

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, located at 1716 West Main Street, Gun Barrel City, Texas, on Tuesday, June 25, 2013 at 6:30 p.m.

Mayor Eaton called the meeting to order at 6:30 p.m. and gave the invocation. The Pledge of Allegiance followed. Roll was called and a quorum established.

[Council Member - Rodney Bevill: Present](#)

[Council Member - Melvyn Hayes: Present](#)

[Mayor - Paul Eaton: Present](#)

[Council Member - Dennis Baade: Present](#)

[Council Member - Curtis Webster: Absent](#)

[Council Member - Marty Goss: Present](#)

Citizen Presentations:

Mayor Eaton bragged on Gerry Boren, the City Manager, in that he had received his certificate as a Certified Public Manger. The City Manager announced the July Fest three-day festival with Gospel night on Thursday, July 4. The carnival would be here on Thursday thru Friday, July 4 thru 6. On July 6, there will be a bicycle show and parade for kids fifteen and under. Each child registered will get a free helmet. Also on July 6, there will be a car show and the concert in the evening. The headliner would be Kevin Fowler with Vanilla Ice closing it for the evening. The fireworks display would begin at 10 p.m. On July 13, there will be a sanctioned horseshoe tournament. They were working on another festival for October which could possibly include another car show, lawnmower racing and mini tractor pulls. There were now lights on the second ball field complements of the EDC. The City had received a RBEG grant for \$99,000 from the USDA which will be administered through the EDC. A Texas Capital Fund grant had been applied for funds to construct N. Luther Lane by Country Place Living and SilverLeaf. A Special Accounts Report would be given to the Council on a quarterly basis.

ITEM # 1: Consent Agenda: 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 **minutes** of the **May 28, 2013 Council meeting** and the following **May reports:**

Financial – Budget vs. Actual Expenses–Year to Date

Municipal Court – traffic and non-traffic court activity

Police Department – number of cases filed and cleared

Dispatch Report – calls for service

Animal Control – number of complaints, impoundments and citations

Fire Department/Fire Marshal – number of incidents, investigations & mutual aid

Street Department – cost break down of monthly street repair

Building Official – number of inspections and associated fees

Code Enforcement – break down of violations

EDC minutes and financial reports

[Council Member - Dennis Baade: Motion to approve the Consent Agenda.](#)

[Council Member - Melvyn Hayes: 2nd](#)

[Council Member - Rodney Bevill: Approve](#)

[Council Member - Melvyn Hayes: Approve](#)

[Mayor - Paul Eaton: N\A](#)

[Council Member - Dennis Baade: Approve](#)

[Council Member - Curtis Webster: Absent](#)

[Council Member - Marty Goss: Approve](#)

ITEM # 2: Presentation by John J Rigo regarding marketing concepts for Gun Barrel City. **(Rigo)**

This item was removed from the agenda.

ITEM # 3: Discuss and/or take action to receive a report from the City Manager on the recommendation from the Planning and Zoning Commission regarding the creation of an East 334 Overlay District where the building setback line would be a minimum of 25' for business property on East 334. **(City Manager)**

The City Manager reported that the Planning and Zoning Commission unanimously approved the creation of an East 334 Overlay District from the intersection of 198 and 334 going east to Hwy 175.

[Council Member - Dennis Baade: Motion to receive the report from the City Manager.](#)

[Council Member - Rodney Bevill: 2nd](#)

[Council Member - Rodney Bevill: Approve](#)

[Council Member - Melvyn Hayes: Approve](#)

[Mayor - Paul Eaton: N\A](#)

[Council Member - Dennis Baade: Approve](#)

[Council Member - Curtis Webster: Absent](#)

[Council Member - Marty Goss: Approve](#)

ITEM # 4: Public hearing to discuss creating an East 334 Overlay District where the building setback line would be a minimum of 25' for business property on East 334. **(Mayor)**

Mayor Eaton opened the public hearing. No comments were made. The public hearing was closed.

ITEM # 5: Discuss and/or take action to adopt Ordinance #O-2013-012 creating an East 334 Overlay District. **(Mayor)**

[Council Member - Marty Goss: Motion to adopt Ordinance #O-2013-012.](#)

[Council Member - Melvyn Hayes: 2nd](#)

[Council Member - Rodney Bevill: Approve](#)

[Council Member - Melvyn Hayes: Approve](#)

[Mayor - Paul Eaton: N\A](#)

[Council Member - Dennis Baade: Approve](#)

[Council Member - Curtis Webster: Absent](#)

[Council Member - Marty Goss: Approve](#)

ITEM # 6: Discuss and/or take action to receive a report from the City Manager on the recommendation from the Planning and Zoning Commission in regards to increasing the square footage of accessory structures in Residential Districts R-1, R-2, R-3, R-4, R-4A, R-5, R-6A, R-6B, R-6C, R-6D and MH-1. **(City Manager)**

[00:19:08](#)

The City Manager reported that the Planning and Zoning Commission was recommending an increase to the square footage of accessory structures in Residential Districts R-1, R-2, R-3, R-4, R-4A, R-5, R-6A, R-6B, R-6C, R-6D and MH-1. Their recommendation was to increase the size to 50% of the footprint (concrete foundation) of the house. The City Attorney and staff were recommending 50% of the interior square footage of the principal structure. Also, if you wanted to put an accessory structure in the required front yard, you would have to first get a variance through the Board of Adjustments.

