

City Council Meeting

May 9, 2023

At

Gatesville Council Chamber

110 N. 8th Street

5:30 P.M.



INDEX
REGULAR CITY COUNCIL MEETING
MAY 9, 2023
5:30 P.M.

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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

PAGE 2-8 - DISCUSSION AND POSSIBLE ACTION REGARDING THE 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 A COUNCILMEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY)

**RESOLUTION 2023-53: MINUTES FROM REGULAR CITY COUNCIL MEETING
APRIL 25, 2023**

**RESOLUTION 2023-54: REQUEST FROM THE CORYELL MUSEUM AND
HISTORICAL CENTER REGARDING TEMPORARY
CLOSURE OF SOUTH 8TH STREET ON SEPTEMBER 16, 2023
FOR THE ANNUAL SPURFEST**

**RESOLUTION 2023-55: 2ND QUARTER FISCAL YEAR 2022-23 INVESTMENT
REPORT FOR THE CITY OF GATESVILLE**

**NO MEMO- ADMINISTER OATH OF OFFICE TO COUNCILMEMBER, WARD 2, PLACE
4, APPOINTEE JOE PATTERSON**

**NO MEMO -- DISCUSSION AND POSSIBLE ACTION REGARDING ENFORCEMENT OF
DEMOLITION ORDER NUMBER 2022-02 ISSUED ON JANUARY 25, 2022 AND
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REGARDING 2006 BRIDGE STREET, GATESVILLE, TEXAS**

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REGARDING THE BID AWARD FOR THE MILLS STREET WATER AND
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NOTICE
THIS NOTICE IS POSTED IN COMPLIANCE WITH THE OPEN MEETING ACT
(TEX. GOV'T CODE CHAPTER 551, SEC. 551.041)

AGENDA
REGULAR CITY COUNCIL MEETING
MAY 9, 2023 AT 5:30 P.M
GATESVILLE COUNCIL CHAMBERS
110 NORTH 8TH STREET, GATESVILLE, TEXAS 76528

An Open Meeting will be held concerning the following subjects:

1. Call to Order
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
3. Discussion and possible action regarding the 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 a Councilmember requests an item be removed and considered separately.)
 - Resolution 2023-53:** Minutes from Regular City Council meeting April 25, 2023
 - Resolution 2023-54:** Request from the Coryell Museum and Historical Center regarding temporary closure of South 8th Street on September 16, 2023 for the annual Spurfest
 - Resolution 2023-55:** 2nd Quarter Fiscal Year 2022-23 Investment Report for City of Gatesville
4. Administer Oath of Office to Councilmember, Ward 2, Place 4, Appointee Joe Patterson
5. Discussion and possible action regarding enforcement of Demolition Order Number 2022-02 issued on January 25, 2022 and renovation completion report and potential penalty regarding 2006 Bridge Street, Gatesville, Texas
6. Discussion and possible action regarding the bid award for the Mills Street Water and Wastewater Improvements Phase 2 Project No. 2-01657
7. Discussion and possible action regarding the bid award for the demolition/removal of the former Rotunda Nursing Home
8. Discussion and possible action regarding an application to subdivide an 11.411 acre tract out of the A. Arocha Survey on South Hwy 36, Gatesville, Tx into 5 lots to be known as the Newman Addition
9. Briefing regarding Fiscal Year 2023 Mid-Year Budget Review – Interim City Manager, William H. Parry III
10. City Manager's Report: Capital Projects
11. Adjourn Meeting

I hereby attest that the above agenda was posted on this the 5th day of May, 2023 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 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.

REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS, APRIL 25, 2023 AT 5:30 P.M.
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 5:30 P.M. THIS 25TH DAY OF APRIL, 2023

COUNCIL PRESENT: Mayor Gary Chumley, Councilmembers Barbara Burrow, Greg Casey, Claude Williams, and John Westbrook

REGRETS: Councilmember Meredith Rainer

VACANT: Ward 2, Place 4

CITY STAFF PRESENT: Interim City Manager William H. Parry III, City Secretary Wendy Cole, Finance Director Mike Halsema, Planning Director Rene Ochoa, Police Chief Brad Hunt, and Street Supervisor Jim Shepard

OTHERS: Leo Corona, Mike Vail (CPA), Susan LaFollett (CPA), William Wilkerson, Taylor Staton, Layton Willis, Yancey Sanderson, and Gatesville Messenger Senior Writer Jeff Osborne

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.

Mayor Chumley moved Agenda Item #5 up to the top of the Agenda so the auditors could leave early and miss the upcoming storm predicted for the early evening.

5) DISCUSSION AND POSSIBLE ACTION REGARDING THE FISCAL YEAR 2022 AUDIT

Finance Director, Mike Halsema, introduced Mike Vail and Susan LaFollett of Vail & Park, P.C. who provided an annual financial report of the City of Gatesville to the Council and presented the objective and scope of the financial statements for the year that ended September 30, 2022.

Audit results and financial highlights presented:

- The Independent Auditor's Report presented an unmodified, clean opinion.
- There was a material weakness found in the Financial Statement Findings that was an improvement from the same deficiency last year. Last year it was a Material Weakness that this year has been downgraded to a Significant Deficiency. There were 18 issues in the closing process but was a great improvement from last year's audit.
- Net Position increased by 2 million (10%) from last year.
- Unrestricted Net Position was at 2.9 million at the end of the year.
- General Fund Unassigned Fund Balance increased to 2.4 million – up from last year's amount of 2.1 million. There is a reserve of 4.3 months which is very positive.
- Proprietary Funds (Water Fund): Unrestricted Net Position at the end of this year was at 1.9 million vs. 2.2 million last year. Although it did decrease some there is still a very good amount of Unrestricted Net Position. Total Net Position did increase overall 1.3 million (9.5 %) from last year's.

Ms. LaFollett encouraged the Council to thoroughly read the Required Communications Letter that was provided which addressed the adjustments of the audit. The Management Recommendation Letter was also highlighted which is recommendations to management of several things that could be done to improve internal controls which would benefit the City's financial processes.

Ms LaFollett noted that Finance Director, Mike Halsema, was very responsive to Vail & Park and helped them out a lot.

RESOLUTION 2023-48: Motion by Barbara Burrow; seconded by Greg Casey; to accept the Fiscal Year 2022 Audit; all four voting "Aye," motion passed.

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 A COUNCILMEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY.)

RESOLUTION 2023-45: Minutes from Regular City Council Meeting April 11, 2023

RESOLUTION 2023-46: Appointment/Re-Appointment of members to the Planning and Zoning Commission (P & Z)

Motion by John Westbrook, seconded by Claude Williams, to approve the Consent Agenda: Minutes from Regular City Council Meeting April 11, 2023 and Re-appointment of Teresa Johnson to Place 1, Charles Ament to Place 3, John Clawson to Place 5, Bob Brown to Place 4, and the Appointment of John Westbrook to Place 6 as members to the Planning and Zoning Commission for the City of Gatesville; all four voting "Aye", motion passed.

4) DISCUSSION AND POSSIBLE ACTION REGARDING ENFORCEMENT OF DEMOLITION ORDER NUMBER 2022-02 ISSUED ON JANUARY 25, 2022 AND RENOVATION COMPLETION REPORT AND POTENTIAL PENALTY REGARDING 2006 BRIDGE STREET, GATESVILLE, TEXAS

Interim City Manager Parry provided a copy of Mr. Josiah Wilson's email to the Council (acting as the Building Standards Commission) that was sent to the City Manager and Mayor late this afternoon. Mr. Wilson's latest contractor, Layton Willis, was present at the meeting to give the Council an update on the renovations at 2006 Bridge Street.

Mr. Willis of 110 County Road 304, Bertram, Tx. reported that he would be ready for the rough plumbing inspection by the end of this week. Next week the electricians and HVAC workers should be starting and should be able to get those rough inspections done as well. Mr. Willis said that he has already sent the City Inspector his schedule report o. day-by-day projected tasks. The project is estimated to take 45 days for completion but because of unexpected delays it could take 60 days. The Building Standards Commission (Council) asked Mr. Willis to provide an update of the project at the next meeting on May 9, 2023.

6) DISCUSSION AND POSSIBLE ACTION REGARDING THE BID AWARD FOR THE FISCAL YEAR 2023 CAPITAL IMPROVEMENT PROJECT TO REPLACE WATER AND WASTEWATER LINES ON NORTH LOVERS LANE

Interim City Manager Parry reminded the Council that this project is budgeted in the FY 2023 Capital Improvements Plan (CIP) and will replace the existing 6-inch cast iron water lines with a 10-inch line that will become the eastern trunk line of the City's water system; it will also replace the clay tile sewer mains and reconstruct the Lovers Lane Street surface from Business 36 to Lowery Drive.

This will provide an opportunity for Gatesville ISD to add an additional fire hydrant on the southwest corner of the high school, should they desire to do so.

