

CITY OF GLADEWATER  
CITY COUNCIL REGULAR SESSION  
MINUTES  
DECEMBER 21, 2023  
6:00 P.M.

MEMBERS PRESENT: Mayor Scott E. Owens, Mayor Pro-tem Elijah Anderson, Michael Webber  
Brandy Flanagan, Teddy Sorrells, Rocky Hawkins, Kevin Clark

STAFF PRESENT: Charlie Smith, Judy Van Houten, Al Harrison, Kyle Ready, Maria Tidwell, Meghan Davis, Michael Simmons, Nathan Palmer, Tim Bryan

GUESTS PRESENT: Christian Allen, Rose Rachal, Liz Vaughn, Staci Gold, John Morris, Barbara Dameron, Staci Killingsworth, Vincent Phillips, Robert Haberle, Lana Choy, Kim Regalado, Barbara Taylor, Lois Reed, Elaine Roddy, Paul Jaap, Gordon Charles, Michelle Palmer

I. CALL TO ORDER

Mayor Owens called the meeting to order at 6:00 p.m.

- a) Invocation – Councilmember Hawkins
- b) Pledge – Councilmember Clark

II. MAYOR'S COMMENTS

Mayor Owens said we would discuss the TWDB loan and grant later in the meeting. He recognized Maria Tidwell and congratulated her on her work on Safe Streets for All and announced that we have been awarded funds for the planning phase. Wreaths Across America was a tremendous success, thanks to Lois Reed and all the volunteers to worked to make it possible. Mayor Owens announced the following upcoming events: 1) Jammies, Jingle & Jog will be tomorrow evening at the Labrador/Picket Fence; 2) the annual Night at the Museum will be on January 20, 2024; 3) Redrock will host a MLK event on January 15, 2024; 4) Anderson Lane – street dedication event planned for January 6, 2024, at 11:00 a.m.

III. CITY MANAGER'S REPORT

City Manager Smith reported the following: 1) the chipper program is going again. Mayor Owens assisted public works on Wednesday around town with chipping. Citizens are encouraged to contact city hall for future chipping. This is for residential yard waste only, not commercial limbs and other debris; 2) Library Director Brandy Winn discovered that Suzanne Bardwell had already begun working on transferring old microfilm to digital. This will be done at no cost to the city/library; 3) pre-construction meeting held on December 21, 2023, regarding the Hendricks Street water/sewer/street rehab. Work should kick-off right after the first of January; 4) working on the burning permit issue – will host a meeting at the library for the public to attend along with TCEQ and the fire department.

IV. CITIZENS COMMENTS

Lois Reed – thanked all council members as well as City Manager Smith and City Clerk Van Houten for a successful 150<sup>th</sup> year-long celebration. She said plans are already underway for 2024.

V. CONSIDERATION of consent agenda:

- a) Minutes – November 16, 2023
- b) Budget amendments for FY 2022-2023
- c) Ordinance O-23-14 to amend City of Gladewater Code of Ordinance §5.03.080(C) – Services Provided – card removal from curbside within 24 hours of weekly pick-up

Councilmember Flanagan made a motion to approve the consent agenda; seconded by Councilmember Sorrells. Motion carried 7-0.

VI. PUBLIC HEARING regarding a request to rezone the north  $\frac{3}{4}$  acre of LT 8 BLK 2 C O SPENCER & AB 56 MARTHA DILLARD SUR TR 27, more commonly known as 426 S. Tyler Rd. from residential to commercial

Mayor Owens opened the public hearing at 6:28 p.m.

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Chief Building Officer Harrison explained that the back portion of this property is zoned residential while the front portion is commercial. The owner has requested to make the entire parcel commercial. He intends to build multi-family housing on the back portion of the property. He also stated that the Planning & Zoning Commission unanimously recommended this for approval by council.

With no further comments Mayor Owens closed the public hearing at 6:31 p.m.

- VII. DISCUSS AND CONSIDER rezoning the north  $\frac{3}{4}$  acre of LT 8 BLK 2 C O SPENCER & AB 56 MARTHA DILLARD SUR TR 27, more commonly known as 426 S. Tyler Rd. from residential to commercial

Councilmember Sorrells asked if the electrical business will remain on the front portion of the property. Mr. Harrison said it will.

Councilmember Hawkins restated that the Planning & Zoning Commission approved the request.

Mayor Owens pointed out that the portion of the property in question is adjacent to Juliawood which is multi-family.

Councilmember Sorrells made a motion to approve the requested variance; seconded by Councilmember Hawkins. Motion carried 7-0.

- VIII. DISCUSS AND CONSIDER awarding contracts for Bond Counsel, Engineering, and Financial Advisory Services in connection with Texas Water Development Board projects

City Manager Smith explained that we received one packet regarding Bond Counsel, Engineering, and Financial Advisory Services. Those are the three being recommended to be awarded.

Councilmember Flanagan made a motion to award contracts to McCall, Parkhurst & Horton L.L.P. for Bond Counsel, to Schaumburg & Polk, Inc. for Engineering Services, and to Specialized Public Finance Inc. for Financial Advisory Services; seconded by Mayor Pro-tem Anderson. Motion carried. Motion carried 7-0.

