

City Council Meeting

May 23, 2023

At

Gatesville Council Chamber

110 N. 8th Street

5:30 P.M.



INDEX
REGULAR CITY COUNCIL MEETING
MAY 23, 2023
5:30 P.M.

PAGE 1-2 --- AGENDA – 5-23-2023

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

PAGE 3-10 - 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 A COUNCILMEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY)

**RESOLUTION 2023-59: MINUTES FROM REGULAR CITY COUNCIL MEETING
MAY 9, 2023**

RESOLUTION 2023-60: APPOINTMENT OF CITY MANAGER SCOTT ALBERT AS A BOARD MEMBER TO THE CENTRAL TEXAS COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE AND SOLID WASTE ADVISORY COMMITTEE

RECESS REGULAR MEETING AND CALL PUBLIC HEARING #1

PAGE 11- 28 CITY COUNCIL MEMORANDUM-
- PUBLIC HEARING #1 - HEAR COMMENTS/RECEIVE EVIDENCE CONCERNING THE CONDITION OF THE STRUCTURE LOCATED AT 506 ½ S. 6TH STREET, GATESVILLE, TEXAS, AND RELATED CODE OR ORDINANCE VIOLATIONS
- END PUBLIC HEARING AND RECONVENE REGULAR MEETING
- DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION OF WHETHER THE STRUCTURE LOCATED AT 506 ½ S. 6TH STREET, GATESVILLE, TEXAS, IS DILAPIDATED, SUBSTANDARD, UNFIT FOR HABITATION AND/OR A HAZARD TO PUBLIC HEALTH, SAFETY AND WELFARE AND ACTION, IF ANY, THAT SHOULD BE TAKEN TO ADDRESS ANY SUCH CONDITION

RECESS REGULAR MEETING AND CALL PUBLIC HEARING #2

PAGE 29-55 CITY COUNCIL MEMORANDUM-
- PUBLIC HEARING #2 - HEAR COMMENTS/RECEIVE EVIDENCE CONCERNING THE CONDITION OF THE STRUCTURE LOCATED AT 506 N. LUTTERLOH AVENUE, GATESVILLE, TEXAS, AND RELATED CODE OR ORDINANCE VIOLATIONS
- END PUBLIC HEARING AND RECONVENE REGULAR MEETING
- DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION OF WHETHER THE STRUCTURE LOCATED AT 506 N. LUTTERLOH AVENUE, GATESVILLE, TEXAS, IS DILAPIDATED, SUBSTANDARD, UNFIT FOR HABITATION AND/OR A HAZARD TO PUBLIC HEALTH, SAFETY AND WELFARE AND ACTION, IF ANY, THAT SHOULD BE TAKEN TO ADDRESS ANY SUCH CONDITION

NO MEMO DISCUSSION AND POSSIBLE ACTION REGARDING ENFORCEMENT OF DEMOLITION ORDER NUMBER 2022-02 ISSUED ON JANUARY 25, 2022 AND RENOVATION COMPLETION REPORT AND POTENTIAL PENALTY REGARDING 2006 BRIDGE STREET, GATESVILLE, TEXAS

PAGE 56- CITY COUNCIL MEMORANDUM- DISCUSSION AND POSSIBLE ACTION REGARDING THE PURCHASE OF A PUMP FOR THE BELTON LAKE INTAKE STRUCTURE

**NO MEMO- DISCUSSION AND POSSIBLE ACTION REGARDING FISCAL YEAR 2024
BUDGET GOALS**

**NO MEMO - RECESS REGULAR MEETING AND CALL AN EXECUTIVE SESSION -
THIS CLOSED MEETING IS IN ACCORDANCE WITH GOVERNMENT CODE
SECTION 551.074- PERSONNEL MATTERS- DISCUSSION REGARDING
DUTIES OF THE CITY MANAGER**

END CLOSED SESSION AND RECONVENE OPEN MEETING

**NO MEMO - DISCUSSION AND POSSIBLE ACTION REGARDING DUTIES OF THE CITY
MANAGER**

**PAGE 57- 79- CITY MANAGERS REPORT: CAPITAL PROJECTS, FUTURE AGENDA
TOPICS, DEPARTMENT HEAD REPORTS: FINANCE, FIRE, BUILDING
PERMITS, UTILITY, POLICE/CODE ENFORCEMENT, COURT, PARKS &
RECREATION, AND LIBRARY**

**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
MAY 23, 2023 AT 5:30 P.M
GATESVILLE COUNCIL CHAMBERS, 110 NORTH 8TH STREET, GATESVILLE, TEXAS 76528**

An Open Meeting will be held concerning the following subjects:

1. Call to Order
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.
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 a Councilmember requests an item be removed and considered separately.)

Resolution 2023-59: Minutes from Regular City Council Meeting May 9, 2023.

Resolution 2023-60: Appointment of City Manager Scott Albert as a Board Member to the Central Texas Council of Governments Executive Committee and Solid Waste Advisory Committee.

4. Recess Regular Meeting and call -----

Public Hearing #1

Hear comments/receive evidence concerning the condition of the structure located at 506 ½ S. 6th Street, Gatesville, Texas, and related code or ordinance violations

5. End Public Hearing and reconvene Regular Meeting
6. Discussion and possible action regarding a determination of whether the structure located at 506 ½ S. 6th Street Gatesville, Texas is dilapidated, substandard, unfit for habitation and/or a hazard to public health, safety and welfare and action, if any, that should be taken to address any such condition
7. Recess Regular Meeting and call -----

Public Hearing #2

Hear comments/receive evidence concerning the condition of the structure located at 506 N.Lutterloh Avenue, Gatesville, Texas and related code or ordinance violations

8. End Public Hearing and Reconvene Regular Meeting
9. Discussion and possible action regarding a determination of whether the structure located at 506 N. Lutterloh Avenue, Gatesville, Texas is dilapidated, substandard, unfit for habitation and/or a hazard to public health, safety and welfare and action, if any, that should be taken to address any such condition.
10. Discussion and possible action regarding enforcement of Demolition Order Number 2022-02 issued on January 25, 2022 and renovation completion report and potential penalty regarding 2006 Bridge Street, Gatesville, Texas
11. Discussion and possible action regarding the purchase of a pump for the Belton Lake intake structure
12. Discussion and possible action regarding Fiscal Year 2024 Budget Goals
13. Recess Regular Meeting and call an Executive Session - Closed Meeting -----

The City Council of the City of Gatesville may convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code:

Section 551.071 (1) (A) and (2) (Consultations with Attorney) and Section 551.072 (deliberations about Real Property), Section 551.074 (Personnel Matters), Section 551.76 (Deliberations about Security Devices), or Section 551.087 (Deliberations Regarding Economic Development Negotiation); Section 551.086 (meeting concerning municipally owned utility-competitive matters);

- a. Discussion regarding duties of the City Manager

14. End Executive Session and Reconvene Open Meeting -----
15. Discussion and possible action regarding duties of City Manager
16. City Manager's Report: Capital Projects, Future Agenda Topics, Department Head Reports: Finance, Fire, Building Permits, Utility, Police/Code Enforcement, Court, Recreation, Library
17. Adjourn Meeting

I hereby attest that the above agenda was posted on this the 19th day of May, 2023 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 110 N. 8th Street, Gatesville, Texas.



Wendy Cole, 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 accommodations 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 wcole@gatesvilletx.com for further information.

REGULAR CITY COUNCIL MEETING
MAY 9, 2023 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 9TH DAY OF MAY, 2023

COUNCIL PRESENT: Mayor Gary Chumley, Councilmembers Barbara Burrow, Greg Casey, Meredith Rainer, and newly appointed Councilmember Joe Patterson

REGRETS: Councilmember John Westbrook

ABSENT: Councilmember Claude Williams

CITY STAFF PRESENT: City Manager Scott L. Albert, Interim City Manager William H. Parry III, City Secretary Wendy Cole, Finance Director Mike Halsema, Police Chief Brad Hunt, and Library Director, Shekinah Harp

OTHERS: Leo Corona, Christina Newman, Layton Willis, Sabastian Hix, and Gatesville Messenger Senior Writer Jeff Osborne

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

Leo Corona of 409 State School Road spoke to the Council regarding concerns he had about Council procedures that occurred at the last Council meeting. Mr. Corona said that he read the Texas Municipal League Handbook for Mayors and Councilmembers, looked over the city code book/charter and completed the Open Meetings Act Training and wanted to bring his concerns to the Council's attention and remind them that they are accountable to the residents of Gatesville.

