

REGULAR CITY COUNCIL MEETING

SEPTEMBER 11, 2018 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 5:34 P.M., THIS 11TH DAY OF SEPTEMBER 2018

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

REGRETS: Tim Woodlock and Jack Doyle

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Brenda Kiphen, Nathan Gohlke, Kate Edwards, Cody Lee, Wyllis Ament, Dean Smith, Kaylie Smith, and Brenda Smith

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.

Wyllis Ament of 1040 Highland Drive and who is also the Project Representative for Walker Partners provided an update of the Park Street Infrastructure Replacement Project. The wastewater line is laid on South Street at Live Oak up to the intersection of Park Street and South Street. The water line is laid on South Street and headed up north to Park Street, about 250 feet from Pidcoke. B-Corp is making progress despite the uncooperative weather. Mr. Ament said that he gives City Manager Parry a daily update on this project and can provide a monthly update to the Council if they desire.

Mr. Ament then stated that he would like to make a few comments on the budget. He said that the Council is on the right track to get the infrastructure replaced. Years ago when he was on the Council and also the councils before him had different "big ticket" priorities and weren't proactive to replacing infrastructure. Being reactive and not proactive in infrastructure restoration over the years has resulted in aging water/sewer lines and streets in dire need of replacement. Mr. Ament noted that no one likes to see taxes go up, but if there are necessities for the city that need to be funded - regardless how projects are funded- Ament wanted to point out that it comes out of resident's pockets. Ament encouraged the Council to raise taxes if necessary to get items funded. Ament said that he appreciates the Council and all they have done and what they are trying to accomplish and knows from experience that being on the Council is sometimes thankless and sometimes rewarding.

Lastly, Mr. Ament addressed the 1904 Leon River Bridge and suggested that it is unsafe for vehicular traffic and recommended that it be placed at Faunt LeRoy Park, incorporated into the Hike & Bike Trail.

Mayor Chumley told the Council that during the years that Mr. Ament was on the Council and later as Mayor, was when Gatesville was facing water issues. The Council in the 1980's approved the \$12 million bond package in order to bring water from Lake Belton to Gatesville. Had that Council not had the foresight during those years to approve that project, Gatesville would have been in serious trouble starting with the severe drought Gatesville experienced a few years ago. The wells were drying up and the demand for water was steadily growing.

Dean Smith of 201 Old Fort Gates Road provided a handout to the Council which what was provided at the last meeting. Mr. Smith's document included hotel tax revenue guidelines and how hotel taxes

should be utilized. Mr. Smith voiced his concern that the city is not using the taxes correctly and are not attracting outside revenue as the Hotel Occupancy Tax law states. Mr. Smith stated that he wishes to be put on the agenda to discuss further.

Mayor Chumley reminded Mr. Smith that last week he offered a meeting with him, Mr. Parry, a few councilmembers and the City Attorney so all his issues and concerns can be discussed. Mr. Parry was  
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out of town all last week so the meeting will be scheduled very soon. Mr. Smith said that he would rather be put on the agenda so the City Council can make a decision.

Chumley asked what decision was he wanting the Council to do- shut the Civic Center down? Smith explained that when the Civic Center was renovated several years ago he questioned it then and he understood that it was designed to bring in conventions and would benefit him and other businesses in town. Mr. Smith stated that he thinks that is not the case and is not is what is happening.

Chumley told Mr. Smith that a meeting would be scheduled and assured him that everything that happened in the meeting would be relayed back to the Council. Mr. Smith said he still wanted to be put on the agenda.

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 COUNCILMEMBER REQUESTS AN ITEM BE REMOVED AND  
CONSIDERED SEPARATELY.)

RESOLUTION 2018-63: Consider Approval of Minutes from Regular Meeting, August 28, 2018

RESOLUTION 2018-64: Consider Approval of Minutes from Special Meeting, September 4, 2018

No Council Member asked to remove any items from the consent agenda for discussion.

Motion by Meredith Rainer, seconded by Dwight Suson ; all four in favor, motion passed to approve consent agenda items.

4) DISCUSSION AND POSSIBLE ACTION REGARDING ALL THINGS NECESSARY IN  
REGARD TO THE CANCELLATION OF THE NOVEMBER 6, 2018 ELECTION.