- IX. DISCUSS AND CONSIDER selection of attorney for delinquent taxes and other municipal fines and fees

Mayor Owens announced there would be no action on this item at this time. It will be placed on the January 18, 2024, agenda for discussion and consideration.

- X. DISCUSS AND CONSIDER replacement of Charter Review Committee member

Mayor Owens announced that Leon Word resigned from the committee due to other obligations. He said that Jim Bardwell had previously expressed interest in being on the committee and did attend the first meeting. He would like the council to approve Mr. Bardwell as a replacement on the committee.

Councilmember Sorrells asked how many members are on the committee. Mayor Owens said there are three remaining besides himself as ex-officio.

Councilmember Hawkins said he would like to be on the committee. Mayor Owens explained that all council members are welcome to attend the committee meetings, however, if more than four plan to attend a notice must be posted at least 72-hours ahead of time per the Open Meetings Act. Councilmember Clark suggested that councilmembers could send information in for review and discussion at the committee meetings instead of attending and risking an open meetings violation.

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Councilmember Flanagan made a motion to appoint Jim Bardwell to replace Leon Word on the Charter Review Committee; seconded by Councilmember Clark. Motion carried 7-0.

XI. DISCUSS AND CONSIDER Resolution R-23-13 Gregg County Appraisal District – New Parking Lot Construction

Councilmember Sorrells made a motion to approve Resolution R-23-13; seconded by Mayor Pro-tem Anderson. Motion carried 7-0.

XII. DISCUSS AND CONSIDER Resolution R-23-14 designating previously donated land adjacent to Everett Park for future park expansion

Mayor Owens reminded everyone that John Paul & Beverly Tallent donated several lots adjacent to Everett Park to the City of Gladewater. The plan was and is to expand the park. This resolution will allow for monetary donations to assist with that expansion. The city will also be working with grant writers for possible Texas Parks & Wildlife grants as well.

Councilmember Flanagan made a motion to approve Resolution R-23-14; seconded by Councilmember Webber. Motion carried 7-0.

XIII. DISCUSS AND CONSIDER ratification of Grow Gladewater Grant program revision 1

Michelle Palmer, Executive Director of Gladewater Economic Development Corporation, explained that this program targets the downtown and Highway 80 areas.

Councilmember Sorrells asked about past interests. Mrs. Palmer said there is interest. She further explained that businesses in other areas of Gladewater are welcome to apply, but the downtown and Highway 80 businesses will receive first consideration.

Councilmember Hawkins asked if there are any pending applications. Mrs. Palmer said she has an appointment after the first of the year. She hopes to get that one approved. Mr. Hawkins then asked if there is a cap on how many they would approve each year. Mrs. Palmer confirmed they do not have a cap currently.

Mayor Owens said that a cap and city council oversight had been discussed at the November GEDCO meeting, but it is not reflected in the newest version. The council does not have to approve if it is under \$10,000. He would be more comfortable with a yearly cap. Mrs. Palmer said they will look at adding a line item to the budget going forward.

Mrs. Palmer explained that the funds for this program come from their investment revenue, so it does not affect their budget.

Mayor Owens said he is not opposed to the program; he is just concerned that there is no cap.

Councilmember Webber asked if the business owner is required to apply prior to the start of the project, or can they apply after the start of the project. Mrs. Palmer said they would consider a project that had already been started. Mr. Webber said he would prefer a cap as well.

Councilmember Clark asked what cap would be preferred. Mayor Owens said he would like a cap of \$150,000. Mr. Clark suggested having that verbiage in the motion for clarity.

Councilmember Sorrells made a motion to approve the Grow Gladewater Grant Program with an annual cap of \$150,000 to be ratified by the GEDCO Board; seconded by Councilmember Webber. Motion carried 7-0.

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XIV. EXECUTIVE SESSION pursuant to Local Government Code:

- a) §551.071 – receive attorney briefing on Wallace v. City of Gladewater v. CenterPoint Energy Resources, Inc.; Docket number 562-21: in the 115<sup>th</sup> District Court, Upshur County
- b) §551.072 – deliberation regarding economic development negotiations – Ratification of Project Big Man Expand

Mayor Owens recessed into executive session on item a) at 6:13 p.m.  
*[This item taken out of order.]*

Mayor Owens recessed into executive session on item b) at 7:03 p.m.

XV. RECONVENE INTO OPEN SESSION and take any action necessary regarding:

- a) Wallace v. City of Gladewater v. CenterPoint Energy Resources, Inc.; Docket number 562-21: in the 115<sup>th</sup> District Court, Upshur County
- b) Project Big Man Expand

Item a) – Mayor Owens reconvened the meeting into open session at 6:28 p.m. and announced there would be no action on this item.  
*[This item taken out of order.]*

Item b) – Mayor Owens reconvened the meeting into open session at 7:13 p.m.

Councilmember Flanagan made a motion to approve Project Big Man Expand; seconded by Councilmember Webber. Motion carried 7-0.

XVI. ADJOURN

Councilmember Sorrells made a motion to adjourn at 7:13 p.m.; seconded by Mayor Pro-tem Anderson. Motion carried 7-0.

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SCOTT E. OWENS  
MAYOR

ATTEST:

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JUDY VAN HOUTEN, TRMC  
CITY CLERK