

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD NOVEMBER 6, 2025. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, November 6, 2025, at 7:00 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Mayor Billy Davis called the Regular Session to order at 7:00 p.m. City Secretary Carol Cannady called roll and noted a quorum was present.

Present were

Council Member Tina Pace, Council Member Jerry Beck, Council Member Jim Hirth, Council Member Matt Foster, Council Member Scott Gilbreath, Mayor Billy Davis

City staff included:

City Manager, Lori Watson

Asst City Manager, Cristina Winner

Asst City Manager, Matt Elgin

City Attorney, Rob Allibon

City Secretary, Carol Cannady

Fire Chief, Pleasant Brooks

Police Chief, Kit Long

Planning and Comm Dev Director, Rachel Roberts

Public Works Director, Mike Rocamontes

Director of Utilities, Randal Manus

Asst Finance Director, Heather Gwin

Economic Development Director, Molly Martin

Media Relations Coordinator, Jay Hinton

Downtown Events Coordinator, Julie Hepler

Absent: Council Member Jesse Johnson

Invocation and Pledge of Allegiance to the American and Texas Flags

Invocation was given by Council Member Tina Pace followed by the Pledge of Allegiance to the American and Texas Flags.

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on October 16, 2025
2. Receive and accept the Quarlerly Investment Report(s) - 1st and 2nd Quarters of 2025

Council Member Jim Hirth made the motion to Approve the consent agenda items as presented; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 6-0.

City Business

1. Discuss and consider approval of Resolution No. R11-2025-467 designating the Assistant Finance Director as the City's investment officer pursuant to the Texas Public Funds Investment Act and

providing an effective date.

Council Member Jim Hirth made the motion to Approve Resolution R11-2025-467 designating the Asst Finance Director as the City's Investment Officer; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 6-0.

2. Discuss and consider adoption of Resolution R11-2025-468 declaring certain property as surplus to the City's needs; authorizing its sale; providing an effective date and authorizing staff to place surplus items for the city for auction.

Council Member Jerry Beck made the motion to Approve Resolution R11-2025-468 declaring certain property as surplus to the City's needs; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 6-0.

3. Discuss and consider approval of Resolution R11-2025-469 authorizing an advance funding agreement (AFA) with TxDOT for local maintenance of railroad pavement markings and signs and authorizing the city manager or her designee to execute the AFA.

Council Member Tina Pace made the motion to Approve Resolution R11-2025-469 authorizing an AFA with TxDOT for local maintenance of railroad pavement markings and signs; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 6-0.

4. Discuss and consider approval of a pole sign for the Kent Kwik gas station, located at 732 N Crowley RD, Crowley, TX 76036

Building Official Nathan Gonzales informed the Council that, under the City's Master Sign Plan, pole signs are prohibited in certain areas. Kent Kwik, a new gas station and convenience store located at 732 N. Crowley Road, has submitted a request for a variance to allow a pole sign at their site. Mr. Gonzales presented the developer's design plans for the Council's review.

Council Member Tina Pace expressed concern that granting the variance could set a precedent for future requests from other businesses. Council Member Scott Gilbreath stated he was not opposed to a pole sign at this specific location. Council Member Jerry Beck asked whether a masonry base could be added to the pole sign to improve aesthetics.

Kevin Fryer, representing Kent Kwik, addressed the Council to respond to these concerns. He noted that other gas stations and convenience stores within the City currently have similar pole signs. He also explained that the Kent Kwik site sits in a low area, creating a visibility issue for drivers until they come over the slope. Due to the location, he stated that adding a masonry base could further obstruct visibility and pose a safety concern.

Council Member Scott Gilbreath made the motion to Approve the sign variance for Kent Kwik located at 732 N Crowley Rd; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 6-0.

5. Discuss and consider adopting Ordinance No 11-2025-579 amending portions of ARTICLE IX, "OBSTRUCTIONS WITHIN THE PUBLIC RIGHT-OF-WAY", of CHAPTER 82 "TRAFFIC and VEHICLES" of the City Code of Crowley, Tx, by adding a new Section 82-280 prohibiting installation of traffic calming devices in City streets.

Assistant City Manager Matt Elgin explained to council that after review of the ordinance, staff was recommending removing "lane narrowing and chicanes" from Section 82-280.

Council Member Matt Foster made the motion to Approve Ordinance No 11-2025-579 with an amendment to remove "lane narrowing and chicanes" from Section 82-280; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 6-0.

6. Discuss and consider approval of Ordinance No. 11-2025-578 approving a Developer Participation Agreement with Beach RealCo 2, LLC., pursuant to Subchapter C, Chapter 212, Texas Local Government Code, regarding the construction of stormwater drainage improvements.

Assistant City Manager Matt Elgin explained that a stormwater utility line serving the intersection of Crowley Road and Deer Creek Blvd is impacting the entrance to the car wash being developed by Beach Real Co 2, LLC. The developer has requested that the issue be addressed prior to opening, as the existing relief grate allows stormwater to drain onto their property. Although the developer proposed capping the inlet, the city engineer advised against this approach, noting that the underlying problem is an undersized stormwater facility. Engineers instead recommended enlarging the downstream facility.

After reviewing all potential alternatives with the engineer and the developer, staff concluded that the most effective solution is to replace the undersized line with one of adequate size. This approach, however, will delay the business opening due to the need to coordinate construction and verify easement locations. Staff is also experiencing difficulty locating the original easement associated with the utility line.

Mr. Elgin further stated that the City may utilize a developer participation agreement to complete the oversizing portion of the project, allowing the City to contribute up to 30%. The developer has requested a 50% cost share; however, state law under the Local Government Code limits participation to 30%.

No action was taken on this agenda item in order to allow staff additional time to research the most viable options.

7. Discuss and take action on a Developer's Agreement between the City of Crowley and Lennar Homes of Texas Land and Construction, LTD, for the Mira Verde Phase 1 Addition

Council Member Matt Foster made the motion to Approve the Developer Agreement with Lennar Homes of Texas Land and Construction LTD; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 6-0.

Public Comment

Mrs. Cathy Junior, 421 Hummingbird Trail, addressed the council regarding her business, Acratech CNC & Tooling, located at 120 S. Hampton Rd. She explained that they have been trying to sell the property for some time, but prospective buyers have withdrawn due to zoning changes. She also noted that the Community Planning and Zoning Department informed her the property was "grandfathered,"

yet issues continue to arise. She requested that the council revert the property back to its original zoning designation.

Mr. Christian Johnson from John McQueeney's office introduced himself to the council. Mayor Davis noted that Mr. McQueeney's office was instrumental in helping the city secure a \$1 million grant.

Terri Horn, representing the Crowley Chamber of Commerce, reported that the Ocean Buffet grand opening was a success and encouraged everyone to visit.

Items of Community Interest

Main Street Coordinator Julie Hepler announced that the city received the "Best Downtown Market" for the Crowley Market on Main and the "People's Choice Best Promotion" for the Adult Easter Egg Hunt from the Texas Downtown Association.

Economic Development Director Molly Martin announced the city received the "Community Spotlight Award" from the Greater Fort Worth Builders Association.

Executive Session

N/A

Reconvene and Take Action from Executive Session

N/A

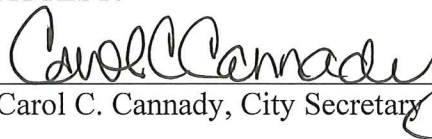
Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 7:54 p.m.



Billy Davis, Mayor

ATTEST:



Carol C. Cannady, City Secretary