

**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
JUNE 23, 2020 AT 5:30 P.M
GATESVILLE COUCIL CHAMBER
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 to approve of Minutes from Regular City Council Meeting June 9, 2020**
- 4. Briefing regarding Local Property Tax Appraisal Process- Coryell Central Appraisal District Chief Appraiser, Mitch Fast**
- 5. Discussion and possible action regarding an ordinance of the City of Gatesville, to re-zone approximately 0.923 acres of land located at 110 Wells Park Drive, Gatesville, Texas, and legally known as Lot 4, Block 62, Original Town Gatesville (3rd & final reading of Ord. 2020-10)**
- 6. Discussion and possible action to approve an Administrative/Management Services Firm for the 2021-22 Community Development Block Grant- Community Development Fund Application**
- 7. Discussion and possible action to approve an Administrative/Management Services Firm for the 2020 Community Development Block Grant- Downtown Revitalization Fund Application**
- 8. Discussion and possible action regarding an Ordinance amending Chapter 21, Waters and Sewers Article II, Service Rates and Charges, Code of Ordinances of the City of Gatesville, Texas, by changing certain Water and Sewer Base and Volumetric Rates; and providing an Effective Date (1st reading of Ordinance 2020-11)**
- 9. City Manager's Report: - Capital Projects
- Budget Report
- Future Agenda Topics
- Coronavirus Update
- Department Head Reports: Fire, Finance, Code Enforcement/Building Permits, Utility, Police, Court, Recreation, Convention and Visitor's Bureau**
- 10. Adjourn Meeting**

I hereby attest that the above agenda was posted on this the 19th day of June, 2020 by 5:00 p.m. on the official City of Gatesville website, www.ci.gatesville.tx.us and the official bulletin boards at the Gatesville City Hall, 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 wendy.cole@ci.gatesville.tx.us for further information.

REGULAR CITY COUNCIL MEETING
JUNE 23, 2020 AT 5:30 P.M.
COUNCIL CHAMBER, 110 NORTH 8TH STREET
GATESVILLE, TEXAS 76528

In accordance with guidelines of the Office of the Governor, the City Council of the City of Gatesville conducted an in-person meeting while maintaining social distancing to slow the spread of the Coronavirus (COVID-19). In order to provide a safe and healthy environment for the public 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 5:35 P.M. THIS 23RD DAY OF JUNE, 2020

PRESENT: Mayor Gary Chumley, Council Members Meredith Rainer, Greg Casey, Bill Robinette, and Jack Doyle

REGRETS: Council Member Randy Hitt

ABSENT: Council Member Robert Kent

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Rene Ochoa Heather Ashley, Mitch Fast, and Brenda Kiphen

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 OF MINUTES FROM REGULAR CITY COUNCIL MEETING JUNE 9, 2020

RESOLUTION 2020- 44: Motion by Bill Robinette, seconded by Jack Doyle, to approve the minutes from the Regular City Council Meeting June 9, 2020; all voting "Aye", motion passed.

4) BRIEFING REGARDING LOCAL PROPERTY TAX APPRAISAL PROCESS- CORYELL CENTRAL APPRAISAL DISTRICT CHIEF APPRAISER, MITCH FAST

Coryell Central Appraisal District Chief Appraiser, Mitch Fast, provided a detailed briefing on the property tax appraisal process. Following the briefing Fast answered questions from the Council and encouraged them and residents with questions about their appraisal to please contact the office in Gatesville or Copperas Cove and they will be happy to discuss the process and any concerns they might have.

5) DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE OF THE CITY OF GATESVILLE, TO RE-ZONE APPROXIMATELY 0.923 ACRES OF LAND LOCATED AT 110 WELLS PARK DRIVE, GATESVILLE, TEXAS, AND LEGALLY KNOWN AS LOT 4, BLOCK 62, ORIGINAL TOWN GATESVILLE (3RD & FINAL READING OF ORD. 2020-10)

City Manager Parry stated that this is the final reading of this ordinance which will rezone 110 Wells Park Drive from Residential 2-4 Family to Residential Multi-Family. Parry noted that there were no changes to this ordinance.

ORDINANCE 2020-10: Motion by Meredith Rainer, seconded by Greg Casey, to approve the third and final reading of Ordinance 2020-10 to re-zone approximately 0.923 acres of land located at 110 Wells Park Drive, Gatesville, Texas, and legally known as Lot 4, Block 62, Original Town Gatesville from Residential 2-4 Family Zoning District to Residential Multi-Family Zoning District; all voting “Aye” motion passed.

