

**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  
AUGUST 27, 2019 AT 5:30  
GATESVILLE COUNCIL CHAMBER  
110 NORTH 8<sup>TH</sup> 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 2019-59:** Discussion and possible action to approve the minutes from the Regular City Council meeting August 13, 2019

**ORDINANCE 2019-04-02:** Discussion and possible action regarding an Ordinance amending Chapter 10, Garbage and Trash Collection charges Section 10-6, Code of Ordinances of the City of Gatesville, Texas by changing the garbage rates (2nd reading of Ord. 2019-04)

4. Discussion and possible action regarding an Interlocal Agreement for 9-1-1 Public Safety Answering Point Services between the Central Texas Council of Governments and the City of Gatesville, Texas
5. Recess Regular meeting and call -----

**Public Hearing #1**

Hear comments concerning the proposed rezone of 1509 Golf Course Road, legally known as Lot 1, Block 1, VFW Subdivision, from Community Facility Zoning District to Residential Single Family Zoning District

6. End Public Hearing #1 and reconvene Regular Meeting
7. Discussion and possible action amending the zoning ordinance of the City of Gatesville, Texas, changing a certain area inside the corporate limits of the City of Gatesville from the Community Facility Zoning District to Residential Single Family Zoning District, being 1509 Golf Course Road, legally known as Lot 1, Block 1, VFW Subdivision
8. Recess Regular meeting and call -----

**Public Hearing #2**

Hear comments on the proposal to set tax rate at \$0.5600 per \$100 of taxable value

9. End Public Hearing and reconvene Regular meeting
10. City Manager's Report: Comprehensive Plan, Capital Projects Update, Financial Update, Future Council Agenda Topics Department Head Reports: Fire, Finance, Code Enforcement/Building Permits, Utility, Police, Court, Recreation, Convention and Visitors Bureau
11. Adjourn meeting

I hereby attest that the above agenda was posted on this the 23rd day of August 2019, by 5:00 p.m. on the official City of Gatesville website, [www.ci.gatesville.tx.us](http://www.ci.gatesville.tx.us) and the official bulletin boards at the Gatesville City Hall, 110 N. 8<sup>th</sup> Street, Gatesville, Texas.

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**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](mailto:wendy.cole@ci.gatesville.tx.us) for further information.

REGULAR CITY COUNCIL MEETING  
AUGUST 27, 2019 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 27TH DAY OF AUGUST, 2019

PRESENT: Mayor Gary Chumley, Council Members, Bill Robinette, Randy Hitt, Meredith Rainer, David Mitchell, Ronnie Viss and Dwight Suson

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Rene Ochoa, Nathan Gohlke, Robert Featherston, Eugene Smith, and Ryan Coggins

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.

Eugene Smith who has a shop located at 2215 East Main Street spoke to the Council about recent burglaries at his shop and his experience trying to work with the Police Department to solve the crime and retrieve his stolen tools. He spoke of multiple failures of communication he encountered internally and externally with the Police Department. Mr. Smith said that he also spoke with city leadership about his observations and experiences as a citizen and how city leadership failed to remedy the communication problem. Mr. Smith said that as a member of this community he feels that he has been neglected and ignored by city employees. Mr. Smith said that he hopes his coming forward and speaking of the importance of these failures and lack of communication will employ city leaders to remedy this situation.

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 2019-59: Discussion and possible action to approve the minutes from the Regular City Council meeting August 13, 2019

ORDINANCE 2019-04-02: Discussion and possible action regarding an Ordinance amending Chapter 10, Garbage and Trash Collection charges Section 10-6, Code of Ordinances of the City of Gatesville, Texas by changing the garbage rates (2nd reading of Ord. 2019-04)

Motion by Meredith Rainer, seconded by Ronnie Viss, to approve the consent agenda; all six Voting "Aye" motion passed.

4) DISCUSSION AND POSSIBLE ACTION REGARDING AN INTERLOCAL AGREEMENT FOR 9-1-1 PUBLIC SAFETY ANSWERING POINT SERVICES BETWEEN THE CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE CITY OF GATESVILLE, TEXAS

City Manager Parry said that the State of Texas Commission on State Emergency Communications (CSEC) is the oversight and funding authority for implementing statewide 9-1-1 service which is operated through the Central Texas Council of Governments (CTCOG) and where there are 28 regions. The contract between the CSEC and CTCOG requires CTCOG to execute interlocal agreements with local governments who have Public Safety Answering Points (PSAP) that govern planning,

development, operation, and providing 9-1-1 service. CTCOG assists the City of Gatesville with 9-1-1 addressing to ensure 9-1-1 calls are properly routed. The County Sheriff's Department also operates PSAP and any 9-1-1 county calls that come through to the city's dispatchers are then routed over to the Sheriff's PSAP system. The 9-1-1 equipment is owned and maintained by CTCOG and all costs regarding this equipment is CTCOG's responsibility.

