

**AGENDA**  
**Bullard City Council**  
**Regular Meeting**  
**Tuesday, June 13, 2023 6:00 p.m.**  
**Bullard City Hall, Council Chambers, 114 S. Phillips, Bullard, TX**

Shirley Coe, Mayor  
Mark Anderson, Mayor Pro Tem    Glen Cowart, Councilmember  
Lane McDaniel, Councilmember    Terry Mebane, Councilmember  
Councilmember Chuck Redwing

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Meeting Order:  
Call to Order; Roll Call; Invocation; Pledge to Flag

**PUBLIC COMMENTS REGARDING AGENDA ITEMS:** Any citizen wishing to address the Council regarding an item on the agenda may do so after filling out a speaker card at the registration table and handing the card to the City Secretary so that the citizen may be recognized by the Mayor when that item is considered.

**ITEM 1: Citizen Participation:** Any citizen wishing to address the Council regarding an issue not on the Agenda may do so after rising, giving name and address. The Council may not address any issues not listed on the agenda, however it may receive information. Mayor Coe

**ITEM 2: Conduct a Public Hearing** on the petition requesting Annexation by area landowner **Three Land Bros, LLC**. of a 32.463 acre tract in the William H. Steele Survey A-49, south of and adjacent to West Main Street known as Flat Creek Estates Subdivision, Cherokee County, Texas; and discuss and act on adoption of an Ordinance annexing the 32.463 acre tract as requested and adopt an Annexation Service Plan as acknowledged by property owner. Mayor Coe

**ITEM 3: Conduct Pubic Hearing** to consider a change in zoning from “**AG**” **Agricultural District** to “**R-1A**” **Single Family Residential District (minimum lot area of 10,500 square feet)** a 32.463 acre tract in the William H. Steele Survey A-49, south of and adjacent to West Main Street known as Flat Creek Estates Subdivision, Cherokee County, Texas; which property is subject of petition filed for annexation into the City of Bullard as Flat Creek Estates Subdivision – applicant Three Land Bros, LLC. Mayor Coe

**ITEM 4:** Discuss and act on petition requesting Annexation by area landowner, **Pioneer Properties, LLC, Jason Campbell, owner**, for annexation of a 16.287 acre tract in the Vinson Moore Survey, Abstract 15, Smith County, Texas, being out of and a part of that certain called 34.260 acre tract described in a Special Warranty Deed from DDW Inc. to Pioneer Properties LLC dated October 14, 2021, east of Doctor M Roper Parkway (US Hwy 69) known as Polana Springs Subdivision, Unit 2, (Previously known as Mayor Coe

Artesian Meadows); Acknowledgement of declining Development Agreement; and adopt a Resolution setting the Public Hearing date.

**ITEM 5:** Discuss and act on considering acceptance of Deed from Gail Randall of property located on Todd Street (Lot 5, Block 12, Green Valley Subdivision) and accept private lift station and related costs. Mayor Coe

**ITEM 6:** Discuss and act on request of Duggins Wren Mann & Romero, LLP regarding waiver of Penalty and Interest for ONCO and consider supporting Smith County Tax Assessor's denial. Mayor Coe

**ITEM 7:** Convene in Executive Session in accordance with Texas Government Code Open Meetings Act under Section 551.071 Consultation with Attorney (1) (A) and (B); Section 551.072 Deliberations Regarding Real Property for new water well and new Wastewater plant. Council reserves its right to include a non member of the Council in the Executive Session whose interests are not adverse to the interests of the City Council and the person's presence is necessary to the anticipated deliberation. Mayor Coe

**ITEM 8:** Return To Open Session: Consider and act upon matters discussed under **ITEM 7**, Executive Session, as necessary. Mayor Coe

**ITEM 9:** Discuss and act upon approving staff reports: Mayor Coe

- a. Building Permits/Code Violations Report; building related permits and inspections, solicitors and temporary use permits; growth in various subdivisions; new businesses; and Code violations – **Danny Ray**
- b. City Engineer Report – current and future water and sewer needs - **Brian Capps**
- c. City Secretary Report – Began annexation process for Polana Springs Subdivision, Unit 2 (Pioneer Properties, LLC; Continued process of annexation of Flat Creek Estates Subdivision; Processed Open Records requests; processing requests, giving notice, attendance and recording of City Council Meetings, P&Z Meeting and BEDCO Meeting; and preparation of legal documents – **Doris Crockett**
- d. Finance Report – review of expenditures, receipts and balances since last report, including Budget summaries – **Sonja Richey**
- e. Human Resources Report – Onboard new employee for Police Department; helped employee with vision insurance questions; attended TMHRA Annual Conference and TML Webinar; and Assisted Utility Billing Clerk as needed – **Maria Moreira**
- f. Municipal Court Report – Statistics for warrants issued, court activity and fines and fees collected – **Diana Folmar**
- g. Public Relations/Communications Department Report – Planning for 2023 Blast Over Bullard; Attended the BIDSD End of School Year Teacher's Luncheon and served dessert with BPD; Continuing to assist Bullard PD with new Agency Spotlight segment on social media platforms; Editing/Updating Bullard PD page on City website; Attended Republic Services Customer Appreciation Day; and Assisted in issuing Stage 3 Water Conservation Notice via social media platforms, news outlets, etc. – **Raiven Whatley**
- h. Police Department Report - Calls for Service or Case Investigations, Traffic, Arrest, Warrants, Cases Filed and general Police activity – **Jeff Bragg**

- i. Utilities Director – Monthly Work Report for Water Department, Wastewater Department, Street Department and Parks Department; routine daily checks for water and wastewater; water line leaks; patching pot holes and clearing and cleaning rights-of-way; routine daily cleaning and inspection of equipment at Parks; and sewer stoppage calls – **David Wells**

**ITEM 10:** Discuss and act upon approving minutes of:

Mayor Coe

**May 9, 2023 Regular Meeting  
May 18, 2023 Called Meeting**

**ITEM 11:** Discuss and act upon adjournment.

Mayor Coe

*All items on the agenda are for discussion and/or action. The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.087 (Economic Development).*

**PURSUANT TO TEXAS GOVERNMENT CODE SEC. 551.127, MAYOR SHIRLEY COE, COUNCIL MEMBERS MARK ANDERSON, GLEN COWART, LANE MCDANIEL, TERRY MEBANE AND/OR CHUCK REDWING MAY ATTEND THE MEETING BY TELECONFERENCE.**

Persons with disabilities who plan to attend this meeting and who may need assistance or interpretation should contact the office of the City Secretary at **903.894.7223**, two (2) days prior to the meeting so that appropriate arrangements can be made.

Las personas con incapacidades que planean asistir esta reunión y que puede necesitar ayuda debe contactar la oficina del Secretario de la Ciudad en 903.894.7223, dos (2) días antes de la reunión para que aprobe arreglos pueden ser hechos.

This is to certify that this agenda was posted on the glass door of the Bullard City Hall, 114 South Phillips, Bullard, Texas, facing the inside and outside, a place convenient and readily accessible to the general public at all times and said agenda was posted on the following date and time: **June 9, 2023**, at \_\_\_\_\_ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

\_\_\_\_\_  
**Bullard City Official**

**Sworn and Subscribed** to before me this **9th** day of **June, 2023**.

\_\_\_\_\_  
**Notary, in and for the State of Texas**