Mayor Chumley moved Agenda Item #4 up to the top of the Agenda as there wasn't a quorum present to conduct city business.

4) ADMINISTER OATH OF OFFICE TO COUNCILMEMBER, WARD 2, PLACE 4. APPOINTEE JOE PATTERSON

City Secretary, Wendy Cole, administered the Oath of Office to Councilmember Ward 2, Place 4 appointee, Joe Patterson.

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 A COUNCILMEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY.)

RESOLUTION 2023-53: Minutes from Regular City Council meeting April 25, 2023

RESOLUTION 2023-54: Request from the Coryell Museum and Historical Center regarding temporary closure of South 8th Street on September 16, 2023 for the annual Spurfest

RESOLUTION 2023-55: 2nd Quarter Fiscal Year 2022-23 Investment Report for City of Gatesville

Motion by Barbara Burrow; seconded by Greg Casey; to approve the Consent Agenda; all four voting "Aye," motion passed.

5) DISCUSSION AND POSSIBLE ACTION REGARDING ENFORCEMENT OF DEMOLITION ORDER NUMBER 2022-02 ISSUED ON JANUARY 25, 2022 AND RENOVATION COMPLETION REPORT AND POTENTIAL PENALTY REGARDING 2006 BRIDGE STREET, GATESVILLE, TEXAS

Mr. Josiah Wilson's latest contractor, Layton Willis, was present at the meeting to give the Council an update on the renovations at 2006 Bridge Street.

Mr. Willis of 110 County Road 304, Bertram, Tx. reported that he would be ready for the rough-in plumbing, framing, and heating, ventilation, and air conditioning (HVAC) inspections by Friday of this week. Mr. Willis said that he will contact the City Inspector by noon Friday to come and inspect in case there are any issues that need to be addressed. The Building Standards Commission (Council) asked Mr. Willis to provide an update of the project at the next meeting on May 23, 2023.

7) DISCUSSION AND POSSIBLE ACTION REGARDING THE BID AWARD FOR THE DEMOLITION/REMOVAL OF THE FORMER ROTUNDA NURSING HOME

Interim City Manager Parry reminded the Council that the City was awarded an Environmental Protection Agency Brownfields Cleanup grant (80% federal/20% local) in 2021 with \$183,409 of federal funds to remove the two remaining structures of the former Rotunda Nursing Home; the City match is \$36,682. The City's Qualified Environmental Professional (QEP) – Baer Engineering and Environmental Consulting from Austin, TX assisted in the preparation of the Request for Bids specifications. The City of Gatesville advertised for bids on March 24, 2023 and five (5) bids were received. The bids were opened on April 20, 2023 at 3:00 p.m.

Bidder	Base Bid
Sierra Demolition – Jarrell, TX	\$145,000
Joe Ramon Construction Co – San Antonio, TX	\$351,790
American Abatement – San Antonio, TX	\$379,075
RNDI Companies – Rockwall, TX	\$176,636
Coastal Bend Demolition – Corpus Christi, TX	\$410,000

The low bidder was Sierra Demolition, however their proposal lacked specifics in terms of their plan, experience and team structure. RNDI has conducted asbestos abatement/demolition in 40+ schools in Dallas ISD, 120 properties in Dallas, and Grayson College (the other EPA Region 6 Brownfields Cleanup grantee). After consultation with Baer Engineering and the EPA Region 6 Project Manager, RNDI Companies provided the "best value" for this project; both concurred with that recommendation. RNDI's proposal is within the funded grant amount.

RESOLUTION 2023-57: Motion by Meredith Rainer; seconded by Joe Patterson; to award the bid for the demolition/removal of the former Rotunda Nursing Home to RNDI Companies, Inc. in the amount of \$176,636.00; all four voting "Aye," motion passed.

6) DISCUSSION AND POSSIBLE ACTION REGARDING THE BID AWARD FOR THE MILLS STREET WATER AND WASTEWATER IMPROVEMENTS PHASE 2 PROJECT NO. 2-01657

Interim City Manager Parry reminded the Council that this project is budgeted in the FY 2023 Capital Improvements Plan (CIP) and will replace water/sewer lines, fire hydrants, and manholes in the oldest-established areas of Gatesville. The project begins at 14th Street and works it way east to 18th Street and will rebuild Mills, Mary, and Barnes Streets and will commence in summer of 2023.

Professional Engineering Design was provided by Walker Partners. The City of Gatesville advertised for bids and seven (7) bids were received. The bids were opened and read aloud on April 26, 2023 at 3:00 p.m.

Bidder	Base Bid
Quality Contractors – Waco, TX	\$710,277
TTG Utilities – Gatesville, TX	\$977,779
B-Corp Utilities – Gatesville, TX	\$745,726.59
DJ Hansen Construction	\$796,970
JH Contracting LLC – China Spring, TX	\$754,077
LC Paving & Construction – Coolidge, TX	\$661,645
Westar Construction – Georgetown, TX	\$852,888

Walker Partners Engineers reviewed the bids and evaluated the contractors and recommend the bid be awarded to LC Paving & Construction in the amount of \$661,645.00.

Following a brief discussion regarding the project specs, Mayor Chumley asked for a motion.

RESOLUTION 2023-56: Motion by Barbara Burrow; seconded by Greg Casey; to award the bid for the Mills Street Water and Wastewater Improvements Phase 2 Project No. 1-01657 to LC Paving and Construction in the amount of \$661,645.00; all four voting “Aye,” motion passed.

8) DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION TO SUBDIVIDE AN 11.411 ACRE TRACT OUT OF THE A. AROCHA SURVEY ON SOUTH HWY 36, GATESVILLE, TX INTO 5 LOTS TO BE KNOWN AS THE NEWMAN ADDITION

Planning Director, Rene Ochoa was not in attendance at the meeting so Interim City Manager presented the application request. Also, owner of the subdivision, Christina Newman, was present at the meeting if there were specific questions from the Council.

This tract of land is on Highway 36 going towards Temple before Fort Hood- on the right side of the road by the Bar N Veterinary Clinic. The objective of this plat proposal is to subdivide an already developed, un-platted, 11.411-acre parcel from the A. Arocha survey into five distinct lots. Approval of this application will allow the owners to sell the properties. The subdivision proposal does not involve any new improvements, whether public or private and complies with all other provisions outlined in the subdivision ordinance. Existing sewer service is provided by City of Gatesville and existing water service is provided by Fort Gates Water Supply Corporation. Zoning will remain Business/Commercial.

The Planning and Zoning Commission reviewed and unanimously approved the plat application at their previous regular meeting held on May 1, 2023.

RESOLUTION 2023-58: Motion by Joe Patterson; seconded by Meredith Rainer; to approve the subdivision of an 11.411 acre tract out of the A. Arocha Survey on South Hwy 36, Gatesville, Tx. into 5 lots to be known as the Newman Addition; all four voting “Aye,” motion passed.

9) BRIEFING/DISCUSSION REGARDING FISCAL YEAR 2023 MID-YEAR BUDGET REVIEW- INTERIM CITY MANAGER, WILLIAM H. PARRY III

Interim City Manager Parry provided the Council with the March financial statements for referral before he conducted the mid-year budget review. While there is no charter requirement to conduct a mid-year financial review, it is a beneficial starting point as preparation of the Fiscal Year (FY) 2024 budget begins.

Topics highlighted were:

- General Fund: which is the Chief Operating Fund for the City. Over 80% of General Fund Revenues are derived from a combination of property taxes, sales tax, allocations, and franchise fees.
- Water & Sewer Fund: 99% of water revenues are derived from water sales to five (5) Water Supply Corporations, Residents/Businesses, six (6) Texas Department of Criminal Justice Units (TDCJ), and North Fort Hood. Sewer charges to treat wastewater from Residents, Businesses, TDCJ, and North Fort Hood.

Interim City Manager Parry noted that property tax receipts have exceeded budget projections for FY 2023 and is believed to be a result of protested appraisals eventually being settled at a higher rate. To meet budget timelines, the Appraisal District certifies taxable values earlier than the July 25th deadline based on lower values. Sales tax allocations have exceeded budget for the first 6 months, and are up year-to-date compared to FY 2022. If they continue to follow this trend – it is predicted that sales tax allocations will be approximately 9% above budget at year –end generating an estimated additional \$200,000 in revenues. Franchise fees comprise less than 11% of total General Fund revenues and we project they will also meet budget projections. Based on results from the first 6 months of FY 2023, staff is comfortable projecting a surplus of approximately 9% in General Fund revenues year end, further strengthening the city’s fund balance.