This project is fully-funded by Coronavirus State Local Fiscal Recovery Funds (ARPA).

Walker Partners (the City's Engineering Firm) prepared the plans and specifications for this infrastructure replacement project with a probable estimate of cost of \$1,506,300. Bid opening was conducted on April 11, 2023 and two bids were received:

- B-Corps Utilities, Inc. in the amount of \$1,539,627.05
- TTG Utilities, Inc. in the amount of \$1,826,281.00

The City Engineer recommended that City Council award the contract to B-Corps Utilities in the amount of \$1,539,627.05.

RESOLUTION 2023-49: Motion by Greg Casey; seconded by Barbara Burrow; to award the bid for the Fiscal Year 2023 Capital Improvement Project to replace water and wastewater lines on north Lovers Lane to B-Corp Utilities in the amount of \$1,539, 627.05; all four voting “Aye,” motion passed.

7) DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION BY THE CITY OF GATESVILLE, TEXAS DENYING THE DISTRIBUTION COST RECOVERY FACTOR RATE REQUEST OF TEXAS-NEW MEXICO POWER COMPANY MADE ON OR ABOUT APRIL 5, 2023; AUTHORIZING PARTICIPATION IN A COALITION OF SIMILARLY SITUATED CITIES; AUTHORIZING PARTICIPATION IN RELATED RATE PROCEEDINGS; REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; AUTHORIZING THE RETENTION OF SPECIAL COUNSEL; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE

Texas New- Mexico Power Company (TNMP) is attempting to recover a portion of their Capital Investment that was made during Calendar Year 2022 and have estimated that amount to be approximately \$2.8 million. TNMP submitted an application for approval of a Distribution Cost Recovery Factor to the Public Utility Commission effective September 1, 2023- increasing its Calendar Year 2022 annual revenues by approximately \$14.8 million. TNMP would like to recoup the \$15 million investment regarding power distribution that was invested in 2022. This amount if approved would get passed along to customer’s bills.

Resolution 2023-50 authorizes Herrera Law & Associates to intervene in proceedings at the Public Utility Commission, including any appeal of the City’s decision on rates, and provides an opportunity for experts retained by Herrera Law to review TNM ’s application, request additional information, and determine the most appropriate response – including resolving the matter through settlement.

RESOLUTION 2023-50: Motion by Barbara Burrow; seconded by Claude Williams; to approve Resolution 2023-50 denying Texas- New Mexico Power Company’s application to increase its Distribution Cost Recovery Factor rates, retaining the firm of Herrera Law and Associates to represent the City’s interests in this matter, advising the City on what actions to take in the future, and directing Texas- New Mexico Power to reimburse the Alliance of Texas- New Mexico Power Municipalities reasonable rate case expenses; four voting “Aye,” motion passed.

8) DISCUSSION AND POSSIBLE ACTION REGARDING THE PURCHASE OF A CASE MODEL SV 207E SHEEPSFOOT ROLLER

Interim City Manager Parry said that The City included \$120,000 in the FY2023 Budget to purchase a sheepsfoot roller – a piece of equipment used in building streets that the City currently does not have. With summer approaching it will be time to start the street work on Mills, Mary & Barnes streets and a sheepsfoot roller would be an essential piece of equipment that is a necessity for the project. Sheepsfoot rollers are used for deeper compaction of fine-grained clay soils and working in narrow spaces and are significantly more effective in compacting road base than smooth drum rollers.

All models are available from vendors who participate in various Purchasing Cooperatives/Buy Boards eliminating a formal Request for Bids process. The Street Department explored three 2023 models:

- a. Caterpillar CP34 50” drum \$141,125
- b. Volvo SD45B 54” drum \$99,376
- c. Case SV 207E 66” drum \$131,750

The Case SV 207E is the best value based on:

- a. Wider drum than the other models.
- b. Volvo SD45B won’t have a blade available until next year; approximately 6,000 pounds lighter than other models.
- c. Caterpillar CP34 will not be available until sometime in FY 2024; struggles with blade on the front of the roller.

Following a brief discussion with Mr. Shepard, Mayor Chumley asked for a motion.

RESOLUTION 2023-51: Motion by John Westbrook; seconded by Greg Casey; to approve the purchase of a Case Model SV 207E Sheepsfoot Roller from ASCO Equipment in Belton, Texas for a price not to exceed \$131,750.00; all four voting "Aye," motion passed.

9) BRIEFING/DISCUSSION REGARDING FACILITY MANAGEMENT FOR THE GATESVILLE CIVIC CENTER- INTERIM CITY MANAGER WILLIAM H. PARRY III

Interim City Manager Parry said that he is not asking for a decision from the Council but just providing a briefing on the rationale of the course of action for management of the Civic Center.

The Convention & Visitors Bureau (CVB) was created in August 2016; management of the Civic Center is an essential function of the CVB; CVB Director Cheri Shepherd retired on 2/28/2023 but agreed to stay on a part-time basis until the arrival of the new City Manager. Staff didn't want to make a long-term decision on management for the Civic Center if the new City Manager had other ideas of how to manage. Cheri exercised the two-week termination notice effective May 3, 2023.

In other cities the Chamber of Commerce operates these kinds of facilities but that has not been the case in Gatesville and not sure that the chamber would be prepared to do so at this point. Mr. Parry said that he has spoken to the incoming City Manager and told him that the City intentionally chose not to recruit a new CVB Director upon Cheri's retirement, deferring that decision to the new City Manager.

The City has not been able to successfully recruit part-time employees to assist the CVB Director with management of the Civic Center. The Civic Center is booked for events on every weekend in May and June, and two weekends in July; the 440th and 52nd District Courts have booked 8 weeks in the Civic Center for jury selection during that same timeframe.

Interim City Manager Parry discussed several management options including transferring the management to the Parks & Recreation Department but Youth baseball/softball began 17 April with approximately 700 participants, reducing the flexibility of the Parks & Rec Department to manage the Civic Center. Negotiating a temporary management contract with a non-City party to manage the Civic Center seems like the best option at this point and staff is seriously considering negotiating a short-term agreement with a private sector individual. The hired management team would be paid a fee from the City to totally manage the Civic Center but all revenues for the Civic Center would come back to the City. This short-term agreement would probably be for six (6) months; giving time for the new city Manager to make a decision.

Mayor Chumley pointed out that the CVB position has evolved into two (2) jobs since Ms. Shepherd took the Civic Center over and believes that multiple people will need to be hired if this job stays a full-time position. Mr. Parry said that an update will be provided at the next City Council meeting.

10) RECESS REGULAR MEETING AND CALL AN EXECUTIVE SESSION - CLOSED MEETING AT 6:16 P.M.

THIS CLOSED MEETING IS IN ACCORDANCE WITH GOVERNMENT CODE SECTION 551.074- PERSONNEL MATTERS- TO DELIBERATE THE APPOINTMENT OF A COUNCILMEMBER TO WARD 2, PLACE 4, UNEXPIRED TERM

11) END CLOSED SESSION AND RECONVENE OPEN MEETING AT 6:19 P.M.-----

12) DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF A COUNCILMEMBER TO WARD 2, PLACE 4 UNEXPIRED TERM

Mayor Chumley asked if there was a motion as a result of the Closed Session.

RESOLUTION 2023-52: Motion by John Westbrook; seconded by Greg Casey; to appoint Joe Patterson to fill the unexpired term of Billy Sinyard as Councilmember to Ward 2, Place 4; all four voting "Aye," motion passed.

Councilmember John Westbrook departed the Council Meeting at 6:20 p.m.

13) CITY MANAGERS REPORT:

MILLS STREET WATER AND WASTEWATER IMPROVEMENTS PROJECT PHASE 2: The bid award for this project will be on the next Council meeting's agenda on May 9, 2023.

Other Activities:

- The Automated Weather Observing System (AWOS) has been installed and was commissioned by the Federal Aviation Administration (FAA) yesterday so the new system is up and operational. It was also approved to stay at its current location. DBT Transportation Services did a great job assisting the City with this project.

BROWNFIELDS CLEANUP GRANT FOR THE ROTUNDA UPDATE: Staff received five (5) contractor bids on April 20, 2023 for the wet demolition/ abatement/removal of the Rotunda. The bids ranged in price from \$145,000.00 to \$410,000.00. The bids are being reviewed by city staff and a bid tab has also been sent to Baer Engineering for their recommendation. A bid tab was also sent to Environmental Protection Agency (EPA) Region 6. The bid award for this project is anticipated to be on the next Council meeting's agenda on May 9, 2023. The Community Relations Plan has been submitted to EPA Region 6 and are now just waiting for their comments/approval. A public meeting will be held after the contractor is selected so they can inform the public how the demolition process will be handled.

FUTURE COUNCIL MEETING AGENDA TOPICS: May 9, 2023: FY 2023 Mid-Year Budget Review.

