

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

The City Council of the City of Gun Barrel City and the Gun Barrel City Economic Development Corporation met in a **joint meeting**, in City Hall, located at 1716 West Main Street, Gun Barrel City, Texas, on Tuesday, June 24, 2014 at 6:30 p.m.

Mayor Braswell called the meeting to order at 6:34 p.m. and roll was called for the Council. Linda Rankin called the EDC meeting to order and roll was called for the EDC. A quorum was established for both.

<u>Council Member - Rodney Bevill: Absent</u>	<u>Linda Rankin, President: Present</u>
<u>Council Member - Ronald Wyrick: Present</u>	<u>Pat Cassidy, Board Member: Present</u>
<u>Council Member - Dennis Baade: Absent</u>	<u>Gary Damiano, Board Member: Present</u>
<u>Council Member - Curtis Webster: Present</u>	<u>Jim Osborne, Board Member: Present</u>
<u>Council Member - Marty Goss: Present</u>	<u>Sandy Janow, Board Member: Absent</u>
<u>Mayor - Jim Braswell: Present</u>	<u>Jim Cavanaugh, Board Member: Absent</u>

Curtis Webster gave the invocation and the Pledge of Allegiance followed.

Citizen Presentations: None

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 19, 27 & 28, 2014 Council meetings** and the following **May reports:**

Financial – Budget vs. Actual Expenses–Year to Date (April & May)
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 & Park Department – cost break down of monthly street repairs & park expenses
Building Official – number of inspections and associated fees
Code Enforcement – break down of violations
EDC minutes and financial reports (April & May)

Council Member - Curtis Webster: Motion to approve the Consent Agenda.
Council Member - Marty Goss: 2nd
Council Member - Rodney Bevill: Absent
Council Member - Ronald Wyrick: Approve

[Council Member - Dennis Baade: Absent](#)
[Council Member - Curtis Webster: Approve](#)
[Council Member - Marty Goss: Approve](#)
[Mayor - Jim Braswell: N\A](#)

ITEM # 2: July Fest update. **(Mickie Raney)**

[00:03:14](#)

Ms. Raney said the City was ready for July Fest. The carnival would probably roll into town this weekend and would be open for business on Thursday, July 3 through Saturday, July 5. The Friday, July 4 event would kick off at 6 p.m. with three performers from 6 – 10 p.m. The big event on Saturday, July 5 would kick off at 7 a.m. with a 5K run and the car show. The concert gates would open at 2:30 p.m. and the event would start at 3 p.m. with eight performers. The fireworks would go off between Casey Donahew and Vanilla Ice. We were 79% above ticket sales compared to last year. The stage had been extended and a cover would be put over the top because of the heat and to help protect the performers and equipment in case of severe weather.

ITEM # 3: Discuss and/or take action to adopt a new application and Policies and Procedures for Boards, Commissions and Committees. **(City Manager)**

[00:04:52](#)

The City Manager was asked by Council member Webster to come up with a procedure for appointments to our Boards, Commissions and Committees. Boren looked at Paris, Athens and Kaufman's policies. He handed it to Christy Eckerman and Rita Evans who also looked at Jacksboro, Ennis and Corsicana. They put together the policy that was included in the Council packets. The main additions to the policy were 1) a certification stating that the knowledge is true in accordance with 552, 2) that they understand the information could be available to the public and 3) an oath had been added where each appointee will say an oath as does the Council.

Webster had talked to the Mayor today and his suggestion was to add the task force to the policies and procedures. Webster didn't have a problem with that. Webster thought the policy and procedures were good. He thought the application was good but would like to see a check box added for Realtors on page one. He thought this was a good consolidation of a lot of different cities EDCs, qualifications and thought it would work real well. Under Member Responsibilities, Webster read Item 1: Teamwork is an important aspect of being a Board, Commission or Committee member. You are a **TEAM** not a group of individuals. He said that statement was a good responsibility. He said it also said to avoid conflicts of interest and refrain from intruding on administrative issues that are the responsibility of management, except to monitor the results.

