

**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 CHAMBER  
110 NORTH 8<sup>TH</sup> STREET GATESVILLE, TEXAS 76528  
OCTOBER 22, 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 to approve the Minutes from Regular City Council meeting October 8, 2019**
- 4. Briefing/Presentation on Code Enforcement- Code Enforcement Officer Kory Walters**
- 5. City Manager's Report: Comprehensive Plan Projects, Capital Projects, Budget Report, Future Council Agenda Topics, Waste Management Agreement, Department Head Reports: Fire, Finance, Code Enforcement/Building Permits, Utility, Police, Court, Recreation, Convention and Visitor's Bureau**
- 6. Adjourn meeting**

**I hereby attest that the above agenda was posted on this the 18th day of October, 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.**

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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

OCTOBER 22, 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 5:39 P.M. THIS 22ND DAY OF OCTOBER, 2019

PRESENT: Mayor Gary Chumley, Council Members, Ronnie Viss, Meredith Rainer, and Dwight Suson

REGRETS: Council Member Bill Robinette

ABSENT: Council Member Randy Hitt

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Brenda Kiphen, Nathan Gohlke, Kory Walters, Dennis Fueston, 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) DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES FROM THE REGULAR CITY COUNCIL MEETING OCTOBER 8, 2019

Mayor Chumley said that since a quorum was not present at the meeting, agenda items that needed discussion and possible action could not be discussed or considered for approval at this time. Therefore, the October 8th minutes would be moved to the next meeting for approval.

Mayor Chumley explained that the other agenda items can go forward as planned since they are just briefings and reports.

4) BRIEFING/PRESENTATION ON CODE ENFORCEMENT: CODE ENFORCEMENT OFFICER KORY WALTERS

City Manager Parry reminded the Council that at the last meeting, Council Member Suson asked for the status of the code enforcement program.

Code Enforcement Officer, Kory Walters, presented a power point program (that Walters and Police Chief Gohlke assembled) and encouraged the Council to ask questions.

The following points were discussed:

- # of cases since January when Mr. Walters started the code enforcement program full time – 192 ( not all are closed)
- Since September a very helpful iPad based software program called iworqs was implemented which aids in case organization and follow-ups.
- 79 cases have been closed
- 23 citations have been issued and most were regarding defective roofing, siding and junk vehicles.

- The zone chart which divides the city into five zones was discussed in detail and Code Officer Walters said that he has currently been in Zone 4 for about 2 weeks.
- Most common offenses:
  - High Grass (which is 12 inches)
  - Inoperable/junk vehicles
  - Junk (appliances, furniture, old machinery)
  - Rubbish (tires & regular trash)
  - Defective roofing
  - Defective siding
  - Defective windows (Boarded up windows are a violation but if they are on vacant houses it is not yet being addressed )
- 2 most common obstacles:
  - Being able to contact the property owner- as they are ultimately responsible for the condition of their property even though the person renting the house/property usually has caused the problem.
  - Follow up has been a problem, but the new iworqs program has been making it easier. Having good contact information for property owners is a struggle though.

Mayor Chumley reminded the Council that the implementation of rental property regulations were discussed in the past and might be something to consider as owners of properties would be required to provide contact information. Mr. Parry said that 1/3 of the housing in Gatesville belongs to absentee landlords. Having Rental property regulations, even if minimal, would make sure housing in Gatesville is up to code and would protect renters and keep them safe.

Photographs of problem housing and properties were shown and discussed in detail. A discussion ensued whether abatement through the court is the best option for offenders who don't clean up the property or to just continue to issue citations. Ultimately, the city wants the property cleaned up so a court order to abate is probably the best option, if the problem is not resolved. Most of these offenses are Class C misdemeanors but illegal dumping- such as tires - can be enhanced to something more than a Class C Misdemeanor if decided is the best option.

Police Chief Gohlke said that the code enforcement program is costly to the city but needs the city's support to continue this constantly on-going program.