[Council Member - Dennis Baade: Motion to receive the City Manager's report.](#)

[Council Member - Marty Goss: 2nd](#)

[Council Member - Rodney Bevill: Approve](#)

[Council Member - Melvyn Hayes: Approve](#)

[Mayor - Paul Eaton: N\A](#)

[Council Member - Dennis Baade: Approve](#)

[Council Member - Curtis Webster: Absent](#)

[Council Member - Marty Goss: Approve](#)

ITEM # 7: Public hearing to discuss increasing the square footage of accessory structures in Residential Districts R-1, R-2, R-3, R-4, R-4A, R-5, R-6A, R-6B, R-6C, R-6D and MH-1. **(Mayor)**

Mayor Eaton opened the public hearing. No comments were made. The public hearing was closed.

ITEM # 8: Discuss and/or take action to adopt Ordinance #O-2013-013 increasing the square footage of accessory structures in Residential Districts R-1, R-2, R-3, R-4, R-4A, R-5, R-6A, R-6B, R-6C, R-6D and MH-1. **(Mayor)**

[Council Member - Marty Goss: Motion to adopt Ordinance #O-2013-013 increasing the square footage of accessory structures.](#)

[Council Member - Dennis Baade: 2nd](#)

[Council Member - Rodney Bevill: Approve](#)

[Council Member - Melvyn Hayes: Approve](#)

[Mayor - Paul Eaton: N\A](#)

[Council Member - Dennis Baade: Approve](#)

[Council Member - Curtis Webster: Absent](#)

[Council Member - Marty Goss: Approve](#)

ITEM # 9: Discuss and/or take action to receive a report from the City Manager on the recommendation from the Planning and Zoning Commission in regards to platting the property involved in the land swap between GBCEDC and Gary Smith, located in the G. T. Walters Survey, A794. **(City Manager)**

The City Manager reported that the Planning and Zoning Commission approved the final plat of the property involved in the land swap between GBCEDC and Gary Smith.

[Council Member - Dennis Baade: Motion to receive the City Manager's report in regards to the land swap.](#)

[Council Member - Melvyn Hayes: 2nd](#)

[Council Member - Rodney Bevill: Approve](#)

[Council Member - Melvyn Hayes: Approve](#)

[Mayor - Paul Eaton: N\A](#)

[Council Member - Dennis Baade: Approve](#)

[Council Member - Curtis Webster: Absent](#)

[Council Member - Marty Goss: Approve](#)

ITEM #10: Public hearing to discuss platting the property involved in the land swap between GBCEDC and Gary Smith, located in the G. T. Walters Survey, A794. **(Mayor)**

Mayor Eaton opened the public hearing. No comments were made. The public hearing was closed.

ITEM #11: Discuss and/or take action to approve a final plat for the property involved in the land swap between GBCEDC and Gary Smith, located in the G. T. Walters Survey, A794. **(Mayor)**

[Council Member - Dennis Baade: Motion to approve a final plat for the property involved in the land swap between GBCEDC and Gary Smith.](#)

[Council Member - Marty Goss: 2nd](#)

[Council Member - Rodney Bevill: Approve](#)

[Council Member - Melvyn Hayes: Approve](#)

[Mayor - Paul Eaton: N\A](#)

[Council Member - Dennis Baade: Approve](#)

[Council Member - Curtis Webster: Absent](#)

[Council Member - Marty Goss: Approve](#)

ITEM #12: Presentation by City Secretary of certification of sufficiency of petition received from Texas Petition Strategies, Inc. pursuant to Texas Election Code, Title 17. **(City Secretary)**

The City Secretary announced that she had certified 466 signatures on the petition from Texas Petition Strategies, Inc. The required number of signatures needed was 413. There were enough signatures to call a special election.

ITEM #13: Discuss and/or take action to adopt Ordinance #O-2013-014 calling a Special Election for November 5, 2013 to vote 'For' or 'Against' the legal sale of mixed beverages in restaurants by food and beverage certificate holders only. **(Mayor)**

[Council Member - Marty Goss: Motion to adopt Ordinance #O-2013-014 calling a Special Election for November 5, 2013.](#)

[Council Member - Dennis Baade: 2nd](#)

[Council Member - Rodney Bevill: Approve](#)

[Council Member - Melvyn Hayes: Approve](#)

[Mayor - Paul Eaton: N\A](#)

[Council Member - Dennis Baade: Approve](#)

[Council Member - Curtis Webster: Absent](#)

[Council Member - Marty Goss: Approve](#)

ITEM #14: Discuss and/or take action to authorize the purchase of a tract of land from Lucille Parker on Legendary Lane for \$16,000 to be utilized for a substation for the Fire Department. **(City Manager)**

[00:34:43](#)

This property was adjacent to the water tower on Legendary Lane. Mrs. Parker was willing to sell the City the property for \$16,000. It was over an acre and was close to the location of the City's radio antennas. Boren said he hadn't done any studies on the market value but he wanted to get Council's approval to move forward. Council needed to authorize the purchase. Goss said \$16,000 for a great price. Since this wasn't in a residential area, there shouldn't be any problems with noise issues.

