

NOTICE
THIS NOTICE IS POSTED IN COMPLIANCE WITH THE OPEN MEETING ACT
(TEX. GOV'T CODE CHAPTER 551, SEC. 551.041)

AGENDA
REGULAR CITY COUNCIL MEETING
5:30 P.M
GATESVILLE CITY COUNCIL CHAMBERS
110 NORTH 8TH STREET, GATESVILLE, TEXAS 76528
and following a Recess, Reconvene at
FAUNT LE ROY PARK, SOUTH 7TH STREET, GATESVILLE, TEXAS 76528
SEPTEMBER 24, 2024

An Open Meeting will be held concerning the following subjects:

1. Call to Order
2. Quorum check
3. Invocation and Pledge of Allegiance
4. Citizens/Public Comments Forum: Individuals wishing to address the Gatesville City Council may do so during this segment. If you intend to comment on a specific agenda item, please indicate the item(s) on the sign-in sheet before the meeting. Each speaker is allotted a maximum of 3 minutes for their remarks, and speakers are expected to conduct themselves in a respectful & civil manner. In accordance with the Texas Open Meetings Act, the City of Gatesville City Council cannot deliberate or act on items not listed on the meeting agenda.

CONSENT:

5. All consent agenda items are considered routine by the City Council and will be enacted by single motion. There will be no separate discussion of these items unless a Councilmember requests an item to be removed and considered separately.

RESOLUTION 2024-103: Discussion and possible action regarding approval of Minutes from Special City Council Meeting held on September 3, 2024. (W. Cole)

RESOLUTION 2024-104: Discussion and possible action regarding approval of Minutes from Regular City Council Meeting held on September 10, 2024. (H. Owens)

OTHER BUSINESS:

6. Discussion regarding an Ordinance of the City of Gatesville, Texas, Amending the Gatesville Code of Ordinances by amending Section 18-7A; School Zones; Designating School Zones; Establishing the Prima Facie Speed Limit; Amending Effective Time Periods; Providing a Repealing Clause; Providing a Severability Clause; Providing a Savings Clause; Providing for a Penalty of a fine not to exceed Two Hundred (\$200.00) Dollars for each Offense; and Providing an Effective Date. (2nd reading of Ordinance 2024-10) (Brad Hunt)
7. Update and information re: Library Building Closure and Next Steps (Brad Hunt)
8. Discussion and possible action regarding an Ordinance of the City of Gatesville, Texas, Amending the Fiscal Year 2023-24 Budget of the City of Gatesville to allow for adjustments to the General Fund Revenues and Expenditures, each in the amount of Six Hundred Ninety Thousand Dollars (\$690,000.00); Declaring a Municipal Purpose; Providing a Severability

Clause; Providing a Conflicts Clause; And Providing for an Effective Date. (3rd and final reading of Ordinance 2024-06) (Mike Halsema)

9. Discussion and possible action regarding award of contract for Architectural and Engineering Services for Police Facility to MRB Group. (Brad Hunt)
10. Briefing/Information regarding Federal Emergency Management Agency (FEMA) visit to Gatesville regarding flood/weather damage.
11. Recess meeting at -----
12. Reconvene meeting at Faunt Le Roy Park, South 7th Street, Gatesville, Texas -----
13. Site visit to review and assess damage related to severe weather events and discussion regarding Federal Emergency Management Agency (FEMA) visit. (Brad Hunt)
14. Adjourn Meeting

I hereby attest that the above agenda was posted on this the 20th day of September, 2024 by 5:00 p.m. on the official City of Gatesville website, www.gatesvilletx.com and the official bulletin boards at the Gatesville City Hall, 803 E. Main Street and Gatesville Council Chambers, 110 N. 8th Street, Gatesville, Texas.

Holly Owens
City Secretary

The City of Gatesville council chambers are wheelchair accessible and accessible parking spaces are available at the back entrance of City Hall. Requests for accommodation or interpretive services must be made 24 hours prior to this meeting. Please contact the city secretary's office at 254-865-8951 or FAX 254-865-8320, or email howens@gatesvilletx.com for further information.

As authorized by section 551.071 of the Texas Government Code, this meeting may be convened into a closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Gatesville reserves the right to reconvene, recess, or realign the regular session or called executive session or order of business as set forth on the agenda at any time prior to adjournment.

CITY COUNCIL MEETING
SEPTEMBER 24, 2024
5:30 P.M.
COUNCIL CHAMBERS, 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 5:31 P.M. THIS 10TH DAY OF SEPTEMBER 2024.

2) QUORUM CHECK/COUNCIL PRESENT: Mayor Gary Chumley, Councilmembers Barbara Burrow, Greg Casey, Joe Patterson, Meredith Rainer, and Aaron Smith.

CITY STAFF PRESENT: City Manager Brad Hunt, City Secretary Wendy Cole, City Secretary Holly Owens, Deputy City Manager/Finance Director Mike Halsema, Public Works Director Chad Newman, Parks & Recreation Director Seth Phillips, Library Director Shea Harp, and Interim Police Chief Georg Cleverley.

