

REGULAR CITY COUNCIL MEETING

SEPTEMBER 25, 2018 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 25th DAY OF SEPTEMBER, 2018

PRESENT: Mayor Chumley, Council Members, Viss, Mitchell, Suson, Woodlock, and Rainer

REGRETS: Councilmember Jack Doyle

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Brenda Kiphen, Tonya Place, Faye Nichols, Robert Featherston, Berry Mansell, Joyce Woodlock, Jim Shepard, Don Norman, Seth Phillips, Billy Vaden, Cheri Shepherd, Bobby Buster, Liz Reinhardt, Chad Newman, William Robinette, Kate Edwards, Patrice Gilbert, Allen Place, Jr.

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 TO APPROVE MINUTES FROM THE REGULAR CITY COUNCIL MEETING SEPTEMBER 11, 2018

Resolution 2018-67: Motion by Meredith Rainer, seconded by Dwight Suson; all five in favor, motion passed to approve Minutes from the Regular City Council Meeting September 11, 2018.

4) DISCUSSION AND POSSIBLE ACTION OF REQUEST FROM STEVE BUCKNER TO DIVIDE ONE LOT INTO TWO LOTS, LOCATED AT 107 AND 109 PETSICK LANE

City Manager Parry explained that at the Planning and Zoning (P&Z) meeting on September 18, 2018, the P&Z Commission unanimously voted to approve Steve Buckner's request to divide one lot into two lots, located at 107 and 109 Petsick Lane. Zoning Official, Liz Reinhardt said that there are already two duplexes on the one lot and if approved to be divided will then have a duplex on each lot. These lots are zoned business/commercial, have water supplied by Fort Gates Water Supply and waste water provided by the City of Gatesville. Ms. Reinhardt said that she sent out nine certified letters to the residents in the surrounding area to notify them of this request and only 2 letters were returned: one letter for and one letter against.

Both City Manager Parry and Zoning Official, Liz Reinhardt recommended Council approval of this request.

Resolution 2018-68: Motion by Ronnie Viss, seconded by David Mitchell; all five in favor, motion passed to approve request to divide one lot into two lots, located at 107 and 109 Petsick Lane.

5) DISCUSSION AND POSSIBLE ACTION OF REQUEST FROM LUKE UNDERHILL TO DIVIDE ONE LOT INTO THREE LOTS, LOCATED AT SOUTH HIGHWAY 36 AND PETSICK LANE

Zoning Official, Liz Reinhardt said that this request would divide this already business/commercial zoned lot into three lots with the possibility of a business being built facing South Highway 36 and the other two lots in the back proposed for

duplexes. The P & Z Commission met on September 18, 2018 and unanimously voted

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to approve this request to divide one lot into three lots. Nine certified letters were sent out to the residents in the surrounding area to notify them of this request and only 2 letters were returned: one letter for and one letter against. Mr. Parry said that no one showed up to comment during the P & Z meeting. City Manager Parry pointed out the property on the map included in the Council read ahead books and briefly discussed the lots. Parry recommended this request be approved by the Council.

Resolution 2018-69: Motion by Dwight Suson, seconded by Ronnie Viss; all five in favor, motion passed to approve request to divide one lot into three lots, located at South Highway 36 and Petsick Lane.

6) DISCUSSION AND POSSIBLE ACTION REGARDING THE THIRD AND FINAL READING OF ORDINANCE 2018-06 ADOPTING THE 2019 FISCAL YEAR BUDGET FOR THE CITY OF GATESVILLE

Mr. Parry said that the first and second readings of this ordinance were approved at the previous meetings and recommends the third and final reading of Ordinance 2018-06 to adopt the 2019 Fiscal Year Budget for the City of Gatesville. There have been no changes to the budget. The Department Heads were present to answer any questions the Council might have. There was no discussion.

Mayor Gary Chumley asked for a motion to adopt Ordinance 2018-06 adopting the 2019 fiscal year budget for the City of Gatesville.

Motion by Ronnie Viss, seconded by Meredith Rainer

Record Vote:

Councilmember Ward 1 Place 1	David Mitchell	Voted “Aye”
Councilmember Ward 1 Place 2	Tim Woodlock	Voted “Aye”
Councilmember Ward 1 Place 3	Meredith Rainer	Voted “Aye”
Councilmember Ward 2 Place 4	Jack Doyle	Absent
Councilmember Ward 2 Place 5	Ronnie Viss	Voted “Aye”
Councilmember Ward 2 Place 6	Dwight Suson	Voted “Aye”

ORDINANCE 2018-06-03: Motion by Ronnie Viss, seconded by Meredith Rainer; all five in favor, motion passed to approve the third and final reading of Ordinance 2018-06 adopting the 2019 fiscal year budget for the City of Gatesville.

7) DISCUSSION AND POSSIBLE ACTION REGARDING THE THIRD AND FINAL READING OF ORDINANCE 2018-07 RATIFYING/ADOPTING A TAX RATE OF \$0.56 PER \$100 VALUATION TO SUPPORT THE 2018-2019 BUDGET.

