

**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  
GATESVILLE COUNCIL CHAMBERS, 110 NORTH 8TH STREET, GATESVILLE, TEXAS 76528  
DECEMBER 10, 2019 AT 5:30 P.M.**

**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 2019-79: Discussion and possible action to approve the Minutes from Regular City Council meeting November 12, 2019**

**Resolution 2019-80: Discussion and possible action to approve a Resolution casting votes for the City of Gatesville's candidate for the Coryell**

**Central**

**Appraisal District Board of Directors**

- 4. Recognize retiring Police Department Lieutenant Don Norman**
- 5. Briefing regarding Heart of Texas Defense Alliance (HOTDA) – Keith Sledd**
- 6. Discussion and possible action regarding a Project Development Agreement for water meter replacement**
- 7. City Manager's Report: Comprehensive Plan Update; Capital Projects Update; Financial Report; Future Agenda Meeting Topics**
- 8. Recess Regular Meeting and call an Executive Session - Closed Meeting -----**

**This Closed Meeting is in accordance with Government Code Section 551.074- Personnel Matters-**

**To deliberate the appointment of Councilmember to Ward 2, Place 6, unexpired term**

- 9. End closed session and reconvene Open Meeting**
- 10. Discussion and possible action regarding appointment of a Councilmember to Ward 2, Place 6 unexpired term**
- 11. Adjourn meeting**

**I hereby attest that the above agenda was posted on this the 6th day of December 2019, 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.**

**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  
DECEMBER 10, 2019 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 10TH DAY OF DECEMBER, 2019

PRESENT: Mayor Gary Chumley, Council Members, Bill Robinette, Randy Hitt, Meredith Rainer, and Greg Casey

ABSENT: Council Member Robert Kent

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Rene Ochoa, Dora De La Torre, Cheri Shepherd, Nathan Gohlke, Jimmy Daniel, Don Norman, Terry Norman, Nathan Norman, Sabrina Foster, Chad Nobles, Zack Owen, Keith Sledd, Heather Minonno, Jack Doyle, and Heather Ashley

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) 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 2019-79: Discussion and possible action to approve the minutes from the Regular City Council meeting November 12, 2019

RESOLUTION 2019-80: Discussion and possible action to approve a Resolution casting votes for the City of Gatesville's candidate for the Coryell Central Appraisal District Board of Directors

Motion by Bill Robinette, seconded by Meredith Rainer, to approve the consent agenda: the minutes from the Regular City Council meeting November 12, 2019 and approve the Resolution casting the City of Gatesville's 208 votes for Teresa Johnson as a member of the CCAD Board of Directors; four Voting "Aye" motion passed.

4) RECOGNIZE RETIRING POLICE DEPARTMENT LIEUTENANT DON NORMAN

Mayor Gary Chumley presented retiring Police Department Lieutenant Don Norman with an engraved clock and recognized his service in the Gatesville Police Department. Mayor Chumley highlighted his twenty-three years of service and thanked him for his hard work and sacrifices made to the City of Gatesville.

Lieutenant Norman expressed his appreciation for being able to work for the City of Gatesville and the opportunity to work with Chief Nathan Gohlke. Mr. Norman said that Gatesville is a great community and that he thoroughly enjoyed his twenty-three years working at the Police Department and will continue to enjoy residing here.

5) BRIEFING REGARDING HEART OF TEXAS DEFENSE ALLIANCE (HOTDA)- KEITH SLEDD

City Manager William H. Parry III provided history of the Heart of Texas Defense Alliance (HOTDA) prior to Mr. Sledd's briefing:

- City Manager Parry was the Executive Director of HOTDA from October 2004 until May 2015 and occasionally came and briefed the Gatesville City Council on the activities of the Defense Alliance.
- The City of Gatesville is a member of HOTDA, which was formed in 2003 to organize regional community support of Fort Hood in the wake of the Base Realignment and Closure (BRAC) round of 2005.
- Seven cities (including Gatesville) and three counties belong to HOTDA, and pay an annual fee to sustain the organization; Gatesville pays \$5,630 annually in dues.

City Manager Parry provided the Council a "Fast Facts" information report that he found was always useful to communities. Included in the report was the number of military (soldiers and airmen) that are currently assigned to Fort Hood, what units are deployed, and the count of deployments/mobilizations from North Fort Hood that are preparing to depart in December.

