

REGULAR CITY COUNCIL MEETING

JULY 25, 2017

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 5:35 P.M., THIS 25th DAY OF JULY, 2017

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

REGRETS: Councilmember Randy Hitt

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, City Attorney Sandy Gately, Brenda Kipphen, Cheri Shepherd, Liz Reinhardt, Tyrell Crozier, Calvin Rushton, William Crozier, Clark Rushton, Jennifer Rushton, Brandon Nemelka, Matthew J. Nemelka

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.)

2017-47

APPROVAL OF MINUTES FROM PREVIOUS MEETING, JULY 11, 2017

2017-48

APPROVE AN ORDER OF ELECTION TO BE PLACED ON THE NOVEMBER 7, 2017 GENERAL ELECTION BALLOT

2017-49

APPROVE THIRD READING OF ORDINANCE 2017-04 AMENDING THE ZONING ORDINANCE OF THE CITY OF GATESVILLE, TEXAS (ORDINANCE 95-17) CHANGING THE ZONING OF A CERTAIN AREA INSIDE THE CORPORATE CITY

LIMITS OF THE CITY OF GATESVILLE, BEING SOUTH 10<sup>TH</sup> STREET, EAST OF RABY PARK (FORMERLY THE CITY GYM) LEGALLY KNOWN AS PART OF BLOCK 103 ORIGINAL TOWN GATESVILLE, 0.85 ACRES FROM COMMUNITY FACILITY ZONING DISTRICT TO SINGLE FAMILY RESIDENTIAL ZONING DISTRICT  
REGULAR CITY COUNCIL MEETING  
JULY 25, 2017  
PAGE 2

Motion by Mitchell, seconded by Suson, all voting "Aye" to approve:

Resolution Number 2017-47: Approve Minutes from the July 11, 2017 Regular City Council Meeting and Workshop

Resolution 2017-48: Approve an order of election to be placed on the November 7, 2017 general election ballot for Councilmembers -Ward 1 Place 1, Ward 1 Place 3 and Ward 2 Place 5

Resolution 2017-49: Approve third and final reading and pass Ordinance 2017-04 amending the

Zoning Ordinance of the City of Gatesville, Texas (Ordinance 95-17) changing the zoning of a certain area inside the corporate city limits of the City of Gatesville, being South 10<sup>th</sup> Street, east of Raby Park (formerly the City Gym) legally known as part of Block 103 Original Town Gatesville, 0.85 acres from Community Facility Zoning District to Single Family Residential Zoning District.

City Manager William H. Parry III stated that the Council would all need to sign the Election Order immediately following tonight's meeting.

4) RECESS REGULAR MEETING AT 5:36 P.M. AND CALL PUBLIC HEARING -----  
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Public Hearing\_

Hear comments concerning a request to combine three lots into one located at 1507 & 1509 Golf Course Road, legally known as Lots 1, 2 and 3 Block 16 Southeast Annex in order to rebuild the Veterans of Foreign Wars Post 8230

City Manager Parry reminded the Council that approximately a year ago the Veterans of Foreign Wars Post 8230 (VFW) burned down. The VFW is now requesting a re-plat to combine three lots into one lot in order to rebuild their facility. During this re-plat process it was discovered that there will be a need to rezone this area to Community Facility Zoning from Residential Zoning as it was never done when the zoning map was approved in the 1990's. The VFW Post 8230 was there when the map was approved but must have been overlooked. The re-zone request will be presented as an agenda topic at the next Planning and Zoning (P & Z) meeting on August 7<sup>th</sup> and then will be presented to the City Council as an Ordinance after that.

Zoning Official Liz Reinhardt was present to answer any questions and discussed the Coryell Central Appraisal District's map, which was included in the Council's read ahead books. Reinhardt discussed the lot lines, field notes and legal description and also noted that the P & Z unanimously voted to approve this request at their last meeting.

City Manager Parry recommended that the Council also approve the VFW's request.

There were no comments from the public during this public hearing.

5) END PUBLIC HEARING AT 5:40 AND RECONVENE REGULAR MEETING-----

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6) CONSIDER REQUEST TO COMBINE THREE LOTS INTO ONE LOCATED AT 1507 AND 1509 GOLF COURSE ROAD, LEGALLY KNOWN AS LOTS 1, 2 AND 3 BLOCK 16 SOUTHEAST ANNEX IN ORDER TO REBUILD THE VETERANS OF FOREIGN WARS POST 8230

Mayor Chumley asked if there were any questions and there were none. Mayor then asked for a motion.

