

REGULAR CITY COUNCIL MEETING

SEPTEMBER 26, 2017 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 26th DAY OF SEPTEMBER, 2017

PRESENT: Mayor Chumley, Council Members, Viss, Mitchell, Suson, Doyle, and Hitt

REGRETS: Councilmember Meredith Rainer

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, City Attorney Sandy Gately, Brenda Kiphen, Tonya K. Place, and Larry Kennedy

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) CONSIDER THIRD AND FINAL READING OF ORDINANCE 2017-06 ADOPTING THE 2018 FISCAL YEAR BUDGET FOR THE CITY OF GATESVILLE

Mayor Gary Chumley asked for a motion to adopt Ordinance 2017-06 adopting the 2018 fiscal year budget for the City of Gatesville.

Motion by Doyle, seconded by Suson.

Mayor Chumley asked if anyone wished to discuss. There was no discussion.

Mayor Chumley then polled the Councilmembers for a record vote:

Councilmember Ward 1 Place 1 David Mitchell Voted "Aye"
Councilmember Ward 1 Place 2 Randy Hitt Voted "Aye"
Councilmember Ward 1 Place 3 Meredith Rainer Absent
Councilmember Ward 2 Place 4 Jack Doyle Voted "Aye"
Councilmember Ward 2 Place 5 Ronnie Viss Voted "Aye"
Councilmember Ward 2 Place 6 Dwight Suson Voted "Aye"

Resolution 2017-74: Approve third and final reading of Ordinance 2017-06 adopting the 2018 fiscal year budget for the City of Gatesville.

4) 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.)

2017-75

Consider Approval of Minutes from Regular Council Meeting, September 12, 2017

2017-76

Consider Approval of Minutes from Special Council Meeting, September 19, 2017

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2017-77 Consider Approval of third and final reading of Ordinance Number 2017-07 adopting a tax rate of \$0.51 per \$100 valuation to support the 2017-2018 Budget.

Mayor Chumley asked if anyone would like to remove any items from the consent agenda for discussion. No one objected and Mayor Chumley asked for a motion to approve all the items on the consent agenda.

Motion by Viss, seconded by Mitchell, all voting "Aye" to approve:

Resolution Number 2017-75: Approve Minutes from September 12, 2017- Regular City Council Meeting

Resolution Number 2017-76: Approve Minutes from September 19, 2017 - Special City Council Meeting

Resolution Number 2017-77: Approve third and final reading of Ordinance Number 2017-07 adopting a tax rate of \$0.51 per \$100 valuation to support the 2017-2018 Budget.

5) CONSIDER RESOLUTION TO NOMINATE THE CITY OF GATESVILLE'S CANDIDATE FOR THE CORYELL CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

City Manager Parry explained that since the City of Gatesville is a taxing entity within Coryell County, the City and the Gatesville Independent School District (GISD) are authorized to nominate a candidate for a place on the Coryell Central Appraisal District (CCAD) Board of Directors. Teresa Johnson is currently a member on the Board and is willing to be re-appointed. The City of Gatesville and the GISD combined votes in the last CCAD election to mutually vote for Teresa and have agreed to do so again this year. Combining votes would hopefully be enough to elect Teresa, who would serve the best interests of both the City and GISD. The election will take place in December of this year.

Motion by Viss, seconded by Suson, all voting "Aye" to approve Resolution 2017-78.

Resolution 2017-78:

Approve the Resolution nominating Teresa Johnson as the City's candidate for the Board of Directors of the Coryell Central Appraisal District.

6) CITY MANAGER'S REPORT:

1. INITIATIVES:

City of Gatesville Comprehensive Plan/Fort Hood Joint Land Use Study Implementation (JLUS-I):
The "Community Needs" survey has now been reviewed, refined and has been posted on surveymonkey on the City website. The survey will be promoted on social media and in the newspaper, and will be noted on the water bills. The survey will be up until about the third week of November. Mr. Parry encouraged the Council to fill out the survey and to share with other people. There is a qualifier question on the survey that will indicate if the person lives and works in Gatesville, lives elsewhere but

works in Gatesville, or lives in Gatesville but works out of town, and if they buy their goods and services in Gatesville. City Staff is also trying to work a separate URL (Uniform Resource Locator) for Texas Department of Criminal Justice (TDCJ) so it can be tracked why approximately 75% people that work at TDCJ don't live in Gatesville.

Following the survey results, City staff should be able to tell from the responses what Gatesville's priority areas are.

WaterCARE Communities Program: City Manager has had several rate analysis sessions with the University of North Carolina's Environmental Finance Center. These sessions have been very informative.

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-CAPITAL PROJECTS: • Stillhouse Wastewater Treatment Plant (WWTP) Expansion:

City Staff is working on the Texas Water Development Board application which is due on the 5th of October to apply for funding to expand the Stillhouse WWTP. One requirement is to submit a water conservation plan- which the City does not have. Staff is in the process of creating one now.

Live Oak/Park Street Infrastructure Replacement:

This project is substantially complete on the water and sewer line replacement with the final walk-through with the contractor and Walker Partners Engineers being this Thursday morning at 9:00 a.m. if anyone is interested in attending. The next phase will be Oak Park Circle down to South Street.

• Energy Savings Performance Contract: There is a graph at the end of this report which depicts the kilowatt energy savings to date. The initial construction period (May through June 2017) has generated 230,527 kWh or \$19,696 in energy savings. This construction included the lighting and HVAC replacements. It looks like the energy savings will be much better than staff anticipated. Because the City installed LED lights, which are energy efficient, Texas New-Mexico Power under their City SmartProgram awarded the City with a rebate check for almost \$9,000 for installing the LED lighting. The energy savings are designed to help with debt service. If the City can continue to generate additional energy savings which results in a net decrease in the City's utility bills, the debt service could be paid off early which would allow the City to use those funds for something else.