Please let staff know if you will be unable to attend the Council Meeting on May 9th as Councilmember Westbrook will not be in attendance. There are critical actions to be decided at the May 9th meeting, and staff needs to know if there will be a quorum in attendance.

- Shea Harp has been selected to be the next Library Director to replace Faye Nichols. There was a total of seven (7) applicants and three (3) were interviewed based on a combination of education and experience. All three were very good applicants and was a difficult decision to make. Shea has been Faye's assistant for the last eight (8) years so she is very familiar with the Gatesville library. Shea has applied for admission to Texas Women's University in Denton in the Master of Library Science Program; and if accepted will start this fall. The classes are mostly all on-line. She has some good ideas in terms of new programming to make the library better. Shea's future education will be eligible for the City employee tuition reimbursement policy and she is aware of this opportunity.

- The City has received the notice of the taxable property value estimate from the Appraisal District which are before the administrative review board appeal process. The notice shows a preliminary 11.75% increase over the fiscal year 2022 certified property values.

14) ADJOURN MEETING AT 6:30 P.M., THIS 25TH DAY OF APRIL, 2023

ATTEST:

APPROVED:

Wendy Cole
City Secretary

Gary M. Chumley
Mayor

Coryell Museum and Historical Center

May 8, 2023

City of Gatesville

110 N 8th Street

Gatesville, Texas 76528

Dear Sirs:

Please accept this letter as our request to close South Eighth Street (from Main Street south to Leon Street) for the annual Spurfest on September 16, 2023 from 7 a.m. until 5 p.m.

We would appreciate the Street Department dropping off barricades on Friday afternoon so we can close streets off early Saturday morning.

Please feel free to contact me if you have any questions or need further information.

Sincerely,


Ervin Adams

President, Coryell Museum & Historical Center

City of Gatesville TX FY2022-23 2nd Quarter Investment Report

Fund	Description	Type	Book Value 12/31/22	Market Value 12/31/22	Interest Earned	Book Value 3/31/23	Market Value 3/31/23	Days to Mat	Unrealized Gain/Loss	Change in Market Value
Pooled	Pooled Cash									
General	General Fund Operating	BNKDEP	\$ 6,509,274	\$ 6,509,274	\$ 2,963	\$ 8,368,875	\$ 8,368,875	1	\$ -	\$ 1,859,601.26
Enterprise	FT HOOD WWR RESERVE	BNKDEP	\$ 4,071	\$ 4,071	\$ 1	\$ 3,983	\$ 3,983	1	\$ -	\$ (88.51)
Enterprise	2020 WATER MTR BOND I&S	MMF	\$ 383,997	\$ 383,997	\$ 142	\$ 384,139	\$ 384,139	1	\$ -	\$ 142.04
Enterprise	2019 TWDB BOND PROCEEDS (BOKF)	MMF	\$ 133,472	\$ 133,472	\$ 49	\$ 133,522	\$ 133,522	1	\$ -	\$ 49.37
Enterprise	2019 TWDB BOND reserve	MMF	\$ 8,646,322	\$ 8,646,322	\$ 83,449	\$ 8,547,281	\$ 8,547,281	1	\$ -	\$ (99,041.31)
General	TEXSTAR CLFR FUNDS 1	MMF	\$ 351,594	\$ 351,594	\$ 49	\$ 397,555	\$ 397,555	1	\$ -	\$ 45,960.71
General	TEXSTAR CLFR FUNDS 2	LGIP	\$ 1,440,082	\$ 1,440,082	\$ 15,853	\$ 1,455,935	\$ 1,455,935	1	\$ -	\$ 15,853.22
General	TEXPOOL MMA	LGIP	\$ 1,553,363	\$ 1,553,363	\$ 17,100	\$ 1,570,464	\$ 1,570,464	1	\$ -	\$ 17,100.28
			\$ 425,409	\$ 425,409	\$ 4,685	\$ 430,094	\$ 430,094	1	\$ -	\$ 4,684.82
	Totals		\$ 19,447,584	\$ 19,447,584	\$ 124,292	\$ 21,291,846	\$ 21,291,846		\$ -	\$ 1,844,261.88

Type Breakdown:	Book Value	Percent of portfolio	Wtd Avg Mat	Wtd Avg Yield
LGIP	3,456,493	16.54%	1	1.0890%
MMF	9,064,941	43.38%	1	0.9227%
BNKDEP	8,372,858	40.07%	1	0.0354%
	20,894,291.22	100.00%	1	0.59463%

This report is in compliance with the City of Gatesville Investment Policy and the Public Funds Investment Act (Sec. 2256.023).


William H. Parry III
City Manager/Investment Officer


Mike Halsema
Finance Director/Investment Officer

CITY COUNCIL MEMORANDUM

AGENDA ITEM: Discussion and Possible Action regarding the bid award for the Mills Street Water and Wastewater Improvements Phase 2, Project No. 2-01657.

ORIGINATING DEPARTMENT: City Manager

BACKGROUND INFORMATION:

1. The Water/Wastewater System infrastructure in the oldest-established areas of Gatesville is estimated to be 70-100 years old. The condition of the water/sewer lines, manholes, etc. require a replacement strategy as opposed to constant repairs.
2. The City Council approved the FY 2023-27 Capital Improvement Plan (CIP) as part of the adoption of the FY 2023 budget, which included the Mills Street water/wastewater replacement Phase 2 as a FY 2023 project.

DISCUSSION/CONCLUSION:

1. Professional Engineering Design was provided by Walker Partners.
2. The City of Gatesville advertised for bids and seven (7) bids were received. The bids were opened and read aloud on April 26, 2023 at 3:00 p.m.
3. The following is the bid tabulation (in the order they were opened):

Bidder	Base Bid
Quality Contractors – Waco, TX	\$710,277
TTG Utilities – Gatesville, TX	\$977,779
B-Corp Utilities – Gatesville, TX	\$745,726.59
DJ Hansen Construction	\$796,970
JH Contracting LLC – China Spring, TX	\$754,077
LC Paving & Construction – Coolidge, TX	\$661,645
Westar Construction – Georgetown, TX	\$852,888

4. The low bidder was LC Paving & Construction with a bid of \$661,645.
5. In the base bid, the project funds installation of approximately 1,385 linear feet (LF) of 8-inch C-900 PVC water line, 1,835 LF of 6-inch C-900 PVC water line, and 3,220 LF of 6-inch SDR 26 sewer line by open cut, eight new manholes, 6 new fire hydrants, and service connections. The project is expected to commence in the summer of CY 2023.
6. The City Street Department will rebuild Mills, Mary, and Barnes Streets between 14th and 18th Streets to standard upon completion of the water/sewer line project.
7. Walker Partners Engineers has reviewed the bids and evaluated the contractors. They recommend the bid be awarded to LC Paving & Construction in the amount of \$661,645 . The bid tabulation sheet is attached.

RECOMMENDATION: Accept the Engineer's recommendation and award the Mills Street Phase 2 project to LC Paving & Construction.

May 1, 2023

City of Gatesville
803 E. Main Street
Gatesville, Texas 76528

Attn: William "Bill" Parry, City Manager

Re: City of Gatesville
Mills Street Phase 2 Water & Wastewater Improvements
Project No.: 2-01657

Dear Mr. Parry:

Bids for the Mills Street Phase 2 Water and Wastewater Improvements were received by the City of Gatesville until 3:00 p.m. on April 26, 2023. A total of seven bids were received. The bids were opened and read aloud to those in attendance at the City of Gatesville City Hall shortly after 3:00 p.m.

The apparent low bidder at the time of bid opening and following tabulation of the bids was LC Paving & Construction, LLC of Coolidge, Texas in the amount of \$661,645.00.

LC Paving & Construction, LLC has successfully completed similar projects in Central Texas for municipalities. Walker Partners recommends that the City of Gatesville award the contract for the Mills Street Phase 2 Water and Wastewater Improvements Project to LC Paving & Construction, LLC in the amount of \$661,645.00.

If you have any comments or questions concerning this recommendation, please contact me.

