

REGULAR CITY COUNCIL MEETING

JUNE 12, 2018

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 12TH DAY OF JUNE, 2018

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

ABSENT: Council Member Jack Doyle

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Kate Edwards, Brenda Kiphen, Rene Ochoa, Roger Miller, and Reid Feltmate

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 MAY 22, 2018

RESOLUTION 2108-42: Motion by Dwight Suson, seconded by Ronnie Viss; all five in favor, motion passed to approve the minutes from the Regular City Council Meeting May 22, 2018.

4) DISCUSSION AND POSSIBLE ACTION TO APPROVE PROCLAMATION FOR STAR GROUP- VETERANS HELPING VETERANS

City Manager Parry said that this organization is based in Copperas Cove and their President, retired Army Sergeant 1st Class, Jonathan Haywood, asked the City if the Council would consider having a representative from the City attend their annual celebration and present a Proclamation in support of their 10th Annual Independence Day Celebration, June 23rd.

Mr. Parry said that Mayor Pro-Tem Viss would be attending the Celebration to present the proclamation and asked him to say a few words about this organization.

Viss said that this non-profit organization supports Veterans and assists them in acquiring benefits that they might be entitled to. However, they also help anyone in the community that may need assistance. They feed families during Thanksgiving and Christmas and last year raised \$28,000 worth of school supplies. Viss commented that Copperas Cove is currently going through a lot of changes and might consider a change of venue and consider holding this event next year in Gatesville at the Civic Center.

RESOLUTION 2018-43: Motion by Ronnie Viss, seconded by Tim Woodlock; all five in favor, motion passed to approve the Proclamation for the Star Group-Veterans Helping Veterans.

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5) ANNUAL BRIEFING FROM PLANNING AND ZONING CHAIRMAN- ROGER MILLER

Planning and Zoning (P & Z) Chairman Roger Miller stated that an annual report is a requirement of the P & Z Commission and noted that historically it hasn't always been done in the past.

Mr. Miller said that the P&Z is an advisory body to the City Council and are committed to being a relevant and valuable asset to the Council and City staff.

Chairman Miller presented an overview and summary of P & Z accomplishments that happened during the time frame of May 2017 to April 2018:

- Conducted 8 regular meetings and 3 workshops. Meetings are held only if there is business to be brought before it.
- Total of 20 hearing requests regarding Subdivisions and Rezoning.
- Special Projects completed included revision of Chapter 16, Planning and Development; and removal of Signage from the Zoning Ordinance and established as a stand-alone Chapter in the Code of Ordinances.
- Special Projects still "in the works" are Comprehensive Plan Review and the Revision of Chapter 22-Subdivisions. Following the Comprehensive Plan adoption, the intent will be to propose an updated Zoning Ordinance.

Chairman Miller stated that he thought the P & Z had made great strides this last year to better educate and inform themselves and to be more involved and structured which makes the P & Z more valuable to the Council as a resource. The P & Z will continue to focus on the future needs of the City while maintaining a balance between the structured growth of the City and property owner's rights. P & Z will improve the working relationship with the City Staff through effective communication and will continue to seek well defined, simple, repeatable processes that are equitable to all property owners and City Staff functions.

Mayor Chumley thanked Mr. Miller on behalf of the Council for his time and hard work devoted to the P & Z.

City Manager Parry reminded the Council that Interim Director of Planning, Mr. Stoldt and intern, Rene Ochoa, will be working on a draft for a functional subdivision ordinance for the City starting this summer. They still need 1 or 2 Council representatives to sit on this committee. Please let staff know if anyone wishes to assist in this project.

6) DISCUSSION AND POSSIBLE ACTION REGARDING REPLACEMENT OR REPAIR OF THE 250,000 GALLON GROUND STORAGE TANK AT BOOSTER PUMP STATION #2, INCLUDING POSSIBLE ACTION TO AUTHORIZE RETENTION OF ENGINEER TO DESIGN NEW TANK

City Manager Parry reminded the Council that this is one of the original steel ground storage tanks (250,000 gallons) that is part of the Regional Water System that was put in place probably in the 1980's timeframe. In January of 2018, as part of Texas Commission on Environmental Quality's (TCEQ) routine inspection of the water system TCEQ cited the City for flaking paint and failure to inspect the tank annually. As the Water Production Department was obtaining estimates and getting the tank inspected it was discovered during this process that there were significant holes in the top of the tank that were letting in rainwater, dirt and other debris. Only one company put in an estimate to repair the tank at a price of \$65,000, which would only be a fix for 5 to 7 years. Two other companies indicated that because of the structural deterioration, the existing tank would need to be replaced which would cost approximately \$157,000 and would yield a 30+ year solution. If the tank would be approved to be replaced it would be required to be designed by a registered Professional Engineer. (Because of the cost).