OTHERS: Leo Corona, Yvonne Williams with Gatesville Chamber, Travis VanBibber, John Salter, Gatesville Messenger Staff Writer Alex Meelbusch, and MRB Group Representative, Tanya Reed and Gene Dane.

3) INVOCATION: Councilmember Casey and PLEDGE OF ALLEGIANCE: Led by Mayor Chumley.

4) CITIZENS/PUBLIC COMMENTS FORUM: INDIVIDUALS WISHING TO ADDRESS THE GATESVILLE CITY COUNCIL MAY DO SO DURING THIS SEGMENT. IF YOU INTEND TO COMMENT ON A SPECIFIC AGENDA ITEM, PLEASE INDICATE THE ITEM(S) ON THE SIGN IN SHEET BEFORE THE MEETING. EACH SPEAKER IS ALLOTTED A MAXIMUM OF 3 MINUTES FOR THEIR REMARKS, AND SPEAKERS ARE EXPECTED TO CONDUCT THEMSELVES IN A RESPECTFUL MANNER. IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, THE CITY OF GATESVILLE CITY COUNCIL CANNOT DELIBERATE OR ACT ON ITEMS NOT LISTED ON THE MEETING AGENDA.

Yvonne Williams, Chamber of Commerce, updated Council on up-and-coming events.

5) ALL CONSENT AGENDA ITEMSS ARE CONSIDERED ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY A SINGLE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCILMEMBER REQUESTS AN ITEM TO BE REMOVED AND CONSIDERED SEPARATELY.

RESOLUTION 2024-103: Discussion and possible action regarding approval of Minutes from Special City Council Meeting held on September 3, 2024. (Wendy Cole)

RESOLUTION 2024-104: Discussion and possible action regarding approval of Minutes from Regular City Council Meeting held on September 10, 2024. (Holly Owens)

CONSENT AGENGA: Motion by Barbara Burrow, seconded by Greg Casey to approve the Consent Agenda as written. All five voting “Aye”, motion passed.

Mayor Chumley moved item 9 to the top.

9) DISCUSSION AND POSSIBLE ACTION REGARDING AWARD OF CONTRACT FOR ARCHITECTUAL AND ENGINEERING SERVICES FOR POLICE FACILITY TO MRB GROUP.

Tanya Reed and Gene Dane with MRB Group came forward to answer questions.

Mayor Chumley clarified that Council will be looking at concept designs for the former Rotunda Nursing Home property and the empty parking lot behind the current police station.

Ms. Reed stated this will be done in two phases; 1) program design, site assessment, and all the things that are investigatory regarding what the City of Gatesville needs/wants and the same with the police department and all the stakeholders, 2) make recommendations to Staff and Council based on those assessments.

Councilwoman Burrow asked about the timeline for phase one. Ms. Reed stated 2-3 months.

Councilman Patterson asked if assisting with funding applications are part of phase one. Ms. Reed stated that MRB Group will start looking for funding possibilities immediately and start putting together timelines based on those applications.

Councilman Casey asked if the schematics that Staff and Council will receive includes both external and internal components. Ms. Reed stated both interior and exterior will be presented.

There was no further discussion.

RESOLUTION 2024-105: Motion by Meredith Rainer, seconded by Aaron Smith to approve Resolution 2024-105, awarding the architectural and engineering services for a police facility to MRB and authorizing the City Manager to execute the contract on behalf of the City. All five voting "Aye", motion passed.

6) DISCUSSION REGARDING AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS, AMENDING THE GATESVILLE CODE OF ORDINANCES BY AMENDING SECTION 18-7A; SCHOOL ZONES; DESIGNATING SCHOOL ZONES; ESTABLISHING THE PRIMA FACIE SPEED LIMIT; AMENDING EFFECTIVE TIME PERIODS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (2ND READING OF ORDINANCE 2024-10)

There was no discussion or any questions.

ORDINANCE 2024-10-02: Motion by Greg Casey, seconded by Meredith Rainer to pass Ordinance 2024-10 adopting and designating school zones, Chapter 54, Section 6, of the City of Gatesville Code of Ordinances to the next scheduled Council Meeting. All five voting "Aye", motion passed.

7) UPDATE AND INFORMATION RE: LIBRARY BUILDING CLOSURE AND NEXT STEPS.

City Manager, Brad Hunt updated Council on the library closure.