There was a brief discussion with Police Chief Gohlke regarding the reports, inventory, training, and upgrades to this system and Chief Gohlke said that this agreement does not change anything that is currently being done and reminded the City Council that all costs associated with the 9-1-1 system are the burden of CTCOG.

Following the discussion, City Manager Parry said that this agreement establishes that the City of Gatesville will follow the State mandates regarding PSAP and that CTCOG will supply all the relevant equipment needed to operate the 9-1-1 system efficiently.

RESOLUTION 2019-60: Motion by Dwight Suson, seconded by David Mitchell, to approve an Interlocal Agreement for 9-1-1 Public Safety Answering Point Services between the Central Texas Council of Governments and the City of Gatesville and authorize the Mayor to sign the agreement on behalf of the City of Gatesville; all six Voting "Aye" motion passed.

5) RECESS REGULAR MEETING AND CALL -----

Public Hearing #1

Hear comments concerning the proposed rezone of 1509 Golf Course Road, legally known as Lot 1, Block 1, VFW Subdivision, from Community Facility Zoning District to Residential Single Family Zoning District

City Manager Parry discussed how the VFW burned down several years ago and then had plans to rebuild. The VFW owned the three separate lots across the property and wanted to build the new facility across property lines so a subdivision amendment had to be done to re-plot the three lots into one lot. Shortly after that, the VFW made the decision not rebuild the facility; disbanded, and then combined the Gatesville Chapter with the Copperas Cove VFW.

The VFW lot has been sold and is currently zoned Community Facility District. Because the property has been sold, city staff thought it would be prudent to take action and return the lot back to the original zoning of Residential Single Family and also because that is what the surrounding zoning is. The Planning and Zoning Commission (P&Z) heard the request to return this property back to Residential Single Family on August 5, 2019 and recommended the change. City staff concurs with the P&Z and recommends to change the zoning back to Residential Single Family Zoning District.

There was a lengthy discussion regarding the possibility of leaving the zoning alone and let the new owner change. Also discussed was that Community Facility Zoning is not appropriate zoning for the area since the VFW is not going to rebuild and should be returned to the original zoning of Residential Single Family. It would be in the best interest of the City to revert back to Residential Single Family and then in the future if someone wished to request a rezone change, it could be considered at that time.

6) END PUBLIC HEARING #1 AND RECONVENE REGULAR MEETING AT 5: 49 P.M.

7) DISCUSSION AND POSSIBLE ACTION AMENDING THE ZONING ORDINANCE OF THE CITY OF GATESVILLE, TEXAS CHANGING A CERTAIN AREA INSIDE THE CORPORATE LIMITS OF THE CITY OF GATESVILLE FROM THE COMMUNITY FACILITY ZONING DISTRICT TO RESIDENTIAL SINGLE FAMILY ZONING DISTRICT, BEING 1509 GOLF COURSE ROAD, LEGALLY KNOWN AS LOT 1, BLOCK 1, VFW SUBDIVISION

There was no further discussion so Mayor Chumley asked for a motion.

ORDINANCE 2019-05-01: Motion by Randy Hitt, seconded by Bill Robinette to approve the first reading of Ordinance 2019-05 amending the zoning ordinance of the City of Gatesville, Texas, changing a certain area inside the corporate limits of the City of Gatesville from the Community Facility Zoning District to Residential Single Family Zoning District, being 1509 Golf Course Road, legally known as Lot 1, Block 1, VFW Subdivision; all six Voting “Aye” motion passed.

8) RECESS REGULAR MEETING AT 5:50 P.M.AND CALL -----

Public Hearing #2

Hear comments on the proposal to set tax rate at \$0.5600 per \$100 of taxable value

City Manager Parry presented a slide program and said that during the August 13, 2019 City Council Meeting the Council proposed the tax rate for Fiscal Year (FY) 2020 at \$0.56/\$100 valuation. Since the proposed tax rate exceeds the effective rate of \$0.5484/\$100 valuation, State statute requires that the City conduct two public hearings on the proposed tax rate. This public hearing is the first and the second public hearing is scheduled for next Tuesday at a Special Council meeting on September 3, 2019.

