

NOTICE

THIS NOTICE IS POSTED IN COMPLIANCE WITH THE OPEN MEETING ACT
(TEX. GOV'T CODE CHAPTER 551, SEC. 551.041)

AGENDA
REGULAR CITY COUNCIL MEETING
SEPTEMBER 8, 2020 AT 5:30 P.M
GATESVILLE COUNCIL CHAMBERS
110 NORTH 8TH STREET, GATESVILLE, TEXAS 76528

An Open Meeting will be held concerning the following subjects:

1. Call to Order
2. Hear Visitors/Citizens Forum: At this time, any person with business before the Council not scheduled on the agenda may speak to the Council for a maximum of three (3) minutes. No formal action can be taken on these items at this meeting.
3. Discussion and possible action regarding the Consent Agenda: (all consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)

Resolution 2020-73: Minutes from the Regular City Council meeting August 11, 2020

Resolution 2020-74: Minutes from the Regular City Council meeting August 25, 2020

Resolution 2020-75: Proclamation for the Elizabeth Gordon Bradley Chapter, National Daughters of the American Revolution
4. Discussion and possible action regarding a Proclamation recognizing Willie Clarke
5. Discussion and possible action regarding approval for the City of Gatesville's participation in the Fiscal Year 2021 Texas Department of Transportation Aviation Routine Airport Maintenance Program (RAMP) Grant
6. Discussion and possible action regarding a Resolution for the City of Gatesville supporting the purchase and finance of certain property by the Coryell County Central Appraisal District for an appraisal office in Copperas Cove, Texas
7. Discussion and possible action regarding an Ordinance of The City of Gatesville, Texas Repealing Article VI, Chapter 5, Substandard Structures of the Code of Ordinances of the City of Gatesville, with the exception of Section 5-67; adopting a new Article VI providing for Definitions; Building Standards Commission; Substandard Buildings; Standards of Repair, Vacation, or Demolition; Inspections; Pre-Hearing Notices; Hearing Procedures; The Order – Building Standards Commission Final Decision; Post-Hearing Notice; Alternative Action; City Action Pursuant To Its Order; Enforcement; and Judicial Review; and amending Section 5-67 (1st reading of Ordinance 2020-13)
8. Discussion and possible action regarding an Ordinance adopting the 2021 Fiscal Year Budget for the City of Gatesville (1st reading of Ord. 2020-14)
9. Discussion and possible action regarding an Ordinance adopting a tax rate of \$0.56 per \$100 valuation to support the 2020-2021 Budget. (1st reading of Ord. 2020-15)
10. Discussion and possible action regarding an Ambulance Agreement between the City of Gatesville, Texas and Coryell Memorial Healthcare Emergency Medical Services
11. City Manager's Report: Capital Projects, Budget Report, Future Agenda Topics, Coronavirus Update
12. Adjourn Meeting

I hereby attest that the above agenda was posted on this the 4th day of September, 2020 by 5:00 p.m. on the official City of Gatesville website, www.ci.gatesville.tx.us and the official bulletin boards at the Gatesville City Hall, 110 N. 8th Street, Gatesville, Texas.

Wendy Cole
City Secretary

The City of Gatesville council chambers are wheelchair accessible and accessible parking spaces are available at the back entrance of City Hall. Requests for accommodations or interpretive services must be made 24 hours prior to this meeting. Please contact the city secretary's office at 254-865-8951 or FAX 254-865-8320, or email wendy.cole@ci.gatesville.tx.us for further information.

REGULAR CITY COUNCIL MEETING
SEPTEMBER 8, 2020 AT 5:30 P.M.
COUNCIL CHAMBER, 110 NORTH 8TH STREET
GATESVILLE, TEXAS 76528

In accordance with guidelines of the Office of the Governor, the City Council of the City of Gatesville conducted an in-person meeting while maintaining social distancing to slow the spread of the Coronavirus (COVID-19). In order to provide a safe and healthy environment for the public attending the meeting, social distance regulations and guidelines were followed.

