

REGULAR CITY COUNCIL MEETING

MAY 22, 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 5:38 P.M., THIS 22ND DAY OF MAY, 2018

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

ABSENT: Council Member David Mitchell

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Kate Edwards, Brenda Kiphen, Robert Featherston, Cheri Shepherd, Billy Vaden, Lee O. Ford, Diana Barnett, Michael Stoldt, Rene F. Ochoa

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 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 2018-38: Minutes from the Regular City Council meeting May 8, 2018.

RESOLUTION 2018-39: Appointment/Reappointment of City of Gatesville's Economic Development Board members, Places 5, 6, and 7

RESOLUTION 2018-40: Appointment of City of Gatesville Board of Adjustment Committee members to fill partial term vacancies, Place #4 and Alternate #7

Motion by Ronnie Viss, seconded by Dwight Suson, to Approve Resolution 2018-38: Minutes and; Resolution 2018-39: Re-appointment of Ronnie Sullins to Position #6 and Ken Poston to Position #7 of the City of Gatesville's Economic Development Board and leave Position #5 vacant until the Chamber of Commerce hires an Executive Director and; Resolution 2018-40: approve appointment of City of Gatesville Board of Adjustment Committee members to fill partial term vacancies Place # 4 to Dicky Brown and Place #7 to Shawn Yates; all five in favor, motion passed.

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

Mayor Chumley stated that this agenda item will be pulled from tonight’s meeting and be re-presented at the next Council meeting.

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5) DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE CITY STAFF TO SOLICIT BIDS FOR REHABILITATION/REPAIR OF 250,000 GALLON GROUND STORAGE TANK AT BOOSTER PUMP STATION #2.

City Manager Parry reminded the Council that at the last meeting this agenda item was deferred to this meeting as city staff was waiting on another inspection/bid for proposed rehabilitation work at Booster Pump #2 storage tank which Texas Commission on Environmental Quality (TCEQ) found to be in violation. Currently there is still only one interested rehabilitation company and city staff is waiting on another inspection/bid. TCEQ knows the City is working on this issue and are not ready to issue a punitive order on the City at this time. No action is required of the Council yet.

6) RECESS REGULAR MEETING AT 5:40 P.M. AND CALL -----

PUBLIC HEARING

Hear comments concerning Substandard Structure located at 510 North 12th Street

Chairman of the Building Standards Commission, Mayor Chumley, reminded the processes and procedures of substandard structures to the City Council – who is serving as the Building Standards Commission (BSC) for the City of Gatesville.

BSC Chairman Chumley asked Mr. Featherston if notice of tonight’s public hearing had been posted and if the owners/lienholders/mortgagees were notified of tonight’s public hearing?

Mr. Featherston: “Yes, Sir.”

BSC Chairman then asked City Secretary Wendy Cole if a tape recording will be made of this evening’s public hearing?

Ms. Cole: “Yes.”

BSC Chairman Chumley asked Mr. Featherston to present his report of the structure at 510 North 12th Street. Information packets concerning 510 North 12th Street were provided to all the council members.

City Inspector Featherston discussed the letter that was sent to the Dorothy Williams Estate C/O Sue Williams which referred to the deterioration of the structure: outside walls, roof, substandard plumbing, substandard electrical and broken windows. The letter also referred to the various violations according to the International Code Councils International Property Maintenance Code.

Included in the packet were photographs showing evidence of the deterioration, copy of the certified letter that was mailed to and signed by Ms. Williams, the property value, deed history and tax description according to the Coryell Central Appraisal District.

City Manager Parry pointed out that the City had sent the Dorothy Williams Estate violation letters regarding junk personal property in June 2012 and a letter regarding substandard windows and exterior walls in September of 2015. An eviction in 2017 resulted in a huge amount of personal property left in the yard, and August 2017 an inoperative vehicle was left in the yard.

Following a lengthy discussion with Mr. Featherston and the BSC concerning the lot size and the amount of money it would cost to repair the structure, BSC Chairman Chumley invited Mr. Lee Ford to the podium to address the council on behalf of the owner. Mr. Ford, of 1034 Highland Drive, said that he is Ms. William’s uncle and would be representing Ms. Williams as she was unable to attend the meeting tonight.

BSC Chairman Chumley administered the oath of honesty to Mr. Ford and he affirmed that the statement he was about to give would be the truth.

Mr. Ford described Ms. William's plan and orally presented her intent and timeline to make the needed repairs. BSC Chairman Chumley asked if there were any written estimates for any repairs and Mr. Ford said that he had nothing in writing. Mr. Chumley said that the BSC specifically asked for proof of scope of any work that may be required to be presented at tonight's meeting. Due to the fact that the City's

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ordinance states that more than 50% of the value of the home can't be spent on bringing the structure back into compliance the BSC would need to see the estimated repair values to proceed.

There was a lengthy discussion on what improvements Ms. Williams had made over the last six years - but were ultimately demolished by renters/ squatters. Mr. Ford insisted that Ms. Williams has the resources to make the repairs and didn't know the true condition of the house because she lives in San Antonio and doesn't come to Gatesville very often.

