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, April 15, 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.

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by local Scouts from Troop 333 and Pack 1990.

4. **ROLL CALL & QUORUM** – Roll was called and a quorum established. Members in attendance included Mayor Brian Crull, Mayor Pro-tem, Rita Evans and City Council members April Burns, Jennifer Jacobs, Jay Burson and Ken Foster.

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

   Brandy Raburn of 117 East Bar Drive shared her concerns regarding the request for a special use permit for Cedar Creek Church of God stating when she originally moved next door she understood Sundays and Wednesday would be eventful times for the church. For someone who works nights and sleeps during the day, this was not a concern however over time, the church has grown into more than that such as it serves as a food giveaway location to which commercial refrigeration generators run all day and night adding noise, pollution and traffic to the area. Raburn concluded by asking the Council to deny the request stating the proposed recreation center seems to be more than just an assembly for the congregation and would affect the enjoyment of her home life.

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.

   The following reports were included in the consent agenda: March 20, 2025, Special meeting minutes, March 25, 2025, Regular meeting minutes and EDC February financials.

   Jennifer Jacobs made a motion to accept the consent agenda as is. April Burns seconded, and all members voted yes to approve.

7. NEW BUSINESS

7.A Proclamation - Public Safety Telecommunicators Week - April 13-19, 2025. (City Manager)

Mayor Brian Crull read the proclamation aloud and thanked our public safety telecommunicators.

7.B Presentation of quarterly department reports including City Treasurer, City Secretary and City Planner. (City Manager)

Quarterly reports for months, January through March of 2025 were presented by City Treasurer, Mickie Raney, City Secretary, Janet Dillard and City Planner, Brittany Anderson. Key highlights included sales tax being on target at 50.63% with fines and penalties increasing and total expenses standing at 55.2%. Board vacancies included 2 on the Board of Adjustment. A new TABC license was filed, and a lien was released for an amount of $900. Pending projects were discussed including:

- Infinity Cove Luxury Motel-Replat
- Mobile Food Park-Heritage Parkway-Site Plan
- Hillsdale Phase 2 Subdivision Site Plan
- 606 E. Main Street Subdivision Preliminary Plat
- Youth Activity Center at 142 Rodney Drive-Special Use
- HTeaO-317 W. Main Street-Site Plan

And upcoming projects were introduced including a dentist office and daycare facility.

8. PLANNING & ZONING

8.A Public hearing on a request to replat eight lots, Lots 1, 2, Part of lot 3, 4, 5, 6, Part of lot 7 & part of lot 8 in the Northwood Shores Subdivision, in the J.P. Brown survey, Abstract 59, owned by Infinity Lakefront LLC., into 3 lots: Lot 1R, 2R & 3R. (Mayor)

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

8.B Consider and take action on a request to replat eight lots, Lots 1, 2, Part of lot 3, 4, 5, 6, Part of lot 7 & part of lot 8 in the Northwood Shores Subdivision, in the J.P. Brown survey, Abstract 59, owned by Infinity Lakefront LLC., into 3 lots: Lot 1R, 2R & 3R. (City Planner)

City Planner, Brittany Anderson presented a timeline of events for the replat application and advised that the survey maintains compliance with the B-2 zoning district.

April Burns made a motion to take action on the request to replat eight lots, Lots 1, 2, Part of lot 3, 4, 5, 6, Part of lot 7 & part of lot 8 in the Northwood Shores Subdivision, in the J.P. Brown survey, Abstract 59, owned by Infinity Lakefront

LLC., into 3 lots: Lot 1R, 2R & 3R. Ken Foster seconded, and all members voted yes to approve.

8.C Public hearing on a 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, being there were no comments the hearing was closed.

8.D Consider and take action to adopt Ordinance No. O-2025-005 granting a special use permit to Cedar Creek Church of God for a recreational building to be located at 142 Rodney Drive, Gun Barrel City, Texas. (City Planner)

Mayor Brian Crull read the ordinance header aloud and handed it over to City Planner Brittany Anderson. Anderson gave a timeline of events for the request as well as notifications that were sent out. A visual showed the property in comparison to residential and commercial properties. According to the single family detached residential district (R-1), Anderson confirmed the special exception is appropriate for this location and meets the city's zoning requirements.

A question regarding the setback to the residential property next door was discussed and it was noted that the requirement is only five feet. It was also determined that at this time the height of the building was unknown, these types of details would come later during the site plan review process.

Ken Foster made a motion to conditionally approve a request from Cedar Creek Church of God for a special use permit for a recreational building located at 142 Rodney Drive, Gun Barrel City, Texas owned by Cedar Creek Church of God on the condition that the church work with the engineers to situate the facility closer to the business district to the south of the church. Rita Evans seconded, and all members voted yes to approve.

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. to provide financial assistance in an amount not to exceed fifty percent (50%) of the qualified expenditures and Twelve Thousand Five Hundred Dollars ($12,500.00). (EDC)

Mayor Brian Crull read the resolution header aloud.

City Manager, Dr. Angela Smith advised this is a small business incentive performance agreement with Gray Ghost Inc. that does business as GBC Family Resource Center. It is a 50% reimbursement grant with the EDC funding up to $12,500 and the resource center spending $25,000. It is approved for two projects, the parking lot improvements, to which they must spend $20,000 and the EDC will reimburse $10,000 and signage which they must spend $5,000 and we will reimburse $2,500. Smith stated there are criteria they must meet including moving an 18-wheeler that is in the parking lot to allow additional visibility, they must replace the roof at their own expense and get two quotes for expenditures on the parking lot and signage. They must also complete all work and submit documentation to the EDC within nine months of the signed agreement. This constitutes the first reading of Resolution No. R-2025-002. No further action was taken.

9.B Consider and take action on a settlement agreement and general release with Jerry and Mary Moody dba GBC Medical Associates. (EDC)

City Manager, Dr. Angela Smith advised this is a settlement agreement and general release with GBC Medical. The total loan amount was $82,400. The total due on their loan today with interest and fees stands at $50,213.00. GBC Medical has paid a total of $48,018.01, $38,047.99 has been paid to the principal. The EDC Attorney and Mr. Moody have been working to put together a settlement agreement that has been negotiated. The EDC did approve the agreement at their last meeting for a total of $30,000 and are asking the Council for final approval tonight.

Ken Foster made a motion that we accept the settlement agreement and general release with Jerry and Mary Moody dba GBC Medical Associates for $30,000. Jay Burson seconded, and all members voted yes to approve.

10. ADJOURNMENT

The City Council adjourned at 7:45 p.m.

Attest: Janet Dillard

Janet Dillard, City Secretary

Approved:

Brian Crull, Mayor