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) CALL TO ORDER REGULAR CITY COUNCIL MEETING AT 5:32 P.M. THIS 8TH DAY OF SEPTEMBER, 2020

PRESENT: Mayor Gary Chumley, Council Members Meredith Rainer, Greg Casey, Jack Doyle and Bill Robinette

REGRETS: Council Member Randy Hitt

WARD 1 PLACE 1: Vacant

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Rene Ochoa, Barrett Pollard, Mitch Fast, Calvin Ford, Dr. Keith Clarke, Paulette Knox, Willie Knox, Heather Ashley, Kent Ford, Lee Ford, Tamarra Henderson, and KeSandra Henderson

2) HEAR VISITORS/CITIZENS FORUM: AT THIS TIME, ANY PERSON WITH BUSINESS BEFORE THE COUNCIL NOT SCHEDULED ON THE AGENDA MAY SPEAK TO THE COUNCIL FOR A MAXIMUM OF THREE (3) MINUTES. NO FORMAL ACTION CAN BE TAKEN ON THESE ITEMS AT THIS MEETING.

Visitors present were only concerned with an Agenda item.

3) DISCUSSION AND POSSIBLE ACTION REGARDING THE CONSENT AGENDA: (ALL CONSENT AGENDA ITEMS ARE CONSIDERED ROUTINE BY CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCILMEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY.)

RESOLUTION 2020-73: Minutes from the Regular City Council Meeting August 11, 2020

RESOLUTION 2020-74: Minutes from the Regular City Council Meeting August 25, 2020

RESOLUTION 2020-75: Proclamation for the Elizabeth Gordon Bradley Chapter, National Daughters of the American Revolution

Motion by Meredith Rainer, seconded by Bill Robinette, to approve the Consent Agenda:

RESOLUTION 2020-73: Minutes from the Regular City Council Meeting August 11, 2020;

RESOLUTION 2020-74: Minutes from the Regular City Council Meeting August 25, 2020; and

RESOLUTION 2020-75: Proclamation for the Elizabeth Gordon Bradley Chapter, National Daughters of the American Revolution all four voting "Aye", motion passed.

4) DISCUSSION AND POSSIBLE ACTION REGARDING A PROCLAMATION RECOGNIZING WILLIE CLARKE

Gatesville Independent School District's Superintendent, Dr. Barrett Pollard, recognized Willie Clarke and then introduced Willie Clarke's son, Dr. Keith Clarke, who on behalf of his family, reflected on their mother and his father's accomplishments and influences on their family's life and the impact he made on the City of Gatesville during his lifetime. Mayor Gary Chumley read the proclamation

recognizing Willie Clarke and declared September 9, 2020 as Dr. Willie Clarke Day in the City of Gatesville. The Proclamation was presented to the Clarke family, who thanked the City and Gatesville Independent School District for this honor.

RESOLUTION 2020-76: Motion by Meredith Rainer, seconded by Greg Casey, to approve the proclamation declaring September 9, 2020 to be Dr. Willie Clarke Day (which is also Dr. Clarke's birthday); all four voting "Aye", motion passed.

5) DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL FOR THE CITY OF GATESVILLE'S PARTICIPATION IN THE FISCAL YEAR 2021 TEXAS DEPARTMENT OF TRANSPORTATION AVIATION ROUTINE AIRPORT MAINTENANCE PROGRAM (RAMP) GRANT

City Manager Parry said that while the Texas Department of Transportation (TxDOT) does not require a City to formally accept participation in the Routine Airport Maintenance Program (RAMP) Grant, the City Attorney recommended that the Council approve the City's participation. TxDOT Aviation administers the RAMP grant activities, which matches local government grants up to \$50,000 for airport maintenance. The City of Gatesville has used the RAMP grant to fund numerous projects at the City's Municipal Airport to include runway/taxiway pavement projects, replacement of game fence, and maintenance on the Automated Weather Observing System (AWOS).

Parry noted that a listing of the RAMP eligible projects were included in their read-ahead books, along with a copy of the RAMP grant application.

RESOLUTION 2020-77: Motion by Bill Robinette, seconded by Jack Doyle, to approve the City of Gatesville's participation in the Fiscal Year 2021 Texas Department of Transportation Aviation Routine Airport Maintenance Program (RAMP) Grant and approve the City Manager to execute all required paperwork; all four voting "Aye", motion passed.

6) DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FOR THE CITY OF GATESVILLE SUPPORTING THE PURCHASE AND FINANCE OF CERTAIN PROPERTY BY THE CORYELL COUNTY CENTRAL APPRAISAL DISTRICT FOR AN APPRAISAL OFFICE IN COPPERAS COVE, TEXAS

City Manager Parry said that Coryell Central Appraisal District's Chief Appraiser, Mitch Fast, was present if anyone had any questions. Parry stated that the Coryell Central Appraisal District's (CAD) current lease for the office located in Copperas Cove will expire on January 31, 2021. The Board of Directors have been evaluating options to acquire a different office for the District at the least possible cost. The Board has concluded that purchasing an existing building located at 202 E. Roberson Avenue in Copperas Cove, and remodeling it would be the most cost effective option. The Board of Directors proposes to purchase the building and renovate it for a total of \$425,000. The District plans to borrow \$375,000 for the project and finance that amount for fifteen years which will result in a lower monthly payment than the current monthly lease payment.

There was brief discussion regarding the percentage of the payment that would be shared by the 18 entities, the square footage of the current building, a proposed new office, an additional office space, and the potential of adding two more employees in the future.

RESOLUTION 2020-78: Motion by Jack Doyle, seconded by Meredith Rainer, to approve a Resolution for the City of Gatesville supporting the purchase and finance of property by the Coryell County Central Appraisal District for an appraisal office in Copperas Cove, Texas; all four voting "Aye", motion passed.

7) DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS REPEALING ARTICLE VI, CHAPTER 5, SUBSTANDARD STRUCTURES OF THE CODE OF ORDINANCES OF THE CITY OF GATESVILLE, WITH THE EXCEPTION OF

SECTION 5-67; ADOPTING A NEW ARTICLE VI PROVIDING FOR DEFINITIONS; BUILDING STANDARDS COMMISSION; SUBSTANDARD BUILDINGS; STANDARDS OF REPAIR, VACATION, OR DEMOLITION; INSPECTIONS; PRE-HEARING NOTICES; HEARING PROCEDURES; THE ORDER – BUILDING STANDARDS COMMISSION FINAL DECISION; POST-HEARING NOTICE; ALTERNATIVE ACTION; CITY ACTION PURSUANT TO ITS ORDER; ENFORCEMENT; AND JUDICIAL REVIEW; AND AMENDING SECTION 5-67 (1ST READING OF ORDINANCE 2020-13)

City Manager Parry explained that In 2007, the 80th Texas Legislature amended Chapters 214 (Municipal Regulation of Housing and Other Structures) and 54 (Enforcement of Municipal Ordinances) of the Texas Local Government Code directing municipalities to provide an “Alternative Action Procedure” that allows lienholders to appear before the Building Standards Commission and request additional time to repair/vacate/demolish a substandard structure in which they have an interest if the owner does not carry out the Building Standards Commission ordered action. The City of Gatesville neglected to amend its Building and Structures Ordinance (Chapter 5) to include this procedure in the Substandard Structures article. This shortcoming was identified during Municode’s recodification of our Code of Ordinances, and they provided recommended language.

The recommendation is for the Council to repeal Article VI, Chapter 5 with the exception of Section 5-67 (the Building Standards Commission) and amend the substandard structure portion with the Alternative Action Procedure. There is a red-line copy available at this meeting if anyone would care to review the changes. Nothing changes for the Substandard Structure Order that the Building Standards Commission issued in June for 600 and 600 1/2 Bridge Street. The tax lien holders have been notified of the order and there has been no response from them.

ORDINANCE 2020-13: Motion by Greg Casey, seconded by Bill Robinette, to approve the first reading of Ordinance 2020-13 Repealing Article VI, Chapter 5, Substandard Structures of the Code of Ordinances of the City of Gatesville, with the exception of Section 5-67; adopting a new Article VI providing for Definitions; Building Standards Commission; Substandard Buildings; Standards of Repair, Vacation, or Demolition; Inspections; Pre-Hearing Notices; Hearing Procedures; The Order – Building Standards Commission Final Decision; Post-Hearing Notice Alternative Action; City Action Pursuant To Its Order; Enforcement; and Judicial Review; and amending Section 5-67, all four voting “Aye”, motion passed.

8) DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE ADOPTING THE 2021 FISCAL YEAR BUDGET FOR THE CITY OF GATESVILLE (1ST READING OF ORD. 2020-14)

City Manager Parry reminded the Council that State law requires the City Council to approve the budget for the next fiscal year by ordinance and prior to September 30, 2020. The City’s charter requires an ordinance be read on three several days so there will two more readings of the ordinance before it is passed. Parry recommended that the first reading of the proposed FY 2021 Budget be approved.

