

REGULAR CITY COUNCIL MEETING AND WORKSHOP

MAY 10, 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 10th DAY OF MAY, 2016

PRESENT: Mayor Gary M. Chumley, Council Members, Inmon, Rainer, Mitchell, Viss, and Doyle

REGRETS: Council Member Shepherd-Cain

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, City Attorney Sandy Gately, Richard Gibbens, Liz Reinhardt, Kelsey Snyder, K. C. Johnson, Kathy Harte, Lanette Cain, Bobby Buster, Robert Featherston, Brenda Kiphen, Jackie Dixon, Chance Taylor, Amanda Summers, Seth Phillips, Kelly Schmidt, Larry Kennedy, Cody Mungia, Ariel Elizondo, and Justin Stephens

2) APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion by Inmon, seconded by Viss, all voting "Aye" to approve Resolution Number 2016-37

RESOLUTION NUMBER 2016-37 - approve Minutes of April 26, 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.

Jackie Dixon of 4812 South Highway 36 spoke to the Council to clarify what he and his grandson Chance Taylor are trying to do by dividing the lots at 1614 and 1710 Saunders Street. Mr. Dixon provided each of the Councilmembers copies of the records of the lots and blocks as filed at the courthouse. Mr. Dixon explained that he and his grandson own the two houses located on the Saunders Street side of the lot and are attempting to divide the lots to build residences on the Brown Street side. Mr. Dixon said that he has satisfied all City requirements: survey, re-platted, and presented to the Planning and Zoning Commission for approval which they unanimously approved on November 2, 2015. Mr. Dixon stated that Brown Street is thirty foot wide which is wider than some streets in Gatesville which are only twenty-five foot wide. This area is zoned 2-4 family so there is no problem there. Mr. Dixon also stated that a new structure won't depreciate the neighborhood. Mr. Dixon said that he doesn't understand why the Council turned down his request when he has met all of the City's requirements. Mr. Dixon said that they will probably build duplexes on both lots. Mr. Dixon thanked the Council for giving him the time to speak today and asked them to reconsider his request to be put on a future agenda.

4) CONSIDER APPROVAL OF REQUEST FROM LANETTE CAIN TO CLOSE DOWN A PORTION OF LEON STREET ON JUNE 4, 2016 TO HOLD AN "END OF SCHOOL YEAR BLOCK PARTY".

Lanette Cain of 106 East Leon asked the Council to approve her request to close down a portion of Leon Street: 5th and Leon and 7th and Leon, just the south side of the square, in order to have an "End of School Year Block Party".

She stated County Line Pizza, which is located on the south side of the square does not have a problem with this event, however she did not provide a letter to this effect. She plans to have a Christian Rap Artist from Killeen perform with the stage placed in the same area as the Boozaar setup. Vendors will be invited to participate and she stated that she has made arrangements for portable restrooms. The event will take place June 4th from 5 p.m. to 9 p.m.

There was a lengthy discussion of other locations to hold this event instead of closing down Leon Street.

Mayor Chumley stated that he thinks there is no problem having a party for the children, however he thinks other venues would be a better option so the Council wouldn't be setting a precedent to close city streets for individuals who request it.

Mayor Chumley asked for a motion to either approve or deny Ms. Cain's request.

Motion by Viss, seconded by Rainer, all voting "Aye" to deny Resolution Number 2016-38

RESOLUTION NUMBER 2016-38 - deny the request from Lanette Cain to close down a portion of Leon Street on June 4, 2016 to hold an "End of School Year Block Party".

5) CONSIDER APPOINTMENT OF THREE GATESVILLE HOUSING AUTHORITY BOARD COMMISSIONERS

City Manager William H. Parry III reminded the Council that their only role with the Housing Authority is to appoint or re-appoint Board Commissioners based upon Housing Authority staff's recommendation. Bob Meharg, Cindy Waters and Gene Wolske currently serve as Board Commissioners and if re-appointed have agreed to serve another two year term.

Motion by Mitchell, seconded by Doyle, all voting "Aye" to approve Resolution Number 2016-39

RESOLUTION NUMBER 2016-39 - approve the re-appointment of Bob Meharg, Cindy Waters and Gene Wolske to the Gatesville Housing Authority Board for a two year term and authorize the Mayor to sign the Certificate of Appointment.