Fiscal Year General Fund mid-point expenses were presented which showed that all department’s expenses were below the 50% FY mark. General Fund revenues are currently at almost 75% of budget – which is a function of property tax revenues being received primarily in January.

Water and Sewer Fund Revenues are anticipated to meet budget projections and also a small gain is predicted in both funds due to drier six (6) months at the end of the FY and new rates that went into effect on October 1, 2022 for TDCJ and May 1, 2023 for Residential/Commercial customers. Water and Sewer fund expenses are below 50% mid-year point and revenues are slightly ahead of the 50% mid-year point – which is a positive outcome for the first 6 months of the FY.

Airport Fund: The airport expenses reflect the replacement of the Automated Weather Observing System (AWOS) that was completed in April. The replacement had not been approved by the Texas Transportation Commission when the FY 2023 budget was approved, and all of the non-matching funds are reimbursable by TXDOT Aviation – the City paid for the system prior to the end of March. It is anticipated that a budget amendment prior to the end of FY 2023 will need to be approved to account for this much-needed initiative.

FY 2023 Budget Goals:

- Maintain current levels of service with a balanced budget; adopt an Ad Valorem tax rate sufficient to fund service-level requirements.
- Ensure employees are adequately compensated to prevent large-scale attrition.
- Execute the Council-Approved Capital Improvement Plan (CIP).
- Execute the CLFRF-Funded Lovers Lane Water/Sewer project.
- Continue to align the City’s financial processes with Government Finance Organization Association.

Future decisions to consider include:

- Decide on the FY 2024 CLFRF-Funded Infrastructure Project.
- New Police Station and funding plans for this project.
- Finalize an alternate project for replacement of Faunt Le Roy Park with FEMA grant funding.
- Continue to implement the May 2020 Comprehensive Plan short term strategies.
- Fund a thorough engineering assessment of the 1904 Leon River Bridge and decide its future.

There was a brief discussion regarding the Wholesale Water Supply Corporation contracts and that the challenges in the contracts can be solved. Further discussions and negotiations will be explored by the new City Manager and the City Attorney.

Mr. Parry concluded by pointing out that at the mid-year point of FY 2023, revenues and expenses are consistent with the approved 2023 budget and there have been no surprises to this point. The City has continued to improve the Capital Improvement Plan to prioritize true needs as opposed to “wants”, and have been able to execute small water and wastewater Capital Projects each year for the past 5 years –

not where the City probably needs to be, but staff and Council are addressing the urgency. Overall, the City is good financial shape.

CITY MANAGER'S REPORT:

- Capital Projects:

- STILLHOUSE WASTEWATER TREATMENT PLANT EXPANSION: The plans have been resubmitted by Walker Partners Engineers back to the Texas Water Development Board today. Anticipate bidding the project in late June of 2023.

WATER TREATMENT PLANT CLARIFIERS: In process of replacing Clarifier #1 and rehabilitating Clarifier #2. It will be scheduled that both clarifiers won't be down at the same time.

DRAINAGE STUDY & MASTER PLAN: Is being refined and reviewed by the Texas Water Development Board and staff is exploring Phase 2 options with the General Land Office under the Resilient Communities Program.

POTENTIAL CLFRF TRANCHE 2 PROJECTS: Wastewater Force Mains and several Lift Station upgrades and improvements.

Other activities:

- The 2023-24 CDBG grant application to replace the earthen lagoons at the Water Treatment Plant was submitted on April 226, 2023.
- The Splash Pad opened on May1st and the City outdoor swimming pool opens on May 27th.

There was a North Fort Hood fact sheet included in the Council read ahead book which highlighted the activities in North Fort Hood: Deployed & demobilized units, Capital Improvement Projects, and the redesignation of Fort Hood to Fort Cavazos.

Broadband fiber construction initiatives regarding Nextlink and Rise Broadband were briefly discussed.

Following the discussion, Mayor Chumley thanked Interim City Manager William H. Parry III for his service to the citizens of Gatesville and for his leadership to the Council and Staff and for being a friend. Mayor Chumley pointed out that City Manager Parry always said to "Try and leave a place better than you found it"; which he definitely did for the City of Gatesville.

11) ADJOURN MEETING AT 6:52 P.M., THIS 9TH DAY OF MAY, 2023

ATTEST:

APPROVED:

Wendy Cole
City Secretary

Gary M. Chumley
Mayor



Consent Agenda Item #3

CITY COUNCIL MEETING MEMORANDUM

Date: May 23, 2023

To: Mayor & City Council

From: Scott L. Albert, City Manager

Agenda Item: Discussion and possible action regarding a resolution appointing Scott Albert as a Board Member to the Central Texas Council of Governments Executive Committee and Solid Waste Advisory Committee.

Information:

The Central Texas Council of Governments (CTCOG) is an association for local governments which include the following counties; Bell, Coryell, Hamilton, Lampasas, Milam, Mills, and San Saba. CTCOG’s purpose is to strengthen both the individual and collective power of local governments and to help them recognize regional opportunities. The CTCOG helps local communities work cooperatively to improve the conditions and well-being of Central Texans. Whether reaching out to elders in need of at-home or nursing home assistance, helping a family find a safe and affordable home, providing essential transportation planning, or keeping communities safe through emergency and security programs.

The executive committee is comprised of city and county elected or appointed officials from the seven counties in the Central Texas region. The executive committee meets monthly to discuss regional issues and conduct agency business. The committee provides direction to the CTCOG staff on program implementation, budgets, contracts, and general policies and procedures for managing the agency.

The Solid Waste Advisory Committee oversees the regional waste plan, household hazardous waste collection events, and funding assistance, including Keep Texas Beautiful Grants, Waste Management Charitable Grants, Republic Services Charitable Grants, and EPA Brownfields funding.

Financial Impact:

N/A

Staff Recommendation:

Approve resolution no. 2023-60 appointing Scott L. Albert to the CTCOG Executive Committee and Solid Waste Advisory Committee.

Motion:

Move to approve Resolution No. 2023-60.

Attachments:

- Resolution No. 2023- 60.

Staff Contracts:

salbert@gatesvilletx.com

RESOLUTION 2023-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS, APPOINTING THE CITY MANAGER TO THE CENTRAL TEXAS COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE AND SOLID WASTE ADVISORY COMMITTEE

WHEREAS, the City Council of the City of Gatesville is a member of the Central Texas Council of Governments (CTCOG), which is an association of local governments working together to recognize regional opportunities; and

WHEREAS, the City of Gatesville as a member, wishes to participate in various CTCOG committees; and

WHEREAS, the City Council of the City of Gatesville is committed to regional cooperation and wishes to appoint a representative from the City to CTCOG's executive committee and solid waste advisory committee; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS:

1. The City Council directs and designates Scott L. Albert, City Manager, to serve on CTCOG's Executive Committee and Solid Waste Advisory Committee.

Passed and approved this 23rd day of May 2023.

Gary Chumley, Mayor
City of Gatesville, Texas

Wendy Cole, City Secretary
City of Gatesville, Texas



Public Hearing # 1 and Regular Agenda Items #4- #6

BUILDING STANDARDS COMMISSION MEMORANDUM

Date: May 23, 2023

To: Building Standards Commission

From: Scott L. Albert, City Manager

Agenda Item: Discussion and possible action regarding a determination of whether the structure located at 506 1/2 S. 6th Street Gatesville, Tx in dilapidated, substandard, unfit for habitation, and/or a hazard to public health, safety and welfare and action, if any, that should be taken to address any such condition.

Information:

The Texas Local Government Code allows cities to establish a Building Standards Commission to hear cases concerning alleged violations of the City's building codes.

The Gatesville City Council serves as the City's Building Standards Commission. The Building Standards Commission can hear from any person concerning the repair, vacation, or demolition of any building found by the City Building Inspector to be an uninhabitable or dangerous dwelling or building. The Building Standards Commission is authorized to conduct hearings, make determinations, and issue orders based on the evidence presented by the City's Building Inspector.

In March 2023, the City's Building Inspector identified the home at 506 ½ S. 6th Street as a substandard structure violating multiple building codes. The Building Inspector's findings were based on the following evidence; 10% of an exterior wall is burned and decaying, the metal roof is not fastened to the structure, the back room/porch is collapsing, there is exposed electrical wiring throughout the dwelling, the bathroom floor is rotten, one of the bedrooms there is no flooring and the sheetrock has been removed from the walls, and the plumbing is substandard. The City's Building Inspector has determined there are multiple violations of the international residential and property maintenance codes throughout the property.