The proposed FY 2020 budget is based upon retaining the current property tax rate of \$0.56/\$100. The proposed tax rate can be lowered prior to the adoption of the tax rate on September 24, 2019, but could not be raised higher. Parry discussed the current, effective, and rollback tax rates and detailed how adopting the effective rate of \$0.5484 would result in a decrease in ad valorem revenue and how adopting the rollback rate of \$0.6075 would increase ad valorem revenue and would then require a rollback election.

City Manager Parry discussed a chart included in the program that compared local cities tax rates and pointed out that Gatesville’s proposed tax rate is in the bottom 30% of the cities in this region. Funded projects were discussed as well as contingent appropriation projects that amounted to approximately \$114,000.00 on the General Fund side.

Currently, at the proposed rates, Gatesville citizens will pay \$2.22/\$100 in taxes:  
Gatesville ISD: \$1.107 (which does not include the 2019 Bond election- \$0.09 if passed)  
Coryell County: \$0.5453  
City of Gatesville: \$0.5453  
Middle Trinity GWCD: \$0.0097

Parry reminded the Council that there would be no action required at this meeting regarding the tax rate.

Mayor Chumley asked if there were any questions from the Council or the public regarding the proposed tax rate and there were no questions or comments.

9) END PUBLIC HEARING #2 AND RECONVENE REGULAR MEETING AT 5:58 P.M.

10) CITY MANAGER’S REPORT:

Other activities/dates of note: - September 2, 2019: Labor Day federal holiday; City Hall closed.

BUDGET/FINANCIAL REPORT: The City remains in good cash position in the General and Enterprise Funds.

FUTURE COUNCIL MEETING AGENDA TOPICS: Reminded the Council of the Special Council

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Meeting next Tuesday, September 3rd for the second Tax Rate Public Hearing.  
The September 10th meeting will include the 1st readings of the Budget and Tax Rate Ordinances.

**ROTUNDA ABATEMENT BROWNSFIELD GRANT (Update):** The Director of Planning, Rene Ochoa, will attend an EPA Region 6 Brownsfield Grant workshop in Addison, TX on September 25th and 26th. Hopefully, the knowledge gained at this workshop will ensure a Brownsfield grant will be awarded to the city next year to demolish the Rotunda.

FEMA DISASTER DECLARATION 4416- FALL 2018 FLOODING (Update): The National Resource Conservation Service out of Weatherford is coming tomorrow to conduct a damage assessment of Faunt LeRoy Park.

WHOLESALE WATER RATE STUDY (Update): Had a conference call with NewGen today concerning the wholesale water rate study. This study is almost complete.

**GATESVILLE TRAILS DEVELOPMENT:** The developer is excited to move forward with this 48-unit development. Receiving water from Fort Gates Water Supply will be an issue to resolve as the developer will need to secure adequate water to proceed and water storage will be a concern.

DEPARTMENT HEAD REPORTS: July was a bad month for with 9 water main breaks. All breaks occurred in cast iron water mains that are 70+ years old.

Discussed finalizing a cost- benefit analysis to present to the City on water meter replacement. Over 50% (1909) of the City's water meters are greater than 20 years old with the city replacing approximately 200 water meters a year. This possible replacement plan would do away with all the manual read meters and convert to computerized technology which would reduce the time to read meters down to one day as opposed to ten days; which is the current timeline. This would also free up one employee to work on the maintenance crew.

The analysis data will be brought to the council at a future meeting once it is completed. It is in the spirit of the City of Gatesville's Water Conservation Plan to replace water meters to ensure accuracy.

There was a brief discussion on testing current water meters at customer's houses to determine if a meter change was needed.

**FLAT WATER SUPPLY UPDATE:** The newly formed Committee has a meeting scheduled to review options available to take over the system and the Texas Rural Water Association is assisting the Committee as they go forward. The Flat Committee will go through the process to elect a board and review/select who will run the water operation of the system. The Committee may ask the City of Gatesville for an extension to complete all the steps needed to resolve all these matters.

BODY CAM/DASH CAM UPDATE: Police Chief Gohlke stated that he has ordered three body cameras but they have not come in yet. Chief will give the Council an update when the cams get here.

There was a question and brief discussion regarding a possible well at the complex. City Inspector, Robert Featherston, said that there is a well at the complex, but repairing/replacing the pump to run the well would cost too much and also the water quality was determined to be an issue in the past. There was a high sodium content which would kill the grass.

Councilmember Viss suggested that since there would be two new councilmembers in November - training for them would probably be a good idea. City Manager Parry said that, “Yes”, it would be mandatory.

11) ADJOURN MEETING AT 6:19 P.M., THIS 27TH DAY OF AUGUST, 2019

ATTEST:

APPROVED:

Wendy Cole, City Secretary

Gary M. Chumley, Mayor

