

REGULAR CITY COUNCIL MEETING

SEPTEMBER 13, 2016

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 AT 5:30 P.M. THIS 13th DAY OF SEPTEMBER, 2016

PRESENT: Mayor Chumley, Council Members, Mitchell, Inmon, Rainer, Shepherd-Cain, Viss and Doyle

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, City Attorney Sandy Gately, Robert Buster, Faye Nichols, Richard Gibbens, Kathy Harte, Billy Vaden, Brenda Kiphen, Seth Phillips, Marte Bailey, Berry Mansell, Cheri Shepherd, Jim Shepard, Rodney Murry, Nathan Gohlke, Larry Kennedy, and K. C. Johnson

2) APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion by Inmon, seconded by Viss, all voting "Aye" to approve Resolution Number 2016-69

RESOLUTION NUMBER 2016-69 - approve Minutes of August 23, 2016 Regular City Council Meeting and Special City Council September 1, 2016.

3) 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.

4) CONSIDER ADOPTING THE 2016-2017 FISCAL YEAR BUDGET FOR THE CITY OF GATESVILLE

City Manager William H. Parry III presented a power point program and discussed a few minor adjustments to the 2016-2017 Fiscal Year Budget. Mr. Parry explained that the proposed budget was prepared based upon revenue estimates that began in the June time frame and that as time went on, facts were determined and adjustments must be done.

Adjustments discussed:

General Fund:

Revenue Adjustments –

- Increased Ad Valorem tax revenue by \$20,000 based on receipt of certified appraisal roll after proposed budget submitted
- Increased Civic Center Rental by \$10,000 (20 more events) due to hiring of Convention and Visitors Bureau (CVB) Director.

Mr. Parry introduced new CVB Director, Cheri Shepherd to the Council as she was present at the meeting.

- Increased Hotel Occupancy Tax transfer to General Fund by \$20,000 to cover CVB Director expenses.
- Increased transfer from Water and Sewer Fund to General Fund by \$20,000.

Expense Adjustments -

- Increased Civic Center expenses by \$61,000 to cover CVB Director salary, Texas Municipal Retirement System, and Insurance.

Enterprise Fund:

Revenue Adjustments –

- Increase Sewer revenue by \$73,000 due to Fort Hood agreeing to increased rate plus new Texas Department of Criminal Justice contract in January 2017 that should reduce Woodman/Murray Unit subsidies.

Expense Adjustments –

- Sewer Department salaries increased to account for employee transfer from Street Department to Sewer Department in 2016.

City Manager Parry said that in the council book is an updated budget and updated cover memo and in the cover memo the updated changes are highlighted in bold. Mr. Parry asked if there were any questions and there were none. Staff recommends approval of this proposed 2016-2017 budget.

Motion by Shepherd-Cain, seconded by Doyle, all voting "Aye" to approve Resolution Number 2016-70

RESOLUTION NUMBER 2016-70 - approve the adoption of the 2016-2017 Fiscal Year Budget for the City of Gatesville.

5) CONSIDER APPROVAL OF ORDINANCE NUMBER 2016-04 ON AN EMERGENCY CLAUSE ADOPTING A TAX RATE OF \$0.4600 PER \$100 VALUATION TO SUPPORT THE 2016-2017 BUDGET

City Manager Parry discussed the proposed tax rate of \$0.46/\$100 assessed valuation and how it is one cent higher than the 2015 rate and slightly below three cents higher than the effective tax rate of \$0.4299. The two required public hearings were held on August 23, 2016 and September 1, 2016. Because state law requires that the tax rate must be approved by ordinance and the City needs it adopted by September 30, 2016 it must be approved with one reading on emergency clause.

Ordinance 2016-04 is included in the council books and Mr. Parry asked if there were any questions. There were no questions and Mayor Chumley asked for a motion.

Councilmember Inmon made the motion that the property tax rate be increased by the adoption of a rate of 46 cents per \$100 valuation, which is effectively a 6.988 percent increase in the tax rate.

