

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
MARCH 10, 2020
5:30 P.M.
GATESVILLE COUCIL CHAMBER
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. 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 2020-14 Discussion and possible action to approve of Minutes from Regular City Council Meeting February 25, 2020
 - Resolution 2020-15 Discussion and possible action to approve the re-appointment of Johnny Benson, Jackie Dixon, and Tim Martin to the Construction Board of Adjustments and Appeals, Places 2, 4, and 6 respectively, and Terry Williams as Alternate 2
 - Resolution 2020-16 Discussion and possible action to approve the appointment of Stacye Parry to the Keep Gatesville Beautiful Board of Directors
4. Discussion regarding Chapter 13, Article II, Section 13-19 in Gatesville's Code of Ordinances regarding Circuses & Carnivals – City Manager
5. Briefing/Discussion regarding the City of Gatesville Comprehensive Plan – City Manager William Parry
6. City Manager's Report: Capital Projects, Comprehensive Plan, Budget Report, Future Agenda Topics
7. Adjourn Meeting

I hereby attest that the above agenda was posted on this the 6th day of March, 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
MARCH 10, 2020 AT 5:30 P.M.
COUNCIL CHAMBER, 110 NORTH 8TH STREET
GATESVILLE, TEXAS 76528

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) CALL TO ORDER REGULAR CITY COUNCIL MEETING AT 5:30 P.M. THIS 10TH DAY OF MARCH, 2020

PRESENT: Mayor Gary Chumley, Council Members Meredith Rainer, Greg Casey, Randy Hitt, and Jack Doyle

REGRETS: Council Member Bill Robinette

ABSENT: Council Member Robert Kent

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Rene Ochoa, Joe Patterson, Wyllis Ament, Diane Heavin, Gary Heavin, Vagn Hansen, Monika Gehl, Deral McWhorter, Bob Brown, David Roberts, Sabrina Foster, and Christopher Offiah

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.

Gary Heavin of 875 CR 324 said that he has been working closely with medical professionals regarding the coronavirus and he wanted to share this information with the City Council and show how it will affect our community. Never in the history of our city have we faced something that is coming like this virus. Heavin presented and discussed facts, figures and fatality rates regarding the coronavirus. Heavin said he met with the CEO of Coryell Memorial Health, Medical Director, and head nurse yesterday to discuss the situation and formulate a plan to get ready for this. For example, Coryell Memorial Hospital will have a triage tent where a person would be evaluated for flu like symptoms before entering the hospital and Coryell Health is planning to have the ability to diagnose symptoms by teleconference. Heavin implored city leaders to immediately get together and organize a plan.

Mayor Chumley stated that he and City Manager Parry have had two meetings today with Coryell Memorial Hospital, the Coryell County Emergency Management Coordinator, and the Regional Emergency Management Coordinator to formulate a plan that will be implemented in stages.

3) 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 2020-14 Discussion and possible action to approve of Minutes from Regular City Council Meeting February 25, 2020

Resolution 2020-15 Discussion and possible action to approve the re-appointment of Johnny Benson, Jackie Dixon, and Tim Martin to the Construction Board of Adjustments and Appeals, Places 2, 4, and 6 respectively, and Terry Williams as Alternate 2

Resolution 2020-16 Discussion and possible action to approve the appointment of Stacye Parry to the Keep Gatesville Beautiful Board of Directors

Motion by Meredith Rainer, seconded by Greg Casey, to approve the minutes from the Regular City Council Meeting February 25, 2020; re-appointment of Johnny Benson, Jackie Dixon, and Tim Martin

to the Construction Board of Adjustments and Appeals, Places 2, 4, and 6 respectively, and Terry Williams as Alternate 2; and the appointment of Stacye Parry to the Keep Gatesville Beautiful Board of Directors; all four voting “Aye” motion passed.