Sincerely,



Otto W. Wiederhold, P.E.
Senior Vice President

Attachments: Bid Tabulation

Walker Partners, LLC
Bid Tabulation

City of Gatesville
Mills Street Phase 2 Water & Wastewater Improvements
Project No.: 241657
April 26, 2023 13:00pm

Bidders

Item No.	Bid Item Description	Quantity	Estimated Measure	LC Paving & Construction, LLC		Quality Contractors		B-Corp Utilities, Inc.		JH Contracting, LLC		DJ Hansen Construction		Westar Construction, Inc.		TTG Utilities, Inc.	
				Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount
1.00	General Conditions	1	LS														
1.01	Mobilization & Bonds (8%)	1	LS	49,010.00	49,010.00	46,367.00	46,367.00	25,688.00	25,688.00	36,000.00	36,000.00	75,000.00	75,000.00	50,000.00	50,000.00	40,000.00	40,000.00
1.02	Traffic Safety Plan & Implementation	1	LS	22,500.00	22,500.00	4,375.00	4,375.00	3,305.00	3,305.00	5,000.00	5,000.00	14,000.00	14,000.00	6,000.00	6,000.00	15,500.00	15,500.00
1.03	Trench Safety Plan	1	LS	2,500.00	2,500.00	1,063.00	1,063.00	700.00	700.00	900.00	900.00	2,500.00	2,500.00	3,500.00	3,500.00	1,000.00	1,000.00
1.04	Trench Safety Implementation	3,100	LF	5.00	15,500.00	1.00	3,100.00	2.00	6,200.00	2.50	7,750.00	2.00	6,200.00	4.00	12,400.00	2.35	7,285.00
1.05	SWPPP Plans & Implementation	1	LS	7,900.00	7,900.00	3,750.00	3,750.00	2,000.00	2,000.00	3,500.00	3,500.00	3,000.00	3,000.00	6,000.00	6,000.00	6,750.00	6,750.00
	Subtotal General Conditions				97,410.00		58,655.00		37,893.00		53,150.00		100,760.00		77,900.00		70,535.00
2.00	Water Improvements																
2.01	8-inch C-900 Class 150 Water Line	1,360	LF	65.00	88,400.00	61.00	82,960.00	72.73	98,912.80	78.00	106,080.00	88.00	119,680.00	72.00	97,920.00	95.00	129,200.00
2.02	8-inch Resilient Seat Gate Valve	4	EA	2,500.00	10,000.00	5,297.00	21,188.00	3,094.00	12,376.00	2,800.00	11,200.00	2,800.00	11,200.00	2,650.00	10,600.00	3,385.00	13,540.00
2.03	8" 45 Degree Bend	4	EA	1,800.00	7,200.00	2,814.00	11,256.00	1,305.00	5,224.00	1,032.00	4,128.00	1,225.00	4,900.00	800.00	3,200.00	1,150.00	4,600.00
2.04	8" 11.25 Degree Bend	2	EA	1,800.00	3,600.00	2,847.00	5,694.00	1,337.50	2,675.00	1,061.00	2,122.00	1,200.00	2,400.00	800.00	1,600.00	1,200.00	2,400.00
2.05	8" x 6" Cross	2	EA	3,000.00	6,000.00	3,955.00	7,910.00	2,385.00	4,770.00	2,236.00	4,472.00	2,120.00	4,240.00	2,050.00	4,100.00	2,600.00	5,200.00
2.06	8" Cap	1	EA	1,000.00	1,000.00	1,801.00	1,801.00	975.00	975.00	575.00	575.00	600.00	600.00	680.00	680.00	698.00	698.00
2.07	Fire Hydrant Assembly to 8-inch Waterline	3	EA	5,500.00	16,500.00	10,437.00	31,311.00	8,741.67	26,225.01	8,969.00	26,907.00	8,000.00	24,000.00	8,980.00	26,940.00	9,700.00	29,100.00
2.08	Fire Hydrant Assembly to 6-inch Waterline	3	EA	5,200.00	15,600.00	10,272.00	30,816.00	8,566.00	25,698.00	8,803.00	26,409.00	7,000.00	21,000.00	8,825.00	26,475.00	9,600.00	28,800.00
2.09	6-inch C-900 Class 150 Waterline	1,785	LF	60.00	107,100.00	50.00	89,250.00	59.28	105,814.80	64.00	114,240.00	78.00	139,230.00	68.00	121,380.00	92.00	164,220.00
2.10	6-inch Resilient Seat Gate Valve	8	EA	2,200.00	17,600.00	3,899.00	31,192.00	2,329.37	18,634.96	2,087.00	16,696.00	2,300.00	18,400.00	2,000.00	16,000.00	2,550.00	20,400.00
2.11	6" x 6" Cross	1	EA	3,000.00	3,000.00	3,618.00	3,618.00	2,065.00	2,065.00	1,940.00	1,940.00	2,245.00	2,245.00	1,500.00	1,500.00	2,200.00	2,200.00
2.12	Reconnect Residential Water Service	11	EA	1,500.00	16,500.00	786.00	8,646.00	918.30	10,101.30	1,117.00	12,287.00	1,100.00	12,100.00	1,820.00	20,020.00	1,050.00	11,550.00
2.13	Residential Water Service & Meter Boxes to Unserviced Lots	21	EA	1,100.00	23,100.00	1,217.00	25,557.00	1,493.52	31,363.92	1,610.00	33,810.00	2,125.00	44,625.00	2,100.00	44,100.00	1,950.00	40,950.00
	Subtotal Water Improvements				315,200.00		351,199.00		344,833.79		360,866.00		404,820.00		374,515.00		452,859.00
3.00	Wastewater Improvements																
3.01	6-inch SDR 26 Wastewater Line	2,450	LF	50.00	122,500.00	49.00	120,050.00	89.00	218,050.00	72.00	176,400.00	55.00	134,750.00	76.50	187,425.00	113.50	278,075.00
3.02	Remove 6" Existing Wastewater Line	2,290	LF	7.50	17,175.00	20.00	45,800.00	0.52	1,190.80	5.00	11,450.00	25.00	57,250.00	16.00	36,640.00	6.50	14,885.00
3.03	Remove & Replace 4" Wastewater line	22	LF	30.00	660.00	145.00	3,190.00	86.00	1,892.00	90.00	1,980.00	225.00	4,950.00	64.00	1,408.00	100.00	2,200.00
3.04	Standard Wastewater Manhole	6	EA	5,600.00	33,600.00	8,146.00	48,876.00	11,220.00	67,320.00	9,320.00	55,320.00	2,500.00	15,000.00	6,250.00	37,500.00	9,500.00	57,000.00
3.05	Remove Existing Manhole	4	EA	2,500.00	10,000.00	1,982.00	7,928.00	360.00	1,400.00	500.00	2,000.00	800.00	3,200.00	475.00	1,900.00	1,650.00	6,600.00
3.06	Drop Wastewater Manhole	2	EA	7,000.00	14,000.00	8,995.00	17,990.00	12,484.00	24,968.00	12,711.00	25,422.00	600.00	1,200.00	7,200.00	14,400.00	12,500.00	25,000.00
3.07	10" Steel Sleeve Through Storm Sewer	10	LF	160.00	1,600.00	474.00	4,740.00	447.30	4,473.00	460.00	4,600.00	1,500.00	15,000.00	105.00	1,050.00	470.00	4,700.00
3.08	Reconnect Residential Wastewater Service	9	EA	1,500.00	13,500.00	1,113.00	10,017.00	1,36.00	5,004.00	897.00	8,073.00	1,100.00	9,900.00	1,550.00	13,950.00	1,225.00	11,025.00
3.09	New Wastewater Service to Unserviced	36	EA	1,000.00	36,000.00	1,162.00	41,832.00	1,175.00	38,700.00	1,506.00	54,216.00	1,400.00	50,400.00	2,950.00	106,200.00	1,525.00	54,900.00
	Subtotal Wastewater Improvements				249,035.00		300,423.00		362,997.80		340,061.00		291,650.00		400,473.00		454,385.00
	Total Bid				\$661,645.00		\$710,277.00		\$745,726.59		\$754,077.00		\$796,970.00		\$862,888.00		\$977,778.00

CITY COUNCIL MEMORANDUM

AGENDA ITEM: Discussion and Possible Action regarding the bid award for the Demolition/Removal of the former Rotunda Nursing Home.

ORIGINATING DEPARTMENT: City Manager

BACKGROUND INFORMATION:

1. The City acquired the former Rotunda Nursing Home in 2008 through tax foreclosure, abated the asbestos and demolished Wings 2 and 3 in 2014-2015.
2. The City was awarded an EPA Brownfields Cleanup grant (80% federal/20% local) in 2021 with \$183,409 of federal funds to remove the two remaining structures; the City match is \$36,682.

DISCUSSION/CONCLUSION:

1. The City's Qualified Environmental Professional (QEP) – Baer Engineering and Environmental Consulting from Austin, TX assisted in the preparation of the Request for Bids specifications.
2. The City of Gatesville advertised for bids on March 24, 2023 and five (5) bids were received. The bids were opened on April 20, 2023 at 3:00 p.m.
3. The following is the bid tabulation (in the order they were opened):

Bidder	Base Bid
Sierra Demolition – Jarrell, TX	\$145,000
Joe Ramon Construction Co – San Antonio, TX	\$351,790
American Abatement – San Antonio, TX	\$379,075
RNDI Companies – Rockwall, TX	\$176,636
Coastal Bend Demolition – Corpus Christi, TX	\$410,000

4. The low bidder was Sierra Demolition, however their proposal lacked specifics in terms of their plan, experience, team structure, etc.
5. RNDI has conducted asbestos abatement/demolition in 40+ schools in Dallas ISD, 120 properties in Dallas, and Grayson College (the other EPA Region 6 Brownfields Cleanup grantee). After consultation with Baer Engineering and the EPA Region 6 Project Manager, RNDI Companies provided the “best value” for this project; both concurred with that recommendation.
6. RNDI's proposal is within the funded grant amount.

