acres 0.482, by the Grayson County Appraisal District presently zoned as Single Family, requesting a zoning change to Multiple Family Residential for the purpose of converting a single-family dwelling into three rental units.
 - A. Citizens Comments
Several Citizens were present and stated their concerns with changing the zoning of this property. Citizens presented a petition requesting the council not change the zoning. Citizens were concerned about traffic and wanted to keep the neighbor atmosphere. Korey Kennedy presented his information as to why it would benefit the city to change the zoning and allowing more than one tenant on a property.
 - B. Commissioners Comments
Jeff Cockrill asked if there were any other 2 family dwellings on this street. Allen Polk asked if any of the neighbors have changed their mind regarding the petition. Roger Goodwin stated he felt the council should listen to the wishes of the neighbors.
5. **Action Items**
Consider and act on Resolution PZ 04272021 for the City Council on a zoning change request by Korey Kennedy at 107 S. Branch St, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138392, Geo ID #B0025554068 Duganville, Block 7, Lot 15, 16 & 17, acres 0.482, by the Grayson County Appraisal District presently zoned as Single Family, requesting a zoning change to Multiple Family Residential for the purpose of converting a single family dwelling into three rental units.
Jeff Cockrill made a motion to act on Resolution PZ 04272021 and leave the zoning at 107 S. Branch Single Family. Allen Polk seconded the motion, motion carried 4-1 with Aaron Mallory voting against.

6.

Public Hearing

For the purpose of a specific use request by Rhonda Chumley at 308 E. Bells Blvd, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138283, Geo ID #G-0270 Crawford James, acres 9.419, by the Grayson County Appraisal District presently zoned as Single Family, requesting a specific use to Single Family Residential for the purpose of putting a manufactured home on property.

A. Citizens Comments

Rhonda Chumley and landowners Mr. & Mrs. Footlander spoke saying they are wanting to move in a brand new 16X55 Single Wide Manufactured Home to allow Rhonda Chumley to be close to family while under going cancer treatments.

B. Commissioners Comments

Roger Goodwin asked if they were aware that the property would have to be replatted if Specific Use Permit was granted.

Action Items

7.

Consider and act on Resolution PZ 04272021A for the City Council on a specific use request by Rhonda Chumley at 308 E. Bells Blvd, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138283, Geo ID #G-0270 Crawford James, acres 9.419, by the Grayson County Appraisal District presently zoned as Single Family, requesting a specific use to Single Family Residential for the purpose of putting a manufactured home on property.

Roger Goodwin made a motion to act on Resolution PZ 04272021A and grant a Specific Use Permit for 308 E. Bells Blvd to move a manufactured home onto the property for Rhonda Chumley, when Rhonda Chumley no longer lives in the manufactured home, the manufactured home will have to be removed. Bill Richtermeyer seconded the motion, motion carried 5-0

8.

Public Hearing

For the purpose of a zoning change request by Darryl Cavalier at 1202 N. Pecan St, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID#141440, Geo ID #144022200501,G-0222 Canton E A-G222, Acres 0.51 and Property ID#394127, GEO ID #1447682001, Dexheimer-Anderson Addition, Block 1, Lot 1, Acres 1.0 by the Grayson County Appraisal District presently zoned as Commercial C-1, requesting a zoning change to Commercial C-2, with a Specific Use Permit for Convenience Store with gasoline sales.

A. Citizens Comments

Mr & Mrs. Cavalier were present and said the plans were to have a gas station that would employ approximately 8 and next door a family restaurant that would employ approximately 20. He felt the city would benefit from the tax revenue and people traveling on Hwy 82 would stop and it would draw more people to Bells.

B. Commissioners Comments

Allen Polk asked if the restaurant and gas station would be in one building or separate. Mr. Cavalier said it would be 2 different buildings.

Action Items

9.

Consider and act on Resolution PZ 04272021B for the City Council on a zoning change request by Darryl Cavalier at 1202 N. Pecan St, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID#141440, Geo ID #144022200501,G-0222 Canton E A-G222, Acres 0.51 and Property ID#394127, GEO ID #1447682001, Dexheimer-Anderson Addition, Block 1, Lot 1, Acres 1.0 by the Grayson County Appraisal District presently zoned as Commercial C-1, requesting a zoning change to Commercial C-2, with a Specific Use Permit for Convenience Store with gasoline sales.

Roger Goodwin made a motion to act on Resolution PZ 04272021B for a zoning change to Commercial C-2 with a Specific Use Permit for Convenience Store with gasoline sales. Allen Polk seconded the motion, motion carried 5-0

10.

Public Hearing

For the purpose of a Specific Use request by Richard Shaffer, 215 N. Broadway Street, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138344, Geo ID #B002 5554023, Duganville, Block2, Lot 39 & 40, 50 X 123 .14 AC Adjoins Boo2 5554022 by the Grayson County Appraisal District presently zoned as General Commercial District, requesting a Specific Use Permit to be used as commercial for powder coating/restoration of vending machines with living quarters.

A. Citizens Comments

Richard Shaffer was present and stated that he had plans to brick the front of the building as well as put a new roof line to make the building look nice. He stated that he works all hours of the day and night with his powder coating/restoration business and would like to just walk a few feet to sleep instead of driving 20 miles.

B. Commissioners Comments

Allen Polk asked if the Bedroom was separate from the living and dining and was the living quarters separate from the shop as to prevent any fumes in the living area. Mr. Shaffer stated that yes it was all separate.

