

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 Special Meeting in City Hall Council Chambers, located at 1716 W. Main Street Gun Barrel City, Texas, on Wednesday, September 4, 2024, at 4:30 p.m.

1. **CALL TO ORDER** – Mayor Brian Crull called the meeting to order at 4:30 p.m.
2. **ROLL CALL & QUORUM** – Roll was called and a quorum established. Members in attendance included, Brian Crull, April Burns, Rita Evans, Jennifer Jacobs, Jay Burson and Ken Foster.
3. **CITIZEN COMMUNICATIONS (Limited to three minutes)**
Scott Coleman advised he just wanted to make sure
4. **NEW BUSINESS**

4.A Board Applicant Interviews. (City Manager)

There were four applicants for the Board of Adjustment and three vacancies with 2 alternates. Councilman Foster asked Mr. Ligon if there are reason for moving to the BOA instead of remaining on the EDC. Mr. Ligon advised he will be moving in the future and will no longer qualify for volunteering. Sue Alexander was not present but it was noted that she has served on a board in the past and was recently on the Charter Review Committee. Tiffani Bayless introduced herself and gave some background information and advised she'd like to do her part and get her feet wet in volunteering.

There were five applicants for the Planning & Zoning Commission and four vacancies. Ava Towner introduced herself and shared her desire to serve another term. Roy Key, current board member also introduced himself and advised he is applying for both the P&Z and the EDC but his heart is to serve on the EDC. Key advised his priorities are to deal with existing business and what the EDC can do to help them. He would also like to get new larger businesses. Paul McCullough introduced himself and shared his desire to serve again. Scott Coleman advised he'd like to serve on the P&Z and have the board really take a look at new development, he gave the example of drainage and advised he'd like to ensure codes are being followed. Rob Rea introduced himself and advised he has experience in planning in the Dallas area. Rea stated P&Z is the first step in making sure mistakes aren't made in development.

There were six applicants for the Economic Development Corporation and four vacancies. Linda Rankin introduced herself stating she's enjoyed her current term serving on the EDC and would like to continue working on new policies. Robert Dye introduced himself advising he has previous economic and banking experience and see's the EDC as a good fit. Lisa Matthews introduced herself stating she has served on the P&Z in the past and believed her professional experience would be beneficial in serving on the EDC.

There were three applicants for the Parks and Recreation Board and three vacancies. Shelley Coleman introduced herself stating she's served on the Parks board this past year and would like to continue making progress. Coleman gave some information of progress from this past year and shared ideas for the future. Foster Brady introduced himself stating he'd like to continue on this journey. Foster stated he'd like to see more resources for the park. Renetta Burson introduced herself and shared her desire to serve.

4.B Hillsdale development project update. (City Manager)

Ian Hill and Blake Bassett with Hillsdale Development advised since the last meeting in December of 2023 they wanted to give an update on the progress of the development. An overview and history of the property was given stating it was purchased in 2021, in 2022 a rezone to R-4 was completed and development was forwarded to Mundo & Associates. In 2023 more acreage was purchased and they introduced themselves to Council in an executive session and it was determined a performance agreement would be presented to Council for annexation/disannexation. In 2024, a replat was presented to Council and approved and an open house was had to showcase future homes. A letter requesting to formally withdraw their application for annexation/disannexation was done in May of 2024 and they are here today to entertain options and move forward. It was noted that multiple lots are owned by the developers, Two separate retail properties and then residential property for about 70 homes. It was noted that the retail property would bring in about \$145,000 a year. Incentives for being annexed discussed included not slowing down progress, cost for business property, and streamlining the residential development. It was noted that nothing is off the table and Hillsdale is open to discussion and cooperation. A timeline was mentioned for Council to come back and discuss in the future. Incentives were discussed that are done in other cities. The main incentives suggested were the elimination of permit fees, the expediting of plans, and infrastructure. A future meeting for two weeks from now would be set to discuss further.

4.C Discussion regarding the 2024 Gun Barrel City Economic Development Small & Large Business Incentive Policies. (City Manager)

City Manager Dr. Angela Smith introduced the small and large business incentive policies stating a subcommittee was created to work on these that would help the EDC to differentiate small and large business loans/grants. A subcommittee would be created to receive and review applications and determine the appropriate loan/grant to move forward with and better control who we give money to. It was noted that the EDC has approved this and it would be on the September 24th regular meeting agenda. Dr. Smith stated a certain amount of money was set aside in the budget for each of these categories and these policies and subcommittees would provide a foundation for the future.

4.D Discussion regarding Ordinance review. (City Manager)

City Manager Dr. Angela Smith advised she's had two Council members bring this item back up since it was last on the agenda so her goal for this is to get direction on how to move forward with a group who does Ordinance review. Foster noted he'd like Council

and staff to do this rather than a committee. Burns stated, she'd like a committee established and gave an example of a current situation in her neighborhood that because of language in the code that is unclear is a problem. There was a consensus for elected officials to appoint two members each to the committee comprising of twelve members.

For the record, Councilmember Rita Evans left the meeting around 6:40 p.m.

4.E Discussion and review of the 2025-2027 Strategic Plan. (City Manager)

Dr. Smith presented an overview of the recently completed strategic plan and asked for changes, additions and anything else the Council would like to see included in this plan. No changes were addressed.

4.F Public hearing concerning the Texas Community Development Block Grant contract #CDV21-0086. (City Manager)

City Manager, Dr. Angela Smith advised this public hearing concerns a change to the contract for the Texas Community Development Block Grant contract #CDV21-0086 which includes removal of a portion of a street previously completed and additional drainage footage. It was noted that this will come back to Council as a second public hearing at the September 24, 2024 regular meeting.

5. **ADJOURNMENT** – The meeting adjourned at 7:05 p.m.

Attest:



Janet Dillard, City Secretary

Approved:



Brian Crull, Mayor