- A. Accept and approve the Certification of Unopposed Candidates
- B. Approve the Order of Cancellation for the November 6, 2018 election

Mayor Gary Chumley explained that the Council needed to approve two actions to cancel the election and asked City Secretary, Wendy Cole, to present the Certification of Unopposed Candidates and the Order of Cancellation.

Cole: As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on November 6, 2018:

Mayor	Gary Chumley
Councilmember Ward 1 Place 2	Randy Hitt
Councilmember Ward 2 Place 4	William Robinette
Councilmember Ward 2 Place 6	Dwight Suson

City Secretary read the Order of Cancellation and declared the candidates elected:

The City of Gatesville hereby cancels the election scheduled to be held on November 6, 2018 in accordance with section 2.053(a) of the Texas Election Code. The following Candidates have been

certified as unopposed and are hereby elected as follows: Gary Chumley, Randy Hitt, William Robinette, and Dwight Suson.

A copy of this order will be posted on Election Day at each polling place that would have been used in the election.

Mayor Chumley asked for a motion to accept and approve the Certificate of Unopposed Candidates and  
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approve the Order of Cancellation.

Motion by Ronnie Viss, seconded by David Mitchell, all four in favor, motion passed to approve Resolution 2018-65.

Resolution 2018-65:

1. Accept and approve the Certification of Unopposed Candidates
2. Approve the Order of Cancellation for the November 6, 2018 Election and declare Gary Chumley elected as Mayor for a two year term, Randy Hitt, William Robinette, and Dwight Suson elected as councilmembers for two year terms to Ward 1 Place 2, Ward 2 Place 4, and Ward 2 Place 6, respectively.

5) DISCUSSION AND POSSIBLE ACTION REGARDING THE FIRST READING OF ORDINANCE 2018-06 ADOPTING THE 2019 FISCAL YEAR BUDGET FOR THE CITY OF GATESVILLE

City Manager Parry reminded the Council that state law and City Charter require that the annual budget be approved by ordinance by the City Council and the Charter requires that ordinances be read on three several occasions. Tonight represents the first reading to approve the budget ordinance with the second reading occurring at a Special Council meeting on September 18<sup>th</sup> and the third and final reading on September 25, 2018. This ordinance schedule will meet all timeline requirements. The Council was briefed on the budget on August 14<sup>th</sup> along with the scheduled Public Hearing.

The proposed budget was based upon the current tax rate of \$0.51/\$100 valuation. Parry noted that the budget had not changed at this point but during the discussion regarding the tax rate, if in fact the Council approves the proposed tax rate of \$0.56/\$100 valuation on the third reading, Council will need to prioritize what items to include back into the budget.

Staff recommends approval of the first reading of Ordinance 2018-06 adopting the 2019 Fiscal Year Budget for the City of Gatesville.

ORDINANCE 2018-06-01: Motion by Ronnie Viss, seconded by Meredith Rainer, all four in favor, motion passed to approve the first reading of Ordinance 2018-06 adopting the 2019 Fiscal Year Budget for the City of Gatesville.

6) DISCUSSION AND POSSIBLE ACTION REGARDING THE FIRST READING OF ORDINANCE 2018-07 ADOPTING A TAX RATE OF \$0.56 PER \$100 VALUATION TO SUPPORT THE 2018-2019 BUDGET.

City Manager Parry said that Ordinance 2018-07 is the first reading of the ordinance levying a tax rate of \$0.56/\$100 which the Council proposed for Fiscal Year 2019. City Staff recommends approval of this ordinance.

Councilmember Rainer questioned a few items that the Council has considered funding such as the Leon River Bridge and the street sweeper. There was a lengthy discussion regarding the pros and cons of buying a street sweeper vs. leasing a street sweeper. Councilmember Viss mentioned that a street sweeper will keep debris off the street that currently has been going into the sewer system. Viss asked if the funds could be taken from the reserve and paid back. Parry said that is an option and would require Council action to do so and would also require a plan to replenish.