This evening the Building Standards Commission will determine the appropriate action(s) required on the owner's part to bring the structure into compliance with City building standards. Suppose the owner fails to appear or provide representation during the public hearing. In that case, the Commission may decide to abate the property at the City's expense and place a lien against the property.

Financial Impact:

N/A - if the property owner repairs the building code violations.

\$5000.00-\$10,000.00 if the City abates the property.

Staff Recommendation:

The Building Inspector recommends the Commission allow the owner to submit plans for repairing the home to the City by June 6, approved building permits from the city must be within the owner's possession by June 13, and repairs must be completed by December 4, 2023.

Motion:

Move to approve Order No. 2023-01 requiring the owner of 506 ½ S. 6th Street to submit a complete set of plans to the City by June 6, 2023 for repairing the structure, obtain the necessary City building permits for the repairs from the City by June 13, 2023, and complete all repairs by December 4, 2023.

Attachments:

- March 24, 2023, letter from Mayor Chumley to the Estate of Joseph A. LaRocco.
- Substandard Structure Checklist prepared by the Building Inspector.
- September 13, 2022, Code Enforcement Warning.
- Photographs of the structure.
- May 23, public hearing notice.
- Repair Order No. 2023-01 for 506 ½ S. 6th Street.
- Demolition Order No. 2023-01 for 506 ½ S. 6th Street.

Staff Contacts:

Robert Featherston, Building Inspector - rfeatherston@gatesvilletx.com

Scott Albert, City Manager – salbert@gatesvilletx.com



March 24, 2023

Estate of Joseph A LaRocco
506 ½ S. 6th Street
Gatesville, Tx. 76528

The City of Gatesville Building Inspector has determined that the structure located at 506 ½ S. 6th Street. Gatesville, TX. 76528 AKA (504 and 504 ½ S. 6th Street does not meet the City's building codes and has been classified as substandard in accordance with the City of Gatesville's Code of Ordinances, Chapter 10, Article IV. The specific conditions leading to this determination are:

Structural members that have evidence of deterioration (outside walls and flooring systems); substandard electrical; Substandard Plumbing and broken windows. The homes violate International Code Councils International Property Maintenance Code Section 304.1.1(1,3,4,5,6,7,8,9) 304.2, 304.4, 304.5, 304.6, 304.7 304.8, 304.9, 304.13, 304.14, 304.15 and 304.18 A copy of the IPMC can be viewed on line at the City's website or at the public Library. These items are visible from the outside of the structure. With your permission we can make a more complete inspection for other items to render a complete list of remodel needs to bring into city compliance.

The City of Gatesville Building Standards Commission will conduct a public hearing on Tuesday, May 23, 2023 at 5:30 p.m. in the City Council Chambers to decide the appropriate actions required on your part to bring the structure into compliance with City building standards. **THE OWNER, LIENHOLDER, OR MORTGAGEE AS APPLICABLE, WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE CITY'S MINIMUM BUILDING STANDARDS AND THE AMOUNT OF TIME IT WILL TAKE TO REASONABLY PERFORM SUCH WORK.**

Your failure to appear or provide representation at the public hearing will indicate that you do not intend to bring the structure in compliance with the City's minimum building standards. The Building Standards Commission may decide to abate the situation at City expense and place a privileged lien against the property.

Should you have any questions, you may direct them to Mr. Robert Featherston, City of Gatesville Building Inspector at (254)865-8951.

Gary M. Chumley

Mayor, City of Gatesville and Chair, Building Standards Commission

803 E. Main Street ♦ Gatesville, Texas ♦ 76528
(254) 865-8951 ♦ Fax: (254)865-8320 ♦ www.gatesvilletx.com

Cf. Cindy LaRocco, Nicholas LaRocco, Michael Richards, Mary Richards, Patty

803 E. Main Street ♦ Gatesville, Texas ♦ 76528
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**SUBSTANDARD STRUCTURES CHECKLIST
(ORDINANCE 2016-01)**

ADDRESS: 506 1/2 S 6th AKA 504 1/2 S. 6th + 504 S 6th

DATE & TIME OF PUBLIC HEARING: May 23rd 2023 City Council 110 W 8th Street

		PRE-PUBLIC HEARING	DATE
<input checked="" type="checkbox"/>	1.	Building Inspector determines structure/dwelling is substandard. REASON(S) DWELLING/STRUCTURE IS SUBSTANDARD: <i>Exterior Wall Burned, Roof, Add-on Room Back porch sub standard Electric, Windows + Doors Doors</i>	3-24-23
<input checked="" type="checkbox"/>	2.	Building Inspector attempts to locate all owners, lienholders, and mortgagees using: <input checked="" type="checkbox"/> Coryell County Real Property Records <input checked="" type="checkbox"/> CCAD Records <input type="checkbox"/> Texas Secretary of State Records (for businesses) <input type="checkbox"/> Assumed Name Records <input checked="" type="checkbox"/> Utility Records OWNER NAME/ADDRESS: <i>Joseph A La Rocco 506 1/2 S 6th AKA 504 S 6th</i> LIENHOLDER(S)/ADDRESS: <i>NA Estate Cindy L Rocco, Patricia Hayes, Nicholas La Rocco</i> MORTGAGEE/ADDRESS: <i>N/A Michael Richards Mary Richards</i>	3-29-23 3-30-23 <i>Patricia</i>
<input checked="" type="checkbox"/>	3.	Building Standards Commission (City Council) sends notice via regular mail and certified mail/return receipt requested to owner/lienholder/mortgagee with the following information: <input checked="" type="checkbox"/> Description of Violation (from 1. Above) <input checked="" type="checkbox"/> Property Street Address or Legal Description <input checked="" type="checkbox"/> Date/Time/Place of Public Hearing <input checked="" type="checkbox"/> Include the following statement: THE OWNER, LIENHOLDER, OR MORTGAGEE AS APPLICABLE, WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE CITY'S MINIMUM BUILDING STANDARDS AND THE AMOUNT OF TIME IT WILL TAKE TO REASONABLY PERFORM SUCH WORK.	3-28-23 3-30-23 <i>Patricia</i>
<input checked="" type="checkbox"/>	4.	Building Inspector places warning notice on front door <u>after</u> notice is sent.	3-29-23
<input checked="" type="checkbox"/>	5.	Before public hearing Building Inspector files notice with the Coryell County Clerk containing: Name of Owner Legal Description/Address of affected property Date, Time, and Location of public hearing	5-11-23
<input type="checkbox"/>	6.	Building Inspector prepares packet of evidence (photos, description, etc.) for public hearing	
PUBLIC HEARING			
<input type="checkbox"/>	7.	Building Standards Commission (City Council) conducts public hearing a. Is the dwelling/structure in violation of the City's building standards? <input type="checkbox"/> YES <input type="checkbox"/> NO	

		<p>b. What is the scope of work required and progress to bring dwelling/structure into compliance with City's building standards? <input type="radio"/> REPAIR <input type="radio"/> REMOVE <input type="radio"/> DEMOLISH</p> <p>c. What is the plan to vacate/relocate legally-entitled occupants to possession of affected property?</p>	
<input type="checkbox"/>	8.	<p>Was continuance granted by Building Standards Commission? <input type="radio"/> YES IF YES, DATE/TIME/LOCATION FOR HEARING: <input type="radio"/> NO</p>	
<input type="checkbox"/>	9.	<p>Tape recording made of public hearing</p> <p style="text-align: center;">POST-PUBLIC HEARING</p>	
<input type="checkbox"/>	10.	<p>Building Standards Commission sends copy of its order by certified mail/return receipt requested to all owners, lienholders, and mortgagees.</p>	
<input type="checkbox"/>	11.	<p>Copy of Building Standards Commission filed in City Secretary's office</p>	
<input type="checkbox"/>	12.	<p>City publishes notice in local newspaper with the following information:</p> <ul style="list-style-type: none"> - Street address/legal description of property - Date public hearing took place - Brief statement of Building Standards Commission decision - Statement that a copy of the order may be obtained from the City Secretary's office 	
<input type="checkbox"/>	13A.	<p>Owner/Lienholder/Mortgagee <u>complies</u> with Building Standards Commission order <input type="radio"/> YES <input type="radio"/> NO</p>	
OR	13B.	<p>Owner/Lienholder/Mortgagee <u>appeals</u> Building Standards Commission decision within 30 days of Commission decision <input type="radio"/> YES <input type="radio"/> NO If YES, owner/lienholder/mortgagee must file a verified petition against the City in District Court specifying the grounds of illegality of the order.</p>	
	14.	<p>If no appeal, City may abate the substandard structure/dwelling at City expense; files privileged lien against the property with the Coryell County Clerk. <input type="radio"/> YES <input type="radio"/> NO</p>	

Code Enforcement Warning

Gatesville Police Department

200 N 8th Street

Gatesville, Texas 76528

254-865-2226

www.gatesvilletx.com



Date: 09/13/2022

Owner: LAROCCO JOSEPH A

Owner Address: 504 1/2 S 6TH ST

Owner City, State, Zip: GATESVILLE, TX 76528

Address: 506.5 6TH

The Gatesville Police Department is seeking your help in improving the quality of life in Gatesville by asking that you correct the following issues:

Defective Doors/Openings

Defective Roofing

Defective Siding/Masonry Joints

Defective Windows

Junk

Any abandoned, discarded or worn out machinery, appliance or furniture, or any other item which is detrimental to the health or safety of the citizens or to the aesthetic value of the neighborhood.

