

NOTICE

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

AGENDA

GATESVILLE CITY COUNCIL REGULAR MEETING  
JANUARY 14, 2020 AT 5:30 p.m.  
GATESVILLE COUNCIL 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. Administer Oath of Office to newly appointed Councilmember, Jack Doyle, representing Ward 2, Place 6
4. 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 2020-01: Discussion and possible action to approve the minutes from the Regular City Council meeting December 10, 2019

Resolution 2020-02: Discussion and possible action regarding security rate fee for Police Department off-duty security provided at the Gatesville Civic Center
5. City Manager's Report: Comprehensive Plan Update; Capital Projects Update; Financial Report; Flat Water Supply Corporation's Transition Update; Future Agenda Topics; Results of 2020-2021 Coryell Central Appraisal District Board of Director Election; Texas Municipal League Training Classes
6. Recess Regular Meeting and enter into Executive Session -----  
  
This closed session is in accordance with Local Government Code Section 551.072- Real Property-Deliberation regarding potential sale of 2 properties located in the City of Gatesville, Coryell County, Texas:
  - 906 Golf Course Road, Gatesville, Texas, legally known as Lot 3, Block 1, Straws Mill Subdivision; and
  - 1808 E. Leon Street, Gatesville, Texas, legally known as Lot 1E, Block 34, New Addition
7. End closed session and reconvene regular Meeting
8. Discussion and possible action regarding the potential sale of property located at 906 Golf Course Road, Gatesville, Texas, legally known as Lot 3, Block 1, Straws Mill Subdivision; and 1808 E. Leon Street, Gatesville, Texas, legally known as Lot 1E, Block 34, New Addition
9. Adjourn meeting

I hereby attest that the above agenda was posted on this the 10th day of January, 2020, by 5:00 p.m. on the official City of Gatesville website, [www.ci.gatesville.tx.us](http://www.ci.gatesville.tx.us) and the official bulletin boards at the Gatesville City Hall, 110 N. 8<sup>th</sup> Street, Gatesville, Texas.

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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](mailto:wendy.cole@ci.gatesville.tx.us) for further information.

REGULAR CITY COUNCIL MEETING  
JANUARY 14, 2020 AT 5:30 P.M.  
COUNCIL CHAMBER, 110 NORTH 8TH STREET  
GATESVILLE, TEXAS 76528

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) CALL TO ORDER REGULAR CITY COUNCIL MEETING AT 5:30 P.M. THIS 14TH DAY OF JANUARY, 2020

PRESENT: Mayor Gary Chumley, Council Members, Randy Hitt, Meredith Rainer, Greg Casey, and Jack Doyle

REGRETS: Council Member Bill Robinette

ABSENT: Council Member Robert Kent

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Rene Ochoa, Charles Wise, Mary Alice Wise, Bob Edwards, Darla Wallace, Bob Meharg, Brenda Smith, Sandra Smith, Dean Smith, Kayli Cummings, and Heather Ashley

Mayor Gary Chumley rearranged the order of the agenda items as Councilmember Hitt would be needing to depart the meeting early.

2) ADMINISTER OATH OF OFFICE TO NEWLY APPOINTED COUNCILMEMBER JACK DOYLE, REPRESENTING WARD 2, PLACE 6

City Secretary administered the Oath of Office to Jack Doyle, Council appointed representative to replace Dwight Suson's unexpired term of Ward 2, Place 6

3) RECESS REGULAR MEETING AND ENTER INTO EXECUTIVE SESSION – AT 5:32 P.M.

THIS CLOSED SESSION IS IN ACCORDANCE WITH LOCAL GOVERNMENT CODE SECTION 551.072- REAL PROPERTY- DELIBERATION REGARDING POTENTIAL SALE OF 2 PROPERTIES LOCATED IN THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS:

- 906 Golf Course Road, Gatesville, Texas, legally known as Lot 3, Block 1, Straws Mill Subdivision; and
- 1808 E. Leon Street, Gatesville, Texas, legally known as Lot 1E, Block 34, New Addition

4) END CLOSED SESSION AT 5:43 P.M. AND RECONVENE REGULAR MEETING

5) DISCUSSION AND POSSIBLE ACTION REGARDING THE POTENTIAL SALE OF PROPERTY LOCATED AT 906 GOLF COURSE ROAD, GATESVILLE, TEXAS, LEGALLY KNOWN AS LOT 3, BLOCK 1, STRAWS MILL SUBDIVISION; AND 1808 E. LEON STREET, GATESVILLE, TEXAS, LEGALLY KNOWN AS LOT 1E, BLOCK 34, NEW ADDITION

