

NOTICE
THIS NOTICE IS POSTED IN COMPLIANCE WITH THE OPEN MEETING ACT
(TEX. GOV'T. CODE CHAPTER 551, SEC. 551.041)

AGENDA
SPECIAL CITY COUNCIL MEETING
JANUARY 23, 2024
5:30 P.M.
GATESVILLE CITY COUNCIL CHAMBERS
110 NORTH 8TH STREET, GATESVILLE, TEXAS 76528

- 1. Call Special Meeting to Order-----**
- 2. Quorum Check**
- 3. Invocation and Pledge of Allegiance**
- 4. Citizens/Public Comments Forum: Individuals wishing to address the Gatesville City Council may do so during this segment. If you intend to comment on a specific agenda item, please indicate the item(s) on the sign-in sheet before the meeting. Each speaker is allotted a maximum of 3 minutes for their remarks, and speakers are expected to conduct themselves in a respectful manner. In accordance with the Texas Open Meetings Act, the City of Gatesville City Council cannot deliberate or act on items not listed on the meeting agenda.**
- 5. Discussion and possible action regarding approval of minutes from Regular City Council meeting held on January 9, 2024. (Wendy Cole)**
- 6. Discussion and possible action authorizing the City Manager to execute a professional services agreement with Freese and Nichols, Inc. (FNI) to perform a cybersecurity assessment of the city's Supervisory Control and Data Acquisition (SCADA) system for potential cyberattacks on the city's water and wastewater infrastructure.
(Scott Albert & Nick Claudio)**
- 7. Discussion possible action regarding a resolution supporting the submittal of an application to the Texas Department of Housing and Community Affairs for the 2024 Low Income Housing Tax Credit Program in relation to the Gatesville Crossing project.
(Michael Fogel & Alice Woods)**
- 8. Discussion and possible action regarding a resolution supporting the submittal of an application to the Texas Department of Housing and Community Affairs for the 2024 Low Income Housing Tax Credit Program in relation to the Gatesville Terrace project.
(Michael Fogel & Alice Woods)**
- 9. Update regarding the Eclipse Event on April 8, 2024 including discussion and possible action regarding temporary closure of streets on April 6th and 7th, 2024 for the Pre-Eclipse Celebration, "Block Out The Sun Party" (Cheri Shepherd & Brad Hunt)**
- 10. Discussion and possible action regarding an Ordinance of the City of Gatesville, Texas repealing Article III, Alarm Systems, Sections 14-47 through 14-51, and adding Sections 14- 52 through 14-55, of the Code of Ordinances of the City of Gatesville; and providing an effective date. (2nd reading of Ordinance 2024-01) (Brad Hunt)**
- 11. Adjourn Meeting**

I hereby attest that the above agenda was posted on this the 19th day of January, 2024 by 5:00 p.m. on the official City of Gatesville website, www.gatesvilletx.com and the official bulletin boards at the Gatesville City Hall, 803 E. Main Street and Gatesville Council Chambers, 110 N. 8th Street, Gatesville, Texas.

Wendy Cole, City Secretary

The City of Gatesville Council Chambers are wheelchair accessible and accessible parking spaces are available at the back entrance of City Hall. Requests for accommodations or interpretive services must be made 24 hours prior to this meeting. Please contact the City Secretary's office at 254-865-8951 or FAX 254-865-8320, or email wcole@gatesvilletx.com for further information.

SPECIAL CITY COUNCIL MEETING
JANUARY 23, 2024
5:30 P.M.
COUNCIL CHAMBERS, 110 NORTH 8TH STREET,
GATESVILLE, TEXAS 76528

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) CALL TO ORDER SPECIAL CITY COUNCIL MEETING AT 5:30 P.M. THIS 23RD DAY OF JANUARY, 2024

2) QUORUM CHECK/COUNCIL PRESENT: Mayor Pro-Tem Meredith Rainer, Councilmembers Barbara Burrow, Joe Patterson, and Aaron Smith

REGRETS: Mayor Gary Chumley, Councilmembers John Westbrook and Greg Casey

CITY STAFF PRESENT: City Manager Scott L. Albert, City Secretary Wendy Cole, Finance/HR Director Mike Halsema, Police Chief Brad Hunt, Special Events Coordinator Cheri Shepherd