REGULAR CITY COUNCIL MEETING

JULY 25, 2017

PAGE 3

Motion by Viss, seconded by Rainer, all voting "Aye" to approve:

Resolution 2017-50- Approve the Veterans of Foreign Wars Post 8230's request to combine three lots into one located at 1507 & 1509 Golf Course Road, legally known as Lots 1, 2 and 3 Block 16 Southeast Annex in order to rebuild the Veterans of Foreign Wars Post 8230.

7) CONSIDER RESETTING OF DATE, TIME, AND PLACE FOR THE PUBLIC HEARING ON THE 2017-2018 BUDGET

Mr. Parry told the Council that as mentioned at the last meeting, the Public Hearing on the Fiscal Year 2018 Budget might have to be rescheduled due to city staff receiving the information needed for the budget from the Appraisal District and County Tax Assessor later than anticipated.

City Staff is asking the Council to reschedule the Public Hearing since the certified property tax rolls were received July 21st and the tax rate worksheets were just received today.

City Staff needs more time to analyze this information and is recommending that the Council re-set the Public Hearing for August 8, 2017 at 5:30 p.m. which is the next Council meeting. The notice would need to be published in the paper July 29, 2017.

Mr. Parry said that this rescheduling will not have any impact on the public hearings on the tax rates, nor final approval of the budget and tax rate on September 12<sup>th</sup>.

Motion by Suson, seconded by Doyle, all voting “Aye” to approve Resolution Number 2017-51

RESOLUTION 2017-51 – Approve to reset the Public Hearing on the 2017-2018 Budget to be held August 8, 2017 at 5:30 p.m. at the City Hall Council Chambers, 110 North 8<sup>th</sup> Street, Gatesville, with the notice of the Hearing to be published in the local newspaper July 29, 2017.

#### 7) CITY MANAGER’S REPORT

##### 1. INITIATIVES:

Comprehensive Plan/Fort Hood Joint Land Use Study Implementation: As reported previously, the cities included in this study were given approval from the Department of Defense to receive assistance with their Comprehensive Plan updates. At the current time Gatesville is the only city that has asked for help with their Comprehensive Plan which means that 100% of the effort on that task is going to the City of Gatesville until someone else steps up and asks for assistance.

Mr. Parry discussed a chart that was received from Benchmark Planning that indicated where residents of Gatesville work and also indicated where people who are employed in Gatesville live. This chart clearly showed that a large number of people who work in Gatesville do not live in Gatesville. There was a lengthy discussion on census data and how information changes when the prison population is separated from the overall data: median age results, ethnicity, and educational attainment. One thing the Planners are discussing is that as the City looks forward towards business development, economic development, and community development in the future as to how we can “sell” Gatesville. Mr. Parry provided the Council with a handout describing a typical organization of a comprehensive plan:

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|---|--------------------------|
| 1. Introduction and Framework                           | 10. Public               |
| Utilities   |                          |
| 2. Historical Background                                | 11. Waste Management     |
| 3. Factors Influencing the Comprehensive Plan           | 12. Public Safety        |
| 4. A Vision of the Future (the Year 2035??)             | 13. Economic Development |
| 5. Goals Objectives, Strategies and Planning Principles | 14. Housing, Health,     |
| Social  |                          |
| Services  |                          |
| 6. Land Use   | 15. Quality of           |
| Life  |                          |
| 7. Transportation                                       | 16. Implementation &     |
| Monitoring  |                          |
| 8. Community Facilities                                 | 17. Capital Improvements |
| Program   |                          |
| 9. Drainage   |                          |

REGULAR CITY COUNCIL MEETING  
JULY 25, 2017  
PAGE 4

City Manager Parry focused his discussion on the goals/ strategies/vision of: infrastructure, quality of life and community/ economic development and how the council and community need to be involved in discussions and focus groups. Parry told the Council if anyone was interested in participating in a focus group to let him know.

Mayor Gary Chumley commented that having a Comprehensive Plan in place is so important to the succession of the City Council, Mayor and City Manager. A plan in place would give future Council and City Staff a basic blueprint to follow that could be changed as needed. This way no one is constantly wasting time “trying to reinvent the wheel”.

--- Capital Projects.