Mayor Chumley announced the 3 qualified bids received for 906 Golf Course Road:

1. Pat and Melissa Washburn with a bid of \$11,101.01
2. Todd Appleman LNT Holdings with a bid of \$5,800.00
3. Kayli Cummings with a bid of \$5,025.00

RESOLUTION 2020-03: Motion by Meredith Rainer, seconded by Jack Doyle, to award the highest bid of \$11,101.01 for 906 Golf Course Road, legally known as Lot 3, Block 1, Straws Mill Subdivision to Pat and Melissa Washburn; all four voting "Aye" motion passed.

REGULAR CITY COUNCIL MEETING  
JANUARY 14, 2020  
PAGE 2

Mayor Chumley announced the 2 qualified bids received for 1808 East Leon Street:

1. Pat and Melissa Washburn with a bid of \$6,150.00
2. Todd Appleman LNT Holdings with a bid of \$5,800.00

RESOLUTION 2020-04: Motion by Meredith Rainer, seconded by Greg Casey, to award the highest bid of \$6,150.00 for 1808 East Leon Street, legally known as Lot 1E, Block 34, New Addition, to Pat and Melissa Washburn; all four voting “Aye” motion passed.

6) 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 2020-01: Discussion and possible action to approve the minutes from the Regular City Council meeting December 10, 2019

RESOLUTION 2020-02: Discussion and possible action regarding security rate fee for Police Department off-duty security provided at the Gatesville Civic Center

Motion by Jack Doyle, seconded by Meredith Rainer, to approve the consent agenda: Resolution 2020-01, the minutes from the Regular City Council meeting December 10, 2020 and Resolution 2020-02 changing the security fee rate per hour for off-duty Police officer security to \$35 for events at the Gatesville Civic center; four Voting “Aye” motion passed.

7) 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.

Two visitors spoke to the Council:

Charles Wise of 213 Mesa Drive, thanked the Council for allowing him to speak. Mr. Wise spoke on behalf of him and others and requested that the Council pass an ordinance to prohibit the promotion or sales of any alcohol products or any other mind altering products on the Court House Square or any other tax supported property governed by the city.

Mr. Wise said that the act that prompted this request was that of the Chamber of Commerce “Corks and Kegs Event” that was held on the Court House Square on November 16, 2019. Mr. Wise said that these kind of events set a bad example for children. He spoke of recent accidents that involved intoxicated teen age boys and was concerned about the epidemic of underage drinking.

Dean Smith of 201 Old Fort Gates Road provided the Council a document regarding use of Hotel Occupancy Tax Revenues and a 2017 Legislative report regarding House Bill 1896. Mr. Smith said that the City is not following the Hotel Occupancy Tax (HOT) rules that states “Cities that are funded by HOT taxes must follow the rule that more than 50% of bookings for the facilities must promote tourism and the hotel and convention industry.” Mr. Smith said these laws are clear and are not being followed and that his questions are not being answered. Mr. Smith asked the council to take a good look at these laws and take the time to look them up on the internet.

8) CITY MANAGER REPORT:

INITIATIVES:

City of Gatesville Comprehensive Plan: City Manager Parry said that he had received the final draft of the Comprehensive Plan from Benchmark Planning. Parry then highlighted the timeline for Gatesville's Comprehensive Plan process:

- February 11, 2020: Distribute the Final Draft of the Plan to the City Council and Planning and Zoning Commission for review.
  - March 10, 2020: Conduct a joint briefing for the City Council and P&Z during the City Council meeting; will ask Benchmark Planning to be present.
  - April 6, 2020: P&Z Commission approves the Comprehensive Plan
  - April 14, 2020: Council approves the Comprehensive Plan on first reading.
  - April 28, 2020: second reading
  - May 12, 2020: Council approves the Comprehensive Plan on third and final reading.
- A series of public meetings/town halls to provide interested residents with information on the Comprehensive Plan will be conducted (TBD) between the middle of March and the middle of April.

Other activities/dates of note: - 25 January: Chamber Banquet- Civic Center- 6:00p.m. The City has a table reserved for eight. Parry said to let Wendy know as soon as possible if any councilmember cared to attend.