6) LISTEN TO "EARTH DAY" REPORT

City Staff/Sustainable Communities representatives, Liz Reinhardt and Kelsy Snyder presented a power point program highlighting the "Earth Day" event held on April 22, 2016 at the Gatesville Civic Center. Ms. Reinhardt reported that approximately 658 children which consisted of 4th, 5th, and 6th graders attended this event. There were twelve presenters with many of them coming from out of town. A jazz band from Shoemaker High School came to entertain the children and the Gatesville Culinary Arts Class provided breakfast burritos and cookies for the volunteers. The Intermediate School Leadership Team from Gatesville volunteered and helped the children to each station at the appropriate time. There were ten sponsors that supported this event with monetary donations and Pizza Hut donated pizzas.

City Manager Parry said he has received many compliments and comments that this "Earth Day" was very well run, organized, and executed.

Ms. Reinhardt said they plan to host another Earth Day Event next year.

7) LISTEN TO GATESVILLE CHAMBER OF COMMERCE REPORT

The President of the Gatesville Chamber of Commerce, Justin Stephens, briefed the City Council on projects and upcoming events that the Chamber is planning:

- A City Directory is in the works which should be ready by Spurfest. The Directory is a community guide that will be placed in different locations in the city which will help people who are new in town with information about different businesses and other interests in the city.

- Executive Director, Amanda Summers has developed a tri-fold pamphlet promoting Gatesville that will be provided to soldiers and will be placed in several locations around town.
- Developing a “Member of the Month Club”. A committee is currently working on the criteria for this project.
- Starting in June, the Chamber will start having the “After Hours Mixers”. These mixers will be similar to the mixers the Chamber sponsored in the past.
- Preparing for Spurfest which will again be scheduled for September, and will be held in conjunction with the car show. There will be no charge to attend the Spurfest this year.
- \$10,000 Give-Away will be held at the Civic Center this weekend.
- Planning to host a “Haunted House” this October. The Chamber is actively looking for a venue for this event and the date has not been decided yet.
- Invited the Council to the Chamber of Commerce quarterly breakfast at the Hillside Medical Lodge tomorrow morning at 7:30.

Mr. Stephens thanked the Council for letting him brief them and said the Chamber looks forward to working together with the City of Gatesville.

8) HEAR BRIEFING ON ENERGY PROFESSIONAL SERVICES CONTRACT AND CONSIDER CITY COUNCIL LETTER OF INTENT

City Manager Parry briefed the Council on the proposed project from Way Service Ltd. and the consideration to go forward with an Energy Professional Services Contract pursuant to the Interlocal Purchasing System (TIPS). Way Service Ltd. Representative Richard Gibbens was present at the meeting if there were additional questions during or following Mr. Parry’s briefing.

Points highlighted in the briefing were:

- The recommended letter of intent. This letter would still not require the city to commit to this project. There would be no commitment until probably July of this year when the financials would be presented to the Council for consideration.
- Competitive procurement requirements of the State.
- Potential Energy Savings concerning Lighting and HVAC and efficiency.
- Cost avoidance and the useful life of electrical components.
- Timeline to purchase the needed items and the plan to repay the debt.
- How approving this project would relieve the City from living crisis to crisis.
- Way Service would arrange financing from a commercial bank approved by the State Statute and Way Service would be responsible for the purchase of all equipment and installation.
- Any or all modules that have been discussed at earlier meetings can be included: Lighting, HVAC/controls, Water/Wastewater pumps and motors, and automatic meter reading water meters.
- Self-funded and Way Service LTD. guarantees savings.

After a lengthy discussion, Councilmember Viss said he was concerned that this is the only company the staff has talked to. Viss thought more companies should be researched and sought out and compared with Way Service before the Council makes a decision.

City Manager Parry reminded the Council that the TIPS Program is vetted by the State to meet the competitive procurement contracting requirements, but if it is the Council’s intent for the City staff to reach out to other companies we can do so and report back to the Council with additional information.

Mayor Chumley didn’t think Way Service LTD’s credibility was an issue and not going forward would set the City back five or six months.

Mayor Chumley asked for a motion.

Motion by Mitchell, seconded by Viss, Mitchell, Viss, Doyle, Inmon voting “Aye” and Rainer voting “Nay” to: table the letter of intent Resolution Number 2016-40

RESOLUTION NUMBER 2016-40 - table the letter of intent to Way Service LTD and table the issue, pending additional estimates, qualifications and information from other companies who provide these services.

