

CITY COUNCIL MEETING
DECEMBER 10, 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 DECEMBER 2024.

2) QUORUM CHECK/COUNCIL PRESENT: Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Meredith Rainer, Joe Patterson, Kalinda Westbrook, Jon Salter, 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, Chad Newman, Shea Harp, Zeb Veazey, Seth Phillips, Police Chief Jeff Clark, and Officer Georg Cleverly.

OTHERS: Travis VanBibber, Gatesville Messenger Staff Writer Alex Meelbusch, Lewis Black, Leo Corona, Adam Keithly, Mandy Nettleton, Sheila Reynolds, Pete Weston, Don and Marcia Strieber. FN&I, and Gosselink via Zoom.

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

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.

Lewis Black, 710 Park came forward regarding a dog in the neighborhood that is aggressive and is requesting Animal Control to take care of the dog. Cleverly stated the dog has been declared a dangerous dog and the owners have a certain amount of time to appeal to the court.

5) ADMINISTER OATH TO NEW CITY OF GATESVILLE POLICE CHIEF JEFFREY CLARK.

Holly Owens, City Secretary administered the Oath to Jeffrey Clark, Gatesville Police Chief. Chief Clark's family pinned Chief Clark signifying the new position and badge of Police Chief.

6) DISCUSSION AND POSSIBLE ACTION REGARDING AN AGREEMENT BETWEEN THE CITY OF GATESVILLE AND ATTIC BREEZE LLC FOR WASTEWATER PUMP AND HAUL SERVICES. (Brad Hunt, FN&I, Gosselink)

FN&I and Gosselink joined the meeting via Teams/Zoom. Adam Keithly, Attic Breeze, came forward to answer questions. Mr. Keithly gave a PowerPoint of the process.

ATTIC BREEZE AGREEMENT: Motion by Meredith Rainer, seconded by Joe Patterson to approve an agreement between Attic Breeze and the City of Gatesville in regard to the City accepting wastewater from Attic Breeze; and authorize the City Manager to execute said agreement. All six voting "Aye", motion passed.

7) 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 2024-131: DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF MINUTES FROM REGULAR CITY COUNCIL MEETING HELD ON NOVEMBER 14, 2024. (Holly Owens)

RESOLUTION 2024-132: DISCUSSION AND POSSIBLE ACTION CASTING VOTES FOR CITY OF GATESVILLE'S CANDIDATE FOR CORYELL CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS. (Wendy Cole)

RESOLUTION 2024-133: DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION TO SUPPORT THE CENTAL TEXAS WATER ALLIANCE. (Brad Hunt)

CONSENT AGENDA: Motion by Greg Casey, seconded by Jon Salter to approve the Consent Agenda as written. All six voting "Aye", motion passed.

OTHER BUSINESS:

8) DISCUSSION AND POSSIBLE ACTION REGARDING TREE CLEARING AND LAND ACQUISITION AGREEMENT BETWEEN DON STRIEBER AND THE CITY OF GATESVILLE REGARDING 1.163 ACRES IN REFERENCE TO PROPERTY ID NUMBER 151494, LEGAL DESCRIPTION 1062 A WOOD, ACRES 87.06; ADJACENT TO THE GATESVILLE MUNICIPAL AIRPORT. (Brad Hunt)

Mr. Strieber was present to answer questions.

STRIEBER AGREEMENT: Motion by Aaron Smith, seconded by Meredith Rainer to approve an agreement between Donald and Marica Strieber and the City of Gatesville in regard to the City performing, or causing to be performed, agreed-upon work on the Strieber's land and payment of other costs not to exceed a total expenditure of \$20,000, in exchange for conveyance of a 1.163-acre tract of land to the City; and authorize the City Manager to execute said agreement. All six voting "Aye", motion passed.

9) RECESS MEETING TO THE GATESVILLE PUBLIC LIBRARY, 111 NORTH 8TH STREET, GATESVILLE, TEXAS FOR SITE VISIT AND TO RECEIVE UPDATED INFORMATION RELATED TO THE LIBRARY CLOSURE THAT WAS A RESULT OF THE RECENT SEVERE WEATHER EVENTS.