Action Items

11. Consider and act on Resolution PZ 04272021C for the City Council on a Specific Use request by Richard Shaffer, 215 N. Broadway Street, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138344, Geo ID #B002 5554023, Duganville, Block2, Lot 39 & 40, 50 X 123 .14 AC Adjoins Boo2 5554022 by the Grayson County Appraisal District presently zoned as General Commercial District, requesting a Specific Use Permit to be used as commercial for powder coating/restoration of vending machines with living quarters. **Roger Goodwin made a motion to act on Resolution PZ 04272021C granting a Specific Use Permit for 215 N. Broadway allowing Mr. Shaffer to live in the living quarters as long as he is conducting his business in the back. Anytime business ceases, no one can live in the building. Bill Richtermeyer seconded the motion, motion carried 5-0.**

12. **Proclamations:**

- a. Mental Health Awareness Month
Shawn Teamann spoke regarding Mental Health Awareness
- b. Motorcycle Awareness Month of May
Skee Dodson spoke regarding Motorcycle Awareness

13. **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.

Reports

- a. BVFD b. Police Department c. Public Works

No report given for the BVFD.

Lee Culley presented the report for the Police Dept.

Nick Williamson presented the report for the Public Works Dept.

Action Items

14. **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 April 13, 2021 and special workshop session on April 20, 2021.
Roger Goodwin made a motion to approve the Consent Agenda. Jeff Cockrill seconded the motion, motion carried 5-0.
15. Consider and act on Resolution 05112021 Voluntary Petition for Annexation by Darryl Cavalier setting Public Hearing date.
Darryl Cavalier spoke stating that it would make the property more valuable and bring more revenue to the city.
Allen Polk made a motion to act on Resolution 05112021 and set the Public Hearing date as June 8, 2021. Roger Goodwin seconded the motion, motion carried 5-0.
16. Consider and act on Resolution 05112021 Voluntary Petition for Annexation by Darryl Cavalier setting Public Hearing date.
Roger Goodwin made a motion to act on Resolution 05112021 and set the Public Hearing date as June 8, 2021. Allen Polk seconded the motion, motion carried 5-0
17. Consider and act on renewal of 514 S Pecan Street Annual Lease.
Roger Goodwin stated that the loan for this building is paid off so this is just extra money in our pocket.
Roger Goodwin made a motion to renew the lease at 514 S. Pecan Street. Jeff Cockrill seconded the motion, motion carried 5-0
18. Consider and act on Option to purchase an Easement across the leased premises by Vertical Bridge.
Jeff Cockrill made a motion to not allow Vertical Bridge to purchase the Easement across the leased premises. Allen Polk seconded the motion, motion carried 5-0.
19. Consider and act on application of Oncor Electric Delivery Company LLC for approval to amend its distribution cost recovery factor.
Bill Richtermeyer made a motion to take no action. Jeff Cockrill seconded the motion, motion carried 5-0.
20. Consider and act on BVFD request for approval of funds.
Bill Richtermeyer asked why so many chains for a chainsaw was needed. Jeff Cockrill stated they could not sharpen the chains, and just had to change them out. Mayor Crumby just reminded Jeff Cockrill that the agreement between the City of Bells and the BVFD was to get approval for purchase before the purchase was made and this was not happening.
Roger Goodwin made a motion to approve the request of funds from the BVFD. Bill Richtermeyer seconded the motion, motion carried 5-0.
21. Consider and approve budget amendment to city's budget for BVFD.
Jeff Cockrill asked why there was no contact between the City of Bells and the fire chief regarding where to move the funds. Mayor Crumby explained that is a two way conversations and to know that he is always available.
Allen Polk made a motion to approve the budget amendment to city's budget for BVFD. Bill Richtermeyer seconded the motion, motion carried 4-1, with Jeff Cockrill voting against.
22. Consider and act on utilities rate increase effective with May billing.
Mayor Crumby and Roger Goodwin both spoke of the necessity of the increase, as the city has to do something with our infrastructure and the need of a new water well. Allen Polk asked if we knew if 4B or 4A would be able to help us with more than \$20,000.00, City Administrator said that none of that has been committed to as of today.
Bill Richtermeyer made a motion to act on utilities rate increase effective with the May billing. Roger Goodwin seconded the motion, motion carried 5-0.
23. Consider and act on workshop for May 19th, 2021 with City Planner and Engineer.
Allen Polk made a motion to act on the date of May 19, 2021 at 11 am for a workshop with the City Planner and Engineer. Roger Goodwin seconded the motion, motion carried 5-0.
24. Consider and appoint Mayor Pro Tem.
Jeff Cockrill made a motion to appoint Roger Goodwin as the Mayor Pro Tem. Bill Richtermeyer seconded the motion, motion carried 5-0.

25. Consider and approve Resolution 05112021B authorizing and designating the official signatures of the City of Bells for banking and depository services.
Jeff Cockrill made a motion to keep all signatures the same except for Angela LeBlanc to be changed to Terry Crumby. Allen Polk seconded the motion, motion carried 5-0.
26. Consider and appoint replacement for Place 4 for the Bells Community Development Corporation.
Allen Polk made a motion to appoint Gary Sisson to Place 4 of the Bells Community Development Corporation. Roger Goodwin seconded the motion, motion carried 5-0
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):*
27. *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: **He looks forward to working with the council and is available to the council, employees and citizens anytime.**
 - b. Council's Report: **Jeff Cockrill asked about the flagpole that was purchased to be put up at City Hall. City Administrator stated between the rain and elections it has been delayed.**
28. Adjournment: **6:50 p.m.**

ATTEST BY:

Pam Winkler, City Secretary

Terry Crumby, Mayor