

STATE OF TEXAS
COUNTY OF HENDERSON
CITY OF GUN BARREL CITY

The City Council of the City of Gun Barrel City, Texas met in a regular meeting in City Hall Council Chambers, located at 1716 W. Main Street Gun Barrel City, Texas, on Tuesday, May 27, 2025, at 6:30 p.m.

1. **CALL TO ORDER** – Mayor Brian Crull called the meeting to order at 6:30 p.m. and gave the invocation followed by the Pledge of Allegiance.
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL & QUORUM** – Roll was called and a quorum established. Members in attendance included Mayor Brian Crull, Mayor Pro-tem, Rita Evans and Council members April Burns and Jennifer Jacobs and newly elected Council member, Robert Edwards. Jay Burson and Ken Foster were absent.

5. **CITIZEN COMMUNICATIONS (Limited to three minutes)**

There were no citizen comments.

6. **CONSENT AGENDA**

- 6.A All matters listed under consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. Consider approving the following reports: April 14, 2025, special meeting minutes, April 15, 2025, regular meeting minutes, and EDC March financials.

Jennifer Jacobs made a motion to approve the consent agenda as is. Rita Evans seconded, and all members voted yes to approve. Motion passes.

7. **NEW BUSINESS**

- 7.A Recognition of outgoing Council member Kenneth Foster. (Mayor)

Mayor Brian Crull recognized outgoing Council member, Ken Foster stating Mr. Foster served on the EDC from 2019-2021 and the City Council from 2021 to 2025. He is a long-standing member of the Rotary Club and a great steward of the city.

- 7.B Judge Grace Wallace, Gun Barrel City Associate Judge, will administer the oaths of office and seat newly elected City Council members. (Mayor)

Associate Judge, Grace Wallace swore in newly elected Council members, April Burns, Jennifer Jacobs and Robert Edwards and members took their seats at the dais.

7.C Consider and take action to elect a Mayor Pro-tem per section 3.05 of the City Charter. (Mayor)

Jennifer Jacobs nominated April Burns for Mayor Pro-tem. There were no other nominations, Rita Evans seconded, and all members voted yes. Motion passes.

7.D Presentation of quarterly department reports including Building and Code Enforcement, Court, Police, Dispatch and Animal Control. (City Manager)

Quarterly reports for months, February, March and April of 2025 were presented by Building Official, Shannon Wiggins, Associate Judge, Grace Wallace and Police Chief, Keith Stephens. Key highlights included a total amount of \$202,985.32 collected by the courts and three new hires in the Police Department.

7.E Receive the Annual Comprehensive Financial Report (Audit) for the fiscal year ending September 30, 2024, for the City of Gun Barrel City, which includes the independent auditor's report. (City Treasurer)

Donald Allman presented the annual financial report for the fiscal year ending September 30, 2024. Financial highlights included total assets being \$15,671,942, total liabilities were \$1,783,415 with a total net position being \$13,531,337. Total revenues were \$6,896,516 and total expenses totaled \$7,236,621 with a net position decrease of (\$340,102). The audit can be found on the city's website at www.gunbarrelcity.gov for further review.

7.F Receive the Annual Comprehensive Financial Report (Audit) for the fiscal year ending September 30, 2024, for the Economic Development Corporation, which includes the independent auditor's report. (City Manager)

Danald Allman presented the EDC financial report for fiscal year ending September 30, 2024. Key highlights included an increase in net position of \$54,076, total assets were \$3,353,000, liabilities - accounts payable were \$89,000 reducing debt by about \$74,000, long term liabilities were \$448,000. Allman concluded by stating the EDC had very good fiscal management.

7.G Consider and take action to adopt Resolution No. R-2025-003 designating authorized signatories pertaining to the Community Development Block Grant - Mitigation (CDBG-MIT), General Land Office state contract number 23-160-101-F101. (City Manager)

City Manager, Dr. Angela Smith advised the city has received a \$300,000 grant that does not require a match to improve our comprehensive plan and update our zoning. This grant requires steps before funding. Items 7.G and 7.H are two of these requirements the city did not yet have adopted. Once approved, staff will meet with the General Land Office and kick off our first meeting.

Mayor Brian Crull read the resolution header aloud and asked for a motion. April Burns made a motion to adopt Resolution No. R-2025-003 designating authorized signatories pertaining to the Community Development Block Grant-Mitigation (CDBG-MIT), General Land Office state contract number 23-160-101-F101. Jennifer Jacobs seconded, and all members voted yes to approve. Motion passes.

- 7.H Consider and take action to adopt Resolution No. R-2025-004 affirming policies regarding civil rights. (City Manager)

Mayor Brian Crull read the resolution header aloud and asked for a motion. April Burns made a motion to adopt Resolution No. R-2025-004 affirming policies regarding civil rights. Rita Evans seconded, and all members voted yes to approve. Motion passes.