ORDINANCE NUMBER 2016-04

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF GATESVILLE, TEXAS FOR THE TAX YEAR 2016, AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE,

TEXAS: SECTION 1. That the City Council of the City of Gatesville, Texas does hereby levy or adopt the tax rate on \$100.00 valuation for this city for the tax year 2016 as follows:

\$0.4007/\$100 for the purposes of maintenance and operation

\$0.0593/\$100 for the purposes of principal and interest on indebtedness

\$0.46/\$100 TOTAL TAX RATE

SECTION 2. The Tax Assessor-Collector is hereby authorized to assess and collect the taxes of the City of Gatesville, Texas, employing the above tax rate for the purpose of funding the City budget for the fiscal year commencing October 1, 2016, which as previously adopted.

SECTION 3. The fact that the taxes for 2016 must be levied and in order to make appropriate deadlines with all tax billing for the City of Gatesville, makes it necessary that the rule is hereby suspended and this Ordinance is passed as an emergency on the 13th day of September, 2016.

Motion by Inmon, seconded by Rainer, all voting "Aye" to approve Resolution Number 2016-71

RESOLUTION NUMBER 2016-71 - approve Ordinance Number 2016-04 on emergency clause adopting a tax rate of \$0.4600 per \$100 valuation to support the 2016-207 budget.

6) CITY MANAGERS REPORT

City Manager Parry explained that all the department heads were present at this meeting in case there were any questions concerning the budget.

- Cheri Shepherd, the new CVB Director will start employment with the City of Gatesville on Thursday September 15th. City staff believes that we shall notice a significant increase in interest in organizations coming to Gatesville for conferences and conventions. Ms. Shepherd's office currently is at City Hall but will be determined later if it makes more sense for her office to be elsewhere.
- Fort Hood Water and Wastewater Audits – The Fort Hood offices have agreed to the rate of \$5.14/1000 gallons which is up from the current rate of \$1.00/1000 gallons.

City staff is attempting to normalize the rate and keep it where it should be and not have to deal with an overpayment rate in two years.

- Central Texas Council of Governments has awarded Gatesville \$21,000 in funding to support a Household Hazardous Waste (HHW) Day on March 4, 2017. Paint and chemicals were a big expense to the City at the HHW day this year so staff will be researching entities that would like free paint from our next event which in turn will reduce our expenses.
- Will have the one November council meeting November 22nd and canvass the election results at that meeting also. There will be no regular council meeting on November 8, 2016 as that is election day.
- The Police Department will be hosting its first ever National Night Out on October 4, 2016 at Faunt Le Roy Park from 6 pm to 9 pm. Police Chief Nathan Gohlke reported that National Night Out is a way to bring the community together and to heighten drug and crime prevention awareness. There will be entertainment, give-aways, free food, demonstrations, and educational materials. McGruff the Crime Dog will also be attending this event. The Police Department is accepting any help and cash donations are appreciated.
- Live Oak Infrastructure Rehabilitation – Walker Partners Engineers should have the design project completed by the end of September 2016 with bidding going out within thirty days after completion of the design. Funds have been budgeted for this project.
- Substandard Structures Update –
 1. Southside Sales has complied with the Scope of Work approved by the Building Standards Commission – front window, sign and awning and has paid a portion of the back taxes.
 2. 408 N. 14th Street. The owner lives in California and City Inspector Robert Featherston has been in contact with her regarding this house and two more on Mills Street that she wants demolished as well.

City staff is waiting on the mailed return receipts for all three properties and a determination from the owner that she will pay for all (or a portion) of the demolition costs. Council Member Inmon asked if we are sure she will pay for it? Mr. Parry said she would prefer a three way split: her, the City, and a salvage company since there is definitely salvageable material.

3. 1121 Baldrige: The lienholder has sold the property to Rocky Nichols who intends on bringing the structure back into code compliance. He is in the process of finalizing the foreclosure of the property.

Mr. Parry said as soon as the houses on 14th and Mill Street are taken care of another structure will be presented to the Council for consideration.

- Energy Savings Performance Contract – Met with representatives from CLEAResult which is the energy efficiency contractor for Texas-New Mexico Power on August 31st and have talked to the State Energy Conservation Office regarding this topic and City staff is planning to add this to the next agenda for Council consideration.

There was discussion about conducting another workshop regarding the Energy Savings Performance Contract. It was decided to not have another workshop since there had already been three. City Manager Parry told the Council that if anyone had additional questions or concerns to contact him or come visit with him.

7) ADJOURN CITY COUNCIL MEETING AT 5:55 P.M. THIS 13th DAY OF SEPTEMBER, 2016

ATTEST:

APPROVED:

Wendy Cole
City Secretary

Gary M. Chumley
Mayor

