



CITY COUNCIL REGULAR MEETING

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN in accordance with V.T.C.A. Government Code, Chapter 551, that the City Council of the City of Bells, Texas will meet in a Regular Meeting to be held at 6:00 p.m., the 4th day of September 2018, in the City Council Chambers at 203 South Broadway, the following subjects to be considered:

AGENDA

1. Call to Order
2. Moment of Silence
3. Pledge to the United States Flag
4. Public Hearings

921-923 N. Ole Ambrose Rd - SUP

For the purpose of a Specific Use for property at 921 – 923 N. Ole Ambrose Road (FM 1897) in the City of Bells, Grayson County, Texas as shown as being a tract of land known as: Property ID # 121485, Geo ID # 144 041400501 G-0414 Flannaken Robert A, 1.5 acres by the Grayson County Appraisal District presently zoned as Commercial - 1 (C-1) to be designated with a Specific Use Permit for non-expiring (1) RV spot with water, sewer, and electric already in place.

- a. Citizens Comments
- b. Commissioners Comments

Outlook Land Holdings

For the purpose of a zoning variance for 50' minimum lot frontage for a preliminary plat for Block 5 Lots 11-14, Block 5 Lots 17-18 replat of portion of Bailey Junction (Bells), Texas known as: Property ID #B001 5551007, #B001 555100701, #B001 555100901 and #B001 5551009 by the Grayson County Appraisal District presently zoned as Single Family (SF-2).

- a. Citizens Comments
- b. Commissioners Comments

2018 Tax Year Proposed Property Tax Rate

A tax rate of \$0.593845 per \$100 valuation has been proposed for adoption by the governing body of City of Bells. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of City of Bells proposes to use revenue attributable to the tax rate increase for the purpose of payments on fire truck, street and sewer improvements.

Propose Tax Rate	\$0.593845 per \$100
Preceding Year's Tax Rate	\$0.537522 per \$100
Effective Tax Rate	\$0.498324 per \$100
Rollback Tax Rate	\$0.593859 per \$100

The effective tax rate is the total tax needed to raise the same amount of property tax revenue of City of Bells from the same properties in both the 2017 tax year and the 2018 tax year.

- a. Citizens Comments
- b. Council Comments

2017-2018 Proposed Budget

The purpose for public hearing is to receive community input on the budget, which will cover the fiscal year beginning October 1, 2018 and end on September 30, 2019.

"This budget will raise more revenue from property taxes than last year's budget by an amount of \$70,510, which is a 23.81 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$15,689.00."

- a. Citizens Comments
- b. Council Comments

5. **Citizens Forum:** *(State law prohibits the City Council from considering or deliberations on any item not listed on the posted City Council agenda. A person may address the Council on items not on the printed agenda. Comments are limited to three (3) minutes. The Council may not comment or deliberated regarding such statements or comments during this period. Any discussion of the subjects must be limited to a proposal to place the subject on the agenda for a future meeting. Sec. 551.042 of Open Meeting Act).*
6. **Reports from Department Heads.**
 - a. Fire Department
 - b. Police Department
 - c. Public Works
- Action Items**
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 for August 7, 2018, special and workshops on August 28th, 2018.
8. Consider and appoint a fire code official as stated in Section 103 of the 2012 edition of the International Fire Code as Bureau Veritas or Caleb Cockrill for the City of Bells with approval of fees for services.
9. Consider and approve Texas Vital Care EMS Contract Agreement with the City of Bells for 2018-2019.
10. Consider and act on a Resolution PZ 003 for recommendation from Planning and Zoning for a zoning variance for 50' minimum lot frontage for a preliminary plat for Block 5 Lots 11-14, Block 5 Lots 17-18 replat of portion of Bailey Junction (Bells), Texas known as: Property ID #B001 5551007, #B001 555100701, #B001 555100901 and #B001 5551009 by the Grayson County Appraisal District presently zoned as Single Family (SF-2).
11. Consider and act on an appeal from David and Dianna Whitlock for Specific Use for property at 921 – 923 N. Ole Ambrose Road (FM 1897) in the City of Bells, Grayson County, Texas as shown as being a tract of land known as: Property ID # 121485, Geo ID # 144 041400501 G-0414 Flannaken Robert A, 1.5 acres by the Grayson County Appraisal District presently zoned as Commercial -1 (C-1) to be designated with a Specific Use Permit for non-expiring (1) RV spot with water, sewer, and electric already in place.
12. Consider and approve the extension of Shearer Express Mowing contract for an additional three years with expiration on September 30, 2021.
13. Consider and set date for Community Input on Master Park Concept Plan as September 11, 2018 at 5:30 p.m. prior to Council Meeting.
14. **Workshop**
2018-2019 Budget for City of Bells
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):*
 - a. Mayor's Report
 - b. Council's Report
16. Adjournment

The City Council of the City of Bells reserves the right to adjourn into executive session at any time during this meeting to discuss any matters that are eligible to be discussed in executive session, as authorized by Texas Government Code Sections 551.071 (Consultation with attorney), 551.072 (Deliberations about Real Property), and 551.074 (Personal Matters).

THIS MEETING IS ACCESSIBLE TO THE DISABLED. IF YOU NEED AN INTERPRETER OR SPECIAL ASSISTANCE, CALL 903.965.7744 AT LEAST 48 HOURS PRIOR TO THE SCHEDULED MEETING.

I, Pamela Winkler, hereby certify that the above agenda is publicly posted on/or before 4:30 p.m. on this 30th day of August 2018.

Date

Time

Pamela Winkler, City Secretary