

REGULAR CITY COUNCIL MEETING

JULY 10, 2018

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 JULY, 2018

PRESENT: Mayor Chumley, Council Members; Dwight Suson, Meredith Rainer, Tim Woodlock, Ronnie Viss, Jack Doyle and David Mitchell

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Kate Edwards, Brenda Kiphen, Rene Ochoa, Bob Brown, Robert Featherston, Chris Graham, and Howard Arey

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 REGARDING THE 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.)

Ordinance 2018-04: Discussion and Possible action to approve the third and final reading of Ordinance Number 2018-04 Repealing Ordinance Number 2013-01 and Adopting a Drought Contingency Plan for the City of Gatesville

Ordinance 2018-05: Discussion and possible action to approve the second reading of Ordinance Number 2018-05 adopting a Water Conservation Plan (WCP) for the City of Gatesville

Councilmember Ronnie Viss noted that the minutes from the previous meeting from July 3, 2018 will be presented for approval at the next Council meeting – along with the minutes from this meeting.

Motion by Ronnie Viss, seconded by Tim Woodlock to approve the third and final reading of:

ORDINANCE NUMBER 2018-04: Repealing Ordinance Number 2013-01 and Adopting a Drought Contingency Plan for the City of Gatesville, all six in favor, motion passed, and;

Approve the second reading of:

ORDINANCE 2018-05: Adopting a Water Conservation Plan for the City of Gatesville, all six in favor, motion passed.

4) DISCUSSION AND POSSIBLE ACTION TO AWARD THE BID FOR THE SOLAR ARRAY PANEL SYSTEM PROJECT AT THE LEON WASTEWATER TREATMENT PLANT UNDER TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT # 7216028
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An updated memorandum was provided to the council members that showed the results of yesterday’s bid opening for the solar array project for the Leon Wastewater Treatment Plant.

There were four (4) companies that submitted bids:

Bidder	Base Bid	KW Produced	Price/KWh
Performance Contracting, Inc.	\$565,705.00	174.96	\$2.10/KWh
Solar CenTex, LLC	\$450,000.00	158.4	\$1.44/KWh
Bannister Electric	\$527,000.00	170	\$1.98/KWh
Alba Energy	\$371,629.00	171.5	\$1.45/KWh

City of Gatesville’s engineer, KSA, evaluated the bids and determined that Solar CenTex LLC of Harker Heights, Texas will provide the best value. Solar CenTex indicates that their solay array will generate 311,770 kWh for \$450,000.00 which translates into a best value of \$1.44/kWh. KSA Engineers recommended the project be awarded to Solar CenTex in the amount of \$450,000.00.

There was a brief discussion regarding the 25% energy usage reduction requirement that must be achieved as part of the grant funding specifications. Construction should be complete by December. City Manager Parry said that Gatesville Independent School District could also use this solar array as an educational tool for the Science, Technology, Engineering and Mathematics (STEM) classes as it demonstrates alternative energy.

Motion by Ronnie Viss, seconded by Dwight Suson, to approve:
RESOLUTION 2018-50: Award the bid for the Solar Array Panel System Project at the Wastewater Treatment Plant to Solar Centex,LLC in the amount of \$450,000 with a best value price per KWh of \$1.44, all six in favor, motion passed.

5) DISCUSSION OF PROPOSED COMPREHENSIVE PLAN FUTURE LAND USE MAP – CITY MANAGER

City Manager Parry presented a power point presentation regarding a proposed plan for a Comprehensive Future Land Use map which would project twenty years in the future. Parry said that providing a future land use map is an important next step the Council needs to take. Once approved it would become part of the Comprehensive Plan that is currently in the process of being developed. Parry pointed out that the Future Land Use map is not a zoning map, nor does it establish zoning regulations or district boundaries. Governments use land-use planning to manage the development of land within their jurisdictions and plan for the needs of the community while safeguarding natural resources.

Parry noted that these three maps that were provided to the Council indicate how the land could be used if the city continues to grow and develop. Parry familiarized the outline of the map by pointing out the positions of Hwy 36, TDCJ units, HWY 84 (which runs through town as the Main Street of Gatesville), FM 107, and FM 116. Mr. Parry discussed the map legends located in the top left and right hand corners of the maps. One legend noted the City limits, Extraterritorial Jurisdiction, Floodplain, Streams, and Topography while the other legend noted suggested land concepts. A major consideration of land use would be how cost effective and difficult it would be to build water and sewer infrastructure into an area. One proposed use to consider could be designating FM 107 as an industrial area. This area is

recommended because it is where a significant amount of traffic routes flow and is favorable to the availability and proximity of water lines and eventually sewer lines. This route would divert a lot of the truck traffic from HWY 84 and HWY 36. A potential option to consider to divert trucks from Main Street -out of the city -is a bypass. A bypass could connect the proposed industrial area and the current industrial area on FM 116. The current industrial area located on a small section of FM 116 has turned mainly into a residential area and does not seem to be a favorable option to expand and continue as an industrial area looking twenty years ahead.

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Options to cross the Leon River with any transportation projects were discussed. Any project considerations would need to include input from the Texas Department of Transportation.

Also discussed were the long range plans for the parks to still be considered a future gathering point for citizens. Flooding, erosion, and road damage that has occurred over the years has compromised many areas of the parks.

The Planning and Zoning Commission are aware of these maps and were briefed on them by Benchmark Planning during their meeting in June. Parry reminded the Council that there is no decision tonight.