OTHERS: Alice Woods, Michael Fogel, Ken Mallach, Kim Hill, and Gatesville Messenger Staff Writer Kaylee Dusang, Nick Claudio and Kara Iles of Freese & Nichols, Inc. (participating virtually by- way- of computer)

3) INVOCATION: Councilmember Smith/PLEDGE OF ALLEGIANCE: Led by Mayor Pro-Tem Rainer

4) CITIZENS/PUBLIC COMMENTS FORUM: PERSONS WHO DESIRE TO ADDRESS THE CITY OF GATESVILLE CITY COUNCIL WILL BE RECEIVED AT THIS TIME. IF A PERSON WISHES TO COMMENT ON A PARTICULAR AGENDA ITEM, THEN THE SPEAKER SHOULD INDICATE SUCH ITEM(S) ON THE SIGN IN SHEET PRIOR TO THE MEETING. PUBLIC COMMENT IS LIMITED TO 3 MINUTES PER SPEAKER. SPEAKERS MUST CONDUCT THEMSELVES IN A CIVIL MANNER. IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, THE CITY OF GATESVILLE CITY COUNCIL CANNOT DELIBERATE OR ACT ON ITEMS NOT LISTED ON THE MEETING AGENDA.

Visitors present were only concerned with an agenda item.

5) DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF MINUTES FROM THE REGULAR CITY COUNCIL MEETING HELD ON JANUARY 9, 2024.

RESOLUTION 2024-08: Motion by Barbara Burrow, seconded by Aaron Smith, to approve the minutes from the Regular City Council Meeting held on January 9, 2024; all four voting “Aye”, motion passed.

6) DISCUSSION AND POSSIBLE ACTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH FREESE AND NICHOLS, INC. (FNI) TO PERFORM A CYBERSECURITY ASSESSMENT OF THE CITY’S SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) SYSTEM FOR POTENTIAL CYBERATTACKS ON THE CITY’S WATER AND WASTEWATER INFRASTRUCTURE. (SCOTT ALBERT, NICK CLAUDIO AND KARA ILES)

City Manager Albert introduced Nick Claudio and Kara Iles of Freese & Nichols, Inc, who were participating in the meeting by- way- of computer.

City Manager Albert said that on December 1, 2023, the Federal Bureau of Investigation (FBI) issued an alert confirming hackers had breached multiple small water utilities in the United States.

In response to those events, Gatesville staff contacted Freese & Nichols, Inc, (FNI) to conduct a cybersecurity assessment of the City's Supervisory Control and Data Acquisition (SCADA) system. SCADA, is a critical data system that the city relies on to control the city's water and wastewater infrastructure.

The proposal from Freese & Nichols aims to identify the necessary improvements that the city needs to make in order to enhance the protection of the city's water and wastewater infrastructure. Additionally, since the city is currently in the process of preparing a water system improvement plan, it is more cost-effective to address cybersecurity issues now while identifying upgrades for the water system rather than postponing them.

Nick Claudio of FNI said that the purpose of the assessment is to identify the potential cybersecurity flaws, vulnerabilities, and blind spots in the SCADA system so then FNI will be able to develop a high level plan to address the issues. Tasks discussed for the proposed agreement included: Information Request, Business Requirements Workshop, Network Mapping & Vulnerability Scanning, Cybersecurity Evaluation Workshop(s), and Report Development.

There was a lengthy discussion/questions regarding the proposal and the cost of \$49,769.00. Council questioned if all available resources were used and if it would be more cost effective to use a local business. Mr. Claudio said that SCADA is a more specialized item and functions very differently than business networks and also that FNI has a lot of experience in performing these types of projects. It was noted by Mr. Claudio that all facilities are different and could have different systems, firewalls, and features or have had more upgrades than Gatesville which affects the vulnerabilities and how hackers can move around the system. Following the discussion Mayor Pro-Tem suggested that this proposal be deferred to the next meeting when the whole Council would be in attendance.

RESOLUTION 2024-09: Motion by Joe Patterson, seconded by Aaron Smith, to defer discussion in regards to entering into a professional services agreement with FNI, Inc to conduct a cybersecurity assessment for the city's Supervisory Control and Data Acquisition (SCADA) system to a future meeting; all four voting "Aye", motion passed.