Mr. Parry said that Texas Department of Transportation (TxDOT) has not inspected the bridge since 2014 when it was closed. TxDOT has agreed that when they are inspecting the County bridges that they will inspect the Leon River Bridge and come back to the City with suggestions on what needs to be fixed to open it back up. This part of the inspection should happen in the November time frame. TxDOT also wishes to conduct a fracture critical inspection which has not been done. This test will inspect the steel structure components. This test probably won't be done until approximately six months as this is contracted out.

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TxDOT will extend the decision on the advanced funding agreement for the replacement bridge until all the factual information on the bridge is completed. There is no fee associated for these inspections and hopefully the Council will have all the facts and can make a decision in March of 2019.

There was lengthy discussion on priorities that were discussed at the previous meeting and Mr. Parry said that Council can certainly move the priorities around if they decide to approve a lessor tax rate than the proposed \$0.56/\$100.

Councilmember Rainer voiced her concern of several costs going up and how it will impact the citizens, such as raising appraisal values and Atmos Gas increases. Councilmember Suson agreed.

Following further discussion a motion and second were made:

ORDINANCE 2018-07-01: Motion by David Mitchell, seconded by Ronnie Viss, all four in favor, motion passed to approve the first reading of Ordinance 2018-07 adopting a tax rate of \$.56 per \$100 valuation to support the 2018-2019 City of Gatesville budget.

7) CITY MANAGER'S REPORT:

City Manager Parry reminded the Council that this was the 17<sup>th</sup> Anniversary of the September 11, 2001 terrorist attack on the World Trade Center. 3000 people lost their lives and Parry suggested to keep their families in everyone's thoughts and prayers.

1. CITY MANAGER INITIATIVES:

- Benchmark Planning will meet with the Planning and Zoning on September 18th regarding the Future Land Use Map. Mr. Parry will also meet with Vagn Hansen regarding the Comprehensive Plan.

-CAPITAL PROJECTS:

- Stillhouse WWTP Expansion: During the September 25th council meeting a resolution will be presented to the council to approve a reimbursement resolution that will off- set the engineering costs for the WWTP expansion project. All of this is pending funding approval from the Texas Water Development Board.
- Park Street Infrastructure Replacement: Is progressing well. There have been no complaints from citizens and Wyllis Ament said that the residents have been very cooperative. Mr. Ament complimented city staff- particularly Street Superintendent, Jim Shepard and Water Distribution Supervisor, Chad Newman. They have been very responsive to any problems that have come up. Councilmember Viss requested any pictures of the project that Wyllis might have.
- CDBG Community Enhancement Fund Grant for Leon WWTP Solar Array: A pre-construction meeting with Solar CenTex LLC is scheduled for Thursday, September 13th. The goal is to complete this project by January 2019.

Other activities/date of note:

- NewGen Strategies will be at the council meeting on October 23rd to brief the Council on the

water/ sewer rate study.

2. BUDGET/FINANCIAL REPORT:

Noted that the fund balance is in good shape and pointed out the list of funded projects for 2018 that were included in the council read ahead book.

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3. FUTURE COUNCIL MEETING AGENDA TOPICS:

Mr. Parry reminded the Council of the special council meeting next Tuesday, September 18th for the second readings of the tax rate and budget ordinances with the final readings on September 25th. Also a resolution will be brought to the Council regarding an Atmos gas rate increase. City Manager and Municipal Judge performance evaluations will also be conducted at the September 25th meeting.

Mr. Parry provided a Texas Municipal League publication to the Council that is specifically oriented and focused on elected officials and the ability to talk to constituents and residents regarding upcoming legislative sessions. Upcoming topics look to be possible action to limit property tax caps and implement more control over appraisal boards.

Councilmember Comments:

Councilmember Rainer reported that the subdivision ordinance sub-committee is working slowly and stressfully with the goal of conducting a workshop with the councilmembers regarding the updates possibly after a council meeting. More information on the timeline of the workshop and ordinance readings to follow.

Mr. Parry said that the city is ready for a new subdivision ordinance as soon as possible but it needs to be a good and viable document for the City of Gatesville.

8) MAYOR CHUMLEY ADJOURNED THE MEETING AT 6:24 P.M., THIS 11TH DAY OF SEPTEMBER, 2018

ATTEST:

APPROVED:

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Wendy Cole, City Secretary

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Gary M. Chumley, Mayor