

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 12, 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 2019-07 Discussion and possible action to approve of Minutes from Regular City Council Meeting January 22, 2019

Resolution 2019-08 Discussion and possible action to approve Keep Gatesville Beautiful Board Officers/Board members

- 4. Discussion and possible action regarding financing in support of purchase of a Street Sweeper for the City of Gatesville**
- 5. Briefing/presentation of the annual Gatesville Police Department Report – Police Chief Nathan Gohlke**
- 6. Briefing/Discussion on Drainage Utility Fees- City Manager Parry**
- 7. City Manager's Report: Comprehensive Plan, Capital Projects, Budget Report, Future Agenda Topics.**
- 8. Adjourn Meeting**

I hereby attest that the above agenda was posted on this the 8th day of February, 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 12, 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 12TH DAY OF FEBRUARY, 2019

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

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Nathan Gohlke, Andy Williams, Cheri Shepherd, Brenda Kiphen, and Kaley Branch

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- 07: Discussion and possible action to approve the Minutes from the Regular City Council meeting January 22, 2019

Resolution 2019-08: Discussion and possible action to approve Keep Gatesville Beautiful Board Officers/Board members

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.

Kim Chumley was nominated to serve on the KGB board and City Staff member Liz Reinhardt was nominated to serve as an Ex-Officio to represent City Staff. Councilmember Bill Robinette indicated that he would serve on the KGB Board as an Ex-Officio to replace Councilmember Ronnie Viss.

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

4) DISCUSSION AND POSSIBLE ACTION REGARDING FINANCING IN SUPPORT OF PURCHASE OF A STREET SWEEPER FOR THE CITY OF GATESVILLE

City Manager Parry reminded the Council that this agenda item was discussed at the last meeting but additional facts were needed to be able to make a decision. The dealer/manufacturer offered to finance the Street Sweeper at a fixed interest rate of 3.95%, with the first payment ("down payment" of \$34,000) due upon delivery. City staff requested quotes from three local banks (that were interested) to finance the Street Sweeper for a period of six years with the first payment due at the end of this year.

Responses from each bank were:

- a. First National Bank of Evansville: 3.6% fixed.
- b. National United Bank: 3.2% fixed.
- c. Texas First Bank: 3.0% fixed

RESOLUTION 2019-09: Motion by Ronnie Viss, seconded by Dwight Suson, to approve financing the Street Sweeper with Texas First Bank at a fixed interest rate of 3.0% for six years, and authorize the City Manager to execute the required loan documents; all six voting “Aye” motion passed.

5) BRIEFING/PRESENTATION OF THE ANNUAL GATESVILLE POLICE DEPARTMENT REPORT – POLICE CHIEF NATHAN GOHLKE

Police Chief Nathan Gohlke provided the Mayor and each Councilmember a copy of the required annual police report. This annual report included crime statistics, traffic statistics, alarm calls, animal control statistics and racial profiling data. Gohlke discussed the report in detail and answered questions the City Council had concerning the report.

6) BRIEFING/DISCUSSION ON DRAINAGE UTILITY FEES-CITY MANAGER PARRY

City Manager Parry briefed the Council on the possibility of implementing a drainage policy/ordinance for the City of Gatesville as was requested by Councilman Mitchell at the last Council meeting. Parry stated that there would be no action at this meeting but if the City Council wished to adopt a Municipal Drainage Utility System, the Council must find that the City will establish a schedule of drainage charges on all real property, and provide drainage for all real property on payment of drainage charges. Charges against all real property must be nondiscriminatory, reasonable, and on equitable terms.

Parry discussed in detail the rest of the process that would have to be done if the Council would decide to move forward with this ordinance:

- Public Hearing on the proposed ordinance to implement drainage charges
- Publish full ordinance in the newspaper three (3) times
- Another Public Hearing on the drainage charge ordinance
- City Council determines drainage charges
- Proposed charges must be posted in the newspaper three (3) times

City Manager Parry noted that the income of a drainage utility system must be segregated and identifiable in the city’s financial statements.

Parry provided the councilmembers a chart which compared drainage fees in Hewitt, Belton, and Copperas Cove and discussed how the charges are calculated.

A comprehensive drainage study would identify the areas in the city that are in the most need. Parry said that he had already contacted Walker Partners and asked for a cost estimate for a good drainage study which would identify what drainage structure and cost would be required to alleviate this problem.

Councilmember Mitchell was concerned about the city’s ability to assist individuals where the street drainage flowed through yards such as what is occurring on Dixon Drive.

Parry said that the city only has drainage ditches to rely on. There is no drainage infrastructure or consistent curb and gutter throughout the city and that is all that was needed 25 or 30 years ago. The only choice that the city has at this point is to cut more drainage ditches but would have to be careful that it doesn’t then drain onto another resident’s property.

Parry said that he would come back to the Council with more information after Walker Partner’s assessment is complete.