Brad Hunt gave a presentation regarding the library before the site visit.

The regular meeting was recessed at 6:03 PM. Greg Casey excused himself from the meeting.

10) RECONVENE MEETING AT THE GATESVILLE PUBLIC LIBRARY, 111 NORTH 8TH STREET, GATESVILLE, TX.

The regular meeting reconvened at 6:05 PM.

No action was taken.

11) RECESS MEETING TO GATESVILLE CITY HALL, 110 NORTH 8TH STREET, GATESVILLE, TX.

The regular meeting was recessed at 6:19 PM.

12) RECONVENE MEETING AT GATESVILLE CITY HALL, 110 NORTH 8TH STREET, GATESVILLE, TX.

The regular meeting reconvened at Gatesville City Council Chambers at 6:24 PM.

No action was taken.

13) DISCUSSION AND POSSIBLE ACTION REGARDING AWARD OF BID OF CORONAVIRUS LOCAL FISCAL RECOVERY FUNDS FOR THE GATESVILLE PUBLIC LIBRARY &

GATESVILLE CITY HALL ROOF IMPROVEMENTS TO GG GENERAL CONTRACTORS
NOT TO EXCEED \$430,438.67. (Mike Halsema)

Under the American Rescue Plan Act of 2021, the Coronavirus Local Fiscal Recovery Fund (CLFRF) provides emergency funding for eligible local governments. The City received a total of \$3,078,866.37 in CLFRF funds in two tranches, the last being June 30, 2022. Recipients must obligate CLFRF funds by December 31, 2024, through contractual agreements, and expend obligated funds by December 31, 2026. The City has previously obligated \$2,605,771.64 of the \$3,078,866.37 CLFRF funds for the Lovers Lane and Water Production clarifier rehabilitation projects. Staff is recommending the City obligate the remaining \$473,094.73 towards three contracts. All three contracts are with GG construction, the same firm that performed the mold remediation at the library. They were sourced through the TIPs purchasing co-op. The first contract being \$311,346.30 for library rehabilitation. This includes replacing the flooring, repairing and repainting the interior walls, repairing and resealing the entire building envelope, and moving the stored shelving back into place. The second contract is for repairing the roof at City Hall for \$99,283.20. This includes the application of a membrane over the existing roof that has a 20-year warranty. Last, the third contract is for additional rehabilitation at the library in the amount of \$19,809.17. Specifically rehabbing the kitchen work area countertops and cabinets and replacing the existing water fountains with bottle fill type fountains. Combined these three contracts total \$430,438.67. We have spent \$89,024.90 on mold remediation costs, which combined with the three proposed contracts this evening, a total of \$519,463.57. Which leaves \$46,368.84, of which approximately \$20,000 of unspent/unencumbered ARPA interest funds are proposed to be utilized to closeout out the ARPA accounts. This leaves approximately \$26,000 out the Capital Improvement Fund to cover the difference.

CLFRF FUNDS: Motion by Kalinda Westbrook, seconded by Aaron Smith to approve the City Manager to execute 3 contracts with GG General Contractors not to exceed \$430,438.67 in total for library rehabilitation and roof repair services. All five voting “Aye”, motion passed.

14) DISCUSSION AND POSSIBLE ACTION REGARDING CHANGE ORDER NO. 1 FOR THE
GATESVILLE PUBLIC LIBRARY HVAC SERVICES WITH MUEGGE HEATING & AIR.
(Mike Halsema)

The Library, Civic Center, and Fleet shop were experiencing HVAC issues and council approved a contract with Muegge Heating & Air for \$213,655 to replace these HVAC units on August 27th. The Civic Center's HVAC systems have been replaced. During the removal of the HVAC equipment at the library, it was discovered that the existing system did not have a proper return air ducting system. The system was pulling return air from the suspended ceiling and attic spaces. This is not efficient and will cause undue strain on the equipment, likely causing premature failure. The change order is for \$44,237, or 20% of the original contract. State law requires a project to be re-bid if a change order exceeds 25%, and the proposed change is under that threshold. A more detailed description of the proposed change order is attached. The additional funds are proposed to be sourced from the CIP fund.

