

**MINUTES OF
BULLARD CITY COUNCIL REGULAR MEETING
FEBRUARY 8, 2022**

A Regular Meeting of the City Council of the City of Bullard, Texas, was held Tuesday, February 8, 2022, 6:00 p.m. at Bullard City Hall, 114 South Phillips, Bullard, Texas, with the following present:

Mayor Pro Tem: Mark Anderson
Councilmember: Shirley Coe
Councilmember: Glen Cowart
Councilmember: Lane McDaniel
Councilmember: Terry Mebane

City Manager: David Hortman
City Attorney: Robert Davis
Police Chief: Jeff Bragg
Lieutenant: John Hill
Finance Director: Sonja Richey
Director of Utilities: David Wells
Director of Communication: Raiven Whatley
City Secretary: Doris Crockett

Absent: Mayor Pam Frederick

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

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ITEM 1 - CITIZEN PARTICIPATION – NONE

**ITEM 2 – ONETRI PROPERTIES - MTM TOWNHOMES ADDITION –
PART OF TRACT ONE - 3.928 ACRES (WITHIN MTM TOWNHOMES
ADDITION
PRELIMINARY PLAT) - PUBLIC HEARING – ZONE CHANGE REQUEST
APPROVED – ZONE CHANGE ORDINANCE ADOPTED**

The Public Hearing was declared open to consider the request of **OneTri Properties, LLC.** to change the zoning from “R-TH” Townhouse Residential District to “M-1” Light Industrial District **part of Tract One containing 3.928 undeveloped acres (within the MTM Townhomes Addition Preliminary Plat approved by the City Council on June 11, 2013)** in the Vinson Moore League, A-1069, Cherokee County, Bullard, Texas, east side of South Houston Street (FM 2493).

This is part of a Preliminary Plat that was approved by City Council on June 11, 2013, for development of a tract for MTM Townhomes Addition. Final Plats for Phase 1 and Phase 2 of the

addition have been approved. The property has sold and the current owners desire to not continue the

townhome development on the remainder 3.928 acres but desire to change the zoning in anticipation of constructing storage buildings. During approval of the Preliminary Plat a small sliver of property noted as Lot 63 was shown as a green area as required by the “R-TH” zoning designation.

No protest was received.

The developers understand that if the zone change is granted that the requirements for plat approval will still need to be met.

The Planning and Zoning Commission on January 24, 2022, approved the zone change request.

The Public Hearing was declared closed.

On motion by Councilmember Cowart, seconded by Councilmember Coe and carried unanimously, the request of OneTri Properties, LLC. to change the zoning from “R-TH” Townhouse Residential District to “M-1” Light Industrial District part of Tract One containing 3.928 undeveloped acres (within the MTM Townhomes Addition Preliminary Plat approved by the City Council on June 11, 2013) in the Vinson Moore League, A-1069, Cherokee County, Bullard, Texas, east side of South Houston Street (FM 2493) was approved as requested and the following captioned Ordinance was adopted:

ORDINANCE NO. 2022-0208-1

AN ORDINANCE AMENDING THE CITY OF BULLARD ZONING ORDINANCE; DIRECTING THE AMENDMENT OF THE ZONING MAP; APPROVING A ZONING CHANGE FROM “R-TH” TOWNHOUSE RESIDENTIAL DISTRICT TO “M-1” LIGHT INDUSTRIAL, PART OF TRACT ONE CONTAINING 3.928 UNDEVELOPED ACRES (WITHIN THE MTM TOWNHOMES ADDITION PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON JUNE 11, 2013) IN THE VINSON MOORE LEAGUE, A-1069, CHEROKEE COUNTY, BULLARD, TEXAS EAST SIDE OF SOUTH HOUSTON STREET (FM 2493); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

ITEM 3 – DUSTIN WILKINSON APPOINTED TO BULLARD ECONOMIC DEVELOPMENT CORPORATION (BEDCO)

On motion by Councilmember McDaniel, seconded by Councilmember Mebane and carried unanimously, Dustin Wilkinson was appointed to the Bullard Economic Development Board (BEDCO) for a term to expire December 2024, to replace Andy Kutach who has moved.

ITEM 4 – CARL LEE APPOINTED TO PLANNING AND ZONING COMMISSION TO REPLACE GLEN COWART

On motion by Councilmember Coe, seconded by Councilmember Cowart and carried unanimously, Carl Lee was appointed to the Planning and Zoning Commission to replace Glen Cowart who was appointed to the City Council.

ITEM 5 - CITY COUNCIL ELECTION – MAY 7, 2022 – ORDER OF GENERAL ELECTION ADOPTED

On motion by Councilmember Coe, seconded by Councilmember McDaniel and carried unanimously, the Council adopted the attached Order of General Election for May 7, 2022, for the purpose of electing Three City Council Members: (**Attach Order**)

ITEM 6 – 2021-2022 BULLARD ECONOMIC DEVELOPMENT CORPORATION (BEDCO) BUDGET - APPROVED

On motion by Councilmember Coe, seconded by Councilmember Mebane and carried unanimously, the attached 2021-2022 Bullard Economic Development Corporation (BEDCO) Budget, presented and approved by BEDCO on January 31, 2022, was approved: (**Attach Budget**)

ITEM 7 – CUSTOMER SERVICE INSPECTION (CSI) FEE ESTABLISHED – ORDINANCE ADOPTED

On motion by Councilmember Coe, seconded by Councilmember McDaniel and carried unanimously, the Council adopted the following captioned Ordinance establishing a fee of \$35.00 for Customer Service Inspection (CSI) to cover cost of said inspections:

ORDINANCE NO. 2022-0208-2

AN ORDINANCE AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE V. - FINANCE, DIVISION 2, - FEES, SUBDIVISION III, BUILDING PERMIT AND OTHER FEES, SEC. 2-338 – FEES. OF THE CODE OF ORDINANCES OF THE CITY OF BULLARD, TEXAS, RELATED TO BUILDING, ELECTRICAL, PLUMBING, GAS, AND MISCELLANEOUS PERMITS, AND INSPECTION FEES; ESTABLISHING CUSTOMER SERVICE INSPECTION (CSI) FEE; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ITEM 8 - STAFF REPORTS

- 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 – Attended Texas Municipal Clerks’ Election Law Seminar in Denton; continued to prepare for May 7, 2022 General Election; 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 – Employment verification; assisted Utility Billing Clerk as needed; and assisted employee with insurance benefit questions – **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 – usage statistics of City’s website, Facebook, Police Facebook, Instagram, Twitter, and Civic Ready; attendance at various functions; finalizing Budget Document for FY21-22; chose new layout, color palette and design for website; announced 2022 community event dates; celebrated January birthdays; began working sponsorship packet for 2022 events; attended the first Annual Bullard Police Department Chief’s Appreciation Dinner – **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**

Finance Director Richey reviewed the financial report.

On motion by Councilmember Coe, seconded by Councilmember McDaniel and carried unanimously, Staff Reports were approved as presented.

ITEM 9 – MINUTES APPROVED – REGULAR MEETING ON JANUARY 11, 2022

On motion by Councilmember McDaniel seconded by Councilmember Mebane and carried unanimously, City Council Minutes for the Regular Meeting of January 11, 2022, were approved as presented.

ITEM 10 – ADJOURNMENT

On motion by Councilmember Coe, seconded by Councilmember McDaniel and carried unanimously, the meeting adjourned at 6:34 p.m.

MARK ANDERSON, MAYOR PRO TEM

A T T E S T:

DORIS CROCKETT, CITY SECRETARY