4) DISCUSSION REGARDING CHAPTER 13, ARTICLE II, SECTION 13-19 IN GATESVILLE’S CODE OF ORDINANCES REGARDING CIRCUSES & CARNIVALS – CITY MANAGER PARRY

City Manager Parry stated that The Gatesville Chamber of Commerce has requested the City Manager issue a permit to them to sponsor a circus on Saturday, 25 April and Sunday, 26 April 2020. Their request is for four shows; the circus would be operated by Carson & Barnes Circus. The Chamber’s request is for the circus to be held in the Chamber parking lot. Parry reminded the council that city staff has been going through the recodification of ordinances with Municode and when this request came up staff reviewed the ordinance regulating circuses in Chapter 13 of the Code of Ordinances. Section 13-19 stipulates “no permit shall be issued for a circus or a carnival unless the same is sponsored and operated by a local nonprofit entity.” (ref. Ordinance (19)80-04, March 25, 1980). Parry said that he consulted with the City Attorney regarding a legal interpretation of Ordinance 80-04; the Attorney’s interpretation is that in accordance with the current Code of Ordinances (Ordinance 80-04 was never repealed or amended) the commercial circuses and carnivals are prohibited in the City limits of Gatesville. The City has no permit that had been used in the past and Municode has provided a circus permit that could be implemented but has not been included in the new code of ordinances. There was a lengthy discussion regarding whether the council desired to amend Section 13-19 of the Code of Ordinances to allow commercial circuses and carnivals to operate in the city limits. If so, one portion of the amendment would be the repeal of Ordinance 80-04. A second portion would amend Chapter 13, Article II to provide adequate protections for the City (insurance, indemnification, etc.) which are not included in the current Code. Mr. Parry said that he had talked to the Chamber of Commerce and have offered to assist them in finding a place to hold the circus. If the council desired to pass a circus ordinance it would not be completed by the time of the Chamber’s event. Following the discussion City Manager Parry said that he would follow the Council’s guidance and have the City Attorney draft an ordinance regarding circuses and carnivals.

5) BRIEFING/DISCUSSION REGARDING THE CITY OF GATESVILLE COMPREHENSIVE PLAN – CITY MANAGER WILLIAM PARRY

City Manager Parry said that this presentation is strictly for information and is an opportunity to ask questions if any of the data, charts, maps, or verbiage is unclear. The Comprehensive Plan (CP) must be adopted by ordinance and the plan is for the 1st reading to occur at the Council meeting on April 14th, 2nd reading on April 28th, and adoption on 3rd reading on May 12th which allows plenty of time for any changes. Parry also noted that where we are in our comprehensive planning process is not the beginning of the end, or the end of the beginning; but simply the end of the 1st phase of what will be a 20-year process. The process to develop and adopt a new CP began in July 2015, with identifying and prioritizing the major issues facing the City. There were 34 issues identified.

Around the same time, the City of Gatesville was invited to participate in a Department of Defense (DOD)/City of Killeen-sponsored initiative known as the Joint Land Use Study (JLUS) to examine compatible land use around Fort Hood. The City of Gatesville’s need for a CP fit within the goals and recommendations of the Fort Hood JLUS. After feedback from councilmembers from a council meeting held on September 22, 2015, it became quickly apparent that a comprehensive plan would be the most effective way to move forward to address these 34 issues. When DOD funded the JLUS implementation plan with a 10% match from the Central Texas Council of Governments (CTCOG), the opportunity presented itself to complete the comprehensive planning process with staff time as the only cost. The firm that conducted the JLUS was Benchmark Planning from North Carolina and one of their representatives, Vagn Hansen, who drafted the City of Gatesville’s CP, is present tonight to assist with this presentation.

Parry noted that the Texas statute (Chapter 213 Local Government Code) gives the authority to the City Council to adopt a Comprehensive Plan for the long-range development of the City. This plan was developed to establish a cohesive vision for the future growth & development of the community.

The following Comprehensive Plan Chapters were highlighted and discussed:

Chapter 1; Comprehensive Plan Overview:

- Community Input (Public Meeting & survey results)
- Vision & Guiding Principles (Investment, Renewal, Balance, Growth)

Chapter 2; Community Profile of Gatesville:

- Introduction/Historical Background (incorporation of Gatesville)
- Demographic Profile (comparison of the 4 census tracts, population and growth determined by the growth of TDCJ and the census count, age & gender, household characteristics in that 30% of single family residences are greater than 60 years old, low owner-occupied rate, low median value, economic profile, decrease in median household income, educational attainment, labor analysis that reflects where residents work/workers reside, Fort Hood profile, 2020 census count)

Chapter 3; Public Services & Facilities:

- Public Safety: Police, Fire, Emergency Medical Services (viability of recruiting volunteers for Gatesville Fire Department)
- Public Works/Utilities
- Park & Recreation: Aging recreational infrastructure in need of refurbishment
- Other: Coryell Health, Gatesville ISD, Library, Airport, Civic Center
- City-owned property

Chapter 4; Environment:

- Flood-prone areas
- Impact of Leon River Topography on growth/development/utilities
- Hydrology: Flood plains
- Soils (prime farmland=developable, limited compatible on-site sewer facilities/septic systems where growth is tied to extension of city sewer mains)

Chapter 5; Transportation:

- Linked to future land use
- Currently focused on vehicular traffic
- Traffic Volumes (large increases on West Main, South Highway 36, and FM 116)
- Freight mobility designation for U. S. 84
- Few major investments in non-motorized transportation (connectivity, lack of sidewalks, no accommodations for bicycles)
- Possible future transportation improvements/potential improvements corridors

Chapter 6; Land Use:

- Majority of land inside city limits is developed or constrained
- Land use is not a zoning map (land use is generally a concept or vision of what it could be used for but a zoning ordinance needs to be consistent with land use vision)
- Eight future land use classifications and considerations, & constraints regarding these classifications (conservation, rural/agriculture, suburban residential, urban residential, civic/institutional, commercial, industrial, state prison complex)
Where is planned transportation and utility infrastructure, availability of land suitable for development, density-intensity compatibility, where are opportunities for economic development, Compatibility with Fort Hood missions with awareness of encroachment and height of towers in regard to military air space

Chapter 7; Implementation:

Discussed the overall plan of vision and then gave an outline/overview of a task tracker that showed an example of the guiding principle of investment and how it would support strategies for implementation. The implementation strategy would always be a work in progress and a water rate study should be done every 2 or 3 years so anticipated infrastructure and capital investment needs are met.

What to consider if the City implemented a Growth Policy: Compliments the future land use plan, Informs the Planning & Zoning Commission-Zoning Ordinance, Is consistent with the CP.

Vagn Hansen said that the infrastructure will guide and plan what direction growth will go which is a first step in continual process. Council must examine the plan every few years to make sure Gatesville is headed in the direction that everyone wants to go. Priorities must be identified and workforces must be matched with type of jobs that Gatesville is trying to attract. There is a lot of work to be done and Mr. Hansen said that Benchmark Planning is very happy to be a part of this and offered any assistance that the city staff or Council may require in the future.

6) CITY MANAGER’S REPORT:

CITY MANAGER INITIATIVES:

Other activities/dates of note: Saturday, March 14: Annual Household Hazardous Waste event at the Civic Center. This will include a City-wide cleanup in coordination with Keep Gatesville Beautiful. City staff is watching the weather very carefully as inclement weather is predicted.

BUDGET/FINANCIAL REPORT: As of last Friday, the City has received about 95% of budget in 2019 ad valorem (property) taxes. At the end of March 2019, about 97% of budgeted tax revenues had been collected. \$118,199.42 of tax revenues still must be collected in order to meet the approved FY 2020 budget.

Parry provided information regarding Senate Bill 2 that was passed by the Texas Legislature in 2019 which reforms the system of the property taxation process. Parry discussed the rate calculation which has changed from 8% to 3.5 % for cities. Also discussed was the new timeline which will drastically alter the city’s usual process to pass the budget and tax rate. There will be more information to follow as city staff works through this.

OUTDOOR SWIMMING POOL: Swimming pool repairs are moving along and will be done in time for lifeguard training in early May.

FLAT WATER SUPPLY CORPORATION TRANSITION (Update): The Flat WSC Board selected Justin Veazy as their new system operator, effective 1 April 2020; the appropriate City Departments will meet on 11 March to finalize a written transition plan.

U.S. ARMY GARRISON FORT HOOD FACT SHEET: Parry gave an overview of a Fort Hood fact sheet that was included in the council read ahead book (dated 5 February 2020) regarding pertinent items pertaining to North Fort Hood. Noted that over 20,000 soldiers came through Fort Hood last year.

ORDINANCE 2018-11: Parry reminded the Council that the second phase of this ordinance will raise the base rates for water and sewer and will be effective on the April 1, 2020 bills.

FUTURE COUNCIL MEETING AGENDA TOPICS: Impact of Senate Bill 2, approve bids for the CIP sewer line project on West Main, Recodification of ordinances.

Councilmember Rainer asked Mr. Parry if he had spoken to Dr. Pollard since the last meeting. Parry said that he had not spoken to him.

7) ADJOURN MEETING AT 7:15 P.M., THIS 10TH DAY OF MARCH, 2020

ATTEST:

Wendy Cole
City Secretary

APPROVED:

Gary M. Chumley
Mayor

