

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 8TH STREET
GATESVILLE, TEXAS 76528
MAY 28, 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 minutes from Regular City Council meeting May 14, 2019.**
- 4. Briefing and Discussion on Municipal Court Operations – Municipal Court Attorney Charlie Buenger**
- 5. Briefing and Discussion on Economic Development Corporation Alternatives**
- 6. City Manager's Report:**
 - Capital Projects**
 - Comprehensive Plan**
 - Financial Report**
 - Future Council Agenda Topics**
 - Department Head Reports: Fire, Finance, Code Enforcement/Building Permits, Utility, Police, Court, Recreation, Convention and Visitors Bureau**
- 7. Adjourn meeting**

I hereby attest that the above agenda was posted on this the 24th day of May, 2019, 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
MAY 28, 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 28TH DAY OF MAY, 2019

PRESENT: Mayor Gary Chumley, Council Members, Ronnie Viss, Bill Robinette, Randy Hitt, Meredith Rainer, and David Mitchell

REGRETS: Councilmember Dwight Suson

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, City Municipal Court Attorney Charlie Buenger, Andy Williams, and Max Rudolph

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 REGULAR CITY COUNCIL MEETING MAY 14, 2019

RESOLUTION 2019-39: Motion by Bill Robinette, seconded by Ronnie Viss, to approve the minutes from the Regular City Council Meeting May 14, 2019; all five Voting "Aye" motion passed.

4) BRIEFING AND DISCUSSION ON MUNICIPAL COURT OPERATIONS-MUNICIPAL COURT ATTORNEY CHARLIE BUENGER

City Manager Parry reminded the council that approximately eighteen months ago the decision was made to move in a different direction regarding the City Attorney position. Instead of one attorney appointed for all City legal services, the council approved Charlie Buenger for Municipal Court and Charlie Olson for municipal law (administration) matters. Mr. Parry introduced Mr. Buenger and said that since the council had not yet met Mr. Buenger, he wanted to give the council opportunity to meet him and listen to some of the changes that have been instituted based on Mr. Buenger's suggestions. Mr. Buenger's biography was provided in the councilmember's read ahead book so they would be familiar with his background.

Mr. Buenger said that with the new process, pre-trial hearings are being conducted which can help resolve a case and also can relieve the expense of going through a trial if it is not necessary. Some cases can be worked out faster with this process which will also generate funds quicker.

Attorney Buenger discussed several scenarios of cases, how the court process is handled and options that are offered to resolve cases. Following the discussion, Mr. Buenger invited the council to come to court anytime if they would like to observe and see how the process is implemented. Buenger also explained an indigent process he has introduced into the court proceedings which can help defendants in certain circumstances.

City Manager Parry said that the court clerks and Police Department have been quite pleased with the efficiency of the new process. The revenues for the municipal court fines and forfeitures at this point of the year are at 58.75% which is significantly better than past years.

In conclusion, Attorney Buenger told the council to let him know if they ever have any questions, comments or decide that there are issues that the court needs to be focused on- such as code enforcement.

Mayor Chumley left the meeting at 6:03 p.m. Mayor Pro-Tem Viss then presided over the meeting.

5) BRIEFING AND DISCUSSION ON ECONOMIC DEVELOPMENT CORPORATION ALTERNATIVES

City Manager Parry said that he and Mayor Chumley attended a Small Town Conference in Granbury on May 16th and pointed out that some of the material included in the council read ahead book was presented during that conference.

Mr. Parry discussed Gatesville's Economic Development Board (EDB) and noted that it was ineffective because it is only an *advisory* board to the City Council and has no other authority. The Gatesville EDB was established and approved in 2012 and traditionally at this time of year, the City Council re-appoints the EDB members at the end of May. The board has been idle the last few years, mainly out of frustration, because of not really knowing what to do since there are no resources available to them.

