

REGULAR CITY COUNCIL MEETING
JANUARY 12, 2021 AT 5:30 P.M.
COUNCIL CHAMBER, 110 NORTH 8TH STREET
GATESVILLE, TEXAS 76528

In accordance with guidelines of the Office of the Governor regarding the public health disaster declaration, the City Council of the City of Gatesville conducted an in-person meeting. In order to provide a safe and healthy environment for the public and councilmembers attending the meeting, social distance regulations and guidelines were followed.

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) CALL TO ORDER REGULAR CITY COUNCIL MEETING AT 5:30 P.M. THIS 12TH DAY OF JANUARY, 2021

PRESENT: Mayor Gary Chumley, Councilmembers Meredith Rainer, Greg Casey, Billy Sinyard, Barbara Burrow, and Claude Williams

REGRETS: Councilmember Jack Doyle

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Rene Ochoa, Joe Campbell, and Rob Atkins

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.

3) DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE REGULAR CITY COUNCIL MEETING DECEMBER 8, 2020

RESOLUTION 2021-01: Motion by Meredith Rainer, seconded by Greg Casey, to approve the Minutes from the Regular City Council Meeting December 8, 2020; all five voting "Aye", motion passed.

4) BRIEFING REGARDING KEEP GATESVILLE BEAUTIFUL ORGANIZATION– CHAIRMAN JOE CAMPBELL

Keep Gatesville Beautiful (KGB) Affiliate Chairman Joe Campbell briefed the Council on the activities and initiatives that the KGB have been busy with. Projects have included promotion of the "Don't Mess With Texas" annual calendar that is illustrated by Texas youth, Yard of the Month, a Native Plants Garden project at Freedom Park that was made possible by a grant and the KGB funded mural and information brochure regarding this project which can be purchased at the museum. Messages are posted on KGB Facebook regarding education and invitation to Gatesville's citizens to take responsibility for a cleaner, more beautiful community.

Mr. Campbell stated that there have been no large gatherings for cleanup projects in 2020 and as the Gatesville KGB heads into their fourth year they are looking forward to the annual Household Hazardous Waste Day in February that is coordinated with the City of Gatesville.

Fort Hood soldiers have partnered in many of the KGB's activities and events and the KGB always needs help and welcomes volunteers. Mr. Campbell said that the KGB has been supported by the Lion's

Club and the Gatesville Messenger and invited the Council to attend their functions and quarterly meetings. City Manager Parry encouraged the Council to support the efforts of KGB and reminded them that when citizens recognize community leaders out supporting KGB they will see that it is important.

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City Manager Parry introduced and welcomed new Gatesville Messenger reporter Rob Atkins to the meeting.

5) PRESENTATION BY THE CITY MANAGER AND DISCUSSION REGARDING REFUNDING THE TAXABLE SERIES 2011 CERTIFICATES OF OBLIGATION FOR INTEREST RATE SAVINGS

City Manager Parry presented a Power Point program regarding refunding of the Taxable Series 2011 Certificates of Obligation for interest rate savings. Parry first discussed the general issues with the Wholesale Water situation and pointed out that with the known 477% increase in the cost of 67 % of the City's raw water rights in September 2021, wholesale water rights will need to be increased, and current contracts with the Water Supply Corporations Gatesville serves will need to be revised. Reducing the debt service component of the rate structure will make it easier to cope with the inevitable rate increase. Also highlighted was that the current rate charged to wholesale customers doesn't cover the current costs and that shortfalls will worsen in September unless the City takes action. Increasing the cost of water rights with re-funded 2011 bonds was further discussed and the revenue that would be required to meet the cost of debt service, water rights, operation & maintenance, capital outlays, and capital repair & replacement.

In the current interest rate environment, it would be prudent for the City to consider re-funding the 2011 Certificates of Obligation that were issued to fund Phase II of the Water Treatment Plant modernization. Current coupon rates for this debt services ranges from 4.25% to 5.10%; in the current environment, it is possible to secure interest rates in the 3% range- which would reduce the debt service requirement by approximately \$1.425 million over the next fifteen years. The initial debt was \$8,005,000.00 and currently there is \$5,985,000.00 in debt remaining- which would be the amount refunded.

This refunding opportunity for the City of Gatesville will be contingent on a favorable credit rating from Standard and Poor Global Ratings Company. City staff anticipates that an ordinance authorizing the sale of the bonds will be presented at the Council meeting on February 9, 2021.

6) DISCUSSION AND POSSIBLE ACTION REGARDING APPLICATION BY MICHAEL REEDY, SR., CHRISTINA REEDY, GENEVA MUFF, AND STEVEN MUFF TO SUBDIVIDE A TRACT OF LAND LOCATED AT 407 FOWLER STREET GATESVILLE, TEXAS, LEGALLY KNOWN AS 0008 A AROCHA SURVEY

City Planner Director, Rene Ochoa, stated that this proposed subdivision had been submitted for the purposes of turning an existing 1.5-acre tract of un-platted property into two lots in order to convey one of those lots to a family member. Adjacent property owners/family members are also platting their property through the same plat. Being a new plat, this subdivision is subject to the regulations set forth for "Final Plats" within the Subdivision Ordinance.

All provisions of the subdivision ordinance have been met by the developer to the City's and County's satisfaction. Since this entire property is located within Gatesville's Extraterritorial Jurisdiction, the County Attorney is required to review the proposed plat. The application was unanimously recommended for approval by the Planning and Zoning Commission at the regularly scheduled meeting on January 4, 2021. Mr. Ochoa recommended that the City Council approve this plat.