RECOMMENDATION: Award the contract for the demolition/removal of the remainder of the Rotunda Nursing Home to RNDI Companies from Rockwall, TX.

PLANNING AND ZONING MEMORANDUM

AGENDA ITEM:

Discussion and possible action regarding an application to subdivide an 11.411-acre tract out of the A. Arocha Survey on South Hwy 36, Gatesville, TX into 5 lots to be known as the Newman Addition.

ORIGINATING DEPARTMENT:

Planning and Zoning

BACKGROUND INFORMATION:

The objective of this plat proposal is to subdivide an already developed, unplatted, 11.411-acre parcel from the A. Arocha survey into five distinct lots, collectively referred to as the Newman Addition.

Key Considerations:

- This subdivision proposal takes place mostly within City Limits. A portion of Lot 4 is located outside the City Limits.
- This development fully complies with the provisions of the City's Zoning Ordinance.
 - The entirety of the development is zoned B/C BUSINESS COMMERCIAL.
 - Lot sizes all meet minimum standards per Zoning Codes.
 - The site currently hosts existing residential and commercial land uses, in compliance with the B/C BUSINESS COMMERCIAL district.
 - Proposed lot boundary lines do not create any new encroachments or increase any existing encroachments.
- Public Utilities are already existing.
 - Existing Sewer service is provided by the City of Gatesville.
 - Existing Water service is provided by Fort Gates WSC.
- Engineering documentation, in regards to drainage and existing utilities and structures has been submitted as part of this subdivision application.
 - Drainage is not increased as no improvements are proposed.
 - All structures and improvements shown are pre-existing prior to the plat.
 - No extension of public facilities is being proposed.
 - No increased amount of impervious surface is being created.
 - All proposed lots have independent access from State Highway 36 ROW.

DISCUSSION/CONCLUSION:

The subdivision proposal does not entail any new improvements, whether public or private. Furthermore, the request complies with all other provisions outlined in the subdivision ordinance.

The Planning and Zoning Commission reviewed and unanimously approved the plat application at their previous regular meeting held on May 1st, 2023.

RECOMMENDATION:

Staff advises the City Council approve the application for subdividing the 11.411-acre parcel out of the A AROCHA survey into five lots to be known as NEWMAN ADDITION.

CITY COUNCIL MEMORANDUM

AGENDA ITEM: Briefing and Discussion on the FY 2023 Mid-Year Budget Review.

ORIGINATING DEPARTMENT: City Manager/Finance Director

BACKGROUND INFORMATION:

1. The end of March represents the half-way point of the City's fiscal year. While there is no charter requirement to conduct a mid-year review, it presents a snapshot of the City's current fiscal situation.
2. The attached slides detail:
 - a. The main revenue sources for the City's General and Water & Sewer Funds.
 - b. The Departments (functions) that are included in those Funds.
 - c. Revenue and Department-level expenses for the first six months of FY 2023 (1 October 2022-31 March 2023).

DISCUSSION/CONCLUSION:

1. For FY 2023, the main revenue "drivers" are tracking above budgeted projections.
2. Revenues are tracking within acceptable limits, and expenses at or below 50-percent straight line:

GF Revenues: 74.6%	GF Expenses: 46.8%
W&S Revenues: 51.9%	W&S Expenses: 43%

3. The City's fund balances are strong.

RECOMMENDATION: That the City Council participate in the mid-year review and provide guidance for future budgeting/spending, as appropriate, to the City Manager and Staff.



FY 2023 MID-YEAR BUDGET REVIEW

MAY 9, 2023

TYPES OF FUNDS IN THE CITY BUDGET

A Fund is an accounting device used to segregate the City's earned revenue for accounting purposes. A city can have an unlimited number of funds, but to be most effective, it should be the smallest number necessary to account for its operations.

Budgeting Manual for Texas Cities, Texas Comptroller of Public Accounts

GENERAL FUND

The chief operating fund for the City.

(Budgeted) Revenue Sources: 82% from Ad Valorem (property) taxes, Sales Tax allocations, and Franchise Fees.

Expense Accounts:

- Police Department (Code Enforcement)
- Fire Department
- Street Department (Fleet Maintenance)
- City Administration
- Building Department
- Library
- Municipal Court
- Parks & Recreation
- Planning & Community Development
- CVB/Civic Center

WATER & SEWER FUND

Account for the City's "business activities" that receive a major portion of their funding from charges.

(Budgeted) Revenue Sources:

- **Retail Water Sales** (Gatesville residents/businesses, North Fort Hood & TDCJ)
- **Wholesale Water Sales:** Fort Gates, Flat, Grove, Mountain, Coryell City, City of Gatesville
- **Sewer Charges** (Gatesville residents/businesses, North Fort Hood & TDCJ)

Expense Accounts:

- Water Distribution
- Sewer Department
- Water Production

AIRPORT FUND

SPECIAL REVENUE FUNDS

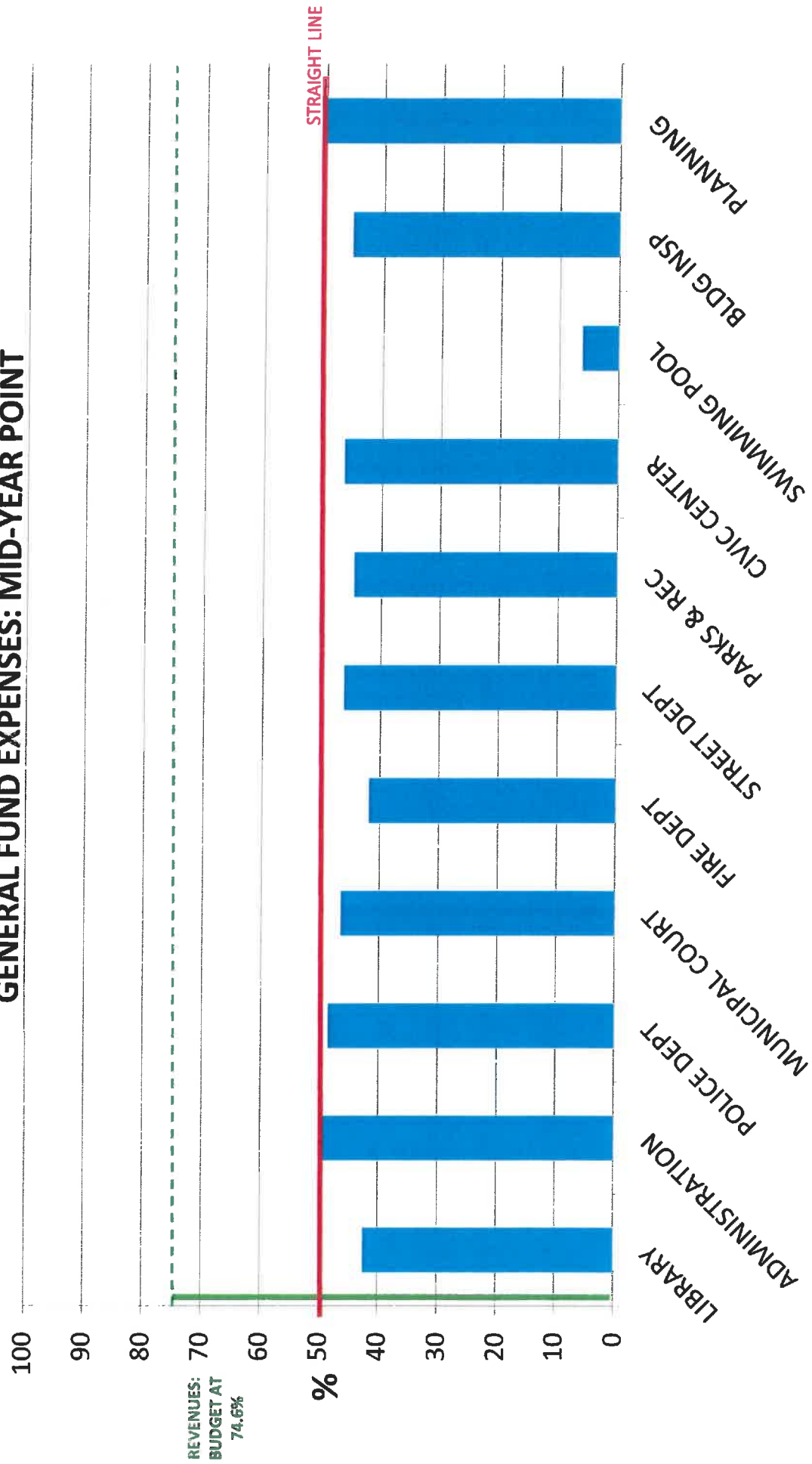
- Hotel Occupancy Tax
- Cemetery Maintenance
- Court Security & Technology
- Debt Service