City Manager Parry said that recurring briefings can be conducted at future council meetings if the Council desires. Mayor Chumley thought that would be a good idea as citizens are always asking him about cleaning up the city.

## 5) CITY MANAGER'S REPORT:

### INITIATIVES:

#### Other activities/dates of note:

- The Keep Gatesville Beautiful "Fall Sweep" was a successful event that was held last Saturday.
- 16 November: Corks and Kegs with Chet Garner (Daytripper). Mayor has invitations for Council to distribute to anyone that might be interested in going to this event which will highlight vacant buildings around the courthouse that could be considered for renovation.

BUDGET/FINANCIAL REPORT: The City of Gatesville was approved for \$15,000 in Central Texas Council of Government funding for the city's next Household Hazardous Waste event which is tentatively scheduled for March 14, 2020.

ROTUNDA ABATEMENT BROWNSFIELD GRANT (Update): As reported at the last Council meeting, the suggestion was made to exhaust every opportunity for community engagement regarding the Rotunda property where discussion on site reuse and cleanup plans could be assessed. Parry stated that he sent a note to Julie Hudson, the Director of the Boys and Girls Club, if she would be willing to host or open the facility for a public meeting where city staff could communicate with residents of the

neighborhood and/or parents that use the Boys and Girls Club of the purpose of the Brownsfield Grant which would increase the community engagement portion of the application.

WASTE MANAGEMENT SOLID WASTE CONTRACT: Parry said that he received a letter (which was provided to the councilmembers) from Waste Management (WM) which has been the City's solid waste contractor since 1986. The letter is notification that WM does not wish to renew the City's 1986 contract which should expire in 2021. The primary reason for Waste Management's decision is their transition to Automatic Side Loading trucks which will render the current trash collection method in Gatesville obsolete. There will be several considerations in how to proceed that will eventually require a City Council decision. Some matters for City/Council consideration would be whether to compete or not compete the solid waste contract, proposals of what would be done differently, frequency of pickups, options for bulk trash pickup, and whether to include the option of curbside recycling. WM would provide cans for regular trash and recycling (if approved). There would be a big learning curve for residents, but WM is focused on how to do this and will educate the residents on the process. There shouldn't be a penalty if a resident makes a mistake separating the regular trash from the recycling. Several other of these considerations were discussed in further detail and Mr. Parry said that there will be much more to follow, but just wanted to start the thought process since WM has indicated that renewal of the current contract will expire in 2021.

REvil RANSOMWARE BREACH: On 10 October, ransomware was detected on the Tyler server and three desktop computers – the same ransomware that impacted 22 Texas cities in August 2019. Financial/utility billing/Municipal Court data for a 4-hour period on Thursday was lost. The server was able to be restored from the Wednesday evening off-site backup, but all documents on the 3 desktop computers was lost. There is no definitive way of knowing how the ransomware got on the server, but our Information Technology Manager, Mike Scott, assesses that it has been removed. The City did not pay any ransom. There were several utility payments that were made during that 4-hour period that the utility department could not identify. As late notices were mailed out, customers have come in and verified that they made payments during that time. There are just a few payments outstanding, but staff feels confident that it will be resolved by the end of October.

FUTURE COUNCIL MEETING AGENDA TOPICS: At the next meeting the council will canvass the election results, administer the Oaths of Office to the incoming councilmembers, and conduct a public hearing for the Brownsfield Grant.

AUSA: City Manager Parry said that the City of Gatesville is a corporate/community partner member of the Association of the United States Army (AUSA) and which comes with 2 memberships. The Mayor has one membership and the other one is open to someone else on the council if anyone is interested. A member receives a free magazine that includes many articles, photographs and information regarding the army. Parry said if anyone was interested in taking the available membership to let him know.

6) ADJOURN MEETING AT 6:25 P.M., THIS 22ND DAY OF OCTOBER, 2019

ATTEST:

APPROVED:

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Wendy Cole  
City Secretary

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Gary M. Chumley  
Mayor