MUEGGE HEATING & AIR CHANGER ORDER #1: Motion by Meredith Rainer, seconded by Jon Salter to approve a change order with Muegge Heating & Air for HVAC services \$44,237, raising the total not to exceed contract amount to \$257,892. All five voting “Aye”, motion passed.

15) DISCUSSION AND POSSIBLE ACTION REGARDING A FACILITY NAMING POLICY FOR
THE CITY OF GATESVILLE. (Mike Halsema)

Staff have consulted with the City attorney to develop a naming rights policy for your consideration. The naming policy is designed to guide the selection of names for city facilities and parks, ensuring they honor Gatesville's heritage, recognize significant contributions to the community, and enhance civic pride. The policy also covers corporate sponsorship. General guidelines from the policy are:

1. Existing-named facilities should only be renamed under exceptional circumstances such as the honoring of an exceptional individual or the revocation of an existing name that no longer represents the City's values.
2. The authority to name or rename City facilities rests with the City Council.
3. The City Council reserves the right to remove or revoke the name of any city-owned facility
4. The City Council will consider facility naming requests twice per year. Requests will be accepted in January and July of each calendar year.

Councilwoman Rainer expressed concern regarding policy under Section C considering names of elected officials currently in office. Mr. Halsema agreed to remove it. All five voting “Aye”, motion passed.

FACILITY NAMING POLICY: Motion by Meredith Rainer, seconded by Aaron Smith to approve adopting a naming policy for City Facilities removing an item under Section C considering names of elected officials currently in office.

16) DISCUSSION AND POSSIBLE ACTION REGARDING AWARD OF CONTRACT FOR ASPHALT TO KNIFE RIVER – SOUTH. (Mike Halsema)

Staff advertised RFPs for hot mix asphalt. Two firms submitted responses: Texas Materials and Knife River. Texas Materials had a slightly lower per ton cost, but they sometimes are unable to produce the materials when needed. Knife River can deliver the asphalt to job sites, which is important as the City does not have the ability to transport larger loads with existing equipment, requiring a 3rd party for deliveries.

KNIFE RIVER CONTRACT AWARD: Motion by Joe Patterson, seconded by Jon Salter, to approve the award of a contract to Knife River for hot mix asphalt needs. All five voting “Aye”, motion passed.

17) DISCUSSION AND POSSIBLE ACTION REGARDING ORDINANCE 2024-13, AMENDING THE GATESVILLE CODE OF ORDINANCES AT CHAPTER 10 BUILDINGS AND BUILDING REGULATIONS, ARTICLE II TECHNICAL CODES, DIVISION 1. – GENERALLY, BY ADDING NEW SECTIONS; CREATING SECTION 10-26 – CARPORT REGULATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. 1st Reading (Holly Owens)

The regulations presented in the ordinance are based on zoning such as the setbacks. However, all carports are required to slope to allow for rain runoff to prevent significant damage such as leaks, mold growth, structural weakening, and deterioration of materials. Rain gutters are required on carports on the outer side to move rain runoff towards the front to prevent excessive runoff onto neighboring property. Support beams and posts may be constructed with 100% masonry veneering, galvanized steel, and wood, but all posts are required to be anchored to the ground to aid in maintaining structural integrity during straight line winds, and all carports shall be built over a concrete slab with steel reinforcement.

Mayor Chumley asked about gable roofs and connecting to the roofline of the residence. Ms. Owens stated that it would be acceptable because the roof is sloped.

Councilman Patterson asked about rain gutters and if they would be required on larger lots. Ms. Owens stated on larger lots that would not be necessarily required because the runoff would not be impeding neighboring property.

Ms. Owens clarified what Council is recommending for changes in the draft ordinance. Look at side setbacks regarding gutters and roof slopes. Ms. Owens continued to explain safety issues regarding carports and why the regulations are needed.