GENERAL FUND REVIEW

FY 2023 MID-YEAR BUDGET REVIEW
GENERAL FUND REVENUES
As of March 31, 2023

	BUDGETED REVENUE	ACTUAL REVENUE TO- DATE	% OF BUDGETED	PROJECTED (EOY)
FY 2023 PROPERTY TAXES	\$2,590,530	\$2,706,140	104.4%	\$2,840,459
SALES TAX ALLOCATIONS	\$2,600,000	\$1,465,108	56.4%	\$2,838,603
FRANCHISE FEES	\$765,837	\$571,282	74.6%	\$888,423
RECREATION FEES	\$345,000	\$210,416	61.0%	\$398,158
FINES & FORFEITURES	\$150,000	\$69,883	46.6%	\$137,996
FACILITY RENTALS	\$33,500	\$21,395	63.9%	\$37,410

GENERAL FUND EXPENSES: MID-YEAR POINT



WATER & SEWER FUND REVIEW

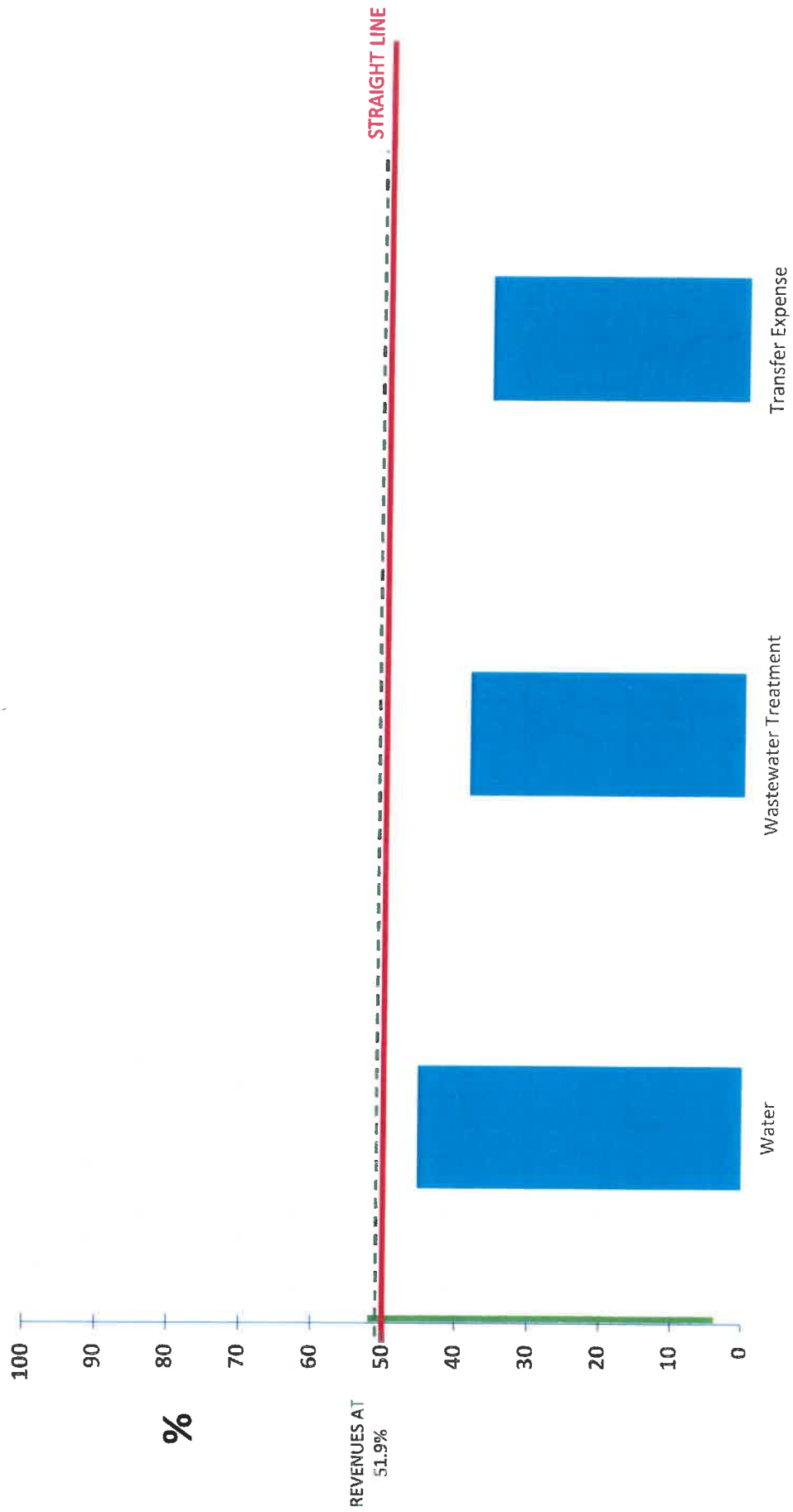
WATER & SEWER FUND REVENUE PERFORMANCE YEAR-TO-DATE

	BUDGETED REVENUE	ACTUAL REVENUE TO-DATE	% OF BUDGETED	PROJECTED (EOY)
WATER SALES (RETAIL & WHOLESALE)	\$4,977,655	\$2,570,038	51.6%	\$5,227,415
SEWER CHARGES *	\$3,356,330	\$1,754,926	52.3%	\$3,777,095

- NEW WATER & SEWER RATES WENT INTO EFFECT ON OCTOBER 1, 2022 FOR TDCJ AND MAY 1, 2023 FOR RESIDENTIAL/COMMERCIAL CUSTOMERS.

* INCLUDES NORTH FORT HOOD

WATER & SEWER FUND EXPENSES: MID-YEAR POINT



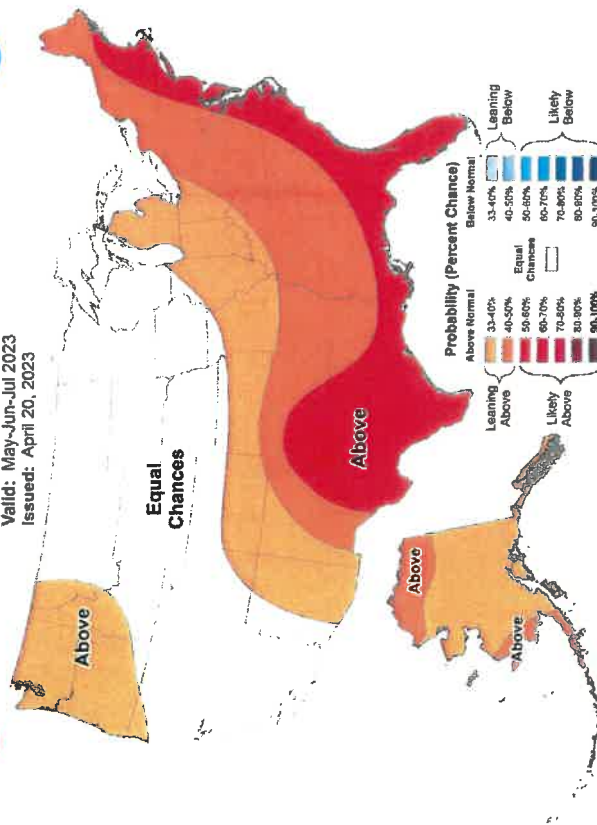
WATER SALES IMPACTED BY WEATHER



Seasonal Temperature Outlook



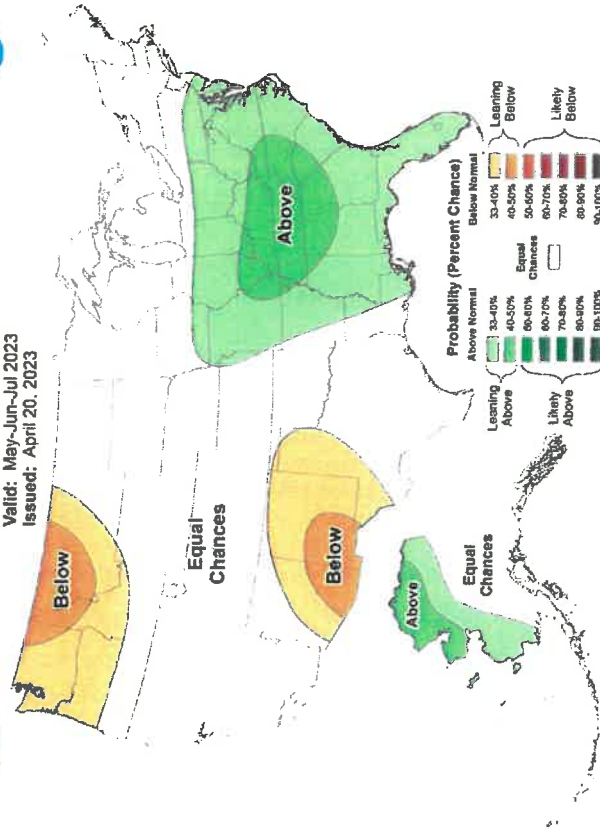
Valid: May-Jun-Jul 2023
Issued: April 20, 2023