Following a lengthy discussion on the two options, the cost, and how to pay for either option, City Manager Parry recommended the replacement of the ground storage tank and to authorize the City Manager to retain an Engineering firm to design the project.

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RESOLUTION 2018-44: Motion by Meredith Rainer, seconded by David Mitchell; all five in favor, motion passed to approve replacement of the ground storage tank and to authorize the City Manager to retain an Engineering firm to design the project.

7) REVIEW INPUT FROM FY 2019 BUDGET QUESTIONNAIRE – CITY MANAGER PARRY

City Manager Parry said that he will analyze all the data that has been turned in, which will be extremely helpful as the Fiscal Year 2019 budget is being created and prepared. The summary of these questionnaires will be reflected in the Projected Revenues versus Projected Expenses discussion which will be presented at the next council meeting.

8) RECESS REGULAR MEETING AND CALL -----

PUBLIC HEARING

HEAR COMMENTS CONCERNING ADOPTION OF NEW DROUGHT CONTINGENCY PLAN FOR THE CITY OF GATESVILLE

City Manager Parry said that there is a state requirement from the Texas Administrative Code, that a wholesale water supplier must update or approve their Drought Contingency Plan (DCP) every five years. The City's current DCP was adopted in 2013 and is contained in the Code of Ordinances, Chapter 21. Since the five year-year period for the City's DCP has been reached; the City must approve a new plan. A Drought Contingency Plan is a strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies.

The proposed ordinance lays out the four drought stages based upon the Brazos River Authority recommendations as they regulate the quantity of water where the TCEQ regulates the quality of water. Parry outlined the DCP's proposed four stages after conditions warrant initiation:

- Stage One: Drought Watch Condition- customers are asked to voluntarily conserve water to achieve a five (5) percent reduction.
- Stage Two: Drought Warning Condition- customers shall be required to comply with requirements and restrictions on certain non-essential water uses to achieve a ten (10) percent reduction.
- Stage Three: Drought Emergency Condition- customers are further restricted on certain non-essential water uses to achieve a twenty (20) percent reduction.
- Stage Four: Pro-Rata Curtailment Condition- water rationing would be implemented by the Brazos River Authority/City to achieve at least thirty (30) percent curtailment of water use.

This proposed Drought Contingency Plan has been posted on the City's website with the invitation to residents to contact the City Manager with any comments or concerns.

Following the Public Hearing, Mayor Chumley asked if there were any comments from the public and there were none.

City Manager Parry said that he recommended the City Council approve the first reading of Ordinance 2018-04 repealing Ordinance 2013-01 and Adopting a Drought Contingency Plan for the City of Gatesville.

9) END PUBLIC HEARING AND RECONVENE REGULAR MEETING AT 6:15 P.M.

10) DISCUSSION AND POSSIBLE ACTION TO APPROVE THE FIRST READING OF ORDINANCE NUMBER 2018-04 REPEALING ORDINANCE NUMBER 2013-01 AND ADOPTING A DROUGHT CONTINGENCY PLAN FOR THE CITY OF GATESVILLE

Following the Public Hearing there was no further discussion so Mayor Chumley asked for a motion.
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RESOLUTION 2018-45: Motion by Dwight Suson; seconded by Meredith Rainer; all five in favor, motion passed; to approve the first reading of Ordinance 2018-04 repealing Ordinance 2013-01 and Adopting a Drought Contingency Plan for the City of Gatesville.

City Manager Parry noted that he will provide any comments from the public he may receive as a result of the website posting at the next meeting as the second reading of the Ordinance will be presented to be voted on.

11) CITY MANAGER'S REPORT:

1. CITY MANAGER INITIATIVES:

- City of Gatesville Comprehensive Plan

UPDATE: Vagn Hansen from Benchmark Planning (consultant) briefed the City Manager and the Planning & Zoning Commission on the Future Land Use map and Transportation plan during their meeting on 5 June (no decision due to lack of quorum). Have not received any comments from P&Z as of this date. The Future Land Use map is not a zoning map but shows annexation possibilities and what areas of land might be best suited for different types of purposes.

-CAPITAL PROJECTS:

- Park Street Infrastructure Replacement:
Plan revision is complete and has been advertised twice in the in the local newspaper. Walker Partners will conduct a pre-bid meeting in the council chambers June 13 at 2:00 p.m. which will provide opportunity for any potential bidders to ask questions about the project before they submit their bids. Final bids are due June 21st with the recommendation for council approval to be presented at the next council meeting on June 26th.