Following the presentation there was a lengthy discussion concerning the diversion of traffic from the Main Street of Gatesville and if that would hurt the city somehow by losing traffic and business. City Manager Parry thought it would help the downtown area by getting the bulk of the big trucks off of Main Street. A bypass was built in Copperas Cove for this same reason- to divert traffic- and it has not negatively affected their city. Other cities were noted that have built bypasses, revitalized their downtowns and have thrived: Athens, Waxahachie, Granbury and Brenham.

City Manager Parry invited the Council to provide any feedback or suggestions regarding the proposed Comprehensive Plan Future Land Use Map as it will soon be incorporated into the Comprehensive Plan.

6) BRIEFING ON THE PERMIT PROCESS - CITY MANAGER

City Manager Parry presented a power point program and stated that this was an information only briefing. Parry said that as a result of the Fiscal Year 2019 budget questionnaire, the permitting function was one of the lowest rated areas commented on by the Council. This briefing will provide information on the permitting process and what the elements of the permitting process are. City Inspector Robert Featherston was present at the meeting to answer any questions or explain points that needed clarification.

City Manager Parry presented a brief history of the Building “standards” and said that the International Code Council (ICC) was created in 1994 which all 50 states and many municipalities have adopted. The ICC focused on developing a single set of comprehensive and coordinated model codes intended to protect public health and safety while avoiding unnecessary costs. These model codes provide for the design, build, and compliance processes and models for consistent, safe, sustainable, affordable and resilient structures. The City of Gatesville adopted the International Code – by Ordinance- in 2013. Cities may amend the Code as long as they don’t reduce minimum performance standards. The City of Gatesville has amended the International Residential Code, International Plumbing Code, National Electric Code and the International Property Maintenance Code.

Codes exist to protect property owners from unscrupulous/unlicensed contractors who tend to use substandard materials and unlicensed tradesmen. There are also insurance and financial implications if projects are not done to code. Many financial institutions will not finance a purchase without proof of a final inspection. Codes define the standards for tradesmen to comply with and municipal building inspectors to inspect against. Builders and professional tradesmen know that work in Gatesville know what the codes are and what they say. It is the “do-it-yourselfers” that get challenged with the process. Parry reminded the Council that the City of Gatesville has a Construction Board of Appeals (CBA) if there is ever a challenge of a project not being done to standard with the CBA’s decision being final. There was a discussion of the complexity of the International Code rules and also a discussion on the few projects that don’t require a permit. Parry said the application MUST be filled out first before a permit can be issued. Zoning and setbacks must be verified so the type of permit can be determined. City staff is available to discuss these requirements and what is expected on the application.

There is a permit requirement checklist available at City Hall for public review.

Requirements are:

- List of contractors such as electricians or plumbers so city staff can verify their license and make sure they are current.
- Cost
- Acceptable Site Plan that is listed and legible and shows the setbacks, lot size and easements.
- Res Check- Residential compliance with the IECC/State Energy Codes for insulation, windows, and doors.
- Plans (as applicable): foundation, structural, electrical, floor plan, plumbing, elevation, drainage,

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sidewalks, parking in accordance with the zoning, and determine if in Federal Emergency Management Association (FEMA) designated floodplain.

A permit will be issued only when application and construction documents are submitted and complete. Following the presentation there was a lengthy discussion and questions with City Inspector Featherston regarding the permit process. Robert said he is willing to work through any problem any one has but asks that people call *him* and let him know.

7) CITY MANAGER'S REPORT:

1. INITIATIVES:

City of Gatesville Comprehensive Plan/Fort Hood Joint Land Use Study Implementation (JLUS-I)

The next Joint Land Use Study Technical Committee will be on July 17, 2018 with a meeting with Vagn Hansen following the JLUS-I meeting.

-CAPITAL PROJECTS:

- Stillhouse Waste Water Treatment Plant Expansion:

The Texas Water Development Board has determined that the City has met all technical requirements for consideration of funding of the Stillhouse expansion project which will be considered at their meeting on August 13, 2018. The rate study is in its final stages which (if adopted) is needed to show that the City has sufficient funds to repay the loan.

- Park Street Infrastructure Replacement:

Waiting to sign documents with B-Corp to start this project on Park Street.

2. BUDGET/FINANCIAL REPORT:

Referred the Council to their books to view the cash balance and to review what projects/requirements the City is obligated to.

3. LEON RIVER BRIDGE UPDATE:

Walker Partners Engineers examined four possible options to move the water and sewer lines from their current location. Installing a lift station on the west side with a new manhole on the east side connected by directional bores would be the most feasible option. This option would cost the City \$270,000 plus engineering design costs and TCEQ clearance for the water and sewer line.

The City would have to negotiate with Atmos to relocate 725 feet of gas line and negotiate with Texas New- Mexico Power to relocate four power poles- likely at City expense.

There are approximately 32 residences west of the bridge in the City limits. The Street Department estimates that it would cost approximately \$25,000 to replace the decking and timbers on the existing bridge. It could be re-opened with a weight limit (currently 8000 pounds) and it would be one-way traffic flow only.

At this point there is no cost to the City but a decision will have to be made very soon.

4. CELL NODE REPORT:

The Federal Government has recently determined that municipalities are not capable of managing their own right-of-ways and need congressional help. More to follow on this as it comes available.

8) MAYOR CHUMLEY ADJOURNED THE MEETING AT 7:02 P.M., THIS 10TH DAY OF JULY, 2018

ATTEST:

Wendy Cole, City Secretary

APPROVED:

Gary M. Chumley, Mayor