7) DISCUSSION POSSIBLE ACTION REGARDING A RESOLUTION SUPPORTING THE SUBMITTAL OF AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2024 LOW INCOME HOUSING TAX CREDIT PROGRAM IN RELATION TO THE GATESVILLE CROSSING PROJECT. (MICHAEL FOGEL & ALICE WOODS)

Alice Woods and Michael Fogel of Trinity Housing Developments provided a Power-Point presentation regarding the two proposed projects that were discussed at the previous Council meeting: Gatesville Crossing & Gatesville Terrace. Gatesville Crossing (for families) is proposed to be located on the east side of Hwy 36 and Gatesville Terrace (for senior residents) is proposed to be located on the west side of Hwy 36. Trinity Housing Developments is asking for the City's support for both proposed projects but with the understanding that only one would be approved. If Council only desires to support one project it was suggested that it be Gatesville Crossing as it anticipated to be the most favorable option.

Reasoning for Gatesville Crossing to be most favorable:

1. The site score is better based upon the Texas Department of Housing and Community Affairs Qualified Allocation Plan and therefore more likely to be awarded the tax credits.
2. The development of this site opens up opportunity for further commercial development south of the Walmart Supercenter, including 450 feet of frontage along Hwy 36.
3. Market studies show a more significant demand for mixed income housing for all ages – not just specifically senior residents.

If Council would approve both developments, Trinity Housing Developments would most likely submit the application for Gatesville Crossing and would have Gatesville Terrace for a backup option should any unforeseen issues arise. Therefore, supporting both projects will give Gatesville the best chance of getting one project approved.

There was a discussion regarding the tax credit process and rental compliance requirements for both proposed projects. Also highlighted during the presentation were both property locations on the map, water & sewer options, and curb cutting and property entrance that would be coordinated with TxDOT.

RESOLUTION 2024-06: Motion by Barbara Burrow, seconded by Joe Patterson, to approve Resolution No. 2024-06, supporting the submission of an application to the Texas Department of Housing and Community Affairs for the 2024 Low-Income Housing Tax Credit Program concerning the Gatesville Crossing project, along with a financial contribution towards the project from the city not to exceed \$250.00; all four voting “Aye”, motion passed.

8) DISCUSSION POSSIBLE ACTION REGARDING A RESOLUTION SUPPORTING THE SUBMITTAL OF AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2024 LOW INCOME HOUSING TAX CREDIT PROGRAM IN RELATION TO THE GATESVILLE TERRACE PROJECT. (MICHAEL FOGEL & ALICE WOODS)

Mayor Pro-Tem Rainer asked Council if there were any questions and there were none.

RESOLUTION 2024-07: Motion by Aaron Smith, seconded by Barbara Burrow, to approve Resolution No. 2024-07, supporting the submission of an application to the Texas Department of Housing and Community Affairs for the 2024 Low-Income Housing Tax Credit Program concerning the Gatesville Terrace project, along with a financial contribution towards the project from the city not to exceed \$250.00; all four voting “Aye”, motion passed.

9) UPDATE REGARDING THE ECLIPSE EVENT ON APRIL 8, 2024 INCLUDING DISCUSSION AND POSSIBLE ACTION REGARDING TEMPORARY CLOSURE OF STREETS ON APRIL 6TH AND 7TH, 2024 FOR THE PRE-ECLIPSE CELEBRATION, “BLOCK OUT THE SUN PARTY” (CHERI SHEPHERD & BRAD HUNT)

Police Chief Brad Hunt and Special Events Coordinator Cheri Shepherd provided an update to the Council regarding the upcoming Eclipse public safety plans & the events happening to celebrate the Eclipse event.

