



THE STATE OF TEXAS §

December 08, 2020

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 December 08, 2020.

Members Present: Angela LeBlanc-Mayor Roger Goodwin – Mayor Pro-Tem
 Bill Richtermeyer - Councilman Allen Polk - 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 @ 6:01 pm
2. Public Hearing

For the purpose of a Specific Use request by Anthony and Vanessa Bouie at 816 W. Bells Blvd, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138469, Geo ID #B003 0266030, G-0266 Cox William A-G-266, Acres .6474 by the Grayson County Appraisal District presently zoned as Residential, requesting a Specific Use Permit to sell BB-Q from a train car that is situated behind their residents.

- A. Citizens Comments *The Bouie's spoke that they are excited about opening.*
- B. Commissioners Comments *Allen Polk asked if it was going to be a restaurant, Bouie's responded that it will be take out only. Bill Richtermeyer asked if they drive was concrete, Bouie's answered it was.*

3. **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.

4. **Reports**
 - a. BVFD
 - b. Police Department
 - c. Public Works

Ronnie Lewis presented the report for the BVFD.
Lee Culley presented the report for the Police Dept.
Nick Williamson presented the report for the Public Works Dept.

Action Items

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.*

5. a. Consider and approve monthly financial report.
- b. Consider and approve minutes for regular meeting on November 10, 2020 and special meetings on November 9, 2020 and November 18, 2020.

Roger Goodwin made a motion to approve the Consent Agenda. Allen Polk seconded the motion, motion carried 4-0.

6. Consider and act on Resolution PZ 09282020 from the Planning and Zoning Commission on a Specific Use request by Anthony and Vanessa Bouie at 816 W. Bells Blvd, in the City of Bells, Grayson County, Texas as shown as being a track of land known as: Property ID #138469, Geo ID #B003 0266030, G-0266 Cox William A-G-266, Acres .6474 by the Grayson County Appraisal District presently zoned as Residential, requesting a Specific Use Permit to sell BB-Q from a train car that is situated behind their residents.

Roger Goodwin said he had talked to several of the neighbors and none objected. Ronnie Lewis asked about fire protection. Mayor confirmed that through the permitting process the city's inspectors would confirm all of that. Allen Polk wanted to make sure they make sure they proceed with the Health Department.

Bill Richtermeyer made a motion act on Resolution PZ 09282020 for a Specific Use Permit to sell BBQ from a train car behind their residents for a term of 2 years. Allen Polk seconded the motion, motion carried 4-0.

7. Consider and approve Purchases for the Bells Volunteer Fire Department
 - a. F-024 NAFECO for 2 sets of Coats and Pants in the amount of \$5004.20.
 - b. F-025 Galls six pair of uniform pants in the amount of \$300.00.
 - c. F-022 Emergency Reporting for the annual support in the amount of \$1,996.00.

Roger Goodwin made a motion to approve purchases for the Bells Volunteer Fire Department. Bill Richtermeyer seconded the motion, motion carried 4-0

8. Consider and approve the scope of work for the City of Bells Wastewater Treatment Plant Rehab Project with GTUA.

Michael Schmitz and Eric Neagu with Antero Group spoke regarding the wastewater treatment plant. Roger Goodwin said we can not move forward until we do the research and Bells is going to grow and we must be prepared.

Roger Goodwin made a motion to approve the scope of work for the City of Bells Wastewater Treatment Plant Rehab Project with GTUA. Bill Richtermeyer seconded the motion, motion carried 4-0

9. Consider and act on the acceptance of contract for engineering Services from Antero Group for the City of Bells Wastewater Treatment Plant Rehab Project with GTUA.

Roger Goodwin made a motion to accept contract for engineering services from Antero Group for the City of Bells Wastewater Treatment Plant Rehab Project with GTUA. Bill Richtermeyer seconded the motion, motion carried 4-0.

10. Consider and approve amending Ordinance 04032018A for the rate increase for Sewer services for Residential and Commercial.

Mayor spoke saying that for the city to get the financial help that is needed, we are required to raise the rates.

Roger Goodwin made a motion to approve amending Ordinance 04032018A for the rate increase for sewer services for Residential and Commercial. Jeff Cockrill seconded the motion, motion carried 4-0.

11. Consider and act on hosting a workshop with BEDC and BCDC in January.

City Administrator said 4A and 4B would like to meet in person. Roger Goodwin said that due to the Pandemic he felt it was safest to have it via Zoom or at a later date.

Roger Goodwin made a motion to set a workshop for Water Improvement Project and Wastewater Treatment Plant Rehab with 4A and 4B boards in attendance for a later date when it can be held in person. Bill Richtermeyer seconded the motion, motion carried 4-0.

12. Consider and act on making application for the TxCDBG grant for 2021-2022.
City Administrator stated that to apply for the TxCDBG we needed to start the process early. This is a \$375,000.00 grant with a city match of \$25,000.00. Allen Polk asked if we have a grant writer. City Administrator said we do, but they do not charge unless the grant is awarded. Roger Goodwin made a motion to act on making application for the TxCDBG grant for 2021-2022. Allen Polk seconded the motion, motion carried 4-0.
13. Consider and act on accepting RFP's for application and administrative services for the 2021-2022 TxCDBG Program.
Allen Polk made a motion to act on accepting RFP's for application and administrative services for the 2021-2022 TxCDBG Program. Bill Richtermeyer seconded the motion, motion carried 4-0.
14. **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: **There will not be a normal Christmas Party, just a small lunch with the office staff.**
 - b. Council's Report: **Roger asked Angela to take action on getting bids to repair the firetruck.**
15. Adjournment: **6:43 p.m.**

ATTEST BY:

Pam Winkler, City Secretary

Angela LeBlanc, Mayor