

NOTICE

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

JANUARY 22, 2019 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. Discussion and possible action to approve Minutes from Regular City Council Meeting January 8, 2019
4. Discussion and possible action to approve proclamation recognizing the Gatesville Chamber of Commerce Junior Ambassadors
5. Briefing regarding the Park Street Infrastructure project- Resident Project Representative, Wyllis Ament, of Walker Partners Engineers
6. Discussion and possible action regarding Resolution 2019-05 supporting an age- restricted housing development on South Hwy 36, to be known as Gatesville Trails Senior Housing.
7. Discussion and possible action regarding approval of a Conflict of Interest Code of Conduct Policy in support of the Leon Wastewater Treatment Plant Solar Panel Project, Texas Community Development Block Grant, Community Enhancement Fund, Project # 7216028
8. Discussion and possible action regarding financing in support of purchase of a Street Sweeper for the City of Gatesville
9. City Manager's Report: Comprehensive Plan, Capital Projects, Budget Report, Future Agenda Topics, Adjustment to water base rate information
Department Head Reports: Fire, Finance, Code Enforcement/Building Permits, Utility, Police, Court, Recreation, Convention and Visitors Bureau and Citizen's Police Academy
10. Adjourn Meeting

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

JANUARY 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 5:36 P.M., THIS 22ND DAY OF JANUARY 2019

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

REGRETS: Councilmember Randy Hitt

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Brenda Kiphen, Michael Fogel, Kate Edwards, Andy Williams, Wyllis Ament, Velda Watson, Scott Harper, McKenzie Moreland, Ashton Gribble, Samuel Winkler, Sophia Solano, Anna Mitchell, Maci Matthews, Zane Foster, Jack Barcroft, Megan Barcroft, Darcy Carothers, Preston Preciado, and Alexandra Meelbusch

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 JANUARY 8, 2019

RESOLUTION 2019-03: Motion by Dwight Suson, seconded by Bill Robinette, to approve the minutes from the Regular City Council Meeting January 8, 2019; all five Voting "Aye" motion passed.

4) DISCUSSION AND POSSIBLE ACTION TO APPROVE PROCLAMATION RECOGNIZING THE GATESVILLE CHAMBER OF COMMERCE JUNIOR AMBASSADORS

Mayor Gary Chumley read a proclamation recognizing the Gatesville Chamber of Commerce Junior Ambassadors and cited the youth for providing invaluable contributions and service to the City of Gatesville and noted the positive impact they have made on the community.

All the Junior Ambassadors that were present stood at the podium and introduced themselves to the City Council and then had their picture taken with Mayor Chumley.

RESOLUTION 2019-04: Motion by Meredith Rainer, seconded by David Mitchell, to approve the proclamation recognizing the Gatesville Chamber of Commerce Junior Ambassadors; all five Voting "Aye" motion passed.

5) BRIEFING REGARDING THE PARK STREET INFRASTRUCTURE PROJECT- RESIDENT PROJECT REPRESENTATIVE, WYLLIS AMENT, OF WALKER PARTNERS ENGINEERS

Mayor Chumley introduced Mr. Ament and stated to the Council and the audience that if they weren't aware, Mr. Wyllis Ament served on the Council as well as the Mayor several years ago.

City Manager Parry explained that the water and sewer lines are essentially complete except for one change order.

The Street Department is leveling the street out as much as possible while the contractor is working on the replacement curb and gutter.

Wyllis Ament said the weather made this project much more of a challenge as the overabundance of rain made the soil quite saturated which caused some trenches to collapse during the wastewater part of construction.

Mr. Ament spoke of other unanticipated encounters which included the meandering of the existing water mains and difficulty in identifying some resident wastewater services.

Mr. Ament showed/described several photos of different phases of the water and sewer line installation:

- New water line installation and pointed out that all new lines are now embedded in sand.
- New manhole installation in the intersection of Pidcoke and Park Street.
- Wastewater main installation on the corner of Park and Pidcoke Street. The rainy weather made the existing work conditions very difficult because of the soil saturation and the collapsing trenches. The photograph showed how the workers were kept safe as they worked inside trench boxes. The road base and the asphalt were very inconsistent which made the work more difficult.
- Showed that between 505 and 509 Park Street- an existing wastewater main that ran to the east which served several houses on Live Oak. This main was not depicted on the plans so because of this situation a manhole will need to be installed at this location.
- Showed how the surrounding soil in the trenches were broken down and discolored because of the leakage of the existing clay wastewater lines/joints. This situation compounded with the severe groundwater infiltration that was coming from the west really made the area unstable.
- This photo showed a manhole with various size wastewater lines that had come together into it which wasn't a preferred configuration but was done fifty or sixty years ago.