Other activities/dates of note:

- July 4: (Wednesday) - Federal Holiday. There will not be a Chamber of Commerce 4th of July Parade this year, so CVB Director, Cheri Shepherd is trying to organize a "Parade in the Park" which would be for kids, decorated bikes, pets, etc.... no motorized vehicles or floats. The annual Fireworks Show will be provided that evening funded by the City and by a generous \$5000 donation from HEB.

2. BUDGET/FINANCIAL REPORT:

As of 7 June 2018 (68.5% of the FY) there was a combined cash balance in the General and Water/Sewer Funds of \$1,954,804.24 and there is \$403,748 in the Reserve Fund.

3. FUTURE COUNCIL MEETING AGENDA TOPICS:

- June 26:
- Final results on the Budget questionnaire
 - Discussion on projected FY 2019 Revenue vs. Expenses based on historical data from the last five (5) years
 - Discuss budget goals
 - 2nd reading of the Drought Contingency Plan
 - Water Conservation Plan review
 - City of Gatesville Planning Intern, Rene Ochoa, will present a discussion on digital signs.
 - Atmos Energy Rate Increase Suspension Resolution will be presented for approval.

4. MARCH 2018 HOUSEHOLD HAZARDOUS WASTE (HHW) FINANCIAL RECONCILIATION:

The event cost the City of Gatesville approximately \$34,000 of which the biggest share of the expense being disposal of paint and chemicals. The City was very diligent to separate the oil at the drop off spot and carry to the City Recycle Center at the warehouse. Six 20 ft. trailers of oil

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were taken to the warehouse to be recycled which saved the City a significant amount of money. A tire “fee” was charged to residents that had an excessive amount of tires or oversized tires so that helped pay towards the expenses. The CTCOG grant was for \$10,000 and the City had budgeted \$10,000; so after the other expenses of advertising and dumpsters, the City was about \$12,000 short. It is hard to predict every year the amount of HHW the residents will bring to the event. Even though the City had to pay the shortfall it is making a difference. The City has been fortunate to receive funding from CTCOG for the last three years. City Staff will apply again in October of this year, when the call for applications opens up.

5. ELECTED OFFICIALS E-MAIL ADDRESSES:

Parry said that a citizen has inquired how they go about contacting their elected officials. The City does not provide elected official’s personal e-mail addresses or telephone numbers. An alternative would be to establish a City e-mail account for elected officials (XX.XX@ci.gatesville.tx.us) that would be accessible from the City website. Parry said if anyone was interested in this, to let him know. There is an annual fee of \$50 per email to maintain but the City will fund it.

6. 100% DISABLED VETERAN/SURVIVING SPOUSE PROPERTY TAX EXEMPTION:

As cities are preparing budgets, this topic is coming up more and more often. In 2009, Texas voters approved a Constitutional amendment exempting a 100% Disabled Veteran (DV) from all property taxes; in 2011 voters approved a Constitutional Amendment extending that benefit to the surviving spouse of a 100% DV who has not re-married and does not move. Local Government Code, Chapter 140.011 allows cities to apply for reimbursement from the State for lost ad valorem tax revenues if:

- the city is adjacent to a military installation; (which Gatesville is not because of the Leon River); and
- the lost ad valorem revenue is equal to at least 2% of the preceding year’s General Fund revenues.

There are currently 56 Disabled Veterans claiming the exemption in Gatesville and 8 surviving spouses totaling \$6,594,738 in exempted valuation. At a \$.51/\$100 property tax rate, the City loses \$33,633.16 in ad valorem tax revenue which equates to 0.065% of 2017 General Fund revenues – short of the 2% threshold. Therefore, the City of Gatesville is not eligible to apply for State reimbursement.

7. NORTH FORT HOOD MOBILIZATION/DEMOBILIZATION PROJECTIONS:

Parry discussed a chart that showed the 3500 bed capability at North Fort Hood and pointed out the times of the year that NFH was anticipated to be at full capacity. This information is extremely helpful to let City staff project how much water and wastewater will be treated.

12) RECESS REGULAR MEETING AND CALL AN EXECUTIVE SESSION AT 6:34 P.M. -----

This closed session is in accordance with Local Government Code Section 551.072- Real Property-Deliberation regarding the possibility of selling real property located at 711, 713, and 715 Main St

13) END CLOSED SESSION AND RECONVENE REGULAR MEETING 6:59 P.M.

14) DISCUSSION AND POSSIBLE ACTION TO LIST REAL PROPERTY FOR SALE LOCATED AT 711, 713, AND 715 MAIN STREET

Mayor Chumley asked if there was any action as a result of the Executive Session. There was not a motion for action from any councilmember.

15) MAYOR CHUMLEY ADJOURNED THE MEETING AT 7:00 P.M., THIS 12TH DAY OF JUNE, 2018

ATTEST:

Wendy Cole, City Secretary

APPROVED:

Gary M. Chumley, Mayor