

REGULAR CITY COUNCIL MEETING

AUGUST 23, 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 5:31 P.M. THIS 23rd DAY OF AUGUST, 2016

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

REGRETS: Council Member Viss

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, City Attorney Sandy Gately, Robert Buster, Robert Featherston, Brenda Kiphen, Kathy Harte, K. C. Johnson, Larry Kennedy, Nathan Gohlke, and Cody Mungia

2) APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion by Doyle, seconded by Rainer, all voting "Aye" to approve Resolution Number 2016-65

RESOLUTION NUMBER 2016-65 - approve Minutes of August 9, 2016 Regular City Council Meeting.

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.

K. C. (Keith) Johnson of 302 South 14th Street reported that the Police Department/Code Enforcement stopped by his house and informed him that he had ten days to take care of the high grass and weeds on his properties. He said that he is working hard on this but would need more than ten days to take care of this problem. City Manager William H. Parry III said there have been complaints about the corner lot being hard to see around and the school bus stops there to pick up children also. Mr. Parry stated that if he could work on that corner first and then if the Police Department /Code Enforcement sees progress being made by those ten days, they would work with him.

Cody Mungia of 209 South 3rd Street told the Council he had seen on Facebook a discussion regarding the city getting improved internet service. Mr. Mungia asked for clarification. Mayor Chumley said that CenturyLink is all that is available for the City right now and is the primary provider for the City of Gatesville. CenturyLink has been attempting to upgrade their equipment but not much progress has been made. There is limited band width and issues with a non high density area. City Manager Parry has a meeting with CenturyLink next week to address this issue.

4) CONSIDER APPROVAL OF A REQUEST TO RE-PLAT THREE PARCELS OF LAND INTO TWO PARCELS LEGALLY KNOWN AS 2.536 ACRES AND 1.866 ACRES OF THE A. AROCHA SURVEY AND LOT 5 BLOCK 1 LAM SUBDIVISION

City Manager Parry told the Council that this re-plat request concerns parcels of land located on the left side of Highway 36 by the bridge right before North Fort Hood. Originally it was platted as a subdivision before it was ever in the Gatesville city limits or in the extraterritorial jurisdiction (ETJ). The county dissolved that subdivision in the 1980's and now the family requests to replat the land into two parcels which will allow them to sell part of the property. Now that this land is in the city limits, the re-plat request must be approved by the Council.

City Inspector Robert Featherston discussed the history of this land and how Buddy Lane was abolished and that this proposed re-plat approval will open Buddy Lane back up as well as cleanup the documents regarding the City's already existing lift station and sewer line that runs down Buddy Lane.

Approving this re-plat request will ensure that the deeds accurately reflect the piece of property that the city purchased to put that lift station in years ago.

The Planning and Zoning Commission met on August 8, 2016 and unanimously voted to approve this replat request for the Lam family and recommends that the City Council approve also.

Motion by Shepherd-Cain, seconded by Inmon, all voting "Aye" to approve Resolution Number 2016-66

RESOLUTION NUMBER 2016-66 - approve the request to replat three parcels of land into two parcels legally known as 2.536 acres and 1.866 acres of the A. Arocha Survey and Lot 5 Block 1 Lam Subdivision.

5) CONSIDER APPROVAL OF RESOLUTION NUMBER 2016-67 DESIGNATING AN AUTHORIZED SIGNATURE FOR CONTRACTUAL DOCUMENTS FOR SALE OF REAL PROPERTY LOCATED AT 2113 WACO STREET TO TEXAS NEW-MEXICO POWER

City Manager Parry stated that about six months ago Texas-New Mexico approached the City about the possibility of purchasing a small piece of land affixed to their substation located at the edge of Restland Cemetery with the intention of pouring a pad to primarily use as storage for a mobile substation. This additional generator would provide temporary power if ever needed during an outage. City Manager Parry said that there is plenty of room in this portion of the cemetery and this 5,000 square feet of land is in no danger of crowding cemetery spaces. Mr. Parry said that he agreed to sell them this 5,000 square feet of property as long as it didn't cost the City anything. All the real estate documents have been prepared and Texas-New Mexico Power is requesting a resolution which would allow the City Manager to execute all contractual documents.

Motion by Inmon, seconded by Shepherd-Cain, all voting "Aye" to approve Resolution Number 2016-67

RESOLUTION NUMBER 2016-67 - approve Resolution 2016-67 designating an authorized signature for contractual documents regarding the sale of 5,000 square feet of property located at 2113 Waco Street in the amount of \$750 plus all associated costs to Texas-New Mexico Power.

RESOLUTION 2016- 67
AUTHORIZING SIGNATURE

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS, DESIGNATING AN AUTHORIZED SIGNATURE FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR THE SALE OF REAL PROPERTY BETWEEN THE CITY OF GATESVILLE AND TEXAS NEW-MEXICO POWER

WHEREAS, the City of Gatesville currently owns a certain tract of property located at 2113 Waco Street, Gatesville, Texas, and;

WHEREAS, Texas New-Mexico Power has expressed interest in purchasing a portion of this tract of land being a 0.1147 acre tract (5,000 Sq. Ft.) situated in the C. Cazenoba Survey Abstract No. 150, Coryell County, Texas and;

WHEREAS, this property is located next to an already established Texas New-Mexico Power distribution station and;

WHEREAS, the City of Gatesville recognizes the need of our growing city and believes it is in the best interest of its citizens to support the power company's desire to expand their operation and,

WHEREAS, Texas New-Mexico Power has agreed to pay \$750.00 plus all costs associated with this purchase and;

WHEREAS, it is necessary to appoint a person(s) to execute contractual documents and other necessary documents to complete this transaction.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS, THAT:

The City Manager will be authorized to execute contractual documents and all deeds, agreements or negotiations required between Texas- New Mexico Power and the City of Gatesville regarding this transaction.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS
on August 23, 2016.