Mr. Parry said that as well as an update to the Council, retired Colonel Keith Sledd will discuss the Fiscal Year 2020 Texas Military Preparedness Commission's Defense Economic Adjustment Assistance Grant (DEAAG) program which is run by the office of the Governor. This grant program is designed to look at projects in support of Fort Hood to increase its military value. Parry informed the Council that the City of Gatesville was a DEAAG recipient in 2007 to construct the new office/lab at the Leon Wastewater Treatment Plant.

HOTDA is supporting/facilitating a grant application from the City of Copperas Cove to improve the intersection at SH 9 and Tank Destroyer Boulevard on Fort Hood which is not located in Gatesville but would have a potential tangential impact on Gatesville. Local funding up to 35% match produces a higher score on the grant application. The project is estimated to cost \$5.1 million; Copperas Cove and Fort Hood have committed \$500,000 each. The request to the State is \$3.315 million, with the member entities of HOTDA committing to the balance, if the grant is approved. Based on population as the determinant for the cost share, Gatesville's share would be \$3,755 (the lowest of any community contribution). Belton, Killeen, Temple, Bell County and Coryell County have already pledged their share.

HOTDA Executive Director, Keith Sledd, presented a Power Point program to the Council and gave an overview of the HOTDA organization and purpose. The seven city/three county municipally-funded non-profit organization encompasses 3600 square miles with a population of 451,679. This alliance promotes the importance and sustainability of Fort Hood and all defense-related industries, organizations, and institutions in the Killeen-Temple-Fort Hood area. Mr. Sledd highlighted the current operational structure of HOTDA Board of Directors, staff and Coordinating Committee.

Next, Sledd discussed the proposed DEAAG-Fort Hood SH9 Project. This approximate \$5 million TXDOT designed/engineered project would construct access ramps from northbound SH9 to Tank Destroyer Blvd. and from Old Georgetown Road to southbound SH9. The following benefits were discussed *if* the project is approved:

- Improves Fort Hood surface deployability while improving ingress and egress mobility for commercial transportation.
- Reduces traffic congestion on IH-14 access ramps to Fort Hood by providing ability to relocate commercial truck traffic from Clarke Road to Tank Destroyer Blvd.
- Improves Fort Hood safety by reducing commercial truck traffic intermingling with privately-owned and school district traffic entering Clarke Road.

Timelines were discussed as well as the project funding. Sledd requested approval from the City Council to commit its share of \$3755 of the cost toward the \$5.1 million project.

RESOLUTION 2019-81: Motion by Randy Hitt, seconded by Meredith Rainer to pledge a commitment of funds, \$3755, contingent on the Defense Economic Adjustment Assistance Grant being approved, all four voting “Aye” motion passed.

6) DISCUSSION AND POSSIBLE ACTION REGARDING A PROJECT DEVELOPMENT AGREEMENT FOR WATER METER REPLACEMENT

City Manager Parry presented a Power Point program and discussed a concept of a water meter replacement program as the current program for replacing water meters is inefficient and ineffective. Currently, the meters are only replaced when they break; not when they are inaccurate. A replacement program would serve the following purposes:

- Benefit to Citizens (Transparency, Fair & Accurate Billing, Conservation, Equity – residents with inaccurate meters pay less.)
- Operational Efficiencies (Reduced meter reading & maintenance costs, enhanced service)
- Fiscal Responsibility (Capture loss revenue, planned infrastructure renewal)
- Address aging infrastructure (Inaccurate meters = lost revenue)
- Comply with TCEQ & adherence to our approved Water Conservation Plan 10-year goal of 10% water loss or less.

Facts, assumptions and industry standards were discussed:

- The city has approximately 3,700 residential/commercial “positive displacement” (mechanical) water meters; approximately 25% of those are automatic meter reading (AMR a.k.a. “radio read”) devices.
- 3/4” water meters generally become inaccurate after 750,000 gallons of water flow through them – or, about 10.5 years based on “average use”. 91% of residential water meters in Gatesville are 3/4”.
- The “average” water usage is 72,000 gallons/year. The “average” sewer usage is 60,000 gallons/year.

Mr. Parry said that approximately 25% of the City’s meters are radio read meters (replacement began in 2010) so that means it is a safe assumption that 75% of the City’s water meters are over ten years old, with an average volumetric usage of 720,000 gallons. After 500-750,000 gallons of water pass through a positive displacement (mechanical) water meter, the meter reads lower than actual consumption. It is possible that the city is losing over \$250,000 per year in revenues due to inaccurate meters. The City has an extremely limited capability to test water meters. They can be sent off for testing but that has a cost for every meter tested. The city currently budget \$75,000 for meter replacement  $\approx$ 200 meters/year – an 18-year life cycle. The city’s water conservation plan states that we replace water meters when they are no longer within +/- 5% tolerance. Even if the city’s meters are 90% accurate, there is the question if the city is potentially losing approximately \$265,000 in revenue every year.