Seasonal Precipitation Outlook



Valid: May-Jun-Jul 2023
Issued: April 20, 2023

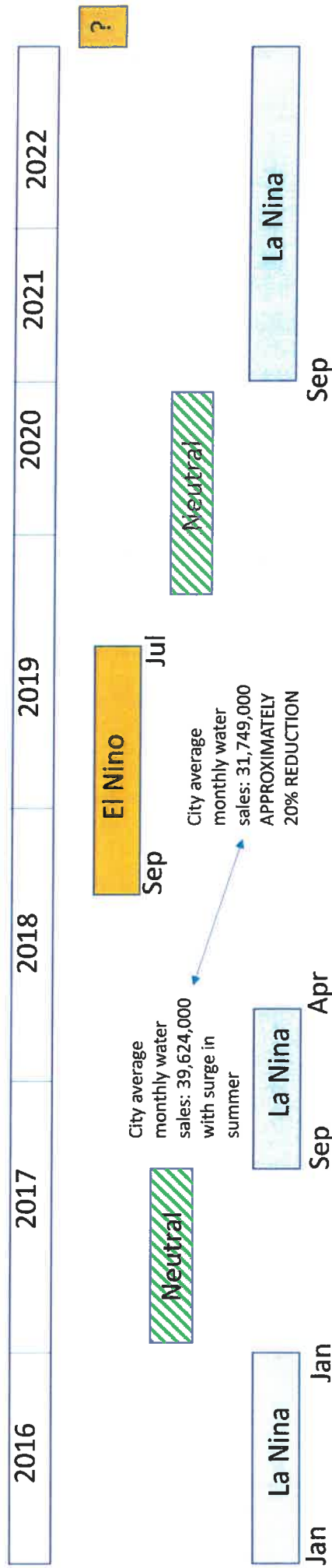


3-MONTH WEATHER OUTLOOK FOR CENTRAL TEXAS:

- CLIMATE PREDICTION CENTER (NOAA): 50 - 70% CHANCE OF ABOVE NORMAL TEMPERATURES JULY – SEPTEMBER WITH EQUAL CHANCE FOR NORMAL PRECIPITATION.

4/13/2023: CLIMATE PREDICTION CENTER ALERT: EL NINO WATCH. >85% CHANCE OF EL NINO DEVELOPING IN THE LATE SUMMER, PERSISTING INTO WINTER.

THE IMPACT OF CLIMATE ON WATER SALES



- Typical El Niño effects Wetter-than-average conditions are likely over portions of the U.S. Gulf Coast and Florida.
- During a La Niña year, winter temperatures are warmer than normal in the Southeast and cooler than normal in the Northwest.
- Water sales tend to be **higher** in La Nina, and **lower** in El Nino.

SPECIAL FUNDS REVIEW

Airport Fund
Hotel Occupancy Tax
Cemetery Maintenance Fund
Court Security & Technology Fund
Debt Service Fund

SPECIAL REVENUE FUNDS PERFORMANCE YEAR-TO-DATE

	BUDGETED REVENUE	ACTUAL REVENUE TO-DATE	% OF BUDGETED
AIRPORT	\$54,500	\$32,648	60%
HOTEL OCCUPANCY TAX	\$130,600	\$162,037	124%
CEMETERY MAINTENANCE FUND	\$12,000	\$8,000	67%
COURT SECURITY & TECHNOLOGY FUND	\$13,400	\$8,909	66%
DEBT SERVICE	\$166,750	\$179,726	107%
	BUDGETED EXPENSES	ACTUAL EXPENSES TO-DATE	% OF BUDGETED
AIRPORT	\$38,950	\$116,114	298%
HOTEL OCCUPANCY TAX	\$107,147	\$11,855	11%
CEMETERY MAINTENANCE FUND	\$2,000	\$0	0%
COURT SECURITY & TECHNOLOGY FUND	\$4,500	\$1,110	25%
DEBT SERVICE	\$165,366	\$163,559	99%

FY 2023 BUDGET GOALS

- ☒ 1. MAINTAIN CURRENT LEVELS OF SERVICE WITH A BALANCED BUDGET; ADOPT AN AD VALOREM TAX RATE SUFFICIENT TO FUND SERVICE-LEVEL REQUIREMENTS.
- ☒ 2. ENSURE EMPLOYEES ARE ADEQUATELY COMPENSATED TO PREVENT LARGE-SCALE ATTRITION.
- ☒ 3. EXECUTE THE COUNCIL-APPROVED CAPITAL IMPROVEMENT PLAN (CIP).
- ☒ 4. EXECUTE THE CLFRF-FUNDED LOVERS LANE WATER/SEWER PROJECT.
- ☐ 5. DECIDE ON THE FY 2024 CLFRF-FUNDED INFRASTRUCTURE PROJECT.
- ☐ 6. MAXIMIZE GRANT FUNDING TO IMPROVE CITY INFRASTRUCTURE AND COMMUNITY RESOURCES:
 - ☐ a. BEGIN PLANNING FOR A NEW POLICE STATION; [(T) PURSUE A USDA RD FACILITIES GRANT] UPON DEMOLITION OF THE ROTUNDA NURSING HOME BUILDING.
 - ☒ b. FINALIZE AN ALTERNATE PROJECT FOR REPLACEMENT OF FAUNT LE ROY PARK WITH FEMA GRANT FUNDING
- ☒ 7. IMPLEMENT THE MAY 2020 COMPREHENSIVE PLAN SHORT TERM STRATEGIES.
- ☐ 8. FUND A THOROUGH ENGINEERING ASSESSMENT OF THE 1904 LEON RIVER BRIDGE – AND DECIDE ITS FUTURE.
- ☒ 9. CONTINUE TO ALIGN THE CITY'S FINANCIAL PROCESSES WITH GFOA BEST PRACTICES.

CONCLUSION

- Strong FY 2022 Unrestricted General Fund balance.
- At FY 2023 mid-year point strong GF and W/S Fund revenues; expenses overall below straight line.
- Wholesale water sales above budgeted revenue – typical for La Nina; above-average temperatures May – September projected to result in increased revenues to likely exceed budget projections.
- New water & sewer rate structure went into effect with October 1 (TDCJ) and May 1 (Residential/Commercial) billing cycles.
- Sales Tax allocations up.
- Capital spending closely scrutinized – in accordance with Procurement Policy, able to execute FY 2023 CIP
- Currently projecting an end-of-FY surplus in both General and Water/Sewer Funds.

QUESTIONS?

INTERIM CITY MANAGER'S REPORT
9 MAY 2023

1. CITY MANAGER INITIATIVES:

- Capital Projects:

- **Stillhouse WWTP Expansion – Project 2-01590 (No Change).** Conducted an in-progress review with Walker Partners on 17 February concerning updated construction costs. TWDB desires to review the plans and project manual prior to going out for bids (30-45 day process). Plans were submitted to TWDB by Walker Partners on 14 April 2023. Pending TWDB approval, anticipate bidding the project in June 2023; anticipated Notice to Proceed not later than August 2023, pending any additional issues.
- **Other Capital Projects in progress (Update).**



PROJECT NAME	WP PROJECT NUMBER	DATE	PROJECT AMOUNT (ENGR/CONSTR)	STATUS
WTP CLARIFIER #1 MECHANISM REPLACEMENT	2-01638	May 4, 2020	\$25,050/\$360,000	Bid awarded 8/9/22 (\$843,190); demo week of 5/1
WTP CLARIFIER #2 REHABILITATION	NA	March 1, 2022	\$34,150/\$360,000	CDBG-funded; Bid awarded to B5 Construction 3/28/23 for \$383,772; pre-construction meeting 5/3
CHLORINE BOOSTER STATIONS (BP 7 & MOUNTAIN)	2-01633	April 30, 2020	\$29,300/\$60,000	Design complete; bid after Clarifier #2
MILLS STREET WATER/SEWER LINE REPLACEMENT (PH. II – MARY/BARNES/MILLS)	2-01657	April 19, 2022	\$144,658/\$868,385	Pre-bid meeting 4/19. Bid opening 4/26. Council to award bid 5/9/23
DRAINAGE STUDY & MASTER PLAN	2-01644	Oct 12, 2020	\$250,000	Draft report sent to TWDB for review Exploring Phase 2 options with GLO under Resilient Communities Program

LOVERS LANE WATER/WASTEWATER REPLACEMENT	2-01635	November 4, 2021 – PSA	\$1,560,300	CLFRF-funded (tranche 1); Council awarded bid 4/25/23 to B-Corp Utilities
BP #2 BOOSTER PUMP STATION [Potential sale to Coryell City WSD]	2-XXXX	April 7, 2022	\$493,820	Electrical and building subs ready to start; anticipated completion 6/23
REPLACEMENT OF WASTEWATER FORCE MAIN			(T)\$466,000	Potential candidate project for CLFRF tranche 2, or FY 2024 Congressional Community Project Funding
OLD FORT GATES AND INTERMEDIATE LIFT STATION UPGRADE/DESIGN NEW 8-INCH FORCE MAIN ILS-INTERCEPT	2-01611	May 2, 2018	\$161,325	
TECH MEMO/PRELIM DESIGN & INSTALL NEW PUMPS AT 107 LIFT STATION		May 2, 2018	\$31,500	
VALLEY VIEW LIFT STATION IMPROVEMENTS	2-01639	May 4, 2020	\$13,750/	

Other activities:

- New AWOS was commissioned by FAA on 24 April 2023, and is fully operational.
- 805 E. Main Street appraisal conducted on 6 April 2023; awaiting results.
- 2023-24 CDBG grant application to replace the earthen lagoons at the Water Treatment Plant was submitted on 26 April 2023.