[Council Member - Curtis Webster: Motion to adopt a new application and Policies and Procedures for Boards, Commissions and Committees.](#)
[Council Member - Marty Goss: 2nd](#)

[Council Member - Rodney Bevill: Absent](#)
[Council Member - Ronald Wyrick: Approve](#)
[Council Member - Dennis Baade: Absent](#)
[Council Member - Curtis Webster: Approve](#)
[Council Member - Marty Goss: Approve](#)
[Mayor - Jim Braswell: N\A](#)

ITEM # 4: Discuss and/or take action to amend and adopt a revised Purchasing Policy. **(City Manager)**

[00:09:11](#)

Every couple of years the Purchasing Policy should be revised to make sure it's up to date and accurate. We added Section 20 for the federal debarment list. Anytime you deal with FEMA grants, we need to check the federal debarment list to make sure they're not debarred from receiving federal funds.

[Council Member - Marty Goss: Motion to amend and adopt Item #4.](#)
[Council Member - Ronald Wyrick: 2nd](#)
[Council Member - Rodney Bevill: Absent](#)
[Council Member - Ronald Wyrick: Approve](#)
[Council Member - Dennis Baade: Absent](#)
[Council Member - Curtis Webster: Approve](#)
[Council Member - Marty Goss: Approve](#)
[Mayor - Jim Braswell: N\A](#)

ITEM # 5: Presentation of Wage / Compensation Study. **(City Manager)**

[00:10:24](#)

Boren had handed this out to the Council and they had been discussing this for many months. Historically in this City, we've given a 3% Cost of Living raise annually but never adjusted the pay scales. So you've got employees being paid higher than what was the policies. We need to adjust the pay scales but while we're adjusting the pay scales we need to figure out what is the average that a list of cities are paying for certain jobs. We found the average and the list of cities. That average, you take 20% from the median and that's your high and 20% and that you're low and that's how you set up your pay scale that we're going to pay for those types of jobs. In a nutshell, the employees that are in the pink line are employees that are getting paid below minimum of what other cities are paying for those positions. He had gotten with the Treasurer and they had come up with a plan that would be presented to Council during the budget process on how they were going to take care of these people. There was a \$45,000 deficit that they needed to find to get some of the employees back at least to the minimum. What they

had done with the green line was taken the years of service honoring seniority and added 2% from the minimum for every year they have been in service. That deficit now becomes a \$75,000 deficit. This is not bad considering the City has over a million dollar payroll and there's only a \$130,000 deficit. These changes were not happening today but with the Council's blessing it gave Boren the authority to start working the projects and talking to the key staff players and present it to the employees who were asking for the status of the project.

ITEM # 6: Presentation of Performance Review concept. **(City Manager)**

[00:14:56](#)

We expect our employees to come to work, be on time, dress appropriately and be professional. Historically we have rated our employees on how well they do these things. Today we need to rate them on goal alignment. How well we work together, team work, how well we communicate to one another and how refined are the challenges we have. It's very hard to measure that.

Boren was going to ask Council to give him three goals to work on. Annexation? Improve Code Enforcement? Something that we can measure. He will have staff align their goals with the direction that the Council was giving us. Our performance will be measured, no matter if you're the City Manager, a dispatcher or the person that mows the grass, their measurements will be measured upon the goals that the Council delivers to us.

This theory is Council you give us direction on what you want us to work on and you'll have 50 employees working towards those goals. Boren thought this would work. If it doesn't, then they'll look at something else. It was a process he would like to implement this year. It's a pass fail system. If we meet the Council's goals that they deliver to us, if the budget money is there, we hand out merit raises because we met your deliverables.

Boren wanted to make sure Council member Dennis Baade got credit for this because he had worked on this with Boren.

ITEM # 7: Discuss and/or take action to adopt Ordinance #O-2014-010 adopting the new city limit / boundary map. **(City Manager)**

[00:21:39](#)

This ordinance and map incorporated the EDC's 60.82 acres approved for annexation on March 25, 2014. Christy Eckerman, Mike Howell and Michelle Cahal from ETCOG got together and amended the boundary map showing the 60 acres.

[Council Member - Curtis Webster: Motion to adopt Ordinance #O-2014-010 adopting the new city limit/boundary map.](#)

[Council Member – Ronald Wyrick: 2nd](#)

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

[Council Member - Ronald Wyrick: Approve](#)

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

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

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

[Mayor - Jim Braswell: N\A](#)

ITEM # 8: Second reading of Resolution #R-2014-014, EDC Project 2014-002, Project Office Space. **(Mayor)**

Mayor Braswell gave the second reading of Resolution #R-2014-014, EDC Project 2014-002, Project Office Space.