Rubbish

All waste materials, except ashes and garbage. The term shall include tires, paper, rags, cartons, boxes, wood, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, and other similar materials that are not intended to be recycled.

Substandard Electrical

Substandard Plumbing

Zoning Violation

Notes/Instructions:

All violations need to be fixed. The camper is considered junk and must be removed. The zoning violation is living in the camper in a residentially zoned area. Must be moved out by Monday 9-19-2022.

We hope that you will join us in our efforts to improve the aesthetics of our city and create a safe environment. Failure to address the above ordinance violation(s) within 10 days, will result in further action being taken. If you have any questions concerning this matter, please call Code Enforcement at the Gatesville Police Department at (254) 865-2226.

Sincerely,

A handwritten signature in black ink, appearing to be "Z. Welch".







NOTICE
PUBLIC HEARING
SUBSTANDARD STRUCTURE

FILED
AT 9:10 O'CLOCK A M

MAY 11 2023

Jennifer T. Denton
COUNTY CLERK, CORYELL CO., TEXAS

Estate of Joseph A. LaRocco
506 ½ S. 6th
Aka (504 ½ S. 6th and 504 S. 6th)
Original Town, Gatesville
Block 97 Lot 10 N.E. Corner
May 23, 2023
5:30 pm Ct. City Council
110 N. 8th Street
Gatesville, Texas

Sec. 10-162. - Substandard buildings; action on substandard buildings and dwellings.

- (a) The following buildings are in violation of the city's building standards and, in such condition, are unfit for human occupation or are considered dangerous and in violation of this article:
- (1) All buildings that violate the International Building Code, International Residential Code, or any other International Code or building standards adopted by the city as set forth in [section 10-22](#) to the extent that such building is in a condition that is unsafe, unsanitary, or dangerous;
 - (2) All buildings, dwellings, or dwelling units in which the interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls more than 50 percent outside of the middle width of its base;
 - (3) All buildings, dwellings, or dwelling units in which, exclusive of the foundation, show 33 percent or more, of damage or deterioration of the supporting member or members, or 50 percent of damage or deterioration of the non-supporting enclosing or outside walls or covering;
 - (4) Those which have improperly distributed loads upon the roof or floor or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose;
 - (5) All buildings, dwellings, or dwelling units which have been damaged by fire, wind, or other causes so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the citizens of the city;
 - (6) All buildings, dwellings, or dwelling units which have become or are so dilapidated, decayed, unsafe, unsanitary or which so utterly fail to provide the essentials to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.
 - (7) Those having height, air and sanitation facilities which are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein.
 - (8) Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other means of communication.
 - (9) Those which have parts thereof which are so attached that they may fail and injure members of the public or property.
 - (10) Those which because of their condition are a public nuisance, unsafe, unsanitary or dangerous to the health, safety or general welfare.
- (b) The building standards commission is authorized to determine whether any of the above conditions or defects exist- and to determine what action, if any, is appropriate if such conditions or defects are found to exist. The building standards commission is authorized to take such actions, as authorized by this ordinance or statute. Specifically, the building standards commission is authorized: to order the vacation of a building; the relocation of its occupants; the demolition of the building; or the repair or removal of a building.
- (c) The employees of the fire, police, health or other administrative departments, finding the same, shall make a report in writing to the building inspector of all buildings or structures which are, may be, or are suspected to "substandard buildings" within the terms of this article.

ORDER NO. 2023-01

AN ORDER OF THE CITY OF GATESVILLE BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT 506 1/2 S. 6th STREET, GATESVILLE, TEXAS

WHEREAS, the City Council serving as the Building Standards Commission for the City of Gatesville conducted a public hearing on May 23, 2023 wherein the structure located at 506 ½ S. 6th Street, Gatesville, Texas, (“Property”) was agenda item numbers 4 through 6, legal description being: Original Town, Gatesville, Block 97, Lot 10 N.E. Corner.

WHEREAS, the City Council specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinances relative to substandard structures under Article IV, Chapter 10, of the City Code of Ordinances; and

WHEREAS, the City Council finds that the structure is unoccupied and has been secured against unauthorized entry; and

WHEREAS, the City Council finds that the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the City Council takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinance; and

WHEREAS, the City Council finds that the main structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION, CITY OF GATESVILLE THAT:

1. The owner is hereby ordered to repair the structures located at 506 ½ S. 6th Street, by no later than 30 days from the date of this Order, and eliminate all unhealthy and unsafe conditions within thirty days of this order.
2. The property owner or lienholder report to the City the progress on the performance of the work to be performed by June 13, 2023;

3. The owner must secure the property against unauthorized entry while the work is being performed as determined by the Building Standards Commission;
4. No work be performed until such time as a permit is issued consistent with City ordinances;
5. All work to be performed be conducted consistent with City ordinances, state and federal regulations and statutes;
6. The structure be vacated;
7. No person or entity may occupy the structure until such time as a final inspection is conducted and certificate of occupancy issued;
8. A sign be posted at the front and rear entrance to the property in substantially similar form:
SUBSTANDARD BUILDING - DO NOT ENTER – UNSAFE TO OCCUPY;
9. Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work or demolish the structure, and place a lien on the property in accordance with applicable law.
10. Should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed \$1000 per day.
11. The owner pull the appropriate permits within ___ days of this Order to commence the repairs of the following: _____.

IF THE APPLICANT REQUESTS AN EXTENSION BEYOND 30 DAYS:

A. The owner has requested, and the City Council is permitting the owner ___ days to conduct the repairs. Since the City Council is permitting more than 30 days to repair, remove, or demolish the structure, the following specific time schedule is established for the commencement and performance of the work,

- 1) By no later than _____, owner must pull the following permits:
- 2) By no later than _____, owner must secure the property against unauthorized entry.
- 3)

B. The City Council has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of work; therefore, the City Council is accepting the detailed plan and time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit 1.

12. This property be brought back to the Council for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.

13. The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

ORDERED THIS 23rd day of May, 2023

Gary M. Chumley, Mayor

Wendy Cole, City Secretary

EXHIBIT 1

REPAIR TO BE MADE	START DATE	COMPLETION DATE	VERIFIED BY

ORDER NO. 2023-01

AN ORDER OF THE CITY OF GATESVILLE BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT 506 ½ S. 6th STREET, GATESVILLE, TEXAS

WHEREAS, the City Council serving as the Building Standards Commission for the City of Gatesville conducted a public hearing on May 23, 2023 wherein the structure located at 506 ½ S. 6th Street, Gatesville, Texas, (“Property”) was agenda item numbers 4 through 6, legal description being: Original Town, Gatesville, Block 97, Lot 10 N.E. Corner.