6) DISCUSSION AND POSSIBLE ACTION TO APPROVE AN ADMINISTRATIVE/MANAGEMENT SERVICES FIRM FOR THE 2021-22 COMMUNITY DEVELOPMENT BLOCK GRANT-COMMUNITY DEVELOPMENT FUND APPLICATION

City Manager Parry provided the Council an updated Information Memorandum and an Evaluation of Proposals form as replacements in their read ahead council books for the 2021-22 Community Development Block Grant (CDBG)- Community Development Fund Application. This CDBG –if funded- would be used to rebuild/repair Clarifier #2 at the Gatesville Water Treatment Plant which is currently a Fiscal Year 2021 project in the City’s Capital Improvement Plan. If this project can be funded by a CDBG, it would free up approximately \$350,000.00 for other infrastructure needs.

The Request for Proposals were e-mailed to three Texas Department of Agriculture pre-approved Administrative Services firms; one proposal was received by the deadline date of June 1, 2020. The firm was independently evaluated by the City Manager, Councilmember Casey, and Planning/Community Development Director, and Convention & Visitors Bureau Director using Texas CDBG criteria and evaluation forms:

ADMINISTRATIVE SERVICES:	Casey	Ochoa	Shepherd	Parry	Average
Langford Community Management Services	100	100	100	100	100

RESOLUTION 2020- 45: Motion by Greg Casey, seconded by Bill Robinette, to approve Langford Community Management Services, Inc. as the Administrative/Management Service Firm for the 2021-22 Community Development Block Grant- Community Development Fund Application; all voting “Aye”, motion passed.

7) DISCUSSION AND POSSIBLE ACTION TO APPROVE AN ADMINISTRATIVE/MANAGEMENT SERVICES FIRM FOR THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT-DOWNTOWN REVITALIZATION FUND APPLICATION

City Manager Parry stated that this Community Development Block Grant (CDBG) for Downtown Revitalization –if funded- would be used to demolish/construct/repair sidewalks, construct ADA-compliant ramps, replace curb/gutter, replace water and sewer lines, and reconstruct Leon Street between 7th and 8th Streets. A map was provided and discussed which gave an overview of the overall proposed project and detailed the project scope and scope cost of \$337,472.15. The project must be located on public property within the designated downtown district: area around the courthouse or city square/ areas included in or contiguous to the economic center of the community. The maximum amount that can be awarded is \$500,000.00 with a minimum match of \$11,812.00. If 50% or more of the project is used for sidewalks or ADA compliance, an additional 5 points will be awarded. City staff maximized the sidewalk scope of the project as well as developed a plan for curb and gutter, sewer and water infrastructure replacement and street repair. Parry discussed the application and said that it is due September 1, 2020 so the timeline to get this application submitted will be accelerated.

The Request for Proposals were e-mailed to three Texas Department of Agriculture pre-approved Administrative Services firms; one proposal was received by the deadline date of June 1, 2020. The firm was independently evaluated by the Mayor Pro-Tem, City Manager, City Secretary, and Library Director using Texas CDBG criteria and evaluation forms:

ADMINISTRATIVE SERVICES:	Rainer	Cole	Nichols	Parry	Average
Langford Community Management Services	100	98	100	90	97

RESOLUTION 2020- 46: Motion by Meredith Rainer, seconded by Bill Robinette, to approve Langford Community Management Services Inc. as the Administrative/Management Service Firm for the 2020 Community Development Block Grant- Downtown Revitalization Fund Application; all voting “Aye”, motion passed. Councilmember Jack Doyle abstained from voting as he is an owner of property on Leon Street.

8) DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE AMENDING CHAPTER 21, WATERS AND SEWERS ARTICLE II, SERVICE RATES AND CHARGES, CODE OF ORDINANCES OF THE CITY OF GATESVILLE, TEXAS, BY CHANGING CERTAIN WATER AND SEWER BASE AND VOLUMETRIC RATES; AND PROVIDING AN EFFECTIVE DATE (1ST READING OF ORDINANCE 2020-11)

City Manager Parry reminded the Council that in 2018 the City conducted a water/sewer rate study that indicated that rates-specifically sewer rates- were insufficient to cover Operation and Maintenance costs and debt service. The City Council passed Ordinance 2018-11 on March 26, 2019 establishing the water and sewer rates for 2019 and 2020. Ordinance 2020-11 establishes the rates for 2021 and 2022 and would not take effect until October 1, 2020 for Texas Department of Criminal Justice (TDCJ) and April 2021 for the residents of Gatesville.

The water base rate for residential customers (regardless of meter size) will increase 47 cents per month (which will be less than \$5 per year); the volumetric rate of \$3.00 per 1,000 gallons will remain the same. Commercial base rates will increase based upon meter size, and the volumetric rate will remain the same. TDCJ base rates – based upon meter size – will increase to the same level as commercial water customers. The TDCJ volumetric water rate is now the same as the residential/commercial customers.