7) CITY MANAGER'S REPORT:

1. CITY MANAGER INITIATIVES:

- City of Gatesville Comprehensive Plan: Benchmark will provide a draft Comprehensive Plan for City Manager review in a few weeks.

-CAPITAL PROJECTS:

- Park Street Infrastructure Replacement (Update): The last manhole has passed the vacuum test and workers are now working on curb and gutter.
- CDBG Community Enhancement Fund Grant for Leon WWTP Solar Array (Update): Solar panels are now being erected on the cover over the sludge holding area. It is planned to interconnect with Texas- New Mexico Power on Thursday.

Other activities/dates of note:

- Monday, February 18: President's Day Federal Holiday; City Hall will be closed.
- Thursday/Friday, February 21-22: Texas City Manager Association Small City Clinic in Granbury

2. BUDGET/FINANCIAL REPORT: As of February 8, 2019 there was a combined cash balance in the General and Water/Sewer Funds of \$2,498,711.93 –largely due to the influx of property taxes. To date, 75.13% of the 2018 Property taxes have been received- which is the same as it was at this point last year.

3. FUTURE COUNCIL MEETING AGENDA TOPICS: The City's SAMCO financial advisor, Mark McLiney, is scheduled to brief the council at the next meeting regarding the Stillhouse Wastewater Treatment Plant Bond process for the expansion of the plant. Fitness Director, Patrice Gilbert, is planning to present a briefing regarding a survey that was recently conducted and also revenues regarding the Fitness Center.

4. ROTUNDA ABATEMENT BROWNFIELDS GRANT (Update): The Brownfields grant application to assist in the asbestos abatement of the Rotunda building was submitted on January 31, 2019. There is a copy of the application available in the City Manager's office if any councilmember would like to review. According to the Environmental Protection Agency's website, grant award announcements should occur in August. It is anticipated that up to 40 cleanup grants will be awarded with a 20% local match.

5. ZONING ORDINANCE REVISION: City Manager briefed the Planning and Zoning Commission during their February 4th meeting about where staff is regarding the zoning ordinance revision. Council participation in the process is encouraged as it goes forward.

6. 150th ANNIVERSARY OF THE ESTABLISHMENT OF GATESVILLE: A small Steering Committee has been formed (City/CVB/Library, Museum, County Historical Commission, Chamber of Commerce, Gatesville Riding Club) to discuss alternatives, options, and preferences for commemorating Gatesville's sesquicentennial (August 2, 2020). There are numerous organizational events during the summer – most of which are fundraising opportunities for these organizations. Steering Committee participants favor separate events, each with an emphasis on the 150th anniversary. Once a plan is developed, an information briefing will be provided to the City Council.

7. CODE ENFORCEMENT: The Police Department, Code Enforcement, Building Inspector met with the City Attorney on February 7th to discuss procedures for prosecuting Code Enforcement violations in Municipal Court.

City Manager Parry discussed the Texas Local Government Code and Gatesville's Code of Ordinances and discussed the difference between the two. The Local Government Code is what the State of Texas says cities can do and is mostly for General Law cities that have a population of less than 5,000. If the code is silent on a topic, then the Home Rule city that has a charter (as Gatesville does) can pass ordinances to supplement and implement the codes that are approved by the city council.

The city staff executes the policies passed by the city council so if there are policies that aren't good, the council needs to change them or abolish them.

Parry reminded the Council that Chapter 14, Article II: Public Nuisances, of the Code of Ordinances was recently passed by the Council and staff is trying enforce this ordinance. Attempts to clean up properties has stalled somewhat with the current process so Code Enforcement will start issuing citations as defined in the Code book. Municipal Court will try to use the pre-trial process where the citation will be dismissed by the City Attorney if the property is cleaned up. A new process which will amend the Chapter 14 ordinance will be presented to the council once it is finalized with the city attorney. The goal is to make property owners bring their structures into compliance before the Building Standards Commission (Council) would declare a structure a substandard facility and order the demolition of the structure. The problem with this is that 95% of the time the expense would fall to the City. Parry presented and discussed a map of the city that is divided into five (5) zones that will be used for code enforcement purposes. The Code Enforcement Officer and the Building Inspector will start in Zone 1 and spend thirty (30) days in that zone before moving to Zone 2 and then Zones 3,4, and 5.

Councilmember Randy Hitt left the meeting at 6:50 P.M and quorum was maintained.

Mr. Parry reminded everyone that the City will have a Household Hazardous Waste and Cleanup Day March 16th which might also make residents aware to clean up their properties. Also the 2nd and 4th Saturday of every month residents can take nonhazardous bulk items to the city shop and dispose of in the dumpster but no one seems to take advantage of that opportunity.

Mr. Parry said that the new process of issuing citations will start soon so there will be more information to follow as this action gets underway.

8) ADJOURN MEETING AT 7:00 P.M., THIS 12TH DAY OF FEBRUARY, 2019

ATTEST:

APPROVED:

Wendy Cole, City Secretary

Gary M. Chumley, Mayor