RESOLUTION 2021-02: Motion by Meredith Rainer, seconded by Billy Sinyard, to approve the subdivision of a tract of land located at 407 Fowler Street, Gatesville, Texas, Legally known as 0008 A. Arocha Survey; all five voting "Aye", motion passed.

7) DISCUSSION AND POSSIBLE ACTION REGARDING APPLICATION BY JOE JONES TO SUBDIVIDE A 12.477 ACRE TRACT OF LAND LOCATED ON S. SH 36, GATESVILLE, TEXAS LEGALLY KNOWN AS 0008 A AROCHA SURVEY

City Planner Director, Rene Ochoa, stated that this proposed subdivision had been submitted for the purposes of turning an existing 12.477 -acre tract of un-platted property into five lots for residential housing.

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Being a new plat, this subdivision is subject to the regulations set forth for “Final Plats” within the Subdivision Ordinance.

This proposed subdivision takes place entirely within the Gatesville’s City limits and all provisions have been met by the developer to the City’s satisfaction. Eighteen inch culverts will be built to address the known drainage issues in this area which have been approved by the City Engineer. The application was unanimously recommended for approval by the Planning and Zoning Commission at the regularly scheduled meeting on January 4, 2021. Mr. Ochoa recommended that the City Council approve this plat.

RESOLUTION 2021-03: Motion by Barbara Burrow, seconded by Greg Casey, to approve the subdivision of a 12.477 acre tract of land located on S. SH 36, Gatesville, Texas, legally known as 0008 A. Arocha Survey; all five voting “Aye”, motion passed.

8) PRESENTATION BY THE CITY MANAGER AND DISCUSSION REGARDING THE RECODIFICATION OF THE CITY OF GATESVILLE CODE OF ORDINANCES

City Manager Parry reminded the Council that in 2018, the City engaged the Municipal Code Corporation (Municode) to recodify the City’s Code of Ordinances. The last recodification was done internally and was completed in May of 2013.

During Municode’s recodification, they conformed the Code of Ordinances to current State statutes:

- Several provisions of the Finance and Taxation Title were in conflict with current Texas Tax Code.
- Deleted sections pertaining to Utility franchises- not of general and permanent nature.
- Deleted sections not consistent with Texas Transportation, Penal, Occupation and other codes.
- Compiled a separate Title for Fees in one location- Chapter 18.

The City of Gatesville is a Home Rule city so is only authorized to pass ordinances to enact standards that are more strict than state statutes, or where state law is silent. The current Code of Ordinances has a total of 174 Ordinances passed by the City with the oldest dating back to June of 1929 and details the City’s laws on the use of streets by merchants. Municode only addressed conflicts and discrepancies in the City’s own code and did not comment or attempt to amend city’s ordinances. It is up to the Council to change, amend or delete current ordinances and will be addressed after approval of Municode’s recodification.

A draft ordinance was provided to the Council for review in their read ahead books which highlighted strikethroughs for deletions and underlined sections for additions. The City Attorney is currently reviewing the draft ordinance and upon his approval, the Ordinance will be presented to the City Council for approval.

9) CITY MANAGER’S REPORT:

Capital Projects:

Water Meter Replacement (Update): Met with Ameresco today and they reported that so far 1196 meters have been replaced. They anticipate completion of this project to be February 22, 2021. There have been a few minor problems but all have been quickly resolved. January 18th is a Federal & City Holiday but Ameresco will be working (replacing the school meters) and is aware of the “on call” employee if any issues come up. They will now start working on Fridays to increase production and get back on schedule.

1. Texas Water Development Board Grant Request (Update): The City submitted a TWDB Flood Infrastructure Fund grant/loan request for \$250,000 to fund a drainage study and master plan for the City. The City’s application has been funded with a grant of \$225,000 and a loan/cash match of

\$25,000. The TWDB has created a significant roadblock in that they believe the City must model the entire Coryell Creek Leon River watershed which encompasses 316 square miles; Parry is working with FEMA Region 6 to determine what they have modeled so it can be submitted to TWDB.

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2. COVID-19 UPDATE: Vaccination hubs have not been designated in Coryell County yet. The Coronavirus Aid, Relief, and Economic Security (CARES) Act Funding for the City that was submitted and approved for purchases has now been submitted for reimbursement and is being audited for justification. All the purchase issues have been justified and submitted and am waiting for approval for reimbursement.

3. TENTATIVE FUTURE COUNCIL MEETING AGENDA TOPICS:
January 26, February 9 & 23- Ordinance recodifying the Code of Ordinances
February 9- Ordinance authorizing the sale of the 2021 Re-funding Bonds
February 23- Police Department Annual Report.

Council Meeting Dates yet to be determined for the following topics:

- Options for solid waste as the contract with Waste Management will expire in 2023.
- Results of the Wholesale Water Study

4. FORT HOOD FACT SHEET (included in council book): Summary of on-going activities and projects at Fort Hood. Discussed a “Fly Simulator” concept that is being considered for construction at North Fort Hood. This facility would be a high end aviation training simulator that would be very beneficial as even more units would come to North Fort Hood for more extensive training. Mayor Chumley commented that Gatesville already has a good relationship with Fort Hood and if this aviation simulator would become a realization, it would benefit Gatesville as even more soldiers would come to our community to live.

10) ADJOURN MEETING AT 7:12 P.M., THIS 12TH DAY OF JANUARY, 2021

ATTEST:

APPROVED:

Wendy Cole
City Secretary

Gary M. Chumley
Mayor