- 7.I Consider and take action to spend up to \$40,100.00 out of the Hotel Motel fund and enter into a publicity and tourism agreement with Texas Bass Nation youth to sponsor their June 4-6, 2025, State Championship Tournament. (City Manager)

Nathan Byerly advised this will be their fourth year coming to Gun Barrel. This year, they plan to use the pavilion for weigh in's. Byerly gave growth stats for the event and a schedule for the weekend. The sponsorship request is for \$40,100.00, Byerly shared a chart showing what the funding supplies for the event and closed his presentation by stating this is a great partnership that they hope to keep bringing back to Gun Barrel City.

April Burns made a motion to enter into a publicity and tourism agreement with the Texas Bass Nation Youth to sponsor the June 4-6, 2025, state championship tournament. Rita Evans seconded, and all members voted yes to approve. Motion passes.

- 7.J Consider and take action to make board appointments. (City Manager)

City Manager, Dr. Angela Smith advised at the special work session before this meeting Council interviewed Frank Vaughan and Kate Weller. In the work session Council agreed to appoint Mr. Vaughan to the Parks Board and Kate Weller to the BOA.

Jennifer Jacobs made a motion to appoint Kate Weller to the open seat on Board of Adjustment in the permanent position. Robert Edwards seconded, and all members voted yes to approve. Motion passes.

Jennifer Jacobs made a second motion to appoint Frank Vaughan to the Parks Board. April Burns seconded, and all members voted yes to approve. Motion passes.

- 7.K Consider and take action to allocate insurance proceedings not to exceed \$34,900 to purchase a replacement vehicle for the Police Department. (City Manager)

City Manager, Dr. Angela Smith advised in the Fall of 2024, one of our officers had an accident. We sent the truck to be repaired and as they were stripping the entire vehicle, they found a crack in the back floorboard and were unable to repair it so it was totaled. The amount insurance is paying totals \$34,900 and the Chief has asked to use that money to buy a similar year and style vehicle. There was a comment regarding a concern with the price, and it was noted that we may only be able to buy a lightly used vehicle and we also have a few options with our local dealer partners to find something.

Jennifer Jacobs made a motion to allocate the insurance proceedings not to exceed \$34,900 to purchase a replacement vehicle for the Police Department. April Burns seconded and all members voted yes to approve. Motion passes.

- 7.L Consider and take action to approve Ordinance No. O-2025-010 amending the 2015 International Fire Code in line with the recommended North Central Texas Council of Government amendments. (City Manager)

Mayor Brian Crull read the ordinance header aloud. City Manager, Dr. Angela Smith advised Council approved the 2015 Fire Code in 2018. We found some areas in our code that were not in line with state codes related to fires, specifically open burning. Smith explained that the North Central Texas Council of Governments puts out recommended amendments to bring it in line with state law. In speaking with the City Attorney, he recommended that we adopt not just the one that was currently affecting us but all of them to bring what we have adopted in line with state law.

Jennifer Jacobs made a motion to approve Ordinance No. O-2025-010 amending the 2015 International Fire Code in line with the recommended North Central Texas Council of Government amendments. Rita Evans seconded, and all members voted yes to approve. Motion passes.

8. PLANNING & ZONING

- 8.A Public hearing on a request to rezone Lot 2R in the L. Navarro Survey, A-578 in the City of Gun Barrel City, being described as Lot 2R of Heritage Cove, Gun

Barrel City, Texas belonging to Odin Capital Venture LLC., from General Business District (B-2) to Planned Development District (PD). (Mayor)

Mayor Brian Crull opened the public hearing, being there were no comments, the hearing was closed.

- 8.B Consider and take action to adopt Ordinance No. O-2025-008 amending the city's Comprehensive Plan and Zoning Map and rezoning Lot 2R in the L. Navarro Survey, A-578 in the City of Gun Barrel City, being described as Lot 2R of Heritage Cove, Gun Barrel City, Texas belonging to Odin Capital Venture LLC., from General Business District (B-2) to Planned Development District (PD). (City Planner)

Mayor Brian Crull read the Ordinance header aloud. City Planner, Brittany Anderson gave a timeline of events including notifications sent out, publications made with zero responses received. Anderson explained the Planned Development (PD) zoning requirements and purpose stating PD districts gives us flexibility while maintaining control and encouraging thoughtful development. Anderson further stated this proposed zoning aligns with the comprehensive plans future land use plan and confirmed that staff recommends approval of the rezone.

Elise Parks, developer of the proposed development shared additional information about the project stating it will include the creation of a three-story mixed-use building, offering five commercial spaces on the first level and twelve generous sized apartments on the second and third level. There will be a children's park, and a walkway area. Three businesses included Tier 1 Fitness center, My bakery and a martial arts studio. The fully operational timeline would be September of 2026.