[Council Member - Marty Goss: Motion to authorize the purchase of a tract of land from Lucille Parker on Legendary Lane for \\$16,000 to be utilized for a substation for the Fire Department.](#)

[Council Member - Rodney Bevill: 2nd](#)

[Council Member - Rodney Bevill: Approve](#)

[Council Member - Melvyn Hayes: Approve](#)

[Mayor - Paul Eaton: N\A](#)

[Council Member - Dennis Baade: Approve](#)

[Council Member - Curtis Webster: Absent](#)

[Council Member - Marty Goss: Approve](#)

ITEM #15: Discuss and/or take action to authorize the expenditure of \$13,500 to the Waters Consulting Group, Inc. for a salary (marketing) survey. **(City Manager)**

[00:40:00](#)

This was to set the City up with a pay scale system. We would be able to establish a growth plan with the employees, create job descriptions and place employees within the job structure. Our system honors long-term seniority but it doesn't honor responsibilities.

Bevill said the reason why employees hadn't gotten raises wasn't because the Council didn't know how to give them a raise; it was because the City didn't have the money. The employees had only received one raise in four years. Boren said that was correct. Bevill didn't see how paying \$13,500 to someone to do a study was going to help the City save money or even raise money. Boren was hoping it would help retain employees by showing them a growth plan with the expectation of more money.

Bevill asked if the Council and staff were not smart enough to come up with a pay scale system? Boren said this was a validation process. He could come up with one but he didn't want anyone to say it was skewed. Mayor Eaton said we needed to know what we should be paying our employees. These firms could give us the advice that we needed. Boren said it would take this firm three weeks to do this project. It would take city staff four to six months. Bevill said the problem has always been that we didn't have the money to give the employees a raise. This wasn't going to generate any more money. In fact, it was going to cost money.

Hayes said there had been many studies that had proven that it's not always the money that makes people stay; it's the place that you want to be. Bevill asked what happened if this backfired and it showed we should be paying them \$10,000 to \$12,000 more than what they were getting and we can't pay it? Boren replied then we needed to figure a way to give them their fair market wage. Bevill was in favor of employee raises but didn't think this study was necessary. He suggested splitting the \$13,000 and giving it to the employees at Christmas. Bevill added that we had just approved the purchase of an acre of land for only \$3,000 more than this salary survey.

Hayes commented we should spend our time and money to get the raises for the employees and not scrutinize how they get raises. The City had been short changing the employees for quite a few years because we always find something else to spend the money on.

Baade suggested a merit system on how well people were performing. Boren said they needed to make a decision for this budget year to try to get the salaries up. He could do some more research. Goss suggested instead of giving across the board raises that each department get 'x' number of dollars. The Police Chief could disburse it to his people as he sees it. Each department head would be scrutinized as to why he gave some people 1% and other 5%. Boren said that was basically a performance-based merit system but there had to be a policy in place.

Hayes said he assumed there were job descriptions for each position. And, then there were a quarterly or annual review of the employees. Hayes asked if the review were being done and Boren replied yes. Baade said each job description had an assigned grade level. But he wanted to see that each grade level have a minimum, a mid-point and a maximum pay.

[Council Member - Marty Goss: Motion to authorize the expenditure of \\$13,500 to the Waters Consulting Group, Inc. for a salary \(marketing\) survey.](#)

[Council Member - Dennis Baade: 2nd](#)

Council Member - Rodney Bevill: Disapprove

Council Member - Melvyn Hayes: Disapprove

Mayor - Paul Eaton: N/A

Council Member - Dennis Baade: Approve

Council Member - Curtis Webster: Absent

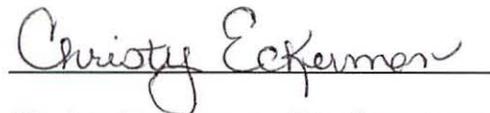
Council Member - Marty Goss: Approve

This vote resulted in a tie.

In the case of a tie, the Mayor gets to vote. Mayor Eaton voted 'yes'. As a result of the Mayor's vote, the motion was approved to authorize the expenditure of \$13,500 for a salary (marketing) study.

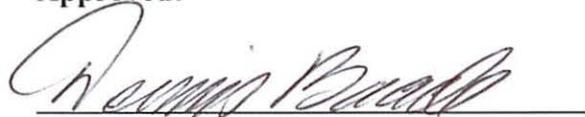
The meeting adjourned at 7:37 p.m.

Attest:



Christy Eckerman, City Secretary

Approved:



Dennis Baade, Mayor Pro-tem