

**MINUTES OF
BULLARD CITY COUNCIL REGULAR MEETING
APRIL 11, 2023**

A Regular Meeting of the City Council of the City of Bullard, Texas, was held Tuesday, April 11, 2023, 6:00 p.m. Bullard City Hall, 114 South Phillips, Bullard, Texas, with the following present:

Mayor Shirley Coe
Councilmember: Mark Anderson
Councilmember: Glen Cowart
Councilmember: Lane McDaniel
Councilmember: Terry Mebane
Councilmember: Chuck Redwing

City Manager: David Hortman
City Engineer: Brian Capps
Police Chief: Jeff Bragg
Patrol Officer: Ryan Brown
Finance Director: Sonja Richey
Director of Utilities: David Wells
Director of Communications: Raiven Whatley
City Secretary: Doris Crockett

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

ITEM 1 - CITIZEN PARTICIPATION – NONE

**ITEM 2 – BULLARD HEIGHTS STORAGE SUBDIVISION – ONE TRI IPROPERTIES –
FINAL PLAT APPROVED**

A Plat for Bullard Heights Storage Subdivision was presented. A Plat for the subdivision was presented and denied by the Planning and Zoning Commission on May 23, 2022. The Plat as revised along with site plan was presented to the Planning and Zoning Commission on March 27, 2023. The following excerpts are for reference regarding the plat:

Excerpts from Minutes of Planning and Zoning Committee on May 23, 2022 “... As outlined at the Planning and Zoning Meeting (P&Z) of January 24, 2022, this is part of a Preliminary Plat that was approved by City Council on June 11, 2013, for development of a tract of land platted as MTM Townhomes Addition. Final Plats for Phase 1 (June 11, 2013) and Phase 2 (January 14, 2014) of the addition were approved. The MTM Townhomes Addition property sold and the current owner, OneTri Properties, desires to not continue the townhome development on the remainder 3.928 acres but desires to construct storage buildings which would require a change in zoning. P&Z on January 24, 2022, and the City Council on

February 8, 2022, approved a request for change in zoning from “R-TH” Townhouse Residential to “M-1” Light Industrial District on the remaining acres.”

“During approval of the MTM Townhomes Preliminary Plat a small sliver of property noted as Lot 63 (would have been in Final Phase of development) was shown as a green area as required by the “R-TH” zoning designation...”

The Final Plat was approved by the Planning and Zoning Commission on March 27, 2023, with the stipulation, as acknowledged by One Tri Properties, LLC (Chris Wimmer and Shane Lackey), the owners of both the Bullard Heights Storage Subdivision and MTM Townhomes Addition, that the dedicated street “stub out” shown on Final Plat of MTM Townhomes Addition, Phase Two, between Lot 8 of Phase One and Lot 44 of Phase Two, was being abandoned and would be a green space for the MTM Townhomes Addition.

On motion by Councilmember Anderson, seconded by Councilmember Cowart and carried unanimously, the Final Plat for Bullard Heights Storage Subdivision was approved with the stipulation that the dedicated street “stub out” shown on Final Plat of MTM Townhomes Addition, Phase Two, between Lot 8 of Phase One and Lot 44 of Phase Two, was being abandoned and would be a green space for the MTM Townhomes Addition, as it was approved by the Planning and Zoning Commission on March 27, 2023.

**ITEM 3 – SANITARY SEWER RATES – CAP ON CHARGES –
CITY MANAGER AUTHORIZED TO FORM COMMITTEE
TO STUDY WATER AND SEWER RATES**

On request of Councilmember Redwing, the Council discussed considering a cap of charges for sanitary sewer. Councilmember Redwing stated that he had been approached by several citizens about the issue of water usage and the associated sewer charge. He stated that the issue brought up was the sewer charge for water that does not go through the sewage treatment process, i.e. water for lawns, plants, washing cars, etc. While a second meter or bullhead could be installed to bypass the sewer charge, the expense is not nominal.

Mr. Howard Kravatz was again present asking that there be a cap for the sewer usage since all water is not sent through the sewer treatment process. He requested that Council put a temporary cap on sewer rates of perhaps \$50 for 10,000 gallons until a study is completed.

Mayor Coe stated that we could not put a cap on the sewer charge this budget year since the budget was set on anticipated revenue. She stated that TCEQ offers contracted assistance at no charge for, among other things, a rate study through the Texas Rural Water Association technical assistance program and in fact assisted the City of Bullard in the rate study completed in 2017 with the help of a locally appointed committee. Mr. Kravetz asked if she would guarantee that a study would be done before the new budget year and Mayor Coe said she could not guarantee it since it would be up to TCEQ as to the timing of being able to assist with the rate study.

On motion by Councilmember Redwing, seconded by Councilmember Anderson and carried unanimously, Council authorized the City Manager to form a committee to study water and sewer billing rates.

ITEM 4– 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 – Hosted Northeast Texas Chapter of Texas Municipal Clerks quarterly meeting on March 17 at Lost Sheep Coffee Shop; 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 – Completed AFLAC open enrollment period; Assisted Utility Billing Clerk as needed; Updated Health Benefits for employee, life event; Assisted employee with TML Incentive Program; and Assisted employees with benefit coverage related 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 – Continuing to prepare for 2023 Mayor’s Prayer Breakfast; continuing to work on the Budget Document project FY 2022-2023; Continuing to assist Bullard PD with new Agency Spotlight segment on social media platforms; Editing/Updating Bullard PD page on City website; Attended Bullard Area Chamber of Commerce ribbon cutting for Total Point Urgent Care; co-hosted Recognition Ceremony for BISD students/Bullard residents that assisted local first responders after a vehicle accident; and celebrated February/March birthdays –**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 Cowart seconded by Councilmember Mebane and carried unanimously, Staff Reports were approved as presented.

Council Minutes

ITEM 5 – MINUTES – REGULAR MEETING OF MARCH 14, 2023

On motion by Councilmember Redwing, seconded by Councilmember McDaniel and carried unanimously, City Council Minutes for the Regular Meeting March 14, 2023, were approved as presented.

ITEM 6– ADJOURNMENT

Mayor Coe declared the meeting adjourned at 6:45 p.m.

SHIRLEY COE, MAYOR

A T T E S T:

DORIS CROCKETT, CITY SECRETARY