City Manager Parry stated that there have been no changes to this Ordinance since the first and second readings and recommended that the Council approve and pass Ordinance 2018-07 on the third and final reading.

Councilmember Viss made the motion that the property tax rate be increased by the adoption of a tax rate of 56 cents per \$100 valuation, which is effectively a 13.8 percent increase in the tax rate.

Record Vote:

Councilmember Ward 1 Place 1	David Mitchell	Voted “Aye”
Councilmember Ward 1 Place 2	Tim Woodlock	Voted “Aye”
Councilmember Ward 1 Place 3	Meredith Rainer	Voted “Aye”
Councilmember Ward 2 Place 4	Jack Doyle	Absent
Councilmember Ward 2 Place 5	Ronnie Viss	Voted “Aye”

ORDINANCE 2018-07-03: Motion by Ronnie Viss, seconded by David Mitchell; all five in favor, motion passed to approve the third and final reading of Ordinance Number 2018-07 ratifying/adopting a tax rate of \$0.56 per \$100 valuation to support the 2018-2019 Budget.

8) DISCUSSION AND POSSIBLE ACTION REGARDING ALL MATTERS INCIDENT AND RELATED TO DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT WITH RESPECT TO THE STILLHOUSE BRANCH WASTEWATER TREATMENT PLANT PROJECT, INCLUDING THE ADOPTION OF A RESOLUTION PERTAINING THERETO

City Manager Parry said that the fundamental issue is that the expansion of the Stillhouse Wastewater Treatment Plant requires the submission of preliminary engineering reports which will amend the Stillhouse permit to go from 2.2 million gallons per day to 2.7 million gallons per day. The City has incurred engineering and permitting costs of \$159,406.00 (so far) which has been paid out of the City's water and sewer fund. The Texas Water Development Board (TWDB), last week, did approve the City's request for funding in the amount of \$10 million which therefore authorizes the City to reimburse itself for these expenses incurred to meet the TWDB loan application requirements to expand the plant.

The City of Gatesville requests approval, in accordance with Federal Treasury Regulations (Section 1.150-2) of an Official Declaration of Intent to Reimburse acquisition and construction costs of the Fiscal Year 2019-2020 Stillhouse Branch WWTP expansion, pending funding approval by the Texas Water Development Board. This request must be approved by the Council in the form of a resolution.

Parry recommended Council approval of Resolution 2018-70 which declares expectation to reimburse expenditures with proceeds of future debt.

RESOLUTION 2018-70: Motion by Ronnie Viss , seconded by Dwight Suson, all five in favor, motion passed to approve Resolution 2018-70 regarding all matters incident and related to declaring expectation to reimburse expenditures with proceeds of future debt with respect to the Stillhouse Branch Wastewater Treatment Plant Project.

9) DISCUSSION AND POSSIBLE ACTION REGARDING THE FIRST READING OF ORDINANCE NUMBER 2018-08 AMENDING CHAPTER 10, GARBAGE AND TRASH COLLECTION CHARGES SECTION 10-6, CODE OF ORDINANCE OF THE CITY OF GATESVILLE, TEXAS BY CHANGING THE GARBAGE RATES

City Manager Parry reminded the Council that the City of Gatesville's contract for garbage services with Waste Management provides for an annual fee adjustment using the Urban Consumer Price Index of U. S. Cities Average, published by the U. S. Department of Labor, Bureau of Labor Statistics. The last rate adjustment was approved in November of 2016. Waste Management has requested an increase of \$0.34 which will result in a residential customer charge of \$12.23. Because utility rates are set by ordinance which will require three readings, this ordinance will not be approved until October 23, 2018 and will therefore be too late to process the fee into the November 1st utility billing. The new garbage rate will reflect on the December 1, 2018 billing.

There was a discussion regarding the Waste Management contract renewal which automatically renews every five (5) years unless either party shall gives written notice of termination. City staff anticipates that Waste Management will request to negotiate a new contract in 2021 largely because they have seemed to have a hard time keeping personnel who will ride on the back of a garbage truck. Waste Management has transitioned most cities to a single driver with the one arm pick up to empty the garbage cans. There was a brief discussion regarding the possible implementation of curbside recycling in Gatesville.

Following the discussion, Mayor Chumley asked for a motion.

ORDINANCE 2018-08-01: Motion by David Mitchell, seconded by Meredith Rainer; all five in favor, motion passed to approve the first reading of Ordinance Number 2018-08 amending Chapter 10,

10) CITY MANAGER'S REPORT:

1. INITIATIVES:

City of Gatesville Comprehensive Plan

Vagn Hansen of Benchmark Planning attended the Planning and Zoning (P & Z) Commission meeting on the 18th of September and briefed those in attendance on the draft Comprehensive Plan's guiding principles and strategies, future land use map and the timeline. The draft Comprehensive Plan should be ready by the end of November. The plan is to have the P & Z host a Town Hall meeting so interested citizens can be informed of the Comprehensive Plan. The Town Hall meeting is tentatively scheduled to be held on the same night as the regular P&Z meeting on December 3, 2018. Based on P&Z and citizen comment, the goal then is to brief the City Council on January 8, 2019 and present the Ordinance adopting the Comprehensive Plan at the first meeting in February 2019.

