

**AGENDA REGULAR SESSION  
TOM BEAN CITY COUNCIL  
201 S. Britton St., Tom Bean, TX 75489  
6:00 p.m. Monday, February 9, 2026  
citysecretary@tombeantx.gov**

*Citizens may appear before the City Council to address items not listed on the agenda, in accordance with procedural rules as determined by the Mayor and by submitting a "Public Comments Form" to the City Secretary prior to the commencement of the meeting.*

*A "Public Comment Form" is not necessary when speaking for or against a Public Hearing item.*

1. **CALL TO ORDER** - Call to order by the Mayor.
2. **INVOCATION** - Invocation by Mayor Pro-Tem Dawson Nitcholas.
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**

Ricky Thomas (Mayor)	Brittany Melton	Sam Ellis
Dawson Nitcholas (Mayor Pro-Tem)	Heather Groff	Emily Beasley
5. **Citizen Comments:** This item is available for citizens to speak for up to five (5) minutes on any subject of which the City of Tom Bean has authority. However, no discussion or action, by law, may be taken on the topic unless and until properly posted on an agenda. Council may direct the Mayor to resolve or request the matter be placed on a future agenda. Completed speaker request forms must be submitted to the City Secretary at the beginning of the Council meeting.

**REGULAR AGENDA- (NON-CONSENT)**

6. Presentation of Community Achievement Award to Debi Jones from Mayor Ricky Thomas.
7. Presentation of TDA Form A1024 CDBG Section 3 Goals and Concepts as related to the CDBG Program and Grant Contract Number CDV23-0110.

**NEW BUSINESS**

Public Hearing for Ordinance No. 2026-01

**ORDINANCE NO. 2026-01  
ORDINANCE ZONING REQUEST**

Property ID: 436240  
Legal Description: G-6260 ACRES 0.193 LOT 4 KENNINGTON ADDITION, TOM BEAN, GRAYSON COUNTY, TX  
Owner: KK PROP LLC

ORDINANCE NO. 2026-01  
CITY OF TOM BEAN, TEXAS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOM BEAN, TEXAS, AMENDING CITY OF TOM BEAN'S ZONING ORDINANCE, AS AMENDED, TO REZONE A TRACT OF LAND, CONSISTING OF 0.1931± ACRES OF LAND, GRAYSON COUNTY, TEXAS, IN THE CITY OF TOM BEAN, GRAYSON COUNTY, TEXAS, HERETOFORE ZONED TF (TWO FAMILY); PROVIDING THAT THE TRACT IS HEREBY REZONED AS MF (MULTIFAMILY); DESCRIBING THE TRACT TO BE REZONED; PROVIDING A PENALTY CLAUSE, SAVINGS AND REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

Request by: Aurthur Nunez

All interested citizens and property owners of the City, as well as other persons with interest, are invited to attend the public hearing and participate in the same. At said time and place all such persons shall have the right to appear and be heard. At such time and place, the Council will hear testimony and take appropriate action on the request.

8. Discuss and take action, if any, on Ordinance No. 2026-01, a request from Arthur Nunez seeking amendments to the City of Tom Bean Zoning Ordinance and change request from TF (Two Family) to MF (Multi-family)
9. Discuss and take action, if any, on Tom Rankin's request for a set period of time to bring the property at 320 Sweeney Lane to a state of compliance with City of Tom Bean Ordinance No. 82-102 and City of Tom Bean Comprehensive Zoning Ordinance.

**REPORTS- (DISCUSSION ONLY)**

10. **Report from Library – Roberta Bumpus**  
Monthly Report/Updates
11. **Report from Fire Department – Chief Jason Lankford**  
Monthly Report/Updates
12. **Report from Police Department – Chief Zach Smith**  
Monthly Report/Updates
13. **Report from Public Works – Jarrett Tate**  
Monthly Report/Updates
14. **Report from City Secretary – Sarah Dusenberry**  
Monthly Report/Updates

15. **Report from Court/Permit Clerk – Tammy Phillips**  
Monthly Report/Updates

16. **Report from Mayor – Ricky Thomas**  
Monthly Report/Updates

### **CONSENT AGENDA**

17. To approve the minutes of the regular session meeting held January 12, 2026.

### **EXECUTIVE SESSION**

18. Executive Session as authorized by:

Texas Government Code Sec. 551.071, Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act); Texas Government Code Section 551.074. Personnel Matters: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee.

-City Secretary, Chief of Police, Public Works Director, Court Clerk, Water Clerk, Police officers, Water Operators.

### **RECONVENE**

19. Reconvene into regular session and consider action, if any, on matters discussed in Executive Session.

### **NEW BUSINESS CONTINUED**

20. Discuss and take action, if any, on awarding construction contract to Hayes Construction for TDA CDBG project CDV23-0381 for \$333,539.35. The City received nine (9) bids and Hayes Construction was the lowest bid at \$333,539.35.

21. Discuss and take action, if any, on approving contract for election services between the City of Tom Bean and the Grayson County Election Administration.

22. Discuss and take action, if any, on approving Order of General Election for the May 2, 2026 election.

23. Mayor and Council Closing Comments – Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations, or condolences, 2) information about holiday schedules, 3) recognition of individuals, 4) reminders about upcoming events, 5) information about community events, and 6) announcements involving an imminent threat to public health and safety.

### **ADJOURNMENT**

I certify that I, Sarah Dusenberry, posted this agenda on the announcements board located in front of City Hall at 201 S. Britton St., Tom Bean, Texas, at or before 6 p.m. on February 3, 2026, as required by law in accordance with Section 551.043 of the Texas Government Code. As a courtesy, this agenda is also posted on the City of Tom Bean website: [www.tombeantx.gov](http://www.tombeantx.gov).

---

**Sarah Dusenberry, City Secretary**

---

**Date Notice Removed**

### **NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

The Tom Bean City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the east entrance (front of the building) facing King Street. Special parking spaces are located at either the east or west parking lot areas. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (903) 546-6321 or by FAX (903) 546-4878 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.