

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
FEBRUARY 26, 2019
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 2019-10 Discussion and possible action to approve of Minutes from Regular City Council Meeting February 12, 2019

Resolution 2019-11 Discussion and possible action to accept Dennis Jones' resignation from the Planning and Zoning Commission, and consider the appointment of Wyllis Ament to the Planning and Zoning Commission

4. Recess Regular meeting and call a -----

PUBLIC HEARING

Hear comments concerning a request from Denver Tippit to plat the back portion of property located at 1106 Golf Course Road, and to subdivide the front portion of this property into two, Lots 1 and 2 Tippit Addition. The front portion is legally known as Lot 5 Block 19 Southeastern Annexation and the back portion is legally known as 0008 A. Arocha Survey. The back portion is in the Extraterritorial Jurisdiction.

5. End Public Hearing and reconvene Regular Meeting

6. Discussion and possible action regarding request from Denver Tippit to plat the back portion of property located at 1106 Golf Course Road, and to subdivide the front portion of this property into two, Lots 1 and 2 Tippit Addition. The front portion is legally known as Lot 5 Block 19 Southeastern Annexation and the back portion is legally known as 0008 A. Arocha Survey. The back portion is in the Extraterritorial Jurisdiction.

7. Discussion and possible action regarding a Mutual Aid Agreement between Fort Hood and the Gatesville Fire Department

8. Discussion and possible action regarding Resolution 2019-14 supporting a Central Texas Council of Governments grant application for Rifle Resistant Body Armor for the Gatesville Police Department

9. Discussion and possible action regarding Resolution 2019-15 supporting a Central Texas Council of Governments/Homeland Security application for an Interoperable Communications Life Cycle Replacement grant for the Gatesville Police Department

10. Briefing on the Fitness Center – Fitness Center Director Patrice Gilbert

11. Discussion/Briefing regarding the Bond Ordinance process for the Texas Water Development Board financing plan of the Stillhouse Wastewater Treatment Plant expansion - City Financial Advisor, Mark McLiney

12. City Manager's Report: Comprehensive Plan, Capital Projects, Budget Report, Future Agenda Topics
Department Head Reports: Fire, Finance, Code Enforcement/Building Permits, Utility, Police, Court, Recreation,
Convention and Visitors Bureau

13. Adjourn Meeting

I hereby attest that the above agenda was posted on this the 22nd day of February, 2019 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

FEBRUARY 26, 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 5:32 P.M. THIS 26TH DAY OF FEBRUARY, 2019

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

Regrets: Council Member David Mitchell

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Nathan Gohlke, Andy Williams, Brenda Kiphen, Liz Reinhardt, Patrice Gilbert, Kori Henderson, Mark McLiney, and Max Rudolph

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) 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 COUNCILMEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY.)

Resolution 2019- 16: Discussion and possible action to approve the Minutes from the Regular City Council meeting February 12, 2019

Resolution 2019-17: Discussion and possible action to approve accept Dennis Jones resignation from the Planning and Zoning Commission, and to consider the appointment of Wyllis Ament to the Planning and Zoning Commission

Mayor Gary Chumley read the items on the consent agenda and asked if anyone would like to remove any items from the agenda for discussion. No one objected and Mayor Chumley asked for a motion to approve all the items on the consent agenda.

Motion by Ronnie Viss, seconded by Bill Robinette to approve the consent agenda; all five Voting "Aye" motion passed.

4) RECESS REGULAR MEETING AND CALL A -----

PUBLIC HEARING

Hear comments concerning a request from Denver Tippit to plat the back portion of property located at 1106 Golf Course Road, and to subdivide the front portion of this property into two, Lots 1 and 2 Tippit Addition. The front portion is legally known as Lot 5 Block 19 Southeastern Annexation and the back portion is legally known as 0008 A. Arocha Survey. The back portion is in the Extraterritorial Jurisdiction.

City Manager Parry said that this piece of property is actually 2.45 acres with the front 220 feet of the property being inside the city limits since 1979, which was part of the southeastern annexation. Mr. Tippit wishes to develop the back half of the lot and since it is in the City's Extraterritorial Jurisdiction (ETJ) the City has the authority to approve the plat. Mr. Tippit is officially platting the entire piece of property and creating two lots (subdividing) with the front being in the city limits and the back in the ETJ. There will be a 60 foot of the side cut off to provide access to the back of the property by way of a private drive. Mr. Tippit is installing the water and sewer lines, a manhole and a fire hydrant and will meet all the city's codes. The plan is to construct duplexes with either a cul-de-sac or a hammer head built so emergency vehicles would have room to maneuver if ever necessary.

