

STATE OF TEXAS *
COUNTY OF HENDERSON *
CITY OF GUN BARREL CITY *

The City Council of the City Gun Barrel City Council and the Gun Barrel City Economic Development Corporation met in a workshop/special meeting at City Hall, located at 1716 West Main Street, Gun Barrel City, Texas, on Tuesday, July 16, 2013 at 4:00 p.m.

Mayor Pro-tem Dennis Baade called the meeting to order at 4:00 p.m. and gave the invocation. The Pledge of Allegiance followed. Roll was called and a quorum was established.

Council Member - Rodney Bevill: Present

Council Member - Melvyn Hayes: Absent

Mayor - Paul Eaton: Absent

Council Member - Dennis Baade: Present

Council Member - Curtis Webster: Present

Council Member - Marty Goss: Present

EDC members present were: Pat Cassady, Jim Cavanaugh, Larry Spiegel, Gary Damiano and Linda Rankin. EDC members absent were: Steve Webster and Sandy Janow. Sandy Janow arrived and was recorded as being present. A quorum was established.

ITEM # 1: Discuss including credit and criminal background checks along with the application, business plan (if available), what the money will be used for and any other pertinent data for the Council to review prior to approval of EDC Project expenditure. **(Webster)**

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Webster said the EDC was asking the Council to approve multi-dollar EDC projects and he felt the Council should have the same information which was the credit report, criminal background check, the application along with the business plan (if available), what the money would be used for and any other pertinent data for the Council to review prior to approval of EDC Project expenditures. The reason they needed this information was because they were making decisions based on taxpayer money and they needed the correct information. Webster didn't know who put Items 10 & 11 on the agenda but they tied in with his Item #1.

Linda Rankin thought it was important to keep the confidentiality of the credit report within the confines of the EDC. The EDC was willing to make a copy of the credit report and circulate it through the EDC. The EDC would then approve or disapprove it. Then it would go into a critical file for shredding and once the deal was done the credit report would be shredded. If Council wanted to look at it they should go to the EDC office and request to look at it.

Curtis Webster said the credit report should not be shredded because that was part of the documentation for a proper loan file. Shredding the credit report was not good legal practice. Webster said he would not approve any loan applications without having the credit report. When asked if Steve Webster was running the credit report through his personal business office, Rankin replied yes. Curtis Webster said that was not sufficient. He was putting a big liability on himself. It should be done by an outside

agency. The City Manager, Gerry Boren, stated the credit report was an open record. All someone had to do was request a copy of it from Rita, the Administrative Assistant, in the EDC office. Under the Texas Public Information Act, there is some personal information that must be redacted including driver's license numbers and social security numbers.

Were they doing a criminal background check? Rankin replied no. Jack Thompson, representing the EDC, said the EDC had to follow the Public Information Act. Thompson's company, Orasi Group, did not have to adhere to the Public Information Act so they typically kept the credit report on file. The cities he worked for kept a copy of his company's report but they did not keep a copy of the credit report. Webster asked the City Manager to check with the City Attorney to see if the credit report was protected. Rankin suggested the EDC give the Council a copy of the credit report for them to look at in Executive Session as long as the EDC would get the credit report back. Webster wanted the whole package including the credit report.

Boren suggested doing the two public readings at separate Council meetings rather than having the two readings at the same meeting. At the time of the first reading, the Council would receive all the initial information. If further information was needed, that information would be given to them prior to the second reading. Webster said that would be good.

ITEM # 2: Industrial Park. Discuss the city's plans on annexation and what properties are expected to be annexed in the next two years. Could the City afford to annex the properties surrounding the intersection of Hwy. 175 and Hwy. 334 if the EDC determines it feasibly possible to initiate a commercial area?

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The City needed a five-year annexation plan. The annexation plan needed to be budgeted at a cost of \$10,000. Inside this plan if you don't annex a piece of property when you say you're going to annex it, then you can't annex it for another five years. Even if we started annexing in October, it would take 90 days to get the plan adopted. Our plan says we can annex raw land and creeks. We need to be more detailed because the laws have changed since we adopted that plan. The law states that if you annex a residential piece of property you have to bring that property up to compliance of what your codes are prior to annexation. There is an investment in residential annexation. Boren felt a sub-committee should be formed to go to work on how the City was going to annex property. Annexations must be contiguous to the current city limit boundaries or the ETJ of the City. The most current city limit map was prepared by Lone Star Map. A voluntary annexation didn't count against the percentage of land that could be annexed per year by a home rule city. Our ETJ was one mile. Mabank and Eustace was ½ mile. Boren wanted to wait until October or November until the new budget was in place. He probably wouldn't start an annexation plan until the first part of 2014.

ITEM # 3: Heritage Cove. Discuss the City/EDC's plans to improve Heritage Cove.