Sewer rates will increase as depicted in the current table below:

CUSTOMER	CURRENT BASE & RATE/1000 GALLONS	NEW RATE/1000 GALLONS (2021)
Residential/Commercial	\$8.50/\$3.16	\$10.00/\$3.46
Institutional (TDCJ)	\$300.72/\$2.29	\$325.72/\$2.52

The average residential water and sewer bill, based on 5,000 gallons results in a monthly increase of approximately \$6.50, or \$78.00 annually.

Because the City must meet the debt service requirement, it was decided to phase in the rates using a five year approach instead of implementing a huge increase at one time. This approach implements a minimal increase in water and a small increase in the sewer rate. The reason this ordinance is being presented so early is that TDCJ needs to be informed now (for their budget purposes) that their rates will be going up the first of October.

ORDINANCE 2020- 11: Motion by Bill Robinette, seconded by Jack Doyle, to approve the first reading of Ordinance 2020-11 amending Chapter 21, Waters and Sewers Article II, Service Rates and Charges, code of Ordinances of the City of Gatesville, Texas by changing certain Water and Sewer Base and Volumetric Rates; and providing an Effective Date; all voting “Aye”, motion passed.

ORDINANCE 2020- 11: Motion by Bill Robinette, seconded by Jack Doyle, to approve the first reading of Ordinance 2020-11 amending Chapter 21, Waters and Sewers Article II, Service Rates and Charges, Code of Ordinances of the City of Gatesville, Texas, by changing certain Water and Sewer Base and Volumetric Rates; and providing an Effective Date; all voting “Aye”, motion passed.

9) CITY MANAGER’S REPORT:

Parry showed a segment on the computer taken from Fox 44 News which reported a good news story about a couple Gatesville Police Department officers. The officers saw a young man playing in his front yard who was dressed as Spiderman and they stopped and engaged with the young man which made his day as well as his mother’s.

CARES (Coronavirus Aid, Relief, and Economic Security) ACT FUNDING: The City has applied for a Department of Justice-funded CESF (Community Emergency Support Fund) grant for law enforcement purposes. The City did not receive a direct allocation from Department of Justice; we have applied under an allocation provided to the Central Texas Council of Governments.

The City also received a direct allocation (totaling \$884,290 - based upon population) under the Department of Treasury-funded CRF (Coronavirus Relief Fund); 75 percent (or \$663,217.50 must be spent on medical expenses, public health expenses, and payroll expenses specifically related to COVID-19 that were not in the FY 2020 budget and were incurred after 27 March 2020). City Departments have submitted requests totaling \$31,436.45 for items such as hand sanitizers, disinfecting foggers, etc. The remaining 25 percent of funds (\$221,072) can be used to improve telework capabilities for public employees to comply with COVID-19 restrictions. Staff is in the process of identifying and prioritizing needs and requirements.

TEXAS WATER DEVELOPMENT BOARD GRANT REQUEST: 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. Water Development Board has acknowledged receipt of the application.

FUTURE COUNCIL MEETING AGENDA TOPICS: It is currently tentative but a Special Council meeting may be called for August 4, 2020 to call for a Special Election for council seat Ward 1, Place 1. The vacancy of this seat would be discussed at the council meeting on July 28, 2020.

COVID -19 UPDATE: Governor’s press conference yesterday indicated that the virus cases are spreading at an unacceptable rate in Texas and “must be corralled” or a short “stay-at-home” order may have to be enacted. Some local cities are mandating businesses to require that consumers wear a mask or they cannot come into their business. Some out of town businesses have been shut down because they are not making consumers follow the social distancing/mask regulations and guidelines. Just today it was reported that Gatesville had 2 new cases and there were 2 new cases in the Extraterritorial Jurisdiction of Gatesville. There hadn’t been any new cases reported in Gatesville since June 2nd.

4th of July: There will be an ad in Saturday’s Gatesville Messenger regarding the fireworks. The only restriction will be that no one can sit in the stadium as new turf is being installed and wouldn’t want someone to get hurt. Will try to work with the Police Department to encourage people in the parking lots to acknowledge space between cars and to social distance.

Councilmember Rainer commented that the Department Head reports really have a lot of information in them and that the Volunteer Fire Department really goes above and beyond and really appreciates what they do. Rainer encouraged the other councilmembers to read the reports if they haven’t read them thoroughly before.

10) ADJOURN MEETING AT 7:05 P.M., THIS 23RD DAY OF JUNE, 2020

ATTEST:

APPROVED:

Wendy Cole, City Secretary

Gary M. Chumley, Mayor