On September 12 during normal library hours, a patron advised staff of apparent water damage to two books found on shelves. This discovery, along with some small areas of water damage found on some sheet rock in the week prior, equated to an urgent maintenance issue and caused City Manager Bradford Hunt to direct the temporary closure of the library, through at least Tuesday, September 17, 2024. Out of an abundance of caution, the staff contracted a testing company (Lone Star Mold Testing) to take samples throughout the library and advise whether the water damage poses any known risk to the public. Lone Star Mold Testing Company (contracted by the City of Gatesville) conducted mold testing at the Gatesville Library, including air testing, to determine whether mold was an issue related to the known water damage. Lone Star's air quality and other testing parameters listed in their report, as received by staff on

September 17, indicated that the library remains free of unacceptable levels of mold, and thus less costly and time-consuming means of abatement than would otherwise be required for “black mold” are acceptable. Accordingly, we are taking steps to inspect all books and materials, clean all surfaces, and abate the known issues at the library. We will inspect each item prior to restocking, as well as clean or replace all the furniture and fixtures in the building itself. Our intent is to reopen safely for limited services, at an alternate location to be announced, as soon as possible. The total estimated assets in the Gatesville Library are valued at over \$800,000. Our preliminary estimate of loss due to damage is at about 10%, though we will continue to work with Subject Matter Experts (SMEs) to determine the final figure. We estimate the cost for rehabilitation, above the previously allocated replacement of the HVAC system, to be \$250,000. The rehabilitation involves solving these known issues:

Task	Est. Cost
Clean & save valuable / lightly damaged materials	\$2,000
Store salvaged materials in a clean dry location until move to old bldg.	\$3,000
Lease retail/storage space (if necessary) for up to 6 months	\$6,000
Dehumidifiers and installation	\$5,000
Get quotes for cleaning / remediation based on Lone Star's findings	\$50,000
No structural changes needed, but we will still re-sheetrock worst areas	\$30,000
Flooring replacement	\$46,000
Clean air ducts	\$10,000
Fix roof	\$50,000
Paint	\$28,000
Contingency	\$20,000

Total (est.) \$250,000

Mr. Hunt gave a PowerPoint presentation showing pictures of the damage.

Shea Harp, Library Director stated that the Gatesville Library has 44,000 cataloged materials to examine.

Mayor Chumley asked about the books that have a small amount of mold and how are they cleaned. Ms. Harp consulted with TSLAC, and it is recommended that if the mold is on the outside of the book, it can be cleaned. However, if the mold is on the pages, the book must be destroyed.

Councilman Patterson asked about a de-contamination process or machine for the books. Mr. Hunt stated the process is available, but it is very time consuming, and it is more economic to buy another book rather than take the chance of the mold coming back.

Mr. Hunt stated the City filed an insurance claim related to the roof, as well as listed it on our FEMA damage assessment, prior to the discovery of the damaged walls and books.

Mayor Chumley asked if the City will be able to adjust the FEMA amount upward to include this. Mr. Hunt stated that Staff has time to add the library to that list.

Councilman Casey asked if Lone Star would be handling the rehabilitation too. Mr. Hunt stated that because of the amount for the rehabilitation, it will have to go out for bid.

Councilman Patterson asked if there were de-humidifiers in place before with sensors. Mr. Hunt stated yes, but it was not working properly, and Staff worked to fix the problems as they occurred and that is when Staff requested to replace the entire system.

Councilwoman Burrow asked if there will be something in place to monitor the air quality. Mr. Hunt stated the new system will have sensors in place to monitor the air quality.

Councilwoman Burrow asked about accessibility doors. Mr. Hunt stated that has already been added to the rehabilitation.

No action required.

8) DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS, AMENDING THE FISCAL YEAR 2023-24 BUDGET OF THE CITY OF GATESVILLE TO ALLOW FOR ADJUSTMENTS TO THE GENERAL FUND REVENUES AND EXPENDITURES, EACH IN THE AMOUNT OF SIX HUNDRED NINETY THOUSAND DOLLARS (\$690,000.00); DECLARING A MUNICIPAL PURPOSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. (3RD AND FINAL READING OF ORDINANCE 2024-06)

Mike Halsema, CFO and Deputy City Manager updated the Council on the changes for amending the FY 2023-24 Budget which include the library rehabilitation.

ORDINANCE 2024-06-03: Motion by Meredith Rainer, seconded by Aaron Smith to pass Ordinance 2024-06 amending the Fiscal Year 2024 budget. All five voting "Aye", motion passed.

10) BRIEFING/INFORMATION REGARDING FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) VISIT TO GATESVILLE REGARDING FLOOD/WEATHER DAMAGE.

Brad Hunt stated as part of the City's reporting process regarding the 17 known loss areas from the spring 2024 weather events, FEMA will conduct on-site inspections October 2-5, 2024. As noted in previous council meetings and the August City Manager Report to Council, the City is meeting all deadlines and requirements for its application for federal funds to recover losses associated with the weather events.

11) RECESS MEETING AT 6:17 PM.

12) RECONVENE MEETING AT FAUNT LE ROY PARK, SOUTH 7TH STREET, GATESVILLE, TEXAS 6:30 PM

13) SITE VISIT TO REVIEW AND ASSESS DAMAGE RELATED TO SEVERE WEATHER EVENTS AND DISCUSSION REGARDING FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) VISIT.

Council and Staff toured Faunt Le Roy Park, and no action was taken.

14) ADJOURN MEETING AT 6:45 P.M, THIS 24TH DAY OF SEPTEMBER 2024

ATTEST:

APPROVED:

Holly Owens
City Secretary

Meredith Rainer
Mayor Pro-Tem