

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

The City Council of the City of Gun Barrel City met in a Regular meeting at City Hall, located at 1716 Main St. Gun Barrel City, Texas, on Tuesday, August 22, 2017 at 6:30 p.m.

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

Mayor - Jim Braswell: Present
Council Member - Linda Rankin: Present
Council Member - Anne Mullins: Present
Council Member - David Skains: Present
Council Member - Ron Wyrick: Absent
Council Member - Rob Rea: Present

Citizen Presentations:

00:04:14

Charles Jumper spoke regarding a vacant house in Mantle Manors that is infested and downgrading the neighborhood and according to our City Ordinances says we as a city have the right to remove it. He claims city staff has told him there is nothing we can do. He is hoping the city will do something about it.

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 following reports:

City Manager report

July 25, 2017 Council Minutes

Financial – Budget vs. Actual Expenses – Year to Date (July)

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 – break down of monthly street & park repairs

Building Official – number of inspections and associated fees

Code Enforcement – break down of violations

EDC Minutes

Council Member - Linda Rankin: Motion to accept the consent agenda as written.

Council Member - David Skains: 2nd

Mayor - Jim Braswell: N\A

Council Member - Linda Rankin: Approve

Council Member - Anne Mullins: Approve

Council Member - David Skains: Approve
Council Member - Ron Wyrick: Absent
Council Member - Rob Rea: Approve

00:08:55

ITEM # 2: Discuss and/or take action to receive a report from the City Manager on the recommendation from the Planning and Zoning Commission regarding replatting Lots 162-164 in the Eastwood Islands Subdivision, belonging to Richard and Laura Schwartz, physically located at 159 Seaside Drive Gun Barrel City, TX. 75156 into two lots, 162-R and 164-R. **(City Manager)**

Council Member - Linda Rankin: Motion to receive the City Manager report regarding the Planning and Zoning Commissions replat of Lots 162-164
Council Member - David Skains: 2nd
Mayor - Jim Braswell: N\A
Council Member - Linda Rankin: Approve
Council Member - Anne Mullins: Approve
Council Member - David Skains: Approve
Council Member - Ron Wyrick: Absent
Council Member - Rob Rea: Approve

ITEM # 3: Public hearing to discuss replatting Lots 162-164 in the Eastwood Islands Subdivision, belonging to Richard and Laura Schwartz, physically located at 159 Seaside Drive Gun Barrel City, TX. 75156 into two lots, 162-R and 164-R. **(Mayor)**

Mayor Braswell opened the public hearing, there were no comments and the public hearing was closed.

00:10:18

ITEM # 4: Discuss and/or take action to approve the replat of Lots 162-164 in the Eastwood Islands Subdivision, belonging to Richard and Laura Schwartz, physically located at 159 Seaside Drive Gun Barrel City, TX. 75156 into two lots, 162-R and 164-R. **(Mayor)**

Council Member - Rob Rea: Motion to approve the replat of lots 162-164 in the Eastwood Islands belonging to Richard and Laura Schwartz, physically located at 159 Seaside Dr. into two lots, 162-R and 164-R.
Council Member - Linda Rankin: 2nd
Mayor - Jim Braswell: N\A
Council Member - Linda Rankin: Approve
Council Member - Anne Mullins: Approve
Council Member - David Skains: Approve
Council Member - Ron Wyrick: Absent
Council Member - Rob Rea: Approve

00:11:04

ITEM # 5: Discuss and/or take action to interview four applicants for the EDC Board of Directors in Open Session and make appointments with those appointments being assigned by the EDC. (Mayor)

Mayor Braswell thanked Megan Lindaman for all her work on the EDC board and advised she will be missed. He advised the four applicants are Jim Osborne, Michael Slingerland, Keith Butler and James Taylor. Mr. Osborne, Mr. Slingerland and Mr. Butler are all current EDC Board members.

Council Member - Rob Rea: Motion we move forward with the voting for the four applicants for the four positions that are open at this time.

Council Member - Anne Mullins: 2nd

Councilman Skains addressed Mr. Slingerland and advised he watched a meeting online with the Chamber of Commerce from May 9th and he was highly disappointed after being spoken to by a couple members of their community that serve on the chamber. He advised they took high offense to being cussed at in open session by him and for that reason he would not support him this time around and he wanted him to know and understand why.