BSC Chairman Chumley said that he believes that a lot of the substandard structure problems in Gatesville are due to the fact of absentee landlords that are not present to oversee their properties. In Ms. Williams case, Chumley stated that the BSC needs to consider that she has been notified of problems with this structure over the last six years and has a track record of not totally making all needed repairs and what repairs that have been done are destroyed by squatters or renters. The BSC needs to review the whole estimate before it could even consider a continuance to know it isn't over the 50% value of the home so she doesn't put money - little by little- into the structure and still have to demolish it.

Following further discussion regarding the substandard water lines, windows and lack of improvements over the years BSC Chairman Chumley concluded the public hearing.

7) END PUBLIC HEARING AND RECONVENE REGULAR MEETING

8) DISCUSSION AND POSSIBLE ACTION REGARDING THE SUBSTANDARD STRUCTURE AT 510 NORTH 12TH STREET

BSC Chairman Chumley reminded the BSC that to make a decision the Commission needs to ask:

1. Does the structure violate City Building Standards?
2. If the Owner presents a plan to correct, does the Commission accept the Owner's plan?
3. If owner not present or Commission non-concurs with the plan: order to demolish?
4. If Owner does not comply or appeal, City will demolish (at City's expense) and a lien would be filed.

Motion by Ronnie Viss, seconded by Jack Doyle to proceed with the demolition process for 510 North 12th Street; all five in favor, motion passed.

RESOLUTION NUMBER 2018-41 - Building Standards Commission Chairman Chumley affirmed that the City of Gatesville Commission directed the owner to demolish the structure at 510 N. 12th Street, Gatesville, Texas 76528 Chrisman, Gatesville Block 2 Lot 4 not later than August 22, 2018 as it does violate City of Gatesville building standards. If the owner does not comply or appeal within 30 days to, City will demolish the structure and a lien will be filed for the expense.

9) CITY MANAGER'S REPORT:

City Manager Parry introduced Michael Stoldt, the City of Gatesville's interim Director of Planning and Rene Ochoa, intern working for the interim Director of Planning. Mr. Ochoa will be here until the middle of August and his primary mission will be to work with Mr. Stoldt and the Planning and Zoning Commission on the development of the revised subdivision ordinance. Mr. Stoldt is a knowledgeable and impartial person to assist in the revision of the ordinance and has asked to form a committee which would consist of 2 members of the P & Z, 2 members of the City Council and 2 members of the community- at- large. Mr. Stoldt said that P&Z appointed 3 of their members: Roger Miller, Bob Brown and Reid Feltmate. Mr. Stoldt pointed out that the committee needs to ensure that its 7 members don't constitute a

quorum of either the P & Z or Council members so a notice to the public is not required to be posted. Starting in July, it is the plan to meet twice a month and Mr. Stoldt asked for interested Council members who wish to sit on the committee let him know as Council feedback and input is needed on the draft ordinance which will be worked into a proposed ordinance.

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1.

-CAPITAL PROJECTS:

- CDBG Community Enhancement Fund Grant for Leon WWTP Solar Array:  
Because of the floodplain at the Leon Plant, KSA Engineers had to do significant planning to ensure the solar array will not be inundated by flood water. KSA has submitted the structural and electrical plans to city staff for approval.
- Park Street Infrastructure Replacement:  
Plan revision is complete and will be advertised twice in the in the newspaper. The surveyors will provide a curb and gutter profile which will show the property lines.

Other activities/dates of note:

- June 15: Volunteer Fire Department dinner for 3 retirees –everyone is invited- additional info is in Billy Vaden’s Department Head report.
- Discussed budget questionnaire as City Secretary Cole handed to all Council members. Mr. Parry asked the Council to please fill out and return not later than the next Council meeting on June 12th. Input/feedback from the council will be helpful to city staff as the next FY budget is developed.
- North Fort Hood Warrior Salute will be July 1st at 5:00 p.m. In the past a City Council member or Mayor has participated and offered greetings on behalf of the City so someone may be asked to attend.

2. FUTURE COUNCIL MEETING AGENDA TOPICS:

- June 12: Feedback on the FY 2019 Budget Questionnaire, P & Z Annual Report and discussion on the repairs to the water storage tank.
- June 26: Projected FY 2019 Revenues vs. Expenses

Included in the Council book is information offered on a 1 ½ days training for Newly- Elected City Officials hosted by Texas Municipal League. It will be in Waco July 26th and 27th. Please let Wendy know if anyone is interested in attending. Mayor Chumley said that he has attended several of these training orientations and have always have found them to be very beneficial. Mayor Chumley highly recommended the training if anyone could attend.

3. SIGNAGE:

As requested by the Council, Mr. Parry said that he has obtained more information about digital signs. The Texas Transportation Institute at Texas A & M University has forwarded a significant amount of information regarding the impact of digital signs. Some of the references are currently under review. Mr. Parry said he will present and discuss the findings at a future Council meeting.

4. DEPARTMENT HEAD REPORTS:

- The Volunteer Fire Department has obtained a new grant- funded 3500 gallon water tender if anyone would like to go and see at the fire department.
- 25 lifeguards have gone through certification training and all 25 have passed.
- Convention and Visitors Bureau has numerous events occurring over the next month.
- As part of the 2019 budget process, options for a street sweeper will be offered: lease, rent or own.

10) MAYOR CHUMLEY ADJOURNED THE MEETING AT 6:43 P.M., THIS 22ND DAY OF MAY, 2018

ATTEST:

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Wendy Cole, City Secretary

APPROVED:

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Gary M. Chumley, Mayor