Planning and Zoning (P & Z) official, Liz Reinhardt, said that the P & Z met on February 4, 2019 at which time unanimously voted to approve Mr. Tippit's request.

Mayor Chumley asked if anyone from the Council or the public had any questions and there was no response.

5) END PUBLIC HEARING AND RECONVENE REGULAR MEETING

6) DISCUSSION AND POSSIBLE ACTION REGARDING REQUEST FROM DENVER TIPPIT TO PLAT THE BACK PORTION OF PROPERTY LOCATED AT 1106 GOLF COURSE ROAD, AND TO SUBDIVIDE THE FRONT PORTION OF THIS PROPERTY INTO TWO LOTS 1 AND 2 TIPPIT ADDITION. THE FRONT PORTION IS LEGALLY KNOWN AS LOT 5 BLOCK 19 SOUTHEASTERN ANNEXATION AND THE BACK PORTION IS LEGALLY KNOWN AS 0008 A. AROCHA SURVEY. THE BACK PORTION IS IN THE EXTRATERRITORIAL JURISDICTION.

Mayor Chumley asked if there was any further discussion as a result of Mr. Tippit's request. There was no discussion so Mayor Chumley asked for a motion.

RESOLUTION 2019-18: Motion by Bill Robinette, seconded by Dwight Suson, to approve request from Denver Tippit to plat the back portion of property located at 1106 Golf Course Road, and to subdivide the front portion of this property into two, lots 1 and 2 Tippit Addition. The front portion is legally known as Lot 5 Block 19 Southeastern Annexation and the back portion is legally known as 0008 A. Arocha Survey with the back portion being in the extraterritorial jurisdiction; all five voting "Aye" motion passed.

7) DISCUSSION AND POSSIBLE ACTION REGARDING A MUTUAL AID AGREEMENT BETWEEN FORT HOOD AND THE GATESVILLE FIRE DEPARTMENT

City Manager Parry said that Mutual Aid Agreements between military installations and the surrounding communities are very commonplace with the agreement between the City of Gatesville and Fort Hood being invoked numerous times in the past. Mutual Aid Agreements are designed to reduce the bureaucracy of sharing firefighting assets when a department's resources are over-committed. Standard agreements include fire prevention, the protection of life and property from fire, and firefighting, to include emergency services, including basic medical support, basic and advanced life support, hazardous material containment and confinement, and special rescue events involving vehicular and water mishaps, and trench, building, and confined space extractions.

Mutual Aid agreements are usually reviewed and updated every three years per Army regulations, however, the last agreement between the City of Gatesville and Fort Hood appears to have been done in October, 2008. Gatesville Volunteer Fire Department Chief Vaden has reviewed the Mutual Aid Agreement and is in support of renewing it.

Following a brief discussion, Mayor Chumley asked for a motion.

RESOLUTION 2019-19: Motion by Ronnie Viss, seconded by Meredith Rainer, to approve a Mutual Aid Agreement between Fort Hood and the City of Gatesville Fire Department and authorize the Mayor to sign on behalf of the City of Gatesville; all five voting "Aye" motion passed.

8) DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 2019-14 SUPPORTING A CENTRAL TEXAS COUNCIL OF GOVERNMENTS GRANT APPLICATION FOR RIFLE RESISTANT BODY ARMOR FOR THE GATESVILLE POLICE DEPARTMENT

Police Chief Nathan Gohlke stated that the Gatesville Police Department is in the process of completing an application to request funds for Rifle Resistant Body Armor that will be administered through the Central Texas Council of Governments and needs a resolution of support from the city council. The City's police officers currently fall under a mandatory wear policy regarding ballistics vests. The Rifle Resistant Body Armor can be used as additional armor in the event the officer is threatened with a rifle or other high-powered weapon. If approved, the 100 % funded grant will pay for all costs associated with the new armor which would be \$13,889.00 and would outfit the city's 17 sworn police officers.

A resolution must be passed by the City Council authorizing the submission of the application. It must also include a designation of the name and/or title of an authorized official, as well as give a written assurance that the governing body will return all funds to CJD in the event the funds are lost or misused.

Following a brief discussion, Mayor Chumley asked for a motion.