Ballots were given to Council members and voting took place. Mayor Braswell advised that appointments require a majority vote of the City Council. Jim Osborne received a majority vote; Michael Slingerland did not receive a majority vote. Mayor Braswell requested one more vote from Council on Mr. Keith Butler and Mr. James Taylor. The vote for both applicants was 2 yes and 2 no. Mayor Braswell broke the tie with a yes vote for both Mr. Butler and Mr. Taylor.

Mayor Braswell asked for a motion to accept Mr. Osborne, Mr. Butler and Mr. Taylor to the EDC Board.

Council Member - David Skains: Motion to accept Mr. Osborne, Mr. Butler and Mr. Taylor to the EDC Board.

Council Member - Rob Rea: 2nd

Mayor - Jim Braswell: N/A

Council Member - Linda Rankin: Approve

Council Member - Anne Mullins: Approve

Council Member - David Skains: Approve

Council Member - Ron Wyrick: Approve

Council Member - Rob Rea: Approve

00:20:57

ITEM # 6: Discuss and/or take action to approve revised City job descriptions (City Manager)

City Manager Bret Bauer advised that staff has done a little tweaking on these since last month. He advised that on the second page of each job description a section was added called preferred qualifications. Councilman Skains commented that we lowered the qualifications for department heads. He said the bare minimum for him was a little low.

Council Member - David Skains: Motion to approve the job descriptions with the exception of the City Manager, City Secretary, City Treasurer, Building Official and Street Superintendent and keep the existing job descriptions that we approved recently that require those department heads to have a degree, a little higher qualifications, more than just a GED.

Council Member - Rob Rea: 2nd

Mayor - Jim Braswell: N\A

Council Member - Linda Rankin: Approve

Council Member - Anne Mullins: Approve

Council Member - David Skains: Approve

Council Member - Ron Wyrick: Approve

Council Member - Rob Rea: Approve

Mayor Braswell went back and got caught up on the vote, but he wanted to commend him for all his hard work on the EDC and all his efforts. He appreciates his service to the EDC and the City.

00:25:28

ITEM # 7: Discuss and/or take action to approve the revised Personnel Policy Manual. **(City Manager)**

City Manager Bret Bauer said this is something we revised about a year ago and we have made some updates since then. He advised Council of the highlighted updates and the City attorneys' suggestions and recommendations through the manual.

Council Member - Rob Rea: Motion to approve the revised personnel policy manual.

Council Member - Linda Rankin: 2nd

Mayor - Jim Braswell: N\A

Council Member - Linda Rankin: Approve

Council Member - Anne Mullins: Approve

Council Member - David Skains: Approve

Council Member - Ron Wyrick: Absent

Council Member - Rob Rea: Approve

00:26:36

ITEM # 8: Discuss and/or take action to adopt Ordinance #O-2017-006 fixing the rate and tax levy for the 2017-2018 Fiscal Year. **(Mayor)**

Council Member - Rob Rea: Motion to adopt Ordinance #O-2017-006 fixing the rate and tax levy for the 2017-2018 Fiscal Year.

Council Member - David Skains: 2nd

Mayor - Jim Braswell: N\A

Council Member - Linda Rankin: Approve

Council Member - Anne Mullins: Approve
Council Member - David Skains: Approve
Council Member - Ron Wyrick: Absent
Council Member - Rob Rea: Approve

ITEM # 9: Discuss and/or take action to adopt Ordinance #O-2017-007 Amending Section 5.00 of the Fee Schedule in Appendix 1 of the City's Code of Ordinances. **(City Manager)**

Council Member - Linda Rankin: Motion to adopt Ordinance # O-2017-007 amending section 5 of the Fee Schedule in Appendix 1 of the City's Code of Ordinances.

Council Member - David Skains: 2nd

Mayor - Jim Braswell: N\A

Council Member - Linda Rankin: Approve

Council Member - Anne Mullins: Approve

Council Member - David Skains: Approve

Council Member - Ron Wyrick: Absent

Council Member - Rob Rea: Approve

00:28:24

ITEM #10: Discuss and/or take action for the City Council to propose Economic Development Corporation (EDC) objectives for business retention and soliciting new businesses to Gun Barrel City. **(Mayor Pro-tem)**

Councilman Skains opened up by saying he has been either a part of the EDC or the City Council for a few years now and he is constantly looking for a way we can improve things. Skains realizes there are 5 Council Members and said they each have a different view of what they want the EDC to be doing. He says while we are all trying to work with them sometimes they are working in different directions. What he wants to do and what this item number is about is right now we are in a boom in the economy. Skains says we need to unify our thoughts as a Council and move in a certain direction and then sit down with the EDC and communicate that. One of his primary objectives is this EDC needs to have an executive director that knows what he is doing. He says we cannot expect the volunteers to know all the things they need to know. This is a full time job.