City Manager Parry reminded the council that this agenda item is for discussion only and no decisions would be made at this meeting. At the conference there was a presentation regarding economic development which presented techniques and tools cities can use for economic development. Parry discussed how different entities have different roles and various types of developmental programs:

- Economic Development- A set of concerted actions of policy makers (which in Gatesville's case is the City Council) and communities that promote the standard of living and economic health of a specific area and quantitative and qualitative changes in the economy with the goal of attracting jobs, increasing commerce, and renovating/revitalizing physical structures.
- Community Development- This is where the comprehensive plan fits. Community Development strengthens the culture and physical identity of Gatesville.
- Business Development is largely the function of the Chamber of Commerce. A good functioning Chamber of Commerce will exploit the market and business opportunities and create new Business which must originate with the businesses themselves. A Chamber of Commerce should do more than just hold events. It is alarming the number of businesses that have closed in Gatesville within the last year, especially since the City of Gatesville's General Fund relies heavily on sales tax.

The traditional model for economic development is to identify an industry or business and then pursue them with attraction strategies such as offering a tax abatement. A new model to attract businesses is a balance between Talent (workforce), Place and Industry.

In the broadest sense, economic development encompasses three major areas:

- Policies that government undertakes to meet broad economic objectives
- Policies and programs to provide services
- Policies and programs directed at improving the business climate through specific efforts, business finance, marketing, neighborhood development, business retention and expansion, technology transfer, real estate development and others.

The main goal of economic development is improving the economic well-being of a community through efforts that entail job creation, job retention, tax base enhancements and quality of life.

Parry discussed a survey that was conducted in 2015 by the Texas A&M-Central Texas College of Business and was completed by Gatesville residents. The findings of the survey were that respondents

wanted fast food restaurants and more entertainment, while retaining the “small town” character of Gatesville. The EDB and city staff did not think the findings were very useful.

In Texas, there are three major channels of city economic development:

1. Chapter 380 (Local Government Code) Agreements- establishes city grants and loans for economic development purposes; normally tied to number of jobs created, or business persistence. The City of Gatesville’s Municipal Law Attorney, Charlie Olson, is very familiar with 380 agreements and really likes how they work.
2. Type A/B Economic Development Corporations- dedicated portion of City sales tax revenue for economic development which have to be voter approved:
 - A- basic industrial & manufacturing
 - B- retail, commercial and service economic development
3. Property Tax Incentives- Tax abatement (forgiving) & tax increment (dedicated to improving) financing

Mr. Parry noted that the city’s ability to generate enough revenue to support all the General Fund functions would be even more challenging if taxes were taken from the city (by voters) and allocated to fund economic development projects especially since this past Monday the Texas Legislature passed Senate Bill Number 2 which will become effective during the 2020-2021 budget. This bill will cap municipalities on property tax rates at 3 ½ %. During the current budget process (2019-2020) council can approve the tax rate up to 8% above the effective tax rate.

Mr. Parry asked everyone to think about this discussion and remember that a city does not have to use sales tax to fund economic development corporations. Expanding the tax base (Talent, Place, Industry) could be a tool or utilizing the 380 Agreement option. There was a discussion regarding entertainment options for youth and holding a workshop at a future meeting.

6) CITY MANAGER’S REPORT:

1. CITY MANAGER INITIATIVES:

Reported that the sale of city equipment/property was very successful. The sale exceeded expectations by \$22,000, rather than the anticipated \$223,000.

DEPARTMENT HEAD REPORT HIGHLIGHTS:

- Convention & Visitors Bureau: venue rentals are strong
- Recreation: The City will host 3 youth baseball/softball tournaments (25 teams) June 24- July 6. There will be teams eating at restaurants and staying at hotels.

FUTURE COUNCIL MEETING AGENDA TOPICS: There probably won’t be a council meeting on June 11, 2019 as there currently no agenda topics and also the City Manager will be out of town.

7) ADJOURN MEETING AT 6:40 P.M., THIS 28TH DAY OF MAY, 2019

ATTEST:

APPROVED:

Wendy Cole, City Secretary

Gary M. Chumley, Mayor