Other Activities/Dates of Note: The Mayor and City Manager will be attending the National Meeting of the Association of the United States Army in Washington D.C. October 8-11. At the current time Staff's recommendation is to forego the regularly scheduled meeting on the 10th and have the next meeting on the 24th which a regularly scheduled meeting.

2. Budget/Financial Report. As of September 22, 2017 there was a combined cash balance in the General and Water/Sewer Funds of \$1,152,561. Parry also pointed out the known expenses against the cash balance.

3. Leon River Bridge: The Request For Proposals to emplace grouted rip rap around the east and west footings of the bridge were posted yesterday on the website. The anticipated completion date of this project is November 30, 2017.

4. Future Council Meeting Agenda Topics: October 24th: The Planning and Zoning Commission will come and conduct a workshop with the City Council. This workshop will concern resolving the inconsistencies of Chapter 16 (Planning) and Section 4 of the Zoning Ordinance. Then the plan will be to bring a new amended Ordinance to the Council at the meeting in November.

The Council meeting in November will be determined by when the election schedule will allow the votes to be canvassed. Justin Carothers, the Elections Administrator, will provide the timeline.

5. Future Work Plan: Mr. Parry noted that there is a fairly significant amount of work that is facing the Council and Staff in the new Fiscal Year. With there probably being only one meeting a month for the next three months with workshops associated with some of these upcoming agenda items it looks to be a full agenda starting in 2018. Mr. Parry provided the Council with information regarding the use of Hotel Occupancy Tax. He asked the Council to read and review how these funds can be used.

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PAGE 4 Mr. Parry said that he met last week with the Heart of Texas Defense Alliance (HOTDA) regarding a project that is part of the State level defense economic assistance adjustment grants which is in Chapter 439 of the Local Government Code and allows the State Legislature to appropriate funds for military communities to apply for grants. Initially, the grant for this year was going to be a land swap with Fort Hood with Copperas Cove being the sponsor. The funds were set aside to purchase land that could be swapped with Fort Hood for land by the bypass in Copperas Cove so they could expand their industrial park. However, they could not find a willing seller for the parcels of land that Fort Hood wanted and Fort Hood was not willing at this time to change their plan as to what pieces of land they wanted. As a result of this deal not working out, a new project came up last week concerning Gray Army Airfield that would alleviate soldiers having to guard fences and gates around the airfield which is an important function. The challenge is that there are no local sponsors for this grant which is traditionally a 35% match. The Bell County Commissioners Court has agreed to become the sponsor for this and match a portion of the grant but will still leave a 10% balance left unfunded. There has been a proposal that the local entities that belong to HOTDA could pick up the remainder of this grant balance. City Manager Parry said that he told HOTDA this is not included in the City's budget and he would need to speak to the City Council before any decision could be made. The grant fund requests are based on population so every entity's portion would be different with Gatesville's share being about \$17,000. Gatesville's portion is the lowest of all the entity's but is still a significant amount for the City to pay. Mr. Parry said this project wasn't even on Fort Hood's original list of projects that came up when the land swap project fell through and at this point said he is inclined to tell HOTDA that the City of Gatesville is not likely able to participate. There was discussion on how this would benefit Gatesville and if people really do come to Gatesville and spend money here as a result from using the airfield. However, if this project would increase the military value of Fort Hood when it came to future interface base realignment and closure decisions regarding accessibility- that could be the difference between getting additional soldiers potentially assigned to Fort Hood. This grant may not even be approved as it has to be approved on several State levels. More information to follow as it becomes available.

7) RECESS REGULAR MEETING AT 5:58 P.M. AND CALL AN EXECUTIVE SESSION----- CLOSED MEETING:

SECTION 551.074- PERSONNEL MATTERS- CITY MANAGER, CITY ATTORNEY, AND CITY MUNICIPAL JUDGE'S ANNUAL PERFORMANCE EVALUATIONS

8) END CLOSED SESSION AND RECONVENE REGULAR MEETING AT 6:51 P.M.

9) CONSIDER ANY ACTION REQUIRED FROM EXECUTIVE SESSION CONCERNING PERSONNEL MATTERS- CITY MANAGER, CITY ATTORNEY, AND CITY MUNICIPAL JUDGE'S ANNUAL PERFORMAMCE EVALUATIONS

Mayor Chumley asked for a motion regarding the Closed Session.

Councilmember Viss made a motion based upon the evaluation of City Municipal Judge, Tonya Place, to approve a 3% pay increase. Seconded by Suson, all voting "Aye" to approve Resolution 2017-79.
Resolution 2017-79: Approve a 3% pay increase to City Municipal Judge Tonya Place.

Councilmember Hitt made a motion based upon the evaluation of City Attorney Sandy Gately to approve a 3% pay increase. Seconded by Mitchell, all voting "Aye" to approve Resolution 2017-80.
Resolution 2017-80: Approve a 3% pay increase to City Attorney Sandy Gately.

Mayor Chumley announced that there is no action on City Manager Parry's evaluation and that it would be deferred to the next council Meeting.

10) ADJOURN CITY COUNCIL MEETING AT 6:53 P.M. THIS 26th DAY OF SEPTEMBER, 2017

ATTEST:

APPROVED:

Wendy Cole, City Secretary

Gary M. Chumley, Mayor