Dates of Note

- May 1: Splash Pad opens
- 27 May: City outdoor swimming pool opens
- 29 May: Memorial Day federal holiday.

2. ZONING ORDINANCE REVISION (No Change): City Council approved the 2020 Comprehensive Plan setting the stage for updating the City's 1995 Zoning Ordinance. Exploring opportunities for General Land Office "Resilient Communities" grant (no City match requirement) to move this process forward.

3. FEMA DISASTER DECLARATION 4416 – FALL 2018 FLOODING (No Change): The status of the one remaining project (Faunt Le Roy Park) which has not been funded is below. I executed a contract in the amount of \$49,500 with LJA Engineering on 10 November 2021 with an estimated completion of June 2022. Have notified TDEM of a preferred alternative; will schedule a briefing for the City Council on the preferred alternative once final costs are determined. Willing to host a public meeting to receive comments on the proposal once TDEM/FEMA approve. Submitted the "Improved Project Request Letter" to TDEM on August 26th and the concept drawings/cost estimates to TDEM on 15 November for their approval and forwarding to FEMA. TDEM forwarded the project Statement of Work to FEMA and is it "due to be reviewed soon." Requested Congressman Carter's assistance with FEMA on 22 March 2023.

Leon River embankment	#88221	The total estimated cost to repair the damage to pre-flood (October 2018) condition is \$1,360,727.92. FEMA has approved that amount as the maximum cost; the City's 25% share would amount to \$340,181.98. I rejected FEMA's Fixed Cost Offer, which would restore FLRP to its pre-flooding condition, but not fix the root cause of the problem that causes the flooding to occur. TDEM and FEMA must approve the Improved Project.
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4. BROWNFIELDS CLEANUP GRANT FOR THE ROTUNDA (Update): EPA sent the grant award letter to the City on 7 October 2021. Bid notice posted on website/advertised in newspaper with a due date of April 20, 2023; five proposals were received. Contract award recommendation at this Council meeting. Exploring grant administrative services contract. We will work on scheduling a kick-off meeting once the demolition contractor is procured. Required Community Relations Plan submitted to EPA Region 6 for approval.

5. FAST (Fire, Ambulance, and Service Truck) Fund – (CDBG) Grant (No Change) – Grant application was submitted on 26 July 2022. Texas Department of Agriculture is currently scoring applications.

6. FUTURE COUNCIL MEETING AGENDA TOPICS:

May 23, 2023	TBD	
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FUTURE COUNCIL MEETING TOPICS -- DATE TBD

Various Ordinance Amendments (Chapter 12, Cemeteries; New Ordinances: Water Meter Tampering; Fats, Oil, and Grease (FOG); Shipping Containers as structures.)
Ambulance Agreement with CHEMS



NORTH FORT HOOD POPULATION

AGENCY	MIL	CIV	CTR/OTHER
DPTMS / TLC.		8	63
AFSBN: Maint. & DFAC			64
DES: Fire Station, Police Patrols	14	21	
DPW: Municipal Services and Maint. Shop		6	
AAFES Shopette and Barbershop		20	
DFMWR Fitness Center		6/NAF	
TMC # 14	20	1	
MATES	96		
ECS64	38		57
NUGATE			5
MSB/Task Force	41		
120 TH /166 AVN	431		
DYNCORP			29
TOTAL	640	62	218

TOTAL 920

REAL PROPERTY SUMMARY

NORTH FORT HOOD (NFH) CANTONMENT TOTAL ACREAGE: 1,083

BUILDINGS AND STRUCTURES: 155 Active Buildings
 3 Dining Facilities - (1) renovation - 800 feeding capacity each and 1400 feeding capacity (1 ORTC) Troop Medical Clinic 14 and RC Post Mob Physical facility 10 Large Area Maintenance Shelters (LAMS), Wash Rack - 72 x Wheeled Vehicle Wash Stations & 7 x Track Vehicle Bird Bath Stations, 1 Aircraft Wash Rack at Longhorn, Container Yard, MCTC Exercise Control Capability (limited), DFMWR Fitness Center 7,500 sq. ft., PT Complex 1/4 Mile Track with 11 Obstacles, AAFES Shopette, Recreations Center and Internet Café

SOLDIER BARRACKS: 3,487 bed Billeting capacity

AIRSTRIPS:

LONGHORN AUXILIARY AIRSTRIP (North Fort Hood) 3,500 feet paved runway & 84 UH-60/AH-64 Pads and 8 CH-47 Pads
SHORTHORN AUXILIARY AIRSTRIP (North Fort Hood) 23 Pads

PRIMARY MOBILIZATION FORCE GENERATING INSTALLATION: NFH CANTONMENT

FY15 - Mob: 131 units (5,674 Soldiers); DEMOB: 119 units (4,097 Soldiers): Total: 9,771
 FY16 - Mob: 217 units (7,430 Soldiers); DEMOB: 143 units (6,861 Soldiers): Total: 14,291
 FY17 - Mob: 291 units (10,134 Soldiers); DEMOB: 183 units (7,278 Soldiers): Total: 17,412
 FY18 - Mob: 358 units (12,168 Soldiers); DEMOB: 184 units (7,980 Soldiers): Total: 20,148
 FY19 - Mob: 281 units (9,750 Soldiers); DEMOB: 159 units (9,721 Soldiers): Total: 19,471
 FY20 - Mob: 294 units (12,116 Soldiers); DEMOB: 256 units (7,754 Soldiers): Total: 19,870
 FY21 - Mob: 282 units (11,190 Soldiers); DEMOB: 415 units (10,728 Soldiers): Total: 21,918
 FY22 - Mob: 356 units (15,617 Soldiers); DEMOB: 414 units (10,136 Soldiers): Total: 25,753
 FY23 - Mob: 224 units (7,658 Soldiers); DEMOB: 237 units (5,997 Soldiers): Total: 13,655

DEPLOYED UNITS

Largest Mobilizing units on ground - 185 ECAB, 1065 MD CO

TOTAL BOG: 167

DEMOB UNITS

Largest Demobilizing units on ground - 36 ECAB, 209 MCAS

TOTAL BOG: 379

OTHERS

257

Largest units on ground - 36 ECAB, 209 MCAS

TOTAL BOG: 281

TOTAL BOG: 803

COMMUNITY ACTIVITIES

Chapel - 56516
 Recreation Center - 56480
 3 Pavilions/BBQ Pits
 Pavilion - ORTC
 Turner Field & Track



SHORT, MID, LONG-TERM PROJECTS

Short Term:

- AAFES Food Court/Food Trucks
- Award two new CTE Buildings
- Establish MC3 Building
- Establish ACP 19C N HWY 36 (Air Strip Side) RPPB

Mid Term:

- Replace LAMS on NFH with permanent structures for C2 (funded and awarded)
- Establish 3x facilities on main cantonment NFH (468, 469, 487 funded and awarded)

Long Term:

- ORTC (Phases 1B TEMF, 2A BDE, BN TEMF - & 2B 880 beds, TEMF)
- Replace ACP with Unified Facilities Criteria Standard
- Update NFH Area Developmental Plan



DIV/BDE Future Updated TOC Site



**LONGHORN AUXILIARY LANDING STRIP (92 Parking Pads)
 84 Multi-Airframe (UH-60, AH-64)
 8 CH-47 pads
 4 Maintenance pads**



TOC PAD



**SHORTHORN AUXILIARY LANDING STRIP (23 PADS)
 22 Multi-Airframe pads
 (UH-60, OH-58, AH-64)
 1 Maintenance pad
 2 Buildings**

2023

-JANUARY-

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15	16	17	18	19	20	21
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29	30	31				

-FEBRUARY-

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-MARCH-

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-APRIL-

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-MAY-

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-JUNE-

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-JULY-

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-AUGUST-

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-SEPTEMBER-

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-OCTOBER-

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-NOVEMBER-

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-DECEMBER-

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