-CAPITAL PROJECTS:

- Stillhouse Wastewater Treatment Plant (WWTP) Expansion:

On September 20, 2018 the Texas Water Development Board approved the City's \$10 million loan application for funding to expand the Stillhouse WWTP. City staff has a meeting scheduled with the Texas Department of Criminal Justice Chief Financial Officer and the Facilities Director on October 19th to brief them on the proposed TDCJ rates for water and sewer increases which will include a fair-share portion of the debt service on this loan.

- Park Street Infrastructure Replacement:

This project is on day 29. There were some issues with rain last week where wet base had to be removed. The water line is in all the way up to the intersection of Pidcoke and Park Street and the sewer line is coming up right behind. If the weather holds up this project should be done by the end of next month.

The fire plug that was leaking on Main Street by O'Reilly's Auto Parts has been replaced. It was stamped with the year 1949.

- CDBG Community Enhancement Fund Grant for Leon WWTP Solar Array:

Council awarded the contract for this project to Solar CenTex LLC on August 24, 2018 with the pre-construction meeting occurring on September 13th with issuance of Notice to Proceed. Construction is scheduled to commence October 9, 2018 and be completed not later than March 29, 2019. Projected annual electricity savings at the WWTP are 331,442 kWh (\$1,027). These savings are in addition to savings from the Energy Contract.

Other Activities/Dates of Note:

- 29 September: Fall Sweep – litter pick up- Gather at the Civic Center if anyone would like to help
- 2 October: National Night Out – Faunt Le Roy Park starting at 6:00 p.m. for residents
- 6 October: Junk & Disorderly – City –wide garage sale
- 7-10 October: Annual Association of the U.S. Army National Meeting (Mayor)
- 10-12 October: TML Annual Conference (City Manager)
- 23 October: NewGen Strategies briefing to City Council on water/sewer rate study

2. Budget/Financial Report: Parry pointed out a few items in the Financial Report:

1. Collected 100% (which is 97%) of the 2017 property taxes by the end of August.
2. Sales tax allocations are strong and are approximately \$120,000 over the budgeted amount.

3. Future Council Meeting Agenda Topics:

Parry pointed out several topics that will be presented at the two meetings in October.

4. Department Head Reports:

-- 95% increase in youth volleyball participation and 24% increase in youth flag football participation

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Convention and Visitors Bureau: Noted the events scheduled for the Civic Center for September and October – these are not the types of events that compete with local venues as has been implied. We are beginning to see the correct utilization of the Civic Center. Tarleton State University Marketing students are assisting CVB Director Cheri Shepherd with ideas for revving up “Christmas in the Park.” They are considering the concept of “Lights on the Leon”.

Public Works:

Mr. Parry noted that he and the WTP Supervisor met with the Fort Hood Garrison Commander, Director of Public Works, and American Water at North Fort Hood to discuss Infiltration and Inflow (I&I), grease/debris entering the wastewater stream, etc. This was the first of several discussions with Fort Hood leadership on the City’s wastewater system that serves North Fort Hood.

Street Department completed seal coat projects on River Road and Scenic/Highland Drives in August/September; continuing work on West Leon Street (west of the bridge).

Mr. Parry provided the Council with a ‘background information’ document on the Water and Sewer Rate Study to prepare for the briefing from NewGen Strategies on October 23, 2018. Parry briefly discussed and asked the Council to please read before the briefing on the 23rd.

11) RECESS REGULAR MEETING AT 6:00 P.M. AND CALL AN EXECUTIVE SESSION-----

CLOSED MEETING:

This closed meeting is in accordance with Government Code Section 551.074- Personnel Matters- City Municipal Judge and City Manager’s annual performance evaluations and salary

12) END CLOSED SESSION AND RECONVENE REGULAR MEETING AT 6:51 P.M.

Mayor Chumley asked for a motion regarding the Closed Session.

13) DISCUSSION AND POSSIBLE ACTION REGARDING THE CITY MUNICIPAL JUDGE’S ANNUAL PERFORMANCE EVALUATION AND SALARY

RESOLUTION 2018-71:

Councilmember Viss made a motion based upon the evaluation of City Municipal Judge, Tonya Place, to approve a 2% pay increase. Seconded by Suson, all five in favor, motion passed to approve.

14) DISCUSSION AND POSSIBLE ACTION REGARDING THE CITY MANAGER’S ANNUAL PERFORMANCE EVALUATION AND SALARY

RESOLUTION 2018-72:

Councilmember Viss made a motion based upon the evaluation of City Manager William H. Parry III to approve a 2% pay increase. Seconded by Rainer, all five in favor, motion passed to approve.

15) ADJOURN CITY COUNCIL MEETING AT 6:52 P.M. THIS 25th DAY OF SEPTEMBER, 2018

ATTEST:

APPROVED:

Wendy Cole, City Secretary

Gary M. Chumley, Mayor

