



THE STATE OF TEXAS §

August 10, 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 in the Council Chambers of City Hall on August 10, 2021.

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

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

AGENDA

1. Call to Order at 6:00 pm with a full quorum
2. Pledge to the United State Flag
Moment of Silence

3. **Public Hearing**
Amending the Comprehensive Zoning and Planning for zoning regulations to establish a Planned Development Zoning District Option as Article 8A Planned Development as allowed by Texas Government Code Chapter 211, to establish a Board of Adjustment and Article 20, Board of Adjustment, variances and appeals as allowed by Texas Government Code Chapter 211; providing rules for the regulation thereof; providing a penalty for violations of such ordinance and for injunctive relief to persons affected by the violation of said ordinance; confirming severability clause; providing a cumulative/repealer clause; authorizing publication; providing a savings clause; and establishing an effective date.
A. Citizens Comments: **None**
B. Commissioners Comments: **Mayor stated that this Planned Development had been working on it with City Attorney and City Engineers. City Attorney spoke on the Zoning Ordinance and Subdivision Ordinance.**

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. Fire Department
 - b. Police Department
 - c. Public Works
 - a. The BVFD Report left at each Council's seat.
 - b. Chief Culley presented the Police Dept. Report to the Council.
 - c. Nick Williamson presented the Public Works Report to the Council.

Action Items

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 regular session minutes on July 13, 2021, special workshop session on July 21, 2021, and budget workshop on July 27, 2021.

Bill Richtermeyer made a motion to approve the monthly financial report and approve the minutes on July 13, 2021, and July 21, 2021, and July 27, 2021. Roger Goodwin seconded the motion, motion carried 5-0
7. Consider and approve request for final plat for 307-399 E. Bells Blvd. known as the Crossroads of Friendliness development of 11.156 acres.
Roger Goodwin made a motion to approve request for final plat for 307-399 E. Bells Blvd. known as the Crossroads of Friendliness development of 11.156 acres. Allen Polk seconded the motion, motion carried 5-0
8. Consider and act on 2021-2022 Contract with Texas Vital Care.
Roger Goodwin made a motion to not act on 2021-2022 Contract with Texas Vital Care, due to budget constraints and the lack of a contract presented. Bill Richtermeyer seconded the motion, motion carried 5-0.
9. Consider and accept Engagement letter from McClanahan and Holmes, Certified Accountants for the 2020-2021 Fiscal Budget Year End.
Roger Goodwin made a motion to accept Engagement letter from McClanahan and Holmes, Certified Accountants for the 2020-2021 Fiscal Budget Year End. Allen Polk seconded the motion, motion carried 5-0
10. Consider and act on renewing contract with Texoma Broadband Services which expires September 30th, 2021.
Bill Richtermeyer made a motion to act on renewing contract with Texoma Broadband Services which expires September 30, 2021 and giving City Administrator authority to negotiate the best rate. Roger Goodwin seconded the motion, motion carried 5-0
11. Consider and act on Ordinance 08102021 amending Planning and Zoning Plan adding Planned Development Section and Article 20 as Board of Adjustments.
Allen Polk made a motion to act on Ordinance 08102021 amending Planning and Zoning Plan adding Planned Development Section and Article 20 as Board of Adjustments. Aaron Mallory seconded the motion, motion carried 5-0.
12. Consider and approve confirmation of the establishment of the Board of Adjustment and to appoint the City Council as the Board of Adjustment.
Roger Goodwin made a motion to approve confirmation of the establishment of the Board of Adjustment and to appoint the City Council as the Board of Adjustment. Allen Polk seconded the motion, motion carried 5-0
13. Consider and act on Ordinance 08102021A adopting Subdivision Regulations.
Bill Richtermeyer made a motion to act on Ordinance 08102021A adopting Subdivision Regulations. Roger Goodwin seconded the motion, motion carried 5-0
14. Consider and act on Ordinance 08102021B adopting regulations on Mobile Food Venders with city limits.
Roger Goodwin asked would they be allowed to set up in residential areas? City Administrator stated they will have to set up in Commercial Zoning.
Bill Richtermeyer made a motion to act on Ordinance 08102021B adopting regulations on Mobile Food Vendors within the city limits. Aaron Mallory seconded the motion, motion carried 5-0.
15. Consider and act on trees at 315 S. Broadway Street on the city's property.
Bill Richtermeyer made a motion to get bids on trimming the overhanging of the trees at 315 S. Broadway Street. Allen Polk seconded the motion, motion carried 5-0.