WHEREAS, the City Council specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinances relative to substandard structures under Article IV, Chapter 10, of the City Code of Ordinances; and

WHEREAS, the City Council finds that the structure is unoccupied and has been secured against unauthorized entry; and

WHEREAS, the City Council finds that the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the City Council takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinance; and

WHEREAS, the City Council finds that the structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION, CITY OF GATESVILLE THAT:

1. The owner is hereby ordered to demolish the structure located at 506 ½ S. 6th Street by no later than 30 days from receipt of Order notification, and eliminate all unhealthy and unsafe conditions within thirty days of this order, including cleaning and grading the property. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structure, clean and grade the lot, and establish a lien on the property without further notice or hearing.
2. The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the

Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

ORDERED THIS 23rd DAY OF MAY, 2023

Gary M. Chumley, Mayor

Wendy Cole, City Secretary



Public Hearing # 2 and Regular Agenda Items #7- #9

BUILDING STANDARDS COMMISSION MEMORANDUM

Date: May 23, 2023

To: Building Standards Commission

From: Scott L. Albert, City Manager

Agenda Item: Discussion and possible action regarding a determination of whether the structure located at 506 N. Lutterloh Avenue Gatesville, Tx in dilapidated, substandard, unfit for habitation, and/or a hazard to public health, safety and welfare and action, if any, that should be taken to address any such condition.

Information:

The Texas Local Government Code allows cities to establish a Building Standards Commission to hear cases concerning alleged violations of the City’s building codes.

The Gatesville City Council serves as the City’s Building Standards Commission. The Building Standards Commission can hear from any person concerning the repair, vacation, or demolition of any building found by the City Building Inspector to be an uninhabitable or dangerous dwelling or building. The Building Standards Commission is authorized to conduct hearings, make determinations, and issue orders based on the evidence presented by the City’s Building Inspector.

In March 2023, the City’s Building Inspector identified the home at 506 N. Lutterloh Avenue as a substandard structure violating multiple building codes. The Building Inspector’s findings were based on the following evidence: the back wall has a large hole allowing for further deterioration/decaying of the structure, unsuitable foundation, exposed electrical wiring, broken windows, substandard plumbing, floor is decaying, and the roof is deteriorating. The City’s Building Inspector has determined there are multiple violations of the international residential and property maintenance codes throughout the property.

This evening the Building Standards Commission will determine the appropriate action(s) required on the owner’s part to bring the structure into compliance with City building standards. Suppose the owner fails to appear or provide representation during the public hearing. In that case, the Commission may decide to abate the property at the City’s expense and place a lien against the property.

Financial Impact:

N/A - if the property owner repairs the building code violations.

\$5000.00-\$10,000.00 if the City abates the property.

Staff Recommendation:

The Building Inspector recommends the Commission allow the owner to submit plans for repairing the home to the City by June 6, approved building permits from the city must be within the owner's possession by June 13, and repairs must be completed by December 4, 2023.

Motion:

Move to approve Order No. 2023-02 requiring the owner of 506 N. Lutterloh Avenue to submit a complete set of plans to the City by June 6, 2023 for repairing the structure, obtain the necessary City building permits for the repairs by June 13, 2023, and complete all repairs by December 4, 2023.

Attachments:

- March 24, 2023, letter from Mayor Chumley to Family Living LLC.
- Substandard Structure Checklist prepared by the Building Inspector.
- March 10, 2021, Code Enforcement Warning.
- Photographs of the structure.
- May 23, public hearing notice.
- Repair Order No. 2023-02 for 506 N. Lutterloh Avenue.
- Demolition Order No. 2023-02 for 506 N. Lutterloh Avenue.

Staff Contacts:

Robert Featherston, Building Inspector - rfeatherston@gatesvilletx.com

Scott Albert, City Manager – salbert@gatesvilletx.com



March 24, 2023

Family Living LLC.
1400 Westview Drive Apt. 11
Gatesville, Tx. 76528

The City of Gatesville Building Inspector has determined that the structure located at 506 N. Lutterloh Ave. Gatesville, TX. 76528 does not meet the City's building codes and has been classified as substandard in accordance with the City of Gatesville's Code of Ordinances, Chapter 10, Article IV. The specific conditions leading to this determination are:

Structural members that have evidence of deterioration (outside walls and flooring systems); substandard electrical; Substandard Plumbing and broken windows. The homes violate International Code Councils International Property Maintenance Code Section 304.1.1(1,3,4,5,6,7) 304.2, 304.4, 304.5, 304.6, 304.8, 304.9, 304.13, 304.14, 304.15 and 304.18 A copy of the IPMC can be viewed on line at the City's website or at the public Library. These items are visible from the outside of the structure. With your permission we can make a more complete inspection for other items to render a complete list of remodel needs to bring into city compliance.

The City of Gatesville Building Standards Commission will conduct a public hearing on Tuesday, May 23, 2023 at 5:30 p.m. in the City Council Chambers to decide the appropriate actions required on your part to bring the structure into compliance with City building standards. **THE OWNER, LIENHOLDER, OR MORTGAGEE AS APPLICABLE, WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE CITY'S MINIMUM BUILDING STANDARDS AND THE AMOUNT OF TIME IT WILL TAKE TO REASONABLY PERFORM SUCH WORK.**

Your failure to appear or provide representation at the public hearing will indicate that you do not intend to bring the structure in compliance with the City's minimum building standards. The Building Standards Commission may decide to abate the situation at City expense and place a privileged lien against the property.

Should you have any questions, you may direct them to Mr. Robert Featherston, City of Gatesville Building Inspector at (254)865-8951.


Gary M. Chumley

Mayor, City of Gatesville and Chair, Building Standards Commission
803 E. Main Street ◆ Gatesville, Texas ◆ 76528
(254) 865-8951 ◆ Fax: (254)865-8320 ◆ www.gatesvilletx.com

Cf. Katy Capital Investments LLC.

**SUBSTANDARD STRUCTURES CHECKLIST
(ORDINANCE 2016-01)**

ADDRESS: 506 N Lutterloh

DATE & TIME OF PUBLIC HEARING: May 23 2023 5:30 pm City Council 110 N 8th Street

		PRE-PUBLIC HEARING	DATE
<input checked="" type="checkbox"/>	1.	Building Inspector determines structure/dwelling is substandard. REASON(S) DWELLING/STRUCTURE IS SUBSTANDARD: <i>hole outside wall of structure, Foundation, Electric substandard substandard plumbing</i>	<i>10/17/22</i>
<input checked="" type="checkbox"/>	2.	Building Inspector attempts to locate all owners, lienholders, and mortgagees using: <input checked="" type="checkbox"/> Coryell County Real Property Records <input checked="" type="checkbox"/> CCAD Records <input type="checkbox"/> Texas Secretary of State Records (for businesses) <input type="checkbox"/> Assumed Name Records <input checked="" type="checkbox"/> Utility Records OWNER NAME/ADDRESS: <i>Family Living LLC 1400 West U. zw Drive Apt. 11 Gttsville TX 76528</i> LIENHOLDER(S)/ADDRESS: <i>Katy Capital Investments 21523 SAN MARINO Dr. Katy TX 77450</i> MORTGAGEE/ADDRESS:	<i>3-24-23</i>
<input checked="" type="checkbox"/>	3.	Building Standards Commission (City Council) sends notice via regular mail and certified mail/return receipt requested to owner/lienholder/mortgagee with the following information: <input checked="" type="checkbox"/> Description of Violation (from 1. Above) <input checked="" type="checkbox"/> Property Street Address or Legal Description <input checked="" type="checkbox"/> Date/Time/Place of Public Hearing <input checked="" type="checkbox"/> Include the following statement: THE OWNER, LIENHOLDER, OR MORTGAGEE AS APPLICABLE, WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE CITY'S MINIMUM BUILDING STANDARDS AND THE AMOUNT OF TIME IT WILL TAKE TO REASONABLY PERFORM SUCH WORK.	<i>3-28-23</i>
<input checked="" type="checkbox"/>	4.	Building Inspector places warning notice on front door <u>after</u> notice is sent.	<i>3-29-23</i>
<input checked="" type="checkbox"/>	5.	Before public hearing Building Inspector files notice with the Coryell County Clerk containing: Name of Owner <i>Family Living LLC</i> Legal Description/Address of affected property <i>506 N. Lutterloh Chisman Block 3 Lot 3</i> Date, Time, and Location of public hearing <i>5-23-23 5:30 pm 110 N 8th street</i>	<i>5-11-23</i>
<input type="checkbox"/>	6.	Building Inspector prepares packet of evidence (photos, description, etc.) for public hearing	
PUBLIC HEARING			
<input type="checkbox"/>	7.	Building Standards Commission (City Council) conducts public hearing a. Is the dwelling/structure in violation of the City's building standards? <input type="checkbox"/> YES <input type="checkbox"/> NO	