Mr. Ament pointed out that capturing *only* the wastewater (as opposed to capturing wastewater and groundwater) to transport to the wastewater treatment plant is very important as it would save a lot of money as the sewer plant would only be dealing with the captured wastewater.

Following the briefing, Mr. Ament encouraged the Council to have a yearly plan to replace water and sewer infrastructure. Mr. Ament commended the city crews for assisting in this project. They helped out with anything that was needed to keep this project running smoothly.

Mayor Chumley also commended the citizens that were affected by the hardship they endured during this project. Ament said the residents had been very patient and easy to work with.

6) DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 2019-05 SUPPORTING AN AGE- RESTRICTED HOUSING DEVELOPMENT ON SOUTH HWY 36, TO BE KNOWN AS GATESVILLE TRAILS SENIOR HOUSING.

City Manager Parry reminded the Council that at the last meeting Four Corners Development, LLC representative Michael Fogel came and briefed them on the proposed age-restricted housing units for possible development located at 3807 South Highway 36. Obtaining a Resolution of support from the City in which the development is proposed earns the applicant additional points on their application.

Michael Fogel, who was present at the meeting, reported that the full application is due March 1, 2019 with the final award announcement on August 1, 2019. If the project would be approved, construction wouldn't be able to commence until approximately a year from now.

RESOLUTION 2019-05: Motion by Ronnie Viss, seconded by Dwight Suson, to approve Resolution 2019-05 supporting the Gatesville Trails development located at 3807 South Highway 36, Gatesville, Texas and its application; all five Voting "Aye" motion passed.

7) DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A CONFLICT OF INTEREST CODE OF CONDUCT POLICY IN SUPPORT OF THE LEON WASTEWATER TREATMENT PLANT SOLAR PANEL PROJECT, TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT, COMMUNITY ENHANCEMENT FUND, PROJECT # 7216028

City Manager Parry said that the Texas Department of Agriculture has assigned the city a new contract manager for the solar project at the Leon Wastewater Treatment Plant. At the time the grant was approved, a Conflict of Interest Policy was not required. The new contract manager notified the City's grant administrator (Langford Community Management Services) that since the contract was extended in September 2018, the Policy is now required. The Policy stipulates that there will be no unfair competitive advantage such as awarding a contract based on friendships, family relationships or city employee relationships with firms that are being considered for the contract.

Parry recommended that the Council approve the Conflict of Interest Policy Code of Conduct.

RESOLUTION 2019-06: Motion by David Mitchell, seconded by Meredith Rainer, to approve a Conflict of Interest Code of Conduct Policy in support of the Leon Wastewater Treatment Plant Solar Panel Project, Texas Community Development Block Grant, Community Enhancement Fund, Project # 7216028; all five Voting "Aye" motion passed.

8) DISCUSSION AND POSSIBLE ACTION REGARDING FINANCING IN SUPPORT OF PURCHASE OF A STREET SWEEPER FOR THE CITY OF GATESVILLE

City Manager Parry reminded the City Council that during the consideration of the Fiscal Year 2019 budget there was a long discussion regarding the possibility of funding a street sweeper which was ultimately cut from the budget. As a result of the council's approval of a larger ad valorem tax rate the street sweeper was adopted back into the 2019 budget.

City staff has arranged an option for the purchase of a street sweeper, which costs approximately \$218,000.00, and can be financed over a period of six years. Mr. Parry said that the street sweeper is presently ready to go and informed the council of the modifications that were made to the sweeper so it fit the city's needs.

Funding options with several local banks were discussed with proposed interest rates and if the interest rates were fixed rates or not fixed rates. Following a lengthy discussion, City Manager Parry said he will come back with finalized analysis at the next meeting.

