

REGULAR CITY COUNCIL MEETING AND CITY COUNCIL WORKSHOP

JULY 11, 2017

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 5:35 P.M., THIS 11th DAY OF JULY, 2017

PRESENT: Mayor Chumley, Council Members, Mitchell, Suson, Hitt and Rainer

REGRETS: Councilmembers Ronnie Viss and Jack Doyle, City Attorney Sandy Gately

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Brenda Kiphen, Cheri Shepherd, Dan Shepherd, Dean Smith, Brenda Smith, 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.

Dean Smith of 201 Old Fort Gates Road and who is also the owner of Texas Station Event Center spoke to the Mayor and City Council about his venue and how he believes that the Gatesville Civic Center is operating an unfair trade practice that he feels sure is against the law.

Mr. Smith provided information to the Council regarding Public-Private Fair Competition and requested that City Staff stop advertising and renting the Civic Center for the same occasions that he rents his venue. Mr. Smith implored the Council to take care of this now before he looked at other avenues of relief that could be very costly to the City. Mr. Smith thanked the Council for their kind consideration of this matter.

Mayor Gary Chumley thanked Mr. Smith for bringing this to their attention and told him that

the City would get back with him after this matter was looked into by the City's attorney.

3) 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.)

2017-43

APPROVAL OF MINUTES FROM PREVIOUS MEETING, JUNE 13, 2017

2017-44

CONSIDER APPOINTMENT OF TWO MEMBERS TO THE PLANNING AND ZONING COMMISSION PLACE 1 AND PLACE 4

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

Resolution Number 2017-43: approve Minutes from the June 13, 2017 Regular City Council Meeting and Workshop

REGULAR CITY COUNCIL MEETING AND CITY COUNCIL WORKSHOP

JULY 11, 2017

PAGE 2

Resolution 2017-44: approve appointment of Teresa Johnson to Place 1 and Angela Fernandez-Gomez to Place 4 of the Planning and Zoning Commission to complete partial two year terms- May1, 2017 to April 30, 2018.

4) CONSIDER SECOND READING OF ORDINANCE 2017-04 AMENDING THE ZONING ORDINANCE OF THE CITY OF GATESVILLE, TEXAS, BEING ORDINANCE 95-17 CHANGING A CERTAIN AREA INSIDE THE CORPORATE CITY LIMITS OF THE CITY OF GATESVILLE, BEING SOUTH 10TH STREET, EAST OF RABY PARK (AKA OLD CITY GYM) LEGALLY KNOWN AS PART OF BLOCK 103 ORIGINAL TOWN GATESVILLE, 0.85 ACRES FROM COMMUNITY FACILITY ZONING DISTRICT TO RESIDENTIAL SINGLE-FAMILY ZONING DISTRICT

City Manager William H. Parry III told the council that this Ordinance corrects an administrative oversight regarding the rezoning of the old City Gym property which was approved at the Special Meeting on May 30, 2017. The zoning map is a portion of the zoning ordinance so when zoning gets changed in a specific area in the city limits, an ordinance is required to amend the zoning ordinance to reflect the changes. The zoning was approved by Resolution (2017-40) at the meeting in May so city staff has converted that Resolution into ordinance format (Ordinance 2017-04) with the Council approved Resolution from the meeting in May being the first reading and this being the second reading.

There have been no changes to this zoning amendment since the last reading in May.

City Manager Parry reminded the Council that this property is listed for sale in the Multiple Listing Services and city staff will present offers to the Council at the next meeting.

Motion by Rainer, seconded by Suson, all voting "Aye" to approve Resolution Number 2017-45

RESOLUTION 2017-45 – Approve second reading of Ordinance 2017-04 amending the Zoning Ordinance of the City of Gatesville, Texas, being Ordinance 95-17 changing a certain area inside the corporate city limits of the City of Gatesville, being South 10th Street, east of Raby Park (AKA Old City Gym) legally known as part of Block 103 Original Town Gatesville, 0.85 acres from Community Facility Zoning District to Residential Single- Family Zoning District.

5) CONSIDER FIRST READING OF ORDINANCE 2017-05 AMENDING ZONING ORDINANCE OF THE CITY OF GATESVILLE, TEXAS BEING ORDINANCE 95-17 BY ABOLISHING SECTION 2-1 GENERAL RULES AND AMENDING SECTION 2-2 ADMINISTRATIVE DEFINITIONS AND SECTION 2-3 GENERAL DEFINITIONS

City Manager Parry proposed pulling this item from the agenda until more of the Councilmembers are present and also to let the Planning and Zoning Commission (P & Z) review. The P&Z were supposed to review these definitions at their last meeting but the meeting was cancelled due to lack of quorum. The P&Z Chairman has asked for the City Manager to meet with the P & Z at their next meeting on July 18th to review these definitions and answer questions as there are several new members that have joined the P&Z since the zoning revision discussion started in January 2016. At that discussion in 2016 it was decided that the City staff would review and propose changes

to the definitions, P&Z processes and Board of Adjustments processes. The P&Z members have been provided copies of these definitions.

Mayor Chumley asked the Council if there was any opposition on removing this item from the agenda.

Councilmember Hitt commented that since the P&Z were provided copies of the definitions he thought it would be a good idea for them to review and provide the Council with their comments and recommendations.