There was a discussion on positive displacement meters vs. automatic meter reading devices. Parry stated that contracting with a State-approved firm to conduct an Investment Grade Audit of a percentage of the city’s water meters would provide the Council with facts so a decision could be made whether to proceed with a water meter replacement program.

There was a lengthy discussion regarding the meter audit process which included random testing of 68 meters, results/proposal of the audit, the cost of the audit (\$40,000 if the decision is made to stop and not proceed), and the cost if Council approved to proceed, and that the return of investment could be as short as 4.6 years.

AMERESCO representative Chad Nobles was present at the meeting and answered additional questions regarding warranties and equipment that would be needed to operate the radio read meters. Following the discussion, Mayor Chumley asked for a motion.

RESOLUTION 2019-82: Motion by Meredith Rainer, seconded by Bill Robinette, to approve a Project Development Agreement with AMERESCO to conduct an Investment Grade Audit of the City’s water meters and approve the City Manager as the authority to execute all documents; all four voting “Aye” motion passed.

7) CITY MANAGER REPORT:

INITIATIVES:

City of Gatesville Comprehensive Plan: City staff has received draft copies of all chapters of the Comprehensive Plan and are currently reviewing and updating. Once a clean copy is completed, a copy will be provided to Council to review before a briefing is held for the council and then the public. Parry reminded the Council that the Comprehensive Plan must be completed and approved before the zoning ordinance can be amended.

Other activities/dates of note: - 13 December: City Christmas Lunch for employees and families – Council invited; Civic Center at noon.  
- 24 December: Christmas Eve – City Holiday – City Hall Closed.

ROTUNDA ABATEMENT BROWNFIELDS GRANT: The City’s application to the Environmental Protection Agency (EPA) was completed and submitted on 3 December at 7:09 p.m. Parry announced that a copy of the grant application was available to any councilmember that wished to review. City Staff anticipates an EPA decision on funding in April 2020.

FEDERAL EMERGENCY MANAGEMENT AGENCY DISASTER DECLARATION 4416-FALL 2018 FLOODING (Update): City has moved forward with the engineers, FEMA and Texas Department of Emergency Management regarding the Leon River embankment damage and now have a clear path to move forward. This engineering firm is very experienced and will soon begin their assessment process on how the city needs to move forward.

FUTURE COUNCIL MEETING AGENDA TOPICS: Future agenda topics were highlighted for 2020.

8) RECESS REGULAR MEETING AND CALL AN EXECUTIVE SESSION – AT 6:35 P.M. -----

THIS CLOSED MEETING IS IN ACCORDANCE WITH GOVERNMENT CODE SECTION 551.074- PERSONNEL MATTERS- TO DELIBERATE THE APPOINTMENT OF COUNCILMEMBER TO WARD 2, PLACE 6, UNEXPIRED TERM

9) END CLOSED SESSION AT 6:40 P.M. AND RECONVENE REGULAR MEETING

10) DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF A COUNCILMEMBER TO WARD 2, PLACE 6 UNEXPIRED TERM

Mayor Chumley asked if there was a motion.

RESOLUTION 2019-83: Motion by Meredith Rainer, seconded by Greg Casey, to approve the appointment of Jack Doyle as Councilmember to Ward 2, Place 6, unexpired term of Dwight Suson ; all four voting “Aye” motion passed.

COUNCILMEMBERS COMMENTS:

RAINER: Inquired about Civic Center Parking Lot striping project. City Manager Parry said that the project commenced yesterday.

ROBINETTE: Asked about status of the Gatesville Trails age-restricted housing development that will be developed on Highway 36. Parry responded that the plans were submitted yesterday. The water issue with Fort Gates Water Supply Corporation has been resolved and there is no issue whatsoever with sewer.

RAINER: Asked if a workshop would be conducted before the Council approves the Comprehensive Plan? Parry said that a briefing could be held with Vagn Hansen from Benchmark Planning, who has done most of the work on this project.

HITT: Briefly discussed a project that happened in Bastrop regarding downtown improvements, drainage, walking traffic, and loft apartments and how something of that nature might be an option for Gatesville.

11) ADJOURN MEETING AT 6:50 P.M., THIS 10TH DAY OF DECEMBER, 2019

ATTEST:

APPROVED:

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Wendy Cole  
City Secretary

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Gary M. Chumley  
Mayor