		<p>b. What is the scope of work required and progress to bring dwelling/structure into compliance with City's building standards? <input type="radio"/> REPAIR <input type="radio"/> REMOVE <input type="radio"/> DEMOLISH</p> <p>c. What is the plan to vacate/relocate legally-entitled occupants to possession of affected property?</p>	
<input type="checkbox"/>	8.	<p>Was continuance granted by Building Standards Commission? <input type="radio"/> YES IF YES, DATE/TIME/LOCATION FOR HEARING: <input type="radio"/> NO</p>	
<input type="checkbox"/>	9.	<p>Tape recording made of public hearing</p>	
		POST-PUBLIC HEARING	
<input type="checkbox"/>	10.	<p>Building Standards Commission sends copy of its order by certified mail/return receipt requested to all owners, lienholders, and mortgagees.</p>	
<input type="checkbox"/>	11.	<p>Copy of Building Standards Commission filed in City Secretary's office</p>	
<input type="checkbox"/>	12.	<p>City publishes notice in local newspaper with the following information:</p> <ul style="list-style-type: none"> - Street address/legal description of property - Date public hearing took place - Brief statement of Building Standards Commission decision - Statement that a copy of the order may be obtained from the City Secretary's office 	
<input type="checkbox"/>	13A.	<p>Owner/Lienholder/Mortgagee complies with Building Standards Commission order <input type="radio"/> YES <input type="radio"/> NO</p>	
OR	13B.	<p>Owner/Lienholder/Mortgagee appeals Building Standards Commission decision within 30 days of Commission decision <input type="radio"/> YES <input type="radio"/> NO If YES, owner/lienholder/mortgagee must file a verified petition against the City in District Court specifying the grounds of illegality of the order.</p>	
	14.	<p>If no appeal, City may abate the substandard structure/dwelling at City expense; files privileged lien against the property with the Coryell County Clerk. <input type="radio"/> YES <input type="radio"/> NO</p>	

Code Enforcement Warning

Gatesville Police Department

200 N 8th Street

Gatesville, Texas 76528

254-865-2226

www.gatesvilletx.com



Date: 03/10/2021

Owner: DAVIS CHARLES C

Owner Address: 4023 FAIRLAKES DR

Owner City, State, Zip: DALLAS, TX 75228

Address: 506 LUTTERLOH

The Gatesville Police Department is seeking your help in improving the quality of life in Gatesville by asking that you correct the following issues:

Defective Roofing

Defective Siding/Masonry Joints

Rubbish

All waste materials, except ashes and garbage. The term shall include tires, paper, rags, cartons, boxes, wood, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, and other similar materials that are not intended to be recycled.

Structural Member Strength Exceeded

Notes/Instructions:

All defective roofing, siding, and foundation need to be repaired. All rubbish needs to be removed.

We hope that you will join us in our efforts to improve the aesthetics of our city and create a safe environment. Failure to address the above ordinance violation(s) within 10 days, will result in further action being taken. If you have any questions concerning this matter, please call Code Enforcement at the Gatesville Police Department at (254) 865-2226.

Sincerely,

Kory Walters
Code Enforcement Officer



























NOTICE
PUBLIC HEARING
SUBSTANDARD STRUCTURE

FILED
AT 9:10 O'CLOCK A M

MAY 11 2023

Shirley F. Denton
COUNTY CLERK, CORYELL CO., TEXAS

Family Living LLC.
506 N. Lutterloh
Chrisman, Gatesville
Block 3 Lot 3
May 23, 2023
5:30 pm Ct. City Council
110 N. 8th Street
Gatesville, Texas

ORDER NO. 2023-02

AN ORDER OF THE CITY OF GATESVILLE BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT 506 N. LUTTERLOH AVENUE, GATESVILLE, TEXAS

WHEREAS, the City Council serving as the Building Standards Commission for the City of Gatesville conducted a public hearing on May 23, 2023 wherein the structure located at 506 N. Lutterloh Avenue, Gatesville, Texas, (“Property”) was agenda item numbers 7 through 9, legal description being: Chrisman, Gatesville, Block 3, Lot 3.

WHEREAS, the City Council specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinances relative to substandard structures under Article IV, Chapter 10, of the City Code of Ordinances; and

WHEREAS, the City Council finds that the structure is unoccupied and has been secured against unauthorized entry; and

WHEREAS, the City Council finds that the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the City Council takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinance; and

WHEREAS, the City Council finds that the main structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION, CITY OF GATESVILLE THAT:

1. The owner is hereby ordered to repair the structures located at 506 N. Lutterloh Avenue by no later than 30 days from the date of this Order, and eliminate all unhealthy and unsafe conditions within thirty days of this order.
2. The property owner or lienholder report to the City the progress on the performance of the work to be performed by June 13, 2023;

3. The owner must secure the property against unauthorized entry while the work is being performed as determined by the Building Standards Commission;
4. No work be performed until such time as a permit is issued consistent with City ordinances;
5. All work to be performed be conducted consistent with City ordinances, state and federal regulations and statutes;
6. The structure be vacated;
7. No person or entity may occupy the structure until such time as a final inspection is conducted and certificate of occupancy issued;
8. A sign be posted at the front and rear entrance to the property in substantially similar form:
SUBSTANDARD BUILDING - DO NOT ENTER – UNSAFE TO OCCUPY;
9. Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work or demolish the structure, and place a lien on the property in accordance with applicable law.
10. Should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed \$1000 per day.
11. The owner pull the appropriate permits within ___ days of this Order to commence the repairs of ___ the following: _____.

IF THE APPLICANT REQUESTS AN EXTENSION BEYOND 30 DAYS:

A. The owner has requested, and the City Council is permitting the owner ___ days to conduct the repairs. Since the City Council is permitting more than 30 days to repair, remove, or demolish the structure, the following specific time schedule is established for the commencement and performance of the work,

- 1) By no later than ____, owner must pull the following permits:
- 2) By no later than _____, owner must secure the property against unauthorized entry.
- 3)

B. The City Council has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of work; therefore, the City Council is accepting the detailed plan and time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit 1.

12. This property be brought back to the Council for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.

13. The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

ORDERED THIS 23rd day of May, 2023

Gary M. Chumley, Mayor

Wendy Cole, City Secretary

EXHIBIT 1

REPAIR TO BE MADE	START DATE	COMPLETION DATE	VERIFIED BY

ORDER NO. 2023-02

AN ORDER OF THE CITY OF GATESVILLE BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT 506 NORTH LUTTERLOH AVENUE, GATESVILLE, TEXAS

WHEREAS, the City Council serving as the Building Standards Commission for the City of Gatesville conducted a public hearing on May 23, 2023 wherein the structure located at 506 N. Lutterloh Avenue, Gatesville, Texas, ("Property") was agenda item numbers 7 through 9, legal description being: Chrisman, Gatesville, Block 3, Lot 3.

WHEREAS, the City Council specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinances relative to substandard structures under Article IV, Chapter 10, of the City Code of Ordinances; and

WHEREAS, the City Council finds that the structure is unoccupied and has been secured against unauthorized entry; and

WHEREAS, the City Council finds that the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the City Council takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinance; and

WHEREAS, the City Council finds that the structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION, CITY OF GATESVILLE THAT:

1. The owner is hereby ordered to demolish the structure located at 506 North Lutterloh Avenue, by no later than 30 days from receipt of Order notification, and eliminate all unhealthy and unsafe conditions within thirty days of this order, including cleaning and grading the property. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structure, clean and grade the lot, and establish a lien on the property without further notice or hearing.
2. The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the

Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

ORDERED THIS 23rd DAY OF MAY, 2023

Gary M. Chumley, Mayor

Wendy Cole, City Secretary



Regular Agenda #11

Date: May 23, 2023

To: Mayor & City Council

From: Scott L. Albert, City Manager

Agenda Item: Discussion and possible action regarding the purchase of a pump for the Belton Lake intake structure.

Information:

The intake structure at Belton Lake is comprised of four pumps used to draw raw water from the lake for treatment at the City's water treatment plant. One of the four pumps lost a bearing, leading to the pump locking up and becoming inoperative. Although we still have three operating pumps, one of the three pumps is an original pump installed when the intake structure was first built and has limited pumping capacity.

If we attempt to operate the intake structure with only three pumps and the one with limited pumping capacity. We risk losing a second pump requiring the city to implement mandatory water rationing. The staff is requesting authorization to proceed with purchasing a new pump.

Staff received an estimate from Global Pump Solution, a member of BuyBoard (purchasing coop), to replace the third pump at the cost of \$136,150.00. Global Pump Solutions will subcontract this project to Jurgensen Pump, who is familiar with the pumps at the City's intake structure. The cost of this project will be paid for through the utility fund balance.