9) CONSIDER CONTINUANCE REGARDING SUBSTANDARD STRUCTURE AT 1121 BALDRIDGE DRIVE, GATESVILLE, TEXAS

City Manager Parry reminded the Council that the Building Standards Commission (BSC) for the City of Gatesville (which is the City Council) granted a continuance to Wallace and Kelly Schmidt who own the property at 1121 Baldrige Drive until this meeting to present a detailed scope of work required to bring the substandard structure on that property into compliance with City codes.

Mayor Chumley administered the honesty oath to Kelly Schmidt.

Ms. Schmidt said that when she left the last City Council Meeting (Public Hearing) she was supposed to secure the structure at 1121 Baldrige Drive and come back to this meeting with a plan of action and have done neither. She respectfully asked the City to demolish the structure.

Mayor Chumley asked Ms. Schmidt if she was prepared to pay the cost of the demolition and Ms. Schmidt said she did not have the money to pay for demolition. There was a discussion about the lien and back taxes.

Ms. Schmidt said she just wanted the City to tear it down so it would no longer be an eyesore and there would not again be a chance for squatters to enter the house or the possibility of someone getting hurt.

Mayor Chumley said that Ms. Schmidt has stated her intent and asked for a motion to go forward with the demolition of this property.

Motion by Doyle, seconded by Inmon, Doyle, Inmon and Rainer voting "Aye" to approve Resolution Number 2016-41 and Mitchell and Viss voting "Nay". Mayor Chumley verified with approval to go forward with the demolition

RESOLUTION NUMBER 2016-41 - City Secretary Cole affirmed the order of the Building Standards Commission to demolish the structure at 1121 Baldrige Drive with the date to be determined and the structure to be secured by June 9, 2016 with effective date of May 10, 2016.

City Manager Parry stated that this demolition is not in the city's budget at this time but this order gives the legal authority to move forward.

Councilmember Mitchell asked if someone could purchase this property before it was demolished?

City Manager Parry said that yes that was possible but then that person would have to come to the BSC and present the scope of work to be completed.

10) CITY MANAGERS REPORT

Received on open records request from KCEN Television regarding serviceability of fire hydrants in the city. The reporter said he had requested this information from several cities in the area to do an investigative report. There are a few inoperable hydrants in the city with 93% of them working. The city tests our fire hydrants every year and will begin testing in a few weeks. Staff will report findings after the testing is completed.

11) RECESS REGULAR MEETING AT 6:35 P.M. AND CALL AN EXECUTIVE SESSION ----

CLOSED MEETING:

IN ACCORDANCE WITH SECTION 551.087 OF GOVERNMENT CODE; ECONOMIC DEVELOPMENT - DISCUSSION REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM TWO BUSINESS PROSPECTS THAT EXPRESSED AN INTEREST TO LOCATE OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY – HIGHWAY 84 EAST

Councilmember Viss left the closed meeting at 6:47 p.m. due to becoming ill.

12) END CLOSED SESSION AT 7:05 P.M. AND RECONVENE REGULAR MEETING

13) CONSIDER ANY POSSIBLE ACTION RESULTING FROM EXECUTIVE SESSION REGARDING ECONOMIC DEVELOPMENT (SECTION 551.087) INFORMATION THAT THE GOVERNMENTAL BODY RECEIVED FROM TWO BUSINESS PROSPECTS THAT EXPRESSED AN INTEREST TO LOCATE OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY – HIGHWAY 84 EAST.

Mayor Chumley asked for a motion as a result of the Executive Session authorizing City manager Parry to negotiate with a prospective company on the City of Gatesville's behalf.

Motion by Rainer, seconded by Mitchell, all voting "Aye" to approve Resolution Number 2016-42

RESOLUTION NUMBER 2016-42 - approve the authorization to allow the City Manager to negotiate with a prospective company on the behalf of the City of Gatesville.

At this point of the meeting, Mayor Chumley announced that due to the approaching inclement weather the workshop would be postponed and rescheduled and adjourned the Council meeting.

15) ADJOURN CITY COUNCIL MEETING AT 7:06P.M., THIS 10^h DAY OF MAY, 2016

ATTEST:

APPROVED:

Wendy Cole
City Secretary

Gary M. Chumley
Mayor