Live Oak/Park Street Infrastructure Replacement Project. The water and sewer line project is going well. Most of Park Street has been repaved. The directional bore of the new sewer line is complete. The manhole is currently being set at the intersection of South Street and Live Oak Street. The manhole is 25 feet deep. New water lines will be set next.

s 2017-2018 Community Development Block Grant Application. City Staff anticipated that funding would be approved in this cycle since the City has historically been funded in alternating cycles with Community

Development Block Grants worth \$275,000. Gatesville survived Round 1 but Round 2 shows Gatesville with the second to lowest score within the Central Texas Council of Governments area on our project which was to continue the water and sewer line infrastructure upgrade on Park Street. Langford Community Management Services verified Parry’s assessment of the scores and said that if this round scores are accurate that Gatesville will probably not be funded for our project. Street repaving for continuation of this project has been budgeted for next year but will have to form a plan to replace the water and sewer lines if this grant is not funded.

2. Budget/Financial Report. Reconciled financial reports for the end of June 2017 are included in the Department Head Reports. Cash balance is \$1,618,856 and that is with about two months left in the fiscal year. The City should be in good shape at the end of the fiscal year. \$400,000 is earmarked for the Live Oak project and there is still \$230,000 in the reserve fund. Still waiting to hear back about details regarding a lower cost on the airport runway/apron rehabilitation project.

If there are funds left over from the 2017 FY budget city staff will probably come back to the council proposing to fully fund the reserve fund at the 3% charter level.

3. Future Council Meeting Agenda Topics. First public hearing on the tax rate will be August 22, 2017. Second public hearing on the tax rate will be August 29, 2017 and September 12, 2017 will be the date that the Council will adopt the budget, approve the tax rate, and ratify the tax rates.

Parry reminded the Council that the Department Head Reports are included behind the City Manager report.

Mr. Parry discussed bills from the Special Legislative Session that he will be monitoring. Several of these bills will not affect Gatesville right now because of the lower population of the city, however the thought is that big cities will get regulated first and then smaller cities will be addressed in the next legislative session.

REGULAR CITY COUNCIL MEETING

JULY 25, 2017

PAGE 5

The City will discuss tax rates at the next Council meeting but Mr. Parry noted that City Staff received the tax worksheets from the County Tax Assessor's office today and essentially Gatesville's appraised values have gone up slightly- more so than the initial estimates.

When the City refunded the 2008 Bonds a few months ago they moved from being Revenue Bonds to becoming General Obligation Refunding Bonds so now the interest and principal payments can be counted as debt to the City because it is secured by property tax as opposed to Revenue Bonds which is not counted in the City's debt. The key rates that the Council will look at are: Current rate = \$0.4600

Effective rate = \$0.4545

Rollback rate = \$0.6114

Average tax rates for cities that are approximately Gatesville's size were also briefly discussed.

9. RECESS REGULAR MEETING AT 6:18 P.M. AND CALL AN EXECUTIVE SESSION---

Councilmember Rainer did not participate in the Executive Session because a person related to her in the first degree has a substantial interest in the property that would be affected by a decision of this City Council.

Closed Meeting

This closed meeting is in accordance with Government Code 551.072 – deliberation regarding the sale of real property

10. END CLOSED SESSION AND RECONVENE REGULAR MEETING AT 6:35 P.M.

11. CONSIDER ANY ACTION REQUIRED FROM THE EXECUTIVE SESSION CONCERNING THE SALE OF REAL PROPERTY

Mayor Chumley asked for a motion as a result of the Executive Session concerning the sale of real property.

Councilmember Suson made the motion to accept the bid for the sale of real property being South 10<sup>th</sup> Street , east of Raby Park (formerly the City Gym) legally known as part of Block 103 Original Town Gatesville, .085 acres.

Motion by Suson, seconded by Mitchell. Doyle, Viss, Mitchell, and Suson, voting "Aye" to approve Resolution Number 2017-52. Councilmember Rainer abstained from voting.

RESOLUTION 2017-52 – Approve to accept the bid for the sale of real property being South 10<sup>th</sup> Street , east of Raby Park (formerly the City Gym) legally known as part of Block 103 Original Town Gatesville, .085 acres.

12. ADJOURN CITY COUNCIL MEETING AT 6:36 P.M. THIS 25th DAY OF JULY 2017

ATTEST:

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Wendy Cole  
City Secretary

APPROVED:

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Gary M. Chumley  
Mayor