Mayor Chumley announced that Ordinance 2017-05 would be removed from the agenda and

brought before the Council at a future meeting.

REGULAR CITY COUNCIL MEETING AND CITY COUNCIL WORKSHOP

JULY 11, 2017

PAGE 3

6) PRESENT 2017-2018 PROPOSED DRAFT BUDGET TO CITY COUNCIL AND SET DATE, TIME, AND PLACE FOR THE PUBLIC HEARING ON THE 2017-2018 BUDGET

As draft budgets were distributed to the Council, City Manager Parry explained that this was the Fiscal Year 2018 preliminary budget which will cover the period of October 1, 2017 to September 30, 2018.

City Manager Parry combined the budget workshop in this discussion and said that at the end of this presentation Council will set the date, time and place for the Public Hearing on the budget.

Parry said that developing and approving a budget is one of the most important things that the Council and city staff does. A budget sets goals and formulates a plan to achieve those goals.

You will see in this preliminary budget that there are some items that are not funded- but will be discussed. A budget is the estimate of the City's revenues and expenses and trying to project these estimates way into the future which will also show proof how the City spends taxpayer's dollars.

Parry discussed the budget calendar and that staff should receive the taxable value rolls from the Coryell County Appraisal District and the tax worksheets from the County Assessor /Collector no later than July 25th. However, if City staff gets this information

later than July 20th the Budget Workshop may need to be moved to August 8th so the staff has time to work with these numbers. If the workshop would need to be moved it would still leave plenty of time to get everything completed by September 12th when the council adopts the FY 2018 budget and tax rate.

Parry explained how to read the preliminary budget and how to compare the 2015-2016 actual, the 2016-2017 actual, the 2016-2017 budget, and the 2017-2018 proposal. There was a lengthy discussion on the different budget categories and how they are defined.

What is not included in proposed budget:

- Additional Personnel
- Majority of Capital Purchase Requests
- Sewer/Water Line Replacement- other than the Park Street Project
- Costs to renew 2021 Water rights
- Continued demolition/removal of Rotunda Nursing Home- will submit a Brownsfield Grant
- Leased Vehicles

Mr. Parry told the Council that if anyone has any questions about the preliminary budget and plan of municipal services to please contact him for discussion.

The recommended date, time and place for the Public Hearing on the 2017-2018 Budget is July, 25, 2017 at 5:30 p.m. at City Hall.

Motion by Suson, seconded by Rainer, all voting "Aye" to approve Resolution Number 2017-46

RESOLUTION 2017-46 – Approve the Public Hearing on the 2017-2018 Budget to be held July 25, 2017 at 5:30 p.m. at the City Hall Council Chambers, 110 North 8th Street, Gatesville, with the notice of the Hearing to be published in the local newspaper July 15, 2017.

7) CITY MANAGER'S REPORT

City Manager Parry said that since there was not a council meeting at the end of June the Department Head reports that should have been presented then are included behind the City Manager's Report.

REGULAR CITY COUNCIL MEETING AND CITY COUNCIL WORKSHOP

JULY 11, 2017

--- Capital Projects.

- Live Oak/Park Street Infrastructure Replacement Project. The water and sewer lines on Park Street and around the circle have been replaced --with the old lines being estimated at 80 years old. Six inches of road base has been put down with paving to start next week. B-Corp is directionally boring sewer line on Live Oak and have broken several gears in their machine trying to break through rock and anticipate to be up and running again in a few days. The water line on Live Oak is currently being installed.
 - s CDBG Community Enhancement Fund Grant for Leon WWTP Solar Array. City Manager will meet next week with Schneider Electric from Houston as we are about to go forward with this project.
 - s Energy Savings Performance Contract. The outside units at the Library are all installed. The dehumidifier at the Fitness Center swimming pool will be replaced next week and interior duct work will be installed. Work at the Water Plant should begin the end of July. Attempting to determine internet connectivity in each City facility with new HVAC in order to install industrial-grade electric controls.

--- Dates of Note:

- The 10 & under Boys Baseball tournament is going on right now out at the sports complex. A Waco tournament got rained out last Sunday and used our sKeep Gatesville Beautiful will be conducting a "Summer Sweep" this Saturday - meeting at the Civic Center at 8:00 a.m. and then disperse to go pick up litter around town.
S Gatesville Rodeo will be July 27-29

---Budget/Financial Report. Financials are in good shape at 75% through the FY.

Met with TxDOT Aviation on June 29th to look at options to downscope the runway/apron rehabilitation. Will get estimates soon.

Noted that filing dates for the November 2018 election are from July 22-August 21 for those that want to file to run again for office. Filing applications will be available in the City Secretary's office.

The required 30-day listing period in the Multiple Listing Services for sale of the old gym property ended on July 5, 2017. Sale proposals will be considered at the next Council Meeting.

The Firework Show was a big success which was supported by the city and many local businesses and citizens. City Staff is trying to budget funds next year so that maybe city staff won't need to solicit donations. Councilmember Rainer commented that the show was great and special thanks to City Employee, Robert Featherston – the “lead shooter” of the show.

ADJORN REGULAR CITY COUNCIL MEETING AT 6:15 P.M. this 11th day of July.

ATTEST:

Wendy Cole
City Secretary

APPROVED:

Gary M. Chumley
Mayor