ITEM # 9: Discuss and/or take action to adopt Resolution #R-2014-014, EDC Project 2014-002, Project Office Space. **(Mayor)**

[Council Member - Curtis Webster: Motion to adopt Resolution #R-2014-014, EDC Project 2014-002, Project Office Space.](#)

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

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

[Council Member - Ronald Wyrick: Approve](#)

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

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

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

[Mayor - Jim Braswell: N\A](#)

ITEM #10: Second reading of Resolution #R-2014-016, EDC Project 2014-004, Façade Improvement Project. **(Mayor)**

Mayor Braswell gave a second of Resolution #R-2014-016, EDC Project 2014-004, Façade Improvement Project.

ITEM #11: Discuss and/or take action to adopt Resolution #R-2014-016, EDC Project 2014-004, Façade Improvement Project. **(Mayor)**

[Council Member - Marty Goss: Motion to adopt Resolution #R-2014-016.](#)

[Council Member - Ronald Wyrick: 2nd](#)

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

[Council Member - Ronald Wyrick: Approve](#)
[Council Member - Dennis Baade: Absent](#)
[Council Member - Curtis Webster: Approve](#)
[Council Member - Marty Goss: Approve](#)
[Mayor - Jim Braswell: N\A](#)

ITEM #12: Discuss and/or take action to adopt Resolution #R-2014-017 adopting the amended EDC budget. **(Mayor / EDC)**

[00:26:50](#)

[Council Member - Curtis Webster: Motion to adopt Resolution #R-2014-017 adopting the amended EDC budget.](#)

[Council Member - Marty Goss: 2nd](#)
[Council Member - Rodney Bevill: Absent](#)
[Council Member - Ronald Wyrick: Approve](#)
[Council Member - Dennis Baade: Absent](#)
[Council Member - Curtis Webster: Approve](#)
[Council Member - Marty Goss: Approve](#)
[Mayor - Jim Braswell: N\A](#)

ITEM #13: Discuss and/or take action to approve the EDC's spending of \$2,500 from their Marketing line item on the Local Round Table Discussion at the LaQuinta. **(Mayor / EDC)**

[00:27:39](#)

The Mayor said he had talked about this during his campaign and he talked about this to Linda and Gerry. He would like to put it out there. The plan was to invite as many businesses that would like to attend an informative lunch about what was going on in the City, what our future plans are and what input we could get from them on ways to improve the City. The original notes said 40 – 50 but if there were more they would move it to somewhere that could accommodate more people. He thought this was a good way to get our local businesses involved and hear what they have to say.

[Council Member - Curtis Webster: Motion to approve the EDC's spending of \\$2,500 from their Marketing line item on the Local Round Table Discussion at the LaQuinta.](#)

[Council Member - Ronald Wyrick: 2nd](#)
[Council Member - Rodney Bevill: Absent](#)
[Council Member - Ronald Wyrick: Approve](#)
[Council Member - Dennis Baade: Absent](#)
[Council Member - Curtis Webster: Approve](#)
[Council Member - Marty Goss: Approve](#)

[Mayor - Jim Braswell: N\A](#)

ITEM #14: Discuss and/or take action to approve the EDC's spending \$1,000 from their Marketing line item for the initial startup for marketing of the 175 Corridor Alliance. **(Mayor / EDC)**

[00:29:21](#)

This alliance was started by Linda Rankin and approaching several cities up the 175 corridor to form a corporation to discuss how together those cities could come together to benefit not only Gun Barrel City but their cities as well. It is in the early stages; they are in the process of drawing up by laws. There were eight cities involved in this. Braswell didn't see anything to lose by going forward with it and possibly something to gain for betterment. Webster asked if it was a 501c (3) corporation. Rankin said it would be a 501c (6).

[00:30:55](#)

Goss said in looking at it he saw that the Mayor was one of the main players in this. Representing the City will be the Mayor. What they had discussed before, what was the setup in case you see that it's not really going to benefit us by attending the meetings, is there an escape clause to it that we're not held to it?

Mayor Braswell said he didn't think there was an escape clause. He felt any time it was a corporation and a member of that corporation decided they no longer wanted to participate they'd be able to withdraw at time they wanted too. He hoped that wouldn't be the case. Unfortunately, he hadn't been the leader right now. There had been two meetings and he had been out of town for both of them. He looked forward to being at the next one and lending all of his support for it. There had been a couple of people in the emails he had received that seemed that had done some great work and had come up with some great ideas. He felt if they reached a point that we felt like we saw no benefit from what was being done or if it wasn't going any place he thought they would opt out possibly. Hopefully, that won't be the case.