He proposed that the City Manager arrange to have a workshop amongst the City Council to sit down and work out a direction that the Council would like for the EDC to go and then sit down with the EDC and advise them of that direction.

00:32:30

Council Member - David Skains: Motion that the City Manager arrange for a workshop amongst the City Council to define a direction that we want the EDC to take and see what comes out of that.

Council Member - Linda Rankin: 2nd

Mayor - Jim Braswell: N\A

Council Member - Linda Rankin: Approve

Council Member - Anne Mullins: Approve

Council Member - David Skains: Approve

Council Member - Ron Wyrick: Approve

Council Member - Rob Rea: Approve

EDC President, Steven Schiff took the podium and advised he is curious to understand how the Council feels they are going to direct them to do anything that's outside right now of the strategic plan that they worked diligently on. He does feel it is a bit of a micromanagement technique which he believes 2 of our City Council people resigned after being in this position because they felt they were being micromanaged so he is trying to understand the differentiation between micromanagement and how this is going to affect how the board operates.

Councilman Skains advised this will not be micromanaging; this will be a lot easier if the City Council and the EDC Board are on the same page, working the same direction. Skains mentioned section 8.01 of our City Charter and says it does allow Council to give direction to any board. Steven Schiff advised that Council is elected in regards to the EDC to accomplish 4 different things. 1. Appoint EDC Members, 2. Remove EDC Members, 3. Approve EDC Budget and 4. Approve EDC projects. Once they understand what the direction is and if they agree with it, its fine they can implement whatever is on the suggestions but if they don't agree with it he doesn't want to get into a legal battle.

Councilman Skains cited the City Charter, Section 8.01 stating the City Council shall prescribe the purpose, composition, functions, duties, accountability and tenure of each board, commission and committee where such are not prescribed by law or this Charter. He states that there are laws that govern the EDC Board where the Charter does not conflict with the laws we have the right to set those items.

Councilwoman Linda Rankin advised that there was a questionnaire done of the citizens of this community and they have been quite vocal in our social media and she thinks we need to be considerate of what they are saying. When you look back at what their survey said, she has not seen our EDC addressing any of these issues since then. She says there needs to be dialog between the Council and the EDC.

Councilman Rob Rea advised he needs clarification on exactly what we are asking for tonight. Is it a workshop to put together a wish that we wish for the EDC to do or intending it to be a directive to the EDC. Skains says his intent is to make a determination as a unified body on how they want Economic Development to be achieved and once they come up with that they can take it to the EDC Board. Rea asked, "In the form of a directive or request"? Skains answered, Directive. Rea stated that if this is a workshop to get together and speak about what we would like to see he has no problem with it but if we are going into the meeting with the intention of dictating how the EDC reports things, manage things, document things, he thinks it's out of the realm of the City Council.

00:43:42

Mayor Braswell made a suggestion of Councilman Skains on his motion and asked that he restate the motion but to move forward after the city consults with our attorney, if we're in the right to move forward. Mayor Braswell stated this motion is to just have a workshop.

00:44:41

ITEM #11: Discuss and/or take action to approve the proposed EDC Lease Agreement for the property known as 1720 W. Main Street, Gun Barrel City, Texas 75156 (a.k.a. GBC EDC Office and EDC Conference Room)

Mayor Braswell advised that the previous rental rate was \$1000.00 and the new proposed lease agreement is \$750.00/mo.

Council Member - Rob Rea: Motion to approve the proposed EDC lease agreement with the City of Gun Barrel City.

Council Member - David Skains: 2nd

Mayor - Jim Braswell: N\A

Council Member - Linda Rankin: Approve

Council Member - Anne Mullins: Approve

Council Member - David Skains: Approve

Council Member - Ron Wyrick: Absent

Council Member - Rob Rea: Approve

Councilwoman Rankin advised for an office space as nice as ours is leasing \$15-\$20 sqf, Based on this rough estimate, a lease on this property would be \$1,168.00/mo and shes not certain she is willing to go \$750.00 on this. Councilman Rea advised the City uses their conference room quite often.

The meeting adjourned at 7:17 p.m.

Attest:

Approved:


Janet Dillard, City Secretary


Jim Braswell, Mayor