BUDGET/FINANCIAL REPORT: Parry highlighted the reconciled financial reports that were included in the council read ahead book. Discussed was the report through the end of November 2019 and the quarterly Investment Report as of the end of September 2019. Parry spoke of the Public Funds Investment Act requirements and procedures that Cities must follow regarding any city invested money which also included the annual council approved Investment Policy and Strategy. Also discussed was the City of Gatesville's Fund Balance Policy which states that the city will have of two months of operating reserves set aside for emergency purposes. Parry mentioned different funds and several accounts in the city's portfolio and stated that a small amount of interest was being accrued.

To date, the City has received 43.4% (of budget) in 2019 property taxes; residents have until January 31, 2020 to pay their property taxes without incurring a penalty. Parry recommended investing these funds in Texpool until they were needed.

ZONING ORDINANCE REVISION: Based upon the proposed adoption schedule of the Comprehensive Plan, it is time to begin the 1995 zoning ordinance revision since a city cannot adopt a zoning ordinance without first adopting a Comprehensive Plan. City Planner Rene Ochoa is putting together a committee of Planning and Zoning members and hopefully a few council members to discuss the revision of the zoning ordinance and what vision the city/council would like the ordinance to consist of. There will be town hall meetings held before the ordinance is written to engage the residents which will allow the community to voice their opinions and ideas. Parry asked the council to please consider joining the committee during the development of this new zoning ordinance. Quorum of council members would need to be considered during this process. There was a brief discussion of the platting process and the new legislative law that cities can only execute voluntary annexations.

Councilmember Randy Hitt departed the meeting at 6:16 p.m.

FEDERAL EMERGENCY MANAGEMENT AGENCY DISASTER DECLARATION 4416-FALL 2018 FLOODING (Update): Three of the projects have obligated and the city has received funding on two: debris removal *and* rehabilitation of the Faunt Le Roy Park parking lot and walking trail and will be completed in the spring of 2020. Funding has been obligated for the W. Leon Street and Brown Park rehabilitation (repave asphalt & replace the guard rails) and will also be completed in Spring of 2020.

The engineers are in the process of review/synthesize data. The results of the study will be used to determine whether the city would want to repair the park or pursue an alternate project.

WHOLESALE WATER RATE STUDY: The study is nearly complete and will result in an equitable wholesale water rate and new contracts with the five Water Supply Corporations the city serves. However, city staff anticipates there will be a significant amount of confusion and pushback from the wholesale customers.

FLAT WATER SUPPLY CORPORATION TRANSITION: Parry spoke with Justin Tatum, who is the newly elected president of the Flat Water Supply Corporation (WSC) and he said that Flat WSC has been reinstated to approved status by the Secretary of State's office. Mr. Tatum indicated that he felt the Flat WSC Board would be prepared to take over the system by April 2020.

TEXAS MUNICIPAL LEAGUE (TML) SCHOLARSHIPS FOR SMALL CITIES: TML has great training classes and is currently offering training for small cities. The next class is an Elected Official's Conference and will be held in Frisco. Anyone who would be interested in participating in any of TML's classes need to contact City Manager Parry or City Secretary Wendy Cole.

HOTEL OCCUPANCY TAX: Mr. Parry said that he can provide any councilmember that desires, information from the Texas Tax Code regarding Hotel Occupancy Tax rules and regulations for operation of a Civic Center which regulates/outlines how hotel taxes can be spent.

COUNCILMEMBERS COMMENTS:

RAINER: Inquired about status of Household Hazardous Waste Day. City Manager Parry said that the March 14th date has not yet been confirmed but staff should have an answer tomorrow.

RAINER: Inquired about the status of the improvements and repairs at the Skate Park. Parry said that city staff was able to locate the laminated wood that has been used in the past and will soon make the repairs.

PARRY: The Fitness Center swimming pool has reopened after it was re-plastered and re-tiled. The door frames/doors in the pool area at the Fitness Center are in the 2020 budget to be replaced. City staff is currently reviewing cost estimates to repair the outdoor pool by Raby Park.

MAYOR CHUMLEY: Commented that the new parking lot striping at the Civic Center worked great during the Youth Fair.

PARRY: Plans are in the works to extend the sidewalks on the south side of the ball fields for handicap access and should be completed in the spring. The Texas Teen Association is conducting their conference this year at the Civic Center which will be an opportunity for them to see what the City's ball field facilities look like. This could help Gatesville possibly host district or state level tournaments in the future, which will bring more tourists to our community.

9) ADJOURN MEETING AT 6:50 P.M., THIS 14TH DAY OF JANUARY, 2020

ATTEST:

APPROVED:

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Wendy Cole  
City Secretary

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Gary M. Chumley  
Mayor