ORDINANCE 2020-14: Motion by Meredith Rainer, seconded by Jack Doyle, to approve the first reading of Ordinance 2020-14 adopting the 2021 Fiscal Year Budget for the City of Gatesville, all four voting “Aye”, motion passed.

9) DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE ADOPTING A TAX RATE OF \$0.56 PER \$100 VALUATION TO SUPPORT THE 2020-2021 BUDGET. (1ST READING OF ORD. 2020-15)

City Manager Parry said that this tax rate supports the 2021 Fiscal Year Budget for the City of Gatesville and recommended approval of the first reading of Ordinance 2020-15.

ORDINANCE 2020-15: Motion by Bill Robinette, seconded by Greg Casey, to approve the first reading of Ordinance 2020-15 adopting a tax rate of \$0.56 per \$100 valuation to support the 2020-2021 Budget, all four voting “Aye”, motion passed.

10) CITY MANAGER’S REPORT:

FY 2020 Capital Projects:

Booster Pump 2 Ground Storage Tank: The ground water issue under the pump house has been resolved and the pad is stable so work has been progressing on the steel storage tank replacement. There are some structural defects in the pipes under the pump house that will need to be repaired.

Highway 84/West Main Street Sewer: This project is about 95% complete and when finished will solve a lot of problems in this area. The 2021 Capital Improvement Plan includes paving/seal coating of these streets and can go forward next year since the infrastructure will be stable.

Other activities/dates of note:

- Special City Council meeting next Tuesday, September 15, 2020 to approve the second readings of the Ordinances for the 2021 Budget, Tax Rate and the Substandard Structures. An invitation will be sent out for that meeting as it will be done virtually or else hybrid (virtual / in-person).
- There was a project progress review meeting held with Ameresco today for the new meter replacement project. The water meters are scheduled to be delivered around the end of September which will coincide with the placement of the Automated Meter Infrastructure. Communication to residents about the new meters will be communicated by the website and letters.

BUDGET/FINANCIAL REPORT: This is the last month in the Fiscal Year and cash position is strong.

FORT HOOD: A Fort Hood Fast Fact Sheet was provided to the Council and reviewed which compared Fort Hood’s current population of 1827 soldiers (4+ units) Mobilizing/demobilizing and 2019’s mobilization and training. Also on-going major construction projects were highlighted.

COVID -19 (Update): Presented an updated chart which depicted confirmed COVID-19 cases inside Gatesville city limits and cases outside Gatesville city limits during August: August inside: 67 and August outside: 28. There was a significant spike in cases both inside and outside the city limits between August 24 and 28 but could be attributed to the reporting lag from the Department of State Health Services. Yesterday Governor Abbott renewed the disaster declaration for another 30 days. The state has offered another free testing for the city of Gatesville and Coryell County Emergency Management Coordinator, Bob Harrell, has proposed doing this in conjunction with the schools. He has proposed Thursday, September 24th from noon to 8:00 p.m. or Saturday, September 26th from 8:00 a.m. to 5:00 p.m.

US ARMY NORTH TRAINING EXERCISE IN GATESVILLE: U.S. Army North will conduct a training exercise (Recon & Surveillance and Mass Casualty Decontamination) for the 181st CBRN (Chemical, Biological, Radiological, Nuclear) Company from Fort Hood at various locations in around Gatesville (Airport, three churches) from September 15-18. Soldiers will billet at the Civic Center since they can’t stay at Fort Hood. The training is preferred to be done in Gatesville because it is just easier to coordinate here.

FALL SPORTS: Staff is approaching a decision point regarding youth flag football, volleyball, and adult softball. Any Governor Executive Order will shape the decision. Harker Heights and Killeen have indicated they plan on starting their fall sports on October 5th. If Gatesville proceeds it will start in mid-October.

SMOKE TESTING OF SEWER LINES: The smoke testing project is complete and a full report will be provided to the Council.

11) ADJOURN MEETING AT 6:23 P.M., THIS 8TH DAY OF SEPTEMBER, 2020

ATTEST:

APPROVED:

Wendy Cole, City Secretary

Gary M. Chumley, Mayor