Wyrick said he had been sitting in on the EDC meetings and the overall goal was hopefully it was going to impact on us just as much as it will on the rest of them because it's all 175 towards Athens to try to get growth plus there were different things involved as far as media. It could put us out there, nationwide, in some areas we're not even touching right now.

Webster asked if we could legally spend EDC money in different counties. Boren said the EDC could participate in forming the corporation and allocate funds to that corporation. To participate in funds outside of the counties or cities, that's how they do it. They form corporations, 501c (6s) and in the corporation bylaws it should state how they are going to participate in the budgetary expenses. It should be a Limited Liability Corporation (LLC) or what it should be

called is a Local Government Corporation (LGC). The City would say we're pledging \$1,000 for this and this is what we're getting out of it. He asked what cities were involved. Linda Rankin answered that all the cities between Seagoville and Athens including Eustace and Kemp were involved.

Goss said in reading in the EDC minutes that was just for the one time ad and if it went further where there were more ads and that's why he was asking the question about opting out in case it was something the Mayor thought we shouldn't be doing any longer. If they commit themselves to numerous ads because right now, unless he misread the minutes, we're looking at \$5,000 - \$8,000 being split up by everybody to do this each time. He read where Connie (Holubar) made the comment that most places that do this are going to do this from three to eight times. If that is the case, he was wondering, as far as being able to back away, by being part of it are we obligating ourselves, whether we opt out or not, are we still responsible for those additional if they do more than one ad, more than one process because the way Goss read the minutes that's all it's really paying for is the one time.

Boren said you have a standing membership fee but then you have another operating budget. The corporation should present a budget back to its funding membership. The things Rankin was doing today you won't see the improvements for five or six years.

Mayor Braswell said just for the record the cities involved were: Athens, Brian Malone was the Executive Director; Crandall is Wayne Lucriss, Executive Director; Eustace is Alicia Sanders, Mayor; Gun Barrel City is Linda Rankin, EDC President and Jim Braswell, Mayor; Kaufman is Lee Ayers, Executive Director; Kemp is Vidal Jones, EDC President and Laura Pierce, Mayor; and Mabank is Larry Teague, EDC President and Jeff Norman, Mayor; Seagoville is Dennis Childers, Mayor and Phil Greenwalt, Chamber of Commerce.

[Council Member - Curtis Webster: Motion to approve the EDC spending \\$1,000 from their Marketing line item for the initial startup for marketing of the 175 Corridor Alliance.](#)

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

[Council Member - Rodney Beville: Absent](#)

[Council Member - Ronald Wyrick: Approve](#)

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

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

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

[Mayor - Jim Braswell: N/A](#)

JOINT COUNCIL & EDC

Mayor Braswell recessed into Executive Session at 7:14 p.m.

ITEM #15: Convene into Executive Session pursuant to Texas Government Code Section 551.087 – Economic Development Matters – to discuss a report from the:

A. EDC on the light industrial site east of Hwy. 175.

ITEM #16: Reconvene into Open Session to discuss and/or take action on a report from the:

A. EDC on the light industrial site east of Hwy. 175.

a) City Council Motion & Vote

Mayor Braswell reconvened the Open Session at 7:35 p.m.

Council Member - Marty Goss: Motion to proceed with the feasibility study with the two locations being the property located on 334 connecting 175 and 334 and the property located on east side of 175 and to allow additional funds to be applied to finish the second feasibility.

Council Member - Curtis Webster: 2nd

Council Member - Rodney Bevill: Absent

Council Member - Ronald Wyrick: Approve

Council Member - Dennis Baade: Absent

Council Member - Curtis Webster: Approve

Council Member - Marty Goss: Approve

Mayor - Jim Braswell: N/A

ITEM #17: First reading of Resolution #R-2014-015, EDC Project 2014-003, Industrial Park/Business Park Feasibility Study. **(Mayor)**

Mayor Braswell gave the first reading of Resolution #R-2014-015, EDC Project 2014-003, Industrial Park/Business Park Feasibility Study.

The meeting adjourned at 7:41 p.m.

Attest:



Christy Eckerman, City Secretary

Approved:



Dennis Baade, Mayor Pro-tem