6) CONSIDER APPROVAL OF SECOND YEAR OPTION FOR AUDIT FIRM OF LOTT, VERNON AND COMPANY TO PERFORM THE CITY OF GATESVILLE'S 2016 FINANCIAL AUDIT

City Manager Parry reminded the Council that in 2012 the Council approved a five year contract with Lott, Vernon and Company P.C. This contract was for a three-year base with two option years. The city has completed three years and last year completed the first option year. The option years allows the city to opt out if not satisfied with the quality of Lott, Vernon and Company's work. Lott, Vernon and Company has continued to do an excellent job for the City of Gatesville on the audit and city staff recommends the Council approve the final year option. Next year competitive bids will need to be requested to seek auditors for a new contract.

Motion by Doyle, seconded by Mitchell, all voting "Aye" to approve Resolution Number 2016-68

RESOLUTION NUMBER 2016-68- approve second year option for audit firm of Lott, Vernon, and Company to perform the City of Gatesville's 2016 Financial Audit.

7) RECESS REGULAR MEETING AND CALL -----

PUBLIC HEARING

HEAR COMMENTS ON THE PROPOSAL TO SET A TAX RATE AT \$0.4600
PER \$100 OF TAXABLE VALUE

City Manager Parry said that this is the first of two public hearings that the City of Gatesville is required to conduct before the Council approves the tax rate at the September 13th meeting. The second public hearing is scheduled for September 1, 2016. It will be a special City Council meeting and the public hearing for the proposed tax rate will be the only item on the agenda.

Mr. Parry presented a power point program and the proposed 2016 Ad Valorem tax rate was discussed:

- The current (2015) ad valorem tax, is \$0.45 per \$100 assessed valuation.
- The effective tax rate is \$0.4299/\$100 assessed valuation. (The effective tax rate is the rate at which the City will receive the same revenue that it received this year at \$0.45/\$100 assessed valuation).
- The City Council has proposed a tax rate of \$0.46 per \$100 assessed valuation for 2016.
- Two public hearings are required because the proposed tax rate is higher than the effective rate.

- The Roll Back Rate is the calculated maximum tax rate allowed by law without voter approval.
- The Roll Back Rate (which is the effective rate plus eight percent which essentially is the allowance of inflation and cost of living) is \$0.4617/\$100 valuation.
- The Council proposed rate of (\$0.4600) is lower than the Roll Back Rate (\$0.4617) so there is no jeopardy of a roll back election.

A chart included in the power point showed how the City of Gatesville's Ad Valorem tax rates compared to surrounding cities in the Central Texas Region. Compared to ten other cities, Gatesville is the second lowest city.

Average taxable values for single family residences and mobile homes were also discussed as well as appraised values for 2016 as compared to 2015.

City Manager Parry reminded the Council there is no action tonight and that the City Council will adopt the tax rate September 13th at 5:30 p.m. at the City Council Meeting in the Council Chambers at City Hall and ALL Council Members must be present to adopt.

Mr. Parry asked if there were any questions or comments from the Council or the public and there were no comments from anyone.

8) END PUBLIC HEARING AND RECONVENE REGULAR MEETING AT 5:56 P.M.

9) CITY MANAGERS REPORT

- WaterCare Communities Program. Finance Director, Brenda Kiphen and the City Manager had a teleconference call with Glenn Barnes from the North Carolina Environmental Finance Center. Mr. Barnes is going to assist the city with a water and sewer rate analysis report and requested about ten documents which have been provided to him. Mr. Barnes will also assist and advise the City staff about the expiring water rights and the strategy to factor in fees that will go in effect 2021.
- Zoning Ordinance Revision. Meeting with the Planning and Zoning Commission next Thursday afternoon to continue discussions on the zoning districts to be considered in the Ordinance Revision.
- Fort Hood Water and Wastewater Audits. Contracts and methodology to determine rates are being analyzed by Fort Hood. City staff has determined the rate to be \$5.23/1000 gallons for Fiscal Year 2017.
- City's application for Central Texas Council of Governments funding support for a 2017 Spring Household Hazardous Waste Day was submitted on August 16th. Since the City was funded in 2016, there is a chance Gatesville won't be awarded. More to follow.
- The City's application for the CDBG/Community Enhancement Fund Grant to erect a solar array at the Leon Wastewater Treatment Plant was submitted to the State Department of Agriculture by Langford and Associates on August 18th.
- Reminder of the Special Council Meeting on Thursday, September 1st at 5:30 p.m. The only agenda item is the second public hearing on the tax rate.
- On September 7th Sandy Edwards, Senator Cornyn's Central Texas Regional Director will be visiting various places in Gatesville.

- Tuesday, November 8, 2016 is a regularly scheduled City Council Meeting and Election Day. Generally, the City only conducts one Council meeting in November (due to Thanksgiving). Results of the November 8th election must be canvassed on Friday the 18th, Monday the 21st or Tuesday the 22nd. City staff is proposing to conduct only one Council meeting in November and hold that meeting on November 22nd and canvass the election results at that meeting.
- The Convention and Visitor Bureau director position has been filled. Cheri Shepherd has accepted the City’s offer and will start September 15, 2016.

10) ADJOURN CITY COUNCIL MEETING AT 6:04 P.M. THIS 23rd DAY OF AUGUST, 2016

ATTEST:

APPROVED:

Wendy Cole
City Secretary

Gary M. Chumley
Mayor