9) CITY MANAGER'S REPORT:

Mr. Parry introduced the third of the City's three planning interns, Andy Williams. He is a recent graduate of Texas A&M Central Texas and is on the Economic Development Board for the City of Nolanville. He has been with the City about a week and a half and his focus will be to make revisions to the Zoning Ordinance.

1. CITY MANAGER INITIATIVES:

Other activities/dates of note:

- Saturday, January 26, 2019: Gatesville Chamber of Commerce banquet will be held at the Civic Center. The City will have a table and if anyone is interested in attending please let City Manager know.
- Monday, January 28, 2019: Texas Military Summit at the Capital Extension Auditorium in Austin. This event is free with useful programs and good speakers. Please let City Manager know if any councilmembers would like to attend so he can RSVP.

2. BUDGET/FINANCIAL REPORT: Cash funds in the General and Water/Sewer Funds are healthy due to the influx of property taxes that the city has received in the last month. The City has received about 50.1% of the budgeted amount of property taxes as of January 17th.

3. FUTURE COUNCIL MEETING AGENDA TOPICS: Noted that there were quite a few tentative topics:

- 3rd reading of water/sewer ordinance pending TDCJ agreement and water/sewer rate decision from Council. Draft agreement with TDCJ should be ready in a few days.
- Two Planning & Zoning actions scheduled depending on the outcome of the P & Z's decision on February 4th and if the applications are complete.
- Stillhouse Wastewater Treatment Plant Bond Resolution is pending.
- The Police Department is signing up citizens for a Police Academy which will start February 21st. Contact Chief Gohlke if any councilmembers would like to attend.

4. RESPONSE TO COUNCIL REQUEST FOR INFORMATION ON WATER BASE RATE

ADJUSTMENTS: At the last city council meeting there was an in depth discussion regarding base rates for water based on meter size and the council asked for additional information. The City's water/sewer rate study consultant recommended adjusting water base rates to the American Waterworks industry standard based on meter size to meet revenue requirements. Their recommendation was to increase the water base rate for residential meters greater than 3/4-inch over a five-year period. If all residential water customers were to pay the same base rate of \$20.00 per month, there would be a revenue loss of (\$8100) in 2019 and (\$16,188) in 2020. The loss of revenue could be offset by raising the base rate, raising the volumetric rate, some combination of increasing the base and volumetric rates, or passing the entire increase to another customer class (i.e. commercial, outside-city limits, etc.) To date, the Council has discussed the following options to offset the revenue shortfall:

- a. set the water base rate based on meter size using 3/4-inch meters as the standard – larger meters pay a higher monthly base rate;
- b. increasing the volumetric rate from the current \$3.00/1000 gallons;
- c. the “do nothing” option – water revenues are currently sufficient to meet the cost-of-service through 2023, but are offsetting large deficits in wastewater rates – which will grow to a shortfall of \$1,127,813 in 2023. The current water rates will not cover the sewer shortfalls by 2020.

The Council requested additional information on increasing the base rate for all residents to cover the revenue shortfall. That analysis (as Option d.(1) and d.(2) is as follows:

	<u>2018</u>	<u>2019</u>	<u>2020</u>
Base Rate (monthly):	\$20	\$20.27	\$20.53
Volumetric Rate/1000	\$3.00	\$3.00	\$3.00

An alternative would be to keep the base rate for all residential customers at \$20/month and cover the revenue shortfall by increasing the volumetric rate:

	<u>2018</u>	<u>2019</u>	<u>2020</u>
Base Rate (monthly):	\$20	\$20.00	\$20.00
Volumetric Rate/1000	\$3.00	\$3.10	\$3.20

Mr. Parry said that the volumetric rate is more unpredictable income where the base rate is predictable. As soon as the TDCJ rates are approved the council will need to make a decision so the third reading of the ordinance can be presented for approval.

- Mr. Parry encouraged the Council to read their Texas Town & Country magazines as there were a lot of informative articles in it this month.

- Mayor Chumley asked if any Councilmembers had a request for a future agenda item.

Councilmember Mitchell asked about assisting citizens with drainage issues.

Parry said that a future agenda item could be to look at drainage criteria and drainage utility fees.

10) ADJOURN MEETING AT 6:47 P.M., THIS 22ND DAY OF JANUARY, 2019

ATTEST:

APPROVED:

 Wendy Cole, City Secretary

 Gary M. Chumley, Mayor