Robert Edwards made a motion to adopt Ordinance No. O-2025-008 amending the city's Comprehensive Plan and Zoning Map and rezoning Lot 2R in the L. Navarro Survey, A-578 in the City of Gun Barrel City, being described as Lot 2R of Heritage Cove, Gun Barrel City, Texas belonging to Odin Capital Venture LLC., from General Business District (B-2) to Planned Development District (PD). Rita Evans seconded, and all members voted yes to approve. Motion passes.

- 8.C Public hearing on an amendment to a previous request from Cedar Creek Church of God to grant a special use permit for a recreational building located at 142 Rodney Drive, Gun Barrel City, Texas owned by Cedar Creek Church of God. (Mayor)

Mayor Brian Crull opened the public hearing. Stacy Flowers of 124 East Bar Drive shared her opposition to the proposed development stating this area was once a quiet residential neighborhood with low traffic and since the road has

opened up, there has been an increase of traffic and noise. Flowers advised this development will only worsen the situation. Flowers stated the services being proposed should not be defaulted in residential areas but should be closer to the commercial area.

Brandy Raburn of 117 East Bar Drive stated she and others are not trying to interfere with the churches mission but they would like to have their neighborhood respected and opening this building up seven days a week, like a business is not what they signed up for. Raburn shared she would like more information on what the building will actually look like or have logistics available to view before anything is approved.

City Planner, Brittany Anderson gave a presentation of the request sharing the timeline of events, surrounding area visuals were explained as well as mention of the previous request to Council and this one stating the church has plans for a future sanctuary located to the south of the property and this is why the request is coming back to Council a second time due to the new proposed location. It was noted that the building would be a metal, two-story building, insulated and spray foamed.

- 8.D Consider and take action to adopt Ordinance No. O-2025-009 amending Ordinance No. O-2025-005 granting a special use permit to Cedar Creek Church of God. (City Planner)

Mayor Brian Crull read the Ordinance header aloud and asked for a motion. April Burns made a motion to adopt Ordinance No. O-2025-009 amending Ordinance No. O-2025-005 granting a special use permit to Cedar Creek Church of God. Rita Evans seconded, and all members voted yes to approve. Motion passes.

- 8.E Consider and take action to remove Rob Rea from the Planning and Zoning Commission per section 8.01 of the City Charter. (Burns/Jacobs)

April Burns and Jennifer Jacobs shared their concern regarding Mr. Rea's three out of five meeting absences. It was noted that a better job needs to be done notifying staff if you are unable to make the meetings. Mr. Rea stated he has been having health issues the last couple of months and could not foresee him missing meetings. The question was asked to Mr. Rea if he still wanted to be on the Commission and he answered yes. It was asked of Mr. Rea if he cannot commit to showing up for meetings, can he at least commit to communicating with staff so they can plan accordingly, and he agreed.

April Burns made a motion to remove Rob Rea from the Planning and Zoning Commission per section 8.01 of the City Charter. Jennifer Jacobs seconded, and the vote ended 3-1 with Rita Evans voting no. Motion fails due to a super majority needed.

9. ECONOMIC DEVELOPMENT

- 9.A First reading of Resolution No. R-2025-002 approving a performance agreement by and between the Gun Barrel City Economic Development Corporation and Gray Ghosts, Inc. (City Manager)

City Manager, Dr. Angela Smith stated a first reading was completed at the last meeting, however one of the contingencies of their performance agreement with the EDC was that they had to replace the roof of their building. They went out and got quotes on replacing the roof and it was extremely expensive, so they went back to the drawing board and they are able to repair it instead. They requested to come back and amend the performance agreement. The EDC requested a five-year warranty and so they are working on that currently. Mayor Brian Crull read the Resolution header aloud. This constitutes the first reading. No action was taken.

- 9.B Consider and take action on approving the first amendment to agreement for professional services with The Retail Coach in the amount of \$25,000. (City Manager)

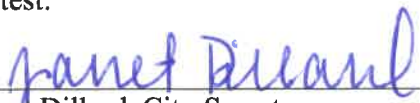
City Manager, Dr. Angela Smith advised this is an extension of our original one-year agreement with Retail Coach. They have worked for the last year to go out into the community and represent Gun Barrel City from a retail perspective. What this \$25,000 does is add another partial employee who has all the contacts that we need to reach out to developers. Smith stated they do have a couple businesses in the works, HteaO was one of those partnerships that we were able to establish. The EDC board did approve this six to one at their last meeting.

April Burns made a motion to approve the first amendment to the agreement for professional services with Retail Coach in the amount of \$25,000. Rita Evans seconded, and all members voted yes to approve. Motion passes.

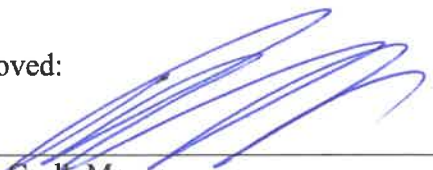
10. ADJOURNMENT

The City Council adjourned at 8:37 p.m.

Attest:


Janet Dillard, City Secretary

Approved:


Brian Crull, Mayor