Councilwoman Westbrook expressed concern about front setbacks and visibility.

Councilman Patterson stated he did not want to get into the business of architecturally designing carports, but he does see the need for the regulations. Councilman Patterson also expressed that there needs to be more options for the pad under the carport. Not everyone has a concrete pad.

Councilwoman Westbrook echoes Councilwoman Rainer’s concern regarding over regulation and that the ordinance mainly needs to address safety.

ORDINANCE 2024-13: Motion by Meredith Rainer, seconded by Aaron Smith to pass Ordinance 2024-13 adopting the amendment to the Gatesville Code of Ordinances at Chapter 10 Buildings and Building Regulations, Article II Technical Codes, by adding new sections; Creating Section 10-26 – Carport Regulations to the next meeting with discussed changes. All five voting “Aye”, motion passed.

18) DISCUSSION REGARDING AN ORDINANCE 2024-11, AMENDING THE GATESVILLE CODE OF ORDINANCES BY AMENDING CHAPTER 48 - SUBDIVISIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. 3rd and Final Reading (Holly Owens)

Ms. Owens stated there are no changes from the second reading but is available to answer any questions Council may have.

ORDINANCE 2024-11: Motion by Jon Salter, seconded by Kalinda Westbrook to pass Ordinance 2024-11 amending the Gatesville Code of Ordinances by amending Chapter 48 – Subdivisions; providing a severability clause; providing a saving clause; and providing for an effective date. All five voting “Aye”, motion passed.

- 19) DISCUSSION REGARDING AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS AMENDING THE GATESVILLE CODE OF ORDINANCES AT CHAPTER 10 “BUILDINGS AND BUILDING REGULATIONS”, ARTICLE II “TECHNICAL CODES”, BY ADDING A NEW DIVISION 4 “PORTABLE BUILDINGS AND CONTAINERS”; PROVIDING A PENALTY OF FINE NOT TO EXCEED \$500; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. 3rd and Final Reading (Holly Owens)

Ms. Owens stated there are no changes from the second reading but is available to answer any questions Council may have.

ORDINANCE 2024-12: Motion by Meredith Rainer, seconded by Joe Patterson to pass Ordinance 2024-12 adopting the amendment to the Gatesville Code of Ordinances at Chapter 10 Buildings and Building Regulations, Article II Technical Codes, by adding a New Division 4 Portable Buildings and Containers. All five voting “Aye”, motion passed.

- 20) DISCUSSION AND POSSIBLE ACTION ACCEPTING THE ANNEXATION PETITION SUBMITTED BY TRACY AND STACY SUMMERS, BEING ALL THE OWNERS OF APPROXIMATELY 5 ACRES OF REAL PROPERTY SITUATED IN THE HENRY FARLEY AND J.A. CLAYTON SURVEYS LOCATED IN THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS AND BEING COMMONLY KNOWN AS 2204 CORYELL CITY ROAD.

The applicants would like to be annexed to the City of Gatesville so that the City can provide sewer. The water is currently being supplied by Coryell City. The public hearing is scheduled for January 14, 2025.

Chad Newman stated the applicants will be putting in their own lift station and once sewer is provided, all septic tanks will be abandoned.

RESOLUTION 2024-139: Motion by Joe Patterson, seconded by Jon Salter to pass Resolution 2024-139 annexing the property described as the Henry Farley and J.A. Clayton Surveys situated in Coryell County, Texas to the next public hearing dated January 14, 2025. All five voting “Aye”, motion passed.

- 21) CITY MANAGER REPORT

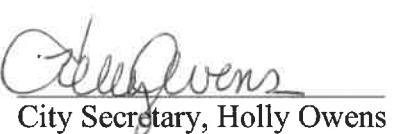
Brad Hunt gave a PowerPoint presentation for the City Manager’s report.

- 22) ADJOURN MEETING

City Council adjourned at 7:52 PM.


Mayor, Gary Chumley

ATTEST:


City Secretary, Holly Owens