16. Consider and act on bid for air conditioning unit for Police Department from Osbourn Heat and Air in the amount of \$6,587.00.
Mayor spoke and said the air went out on Friday the 6th and he called the Mayor Pro-Tem and it was decided it was an emergency and the new unit was installed Tuesday, the 10th.
Roger Goodwin made a motion to act on the bid for air condition unit for Police Department from Osbourn Heat and Air in the amount of \$6,587.00. Jeff Cockrill seconded the motion, motion carried 5-0.
17. Consider and act on bid for flooring for City Hall and Snap Center from Aldridge All Home.
Allen Polk made a motion to act on bid for flooring for City Hall and Snap Center from Aldridge All Home. Roger Goodwin seconded the motion, motion carried 5-0.
18. Consider and act on scheduling a budget workshop for August 17, 2021, at 6:00 p.m.
No action.
19. Consider and act on scheduling Septembers regular Council meeting on September 7, 2021, due to the Asbestos Abatement to the City Hall.
Roger Goodwin asked that we post this information on Facebook and Webpage to make sure the information gets out.
Roger Goodwin made a motion to act on scheduling Septembers Regular Council Meeting on September 7, 2021 to be at the Bells Church of Christ due to the Asbestos Abatement at City Hall. Aaron Mallory seconded the motion, motion carried 5-0.
20. Consider and act on moving City Hall personnel to 107 E. Park Street for the duration of the Asbestos Abatement period of City Hall.
Discussion that City Hall will need to be closed September 3, 2021 and September 17, 2021 to move to and from temporary location, Kenneth Mullican has submitted a bid to prepare the office for use.
Roger Goodwin made a motion to act on City Hall personnel to move to 107 E. Park Street during the Asbestos Abatement period and to close on the moving dates. Bill Richtermeyer seconded the motion, motion carried 5-0.
21. Consider and approve a proposed No-New-Revenue Rate (Effective Tax Rate).
Roger Goodwin made a motion to approve No-New Revenue Rate (Effective Tax Rate). Bill Richtermeyer seconded the motion, motion carried 5-0.
22. Consider and approve Bells Community Development Corporation for payment for the following:
 - a. Support for the Bells Chamber of Commerce in the amount of \$3,000.00
 - b. Approval of bid for City Park clean up in the amount of \$7,000.00 to Shearer Express.
 - c. Assistance to the Back to School Bash in the amount of \$4,000.00
 - d. Reimbursement to City for the purchase of additional flag holders, flag poles, and flag supports in the amount of \$952.61.**Roger Goodwin made a motion to approve Bells Community Development Corporation for payment to the Bells Chamber of Commerce in the amount of \$3,000.00, City Park Clean up in the amount of \$7,000.00 to Shearer Express, Back to School Bash assistance in the amount of \$4,000.00, Reimbursement to City for additional flag holders, flag poles and flag supports in the amount of \$952.61. Bill Richtermeyer seconded the motion, motion carried 5-0.**
23. Consider and approve the request from Bells Community Development Corporation, Resolution to invest BCDC funds in the First United Bank and designating the official signatories.
Allen Polk made a motion to approve request from Bells Community Development Corporation, Resolution to invest BCDC funds in the First United Bank and designating the official signatories. Roger Goodwin seconded the motion, motion carried 5-0.
24. Consider and act on motion from July 13th Council meeting in reference to the future of Cemetery Advisory Board.
Mayor spoke that since Council had made the decision to disband the Cemetery Advisory Board, he has had some come to him that they are interested in keeping the board and being on it.
Roger Goodwin made a motion to request applications from interested people to be on the Cemetery Advisory Board. Allen Polk seconded the motion, motion carried 5-0.

25. **Consider and act on contract with L & L Pest Control for extermination of City Hall/Snap Center.**

City Administrator spoke about the spiders we have been having in City Hall, stated that the current company does not even spray indoors. L & L would spray inside and outside every 28 days.

Roger Goodwin made a motion to act on contract with L & L Pest Control for extermination of City Hall/Snap Center. Allen Polk seconded the motion, motion carried 5-0.

26. **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: **we still have a lot to do and have been doing them 1 day at a time.**
- b. Council's Report: **Jeff Cockrill asked about the Fire Hose, City Secretary stated the account was set up today and the hose will be ordered first thing Wednesday morning.**

28. Adjournment: **7:33 pm.**

ATTEST BY:

Pam Winkler, City Secretary

Terry Crumby, Mayor