Chief Hunt said the Town Hall meeting last week was well attended with approximately fifty (50) people. Chief Hunt highlighted the anticipated traffic congestion and plans for emergency vehicle routes, and noted the innumerable amount of people that are projected to come to Gatesville. Chief Hunt emphasized the need for Gatesville citizens and retailers to be prepared with gas for their vehicles and supplies at their houses and businesses as it will be difficult to get around town for a few days. Extra officers will be in town to assist the Gatesville police officers with duties and calls and will be situated in different sectors of town. An emergency vehicle lane is being planned (with TxDOT’s approval) to be sectioned off and reserved for emergency vehicles only. Area safety officers and other organizations will be able to assist also as needed: Sheriff’s Department, Department of Public Safety, GISD Police Officers, County Judge, Waste Management, Fort Cavazos, and Texas Department of Emergency Management, and others. Other plans will be confirmed with Fire Chief Billy Vaden and with the Street Department as the Eclipse date gets closer. Legal parameters of renting out facilities such as Recreational Vehicles were also discussed. The goal is to hopefully let people that travel in our area experience the least amount of discomfort and delay.

Chief Hunt encouraged everyone to sign up for the Code Red alert system as it will be utilized quite a bit during the Eclipse week to report any problems or issues.

Special Events Coordinator Cheri Shepherd said that she has talked to civic organizations, churches, and business owners and residents regarding preparation and anticipation of what to expect. The city is marketing Eclipse glasses and Eclipse t-shirts at various places around town. Camping will be available

at Faunt LeRoy Park by reservation only. There are already several out- of- state reservations that have been made.

Ms. Shepherd discussed the planned downtown festival activities along with the request to temporarily close streets from 7am on Saturday, April 6 through 6pm on Sunday, April 7 to allow vendors and activities to be set up on the following streets:

- South 6th Street, from Main Street to Leon Street.
- Leon Street, from South 6th Street to South 8th Street.
- South 7th Street, from Main Street to Bridge Street.

The advantage of this festival is to give visitors and residents something to do on the weekend before the Eclipse event on Monday, April 8, 2024. The festival events around the Courthouse square will be free admission and will include local entertainment of gospel music on Sunday, games, photo props, cornhole tournament, pickleball, and Farm Bureau will sponsor some interactive educational activities. A petting zoo and goat roping activity will be held on the lot across from the City of Gatesville swimming pool. Merchandise and Food vendors will be set up around the square and these opportunities are open for local organizations and non-profits to become part of this event to use as a fund raiser or community outreach. There will be an Eclipse presentation set up in the city auditorium from a NASA ambassador and is a free event but those that wish to attend will need to reserve a ticket because of limited seating. So far, 262 tickets have been claimed for that event. An art show will take place on Saturday in Leaird’s Furniture Store for any local artists that would wish to exhibit their artwork.

RESOLUTION 2024-10: Motion by Barbara Burrow, seconded by Joe Patterson, to approve the temporary closure of South 6th Street, from Main Street to Leon Street, Leon Street, from South 6th Street to South 8th Street, and South 7th Street, from Main Street to Bridge Street for the BLOCK (out the sun) PARTY Eclipse Festival on April 6-7, 2024; all four voting “Aye”, motion passed.

10) DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS REPEALING ARTICLE III, ALARM SYSTEMS, SECTIONS 14-47 THROUGH 14-51, AND ADDING SECTIONS 14-52 THROUGH 14-55, OF THE CODE OF ORDINANCES OF THE CITY OF GATESVILLE; AND PROVIDING AN EFFECTIVE DATE (2ND READING OF ORDINANCE 2024-01) (BRAD HUNT)

Police Chief Brad Hunt said that there have been no changes to the proposed Alarm System Ordinance since the last reading. Police Department staff has been conducting weekly meetings with PM AM Corporation to make sure all the procedures will be set to go when the Ordinance and effective date is approved. There was a brief discussion regarding the changes and that when approved the system will be more user friendly as an application can be submitted online.

ORDINANCE 2024-01-02: Motion by Meredith Rainer, seconded by Greg Casey, to approve the second reading of Ordinance 2024-01 repealing Article III, Alarm Systems, Sections 14-47 through 14-51, and adding Sections 14-52 through 14-55, of the Code of Ordinances of the City of Gatesville; and providing an effective date; all four voting “Aye”, motion passed.

11) ADJOURN MEETING AT 6:44 P.M, THIS 23RD DAY OF JANUARY, 2024

ATTEST:

APPROVED:

Wendy Cole
City Secretary

Meredith Rainer
Mayor Pro-Tem