RESOLUTION 2019-20: Motion by Meredith Rainer, seconded by Ronnie Viss, to approve Resolution 2019-14 supporting a Central Texas Council of Governments grant application for Rifle Resistant Body Armor for the Gatesville Police Department and authorizing the City Manager to complete the request through the Central Texas Council of Governments; all five voting "Aye" motion passed.

9) DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 2019-15 SUPPORTING A CENTRAL TEXAS COUNCIL OF GOVERNMENTS/HOMELAND SECURITY APPLICATION FOR AN INTEROPERABLE COMMUNICATIONS LIFE CYCLE REPLACEMENT GRANT FOR THE GATESVILLE POLICE DEPARTMENT

Police Chief Nathan Gohlke stated that the Gatesville Police Department (GPD) is in the process of completing an application to request funds for an Interoperable Communications Life Cycle Replacement grant that will be administered through the Central Texas Council of Governments/Homeland Security grants and needs a resolution of support from the city council.

If awarded, these grant funds that will be used to replace its radio repeater and mobile in-car radios. The majority of the police department's radio equipment was purchased via a grant in 2010. Motorola has discontinued sales of the particular models that the PD stocks and have ended their maintenance on those models this past year.

The police department applied for Homeland Security funds in 2018 and received approximately \$57,000 that was used to purchase new portable radios. The cost for the new interoperable communications is \$88,495.90 and would be 100% funded by this grant.

A resolution must be passed by the City Council authorizing the submission of the application. It must also include a designation of the name and/or title of an authorized official, as well as give a written assurance that the governing body will return all funds to CJD in the event the funds are lost or misused.

Following a brief discussion, Mayor Chumley asked for a motion.

RESOLUTION 2019-21: Motion by Ronnie Viss, seconded by Dwight Suson, to approve Resolution 2019-15 supporting a Central Texas Council of Governments/Homeland Security application for an Interoperable Communications Life Cycle Replacement grant for the Gatesville Police Department and authorizing the City Manager to complete the request through the Central Texas Council of Governments; all five voting "Aye" motion passed.

10) BRIEFING ON THE FITNESS CENTER- FITNESS CENTER DIRECTOR PATRICE GILBERT

City Manager Parry reminded the Council that this briefing is for informational purposes only, with no decisions to be made at this time.

Parry said that the fundamental problem that council/city staff needs to solve regarding the Fitness Center is revenue concerns. The Fitness Center was designated an Enterprise Fund (Business) activity at least three (3) years ago (probably because it does generate revenue) where previously it was a General Fund activity. Enterprise Funds should easily be able to fund expenses for a designated activity, but in the Fitness Center's case, actual expenses have consistently exceeded actual revenues.

Mr. Parry and Fitness Center Director, Patrice Gilbert briefed the council on the strength, weaknesses and structure of the Fitness Center and the following topics were discussed:

- Condition of Facilities
- Types of memberships
- Membership fees
- Condition of Equipment
- Programs offered and future program considerations
- Operating hours
- Patron Survey results
- Building expansion possibilities

City Manager Parry said that creative ways to increase revenues at the Fitness Center need to be determined and also what additional information is needed in order to make a decision to restructure the Fitness Center.

11) DISCUSSION/BRIEFING REGARDING THE BOND ORDINANCE PROCESS FOR THE TEXAS WATER DEVELOPMENT BOARD FINANCING PLAN OF THE STILLHOUSE WASTEWATER TREATMENT PLANT EXPANSION - CITY FINANCIAL ADVISOR, MARK MCLINEY

Mark McLiney, of SAMCO Capital Markets and who is also the City of Gatesville's financial advisor, briefed the Council on the bond approval process for the Stillhouse Branch Wastewater Treatment Plant expansion project.

Mr. McLiney reminded the Council that in August of 2017 a resolution was authorized by the Council that asked the Texas Water Development Board (TWDB) for financial assistance in the amount of \$10,000,000. The application was approved and now the TWDB is waiting on the City of Gatesville to proceed. The City has been waiting on the Texas Department of Criminal Justice (TDCJ) to assure City staff and SAMCO that TDCJ will provide their portion of the bond issuance of \$6,210,000 because the City would not be able to proceed without TDCJ's commitment to this project. Negotiations have been ongoing with the City's Attorney and TDCJ's procurement staff the last several months and there is a comfort level that TDCJ will pay 6.21% of the loan.