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Boren had two costs. Phillips Lighting out of Dallas quoted \$150,000 for solar panel street lights and \$15,000 per side for sidewalks.

Linda Rankin said Amy Martin, her dad, and Gladys Zapletal had just purchased property in Heritage Cove. They would like to see the City / EDC get improvements done in Heritage Cove within one to two years. Rankin said the movie theater had issues and the LaQuinta were hanging on by the skin of their teeth. She would like the Council to work with the EDC to come up with a plan of action for this year. There were ways to improve a district and get your money back. The Public Improvement District was a way to recover your money and accomplish something quickly. She asked Council to reconsider that PID.

Goss said he had talked to one of the owners of the strip center where Lake Jackson Seafood was and they would agree to give the rights to the water way to the City Parks Department or the EDC for improvements. Rankin said the EDC had come up with a plan for improvements to that particular water way. She would have copies of the material for the Council before the next joint meeting.

Boren said the City had joined the Texas Downtown Association and felt some of the Council and EDC members should make a showing at the seminar in November in Bastrop.

Janow suggested reducing the price of land in Heritage Cove to entice a big box store to come to Gun Barrel City. Webster said it would be real hard to get a big box store to come into Heritage Cove because it was on a cul de sac. Big box stores prefer to be on a hard corner.

ITEM # 4: Marketing. Discuss the marketing of economic development for GBC and how can the EDC and City better coordinate their marketing efforts in 2014.

Baade suggested putting this off till another meeting.

ITEM # 5: Road Improvements and Easements. Discuss the proposed road improvements within GBC for 2013-2014.

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In the last nine years, there had been 28 miles of roads done out of the 95 miles in the City. The cost of one tenth of a mile road was \$25,000. They were working on a road plan now with engineering. Jason Mundo, the City's engineer, had been asked to come up with a cost per linear foot to build the City's roads. He was also working on drainage procedures for another retention pond. Boren wanted to come up with a ten-year plan and present it to the Council at a later date. This would be a major project and involve engineering. Copies of the Parks Plan, Thoroughfare Plan and the Drainage Procedures would be made for not only the Council but the EDC.

ITEM # 6: 92 Acre Improvements. Discuss the 100 year flood plain issue and drainage plans for the area. Discuss ideas on how the back portion of the 92 acres might best be used.

Steve Webster had told Boren previously that his thoughts on this item were to assign someone to do research and narrow the scope for a future meeting.

ITEM # 7: Park Funding. Discuss the 2013-2014 improvements to the park and what will be asked of the EDC. Will 2012-2013 funding be rolled over into 2013-2014 and further funding extended?

Boren thought Mike Horton, Mike Howell, David Morrow and Jim Cavanaugh, because he was the EDC's treasurer, could work on a list of improvements. Entry way signage, trail signage and handicap and TDLR inspections were needed and then they would be done with the grant.

ITEM # 8: Grants. Discuss the management of EDC grants. Will the Boots to Business grant be extended?

A COPS grant had been applied for in the amount of \$125,000. The \$99,000 RBEG grant for the EDC had been received and a committee needed to be formed. The \$399,000 Texas Capital Fund grant had been received to do Luther Lane all the way up to Country Place. They were going to widen Municipal Drive at the corner by 15 feet. A \$333,000 grant with a \$58,000 match had been received from Texas Community Development Block Grant for Willowwood roads.

Baade said the Boots to Business was an EDC grant. They needed to decide whether to extend this program. The 18 or 19 military bases in Texas have information about this grant. It was on their websites and it had gone viral. Baade was going to speak at the American legion on Saturday, July 20.

ITEM # 9: Church Street. Discuss the replacement of the Church Street sewer line.

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Church Street sewer had been engineered and approved at a cost of \$13,900 for materials. They didn't have the manual labor cost yet. Webster said the EDC had done a tremendous job with Silverleaf and Country Place.

ITEM #10: EDC Background Checks/Business Plans. Discuss EDC's system of background checks, business plan reviews and performance agreements.

This was discussed under Item #1.

ITEM #11: EDC Meetings. Discuss whether a copy of the EDC agenda should be sent to all Council members and the Mayor in advance of the EDC meetings to encourage attendance and questions by the Council in advance of their approvals.

It was agreed that the EDC would email agendas to the Council. However, the agendas are on the website.

ITEM #12: Recreational Activities. Discuss pros and cons of building a splash park and using undesirable, abandoned property.

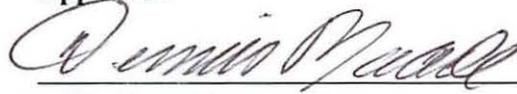
This would be discussed at a later meeting.

The meeting adjourned at 5:07 p.m.

Attest:


Christy Eckerman, City Secretary

Approved:


Dennis Baade, Mayor Pro-tem