Projected dates to go forward with the Utility System Revenue Bonds are:

March 26, 2019 - The City authorizes the Ordinance issuing the Bonds for the utility system project, which can be passed on one reading per State law.

April 25, 2019- Bond closing; Funds wired to the City's Depository Bank, Consultants paid (for Costs of Issuance) and deposit to the Escrow Fund.

Mr. McLiney discussed the total estimated debt service (TDCJ's portion and the City's portion) with the probability that the TWDB will offer 2.4% interest to the City for this loan, which would push the interest rate savings to approximately two (2) to three (3) million dollars over the course of this twenty year bond issuance. What has been proposed to TDCJ, is that their bond payment to the City would be due prior to the City's payment to the TWDB to ensure full payment by both parties.

Mr. McLiney pointed out that this loan is not tied whatsoever to taxes- it is solely paid for by the utility system- not ad valorem taxes. TDCJ would be self- supporting for their portion and the City would be self-supporting for their portion.

Following the briefing, Mr. McLiney offered to answer any questions from the Council regarding the bond approval process. There were no questions and Mr. McLiney said if anyone thinks of a question later to let him know.

Councilmember Randy Hitt left the meeting at 6:45 p.m. and quorum was maintained.

Prior to the City Manager's report, Mr. Parry introduced and welcomed the new Gatesville Messenger reporter, Max Rudolph to the Council and audience.

12) CITY MANAGER'S REPORT:

1. CITY MANAGER INITIATIVES:

-CAPITAL PROJECTS:

- Park Street Infrastructure Replacement (Update): There will be a walk-through tomorrow afternoon at 3:30 with the contractor to look at the water and sewer lines, manholes etc. The final cuts for the curb and gutters are currently being finalized.
- CDBG Community Enhancement Fund Grant for Leon WWTP Solar Array (Update): The Solar Array is up and operational. The electric meter at the Leon Wastewater Treatment Plant was turning backwards yesterday. City Manager offered to take any of the Council to the WWTP to view the solar array- just let him know. Councilmember Viss said he has already looked at it.

Other activities/dates of note:

- Saturday, March 16, 2019: Household Hazardous Waste event/City Cleanup
- Monday, April 8, 2019: Get Involved Gatesville (GIG) Volunteer Fair

2. BUDGET/FINANCIAL REPORT: Financially, the City is in good shape largely due to the influx of property taxes. City Staff will report on the City's finances towards the end of April during the budget review. As of the 21st of February, the City was at 91% collection on property taxes.

3. FUTURE COUNCIL MEETING AGENDA TOPICS: Gatesville Independent School District Superintendent, Barrett Pollard, will come and brief the Council regarding a School Board request for additional School Resource Officers at school campuses.

4. ZONING ORDINANCE REVISION: City Manager said that any Councilmember that would like to volunteer and participate in the revision process to please let him know. Intern Andy Williams is ready to get started.

5. DEPARTMENT HEAD REPORTS: Youth soccer started last night and the parking lot was overflowing. Mr. Parry reminded the Council that one of the funded projects for this year is to reseal/recoat/restripe the Civic Center/Ballpark parking lot but it probably won't happen until the end of baseball season.

The Code Enforcement by Zone Project will begin in about two weeks. The Gatesville Messenger will be running a story on this so perhaps that will help get the word out to the residents. Mr. Parry provided the councilmembers a handout that gave an overview of how the code enforcement program will work in case they get questioned by a resident after the process gets underway.

Mr. Parry also provided the councilmembers a handout regarding House Bill 2 & Senate Bill 2 concerning the property tax reform. House Bill 2, if approved will reduce the ability of the city to raise the property tax rate more than 2.5% above the effective rate. For Gatesville that is not a major issue because the properties are not depreciating as fast. The Senate Bill 2 version would only affect cities that generate a combined 15 million dollars in sales taxes and property taxes and then would be subject to this cap of 2.5%. The City of Gatesville generates a total of approximately 4 million dollars (Sales tax and Property Tax) so this would not apply to Gatesville at this particular point but as part of this bill it has been proposed to require this to be taken to the voters for their decision on the 2.5% by 2020. This is an intense argument between the House and the Senate that may affect Gatesville at some point in this process. More information will be provided as this issue goes forward.

13) ADJOURN MEETING AT 7:00 P.M., THIS 26TH DAY OF FEBRUARY, 2019

ATTEST:

Wendy Cole, City Secretary

APPROVED:

Gary M. Chumley, Mayor