Financial Impact:

\$136,150.00 – proceeds in the utility fund balance will be used to pay for this purchase.

Staff Recommendation:

Staff recommends the City Council approve the estimate from Global Pump Solutions and the expense to be paid for from the utility fund balance.

Motion:

Move to approve the estimate from Global Pump Solutions, paid for with proceeds from the utility fund balance.

Attachments:

- The Global Pump Solutions estimate will be provided at the Council Meeting.

Staff Contacts:

Scott Albert, City Manager – salbert@gatesvilletx.com



Date: May 23, 2023
To: Mayor & City Council
From: Scott L. Albert
Subject: City Manager Report

1. Stillhouse WWTP Expansion (Update).

Estimated Project Costs - \$9,784,000. Funding – depending on the bid award, the TWDB loan will pay for most of the project while the City will utilize CLFRF funds (2nd tranche) to pay for the remaining project costs.

On May 15, the project advertised for bids (CivCast); a pre-bid conference was held on May 22. The bids are currently scheduled to be open on June 20th. After Walker Engineering and the TWDB review the bids, the preferred bidder will be presented to the City Council for consideration, possibly on August 22. We anticipate construction to start this fall and continue for 18 months from the start date.

2. Brownfields Cleanup Grant for the Rotunda (Update).

Contract - \$176,636.00 Funding – EPA grant and City match.

On May 15, the EPA approved the City’s Community Relation Plan (CRP), which is a guide on facilitating communication with the community regarding the cleanup and re-development of the site. The EPA has also given the city the green light to proceed with the demo once we have confirmed that the state has reviewed and approved the Analysis of Brownfields Cleanup Alternatives regarding the asbestos removal. We will schedule a public meeting to inform the community/adjacent property owners about the process for cleaning up and redeveloping the site once we have received confirmation from the state that we can proceed with demolition.

3. Governors Community Achievement Awards (Update).

Funding – paid for by TxDOT.

In 2021, Gatesville was recognized as a GCAA winner for various initiatives implemented by the Keep Gatesville Beautiful Committee, including the recycling program at the public works yard, partnerships with Fort Hood soldiers on various cleanup and beautification projects, etc. The city’s award for our Keep Gatesville Beautiful initiatives is a TxDOT- designed and constructed monument located at the southwest corner of the intersection of SH 36 and Business 36. The monument will be a 229-foot-long limestone wall roughly 4.5 feet tall, surrounded by landscaping that will include trees and perennial plants. Construction will start on the monument this week.

4. Mills Street Water/Sewer Line Replacement (Update).

Contract - \$661,645.00 Funding – Utility Funds.

Walker Engineering is preparing the contract documents, which we hope to have to LC Paving for execution within the next two weeks.

5. Lovers Lane Water/Wastewater Replacement (Update).

Contract - \$1,539,627.00 Funding – CLFRF 1st tranche.

On 05/18/2023 - B-Corp executed the contract documents and mailed said documents back to Walker Engineers with the bonds. Anticipate the pre-con meeting will occur within the next two weeks, and construction will start roughly two weeks after the pre-con with a start date hopefully sometime in June.

6. Nextlink – Fiber Internet Service.

On March 22, 2023, Nextlink started installing fiber internet service east of SH 36 and estimates it will take roughly six months to install fiber throughout the city. GAC is the contractor installing the fiber on behalf of Nextlink. Residents should; rest assured that GAC/Nextlink are committed to making the construction process as easy as possible for everyone. If the public has any questions or concerns, they can call 855-903-4169 or email nextlinkinternet.com/construction.

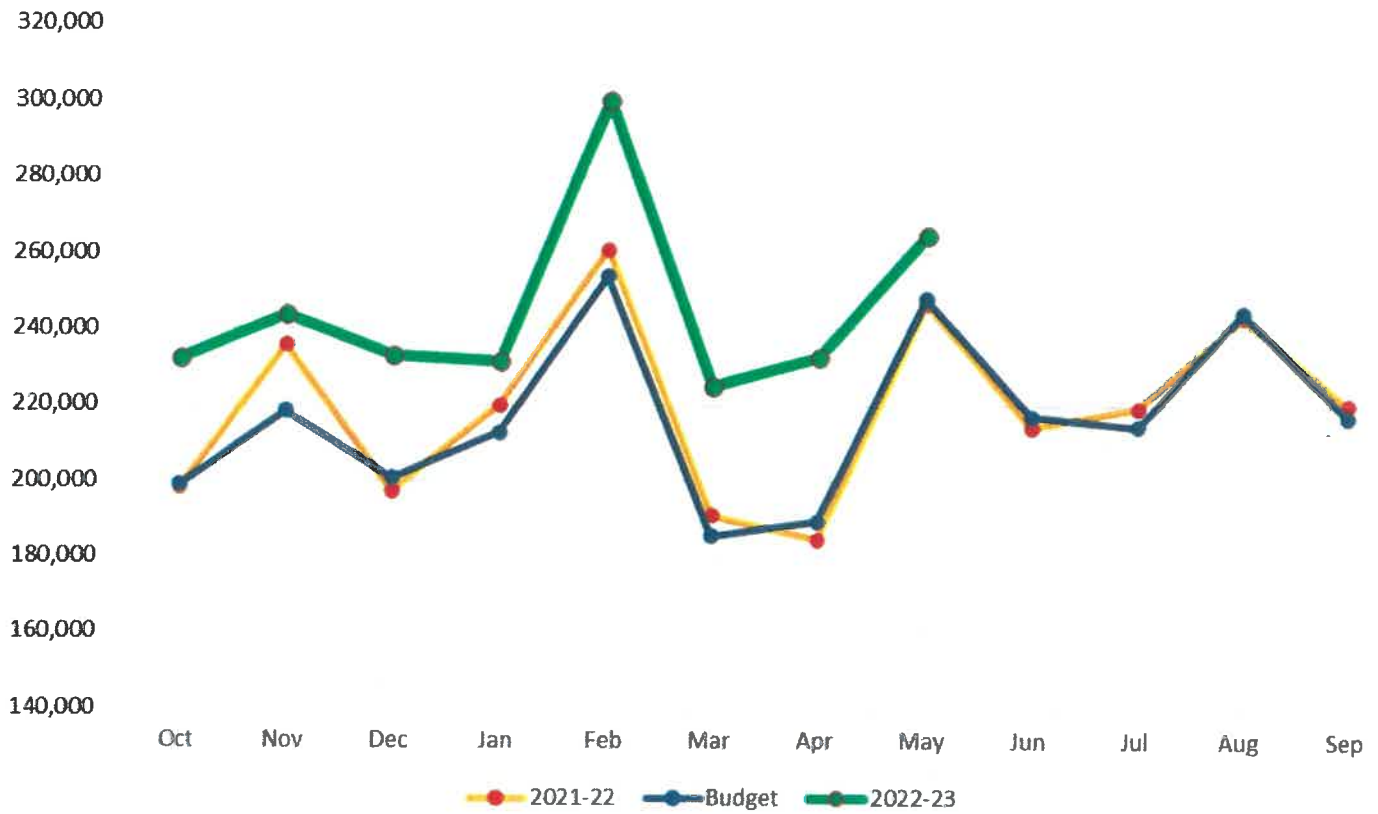
General Fund

	2021-2022	2022-2023	% over (under)	APRIL	2022-2023	2022-2023	% over
	YTD	YTD	YTD		Budget	Projected	(under)
Revenues							
AV Taxes	2,293,225	2,745,925	19.7%	39,786	2,590,530	2,857,061	10.3%
Sales Tax	1,487,139	1,697,602	14.2%	232,494	2,600,000	2,838,603	9.2%
Franchise Fees	536,759	615,504	14.7%	44,222	765,837	861,042	12.4%
Fines & Fees	85,807	81,595	-4.9%	11,612	150,000	132,625	-11.6%
Other taxes	7,315	8,127	11.1%	1,341	15,000	15,168	1.1%
Licenes & Permits	26,178	32,414	23.8%	6,744	36,600	45,813	25.2%
Rental Income	31,857	25,375	-20.3%	3,980	33,500	36,500	9.0%
Cemetery	14,000	6,000	-57.1%	-	12,000	8,919	-25.7%
Parks & Rec	199,869	228,171	14.2%	17,754	345,000	395,129	14.5%
Misc. Revenues	40,807	73,967	81.3%	14,432	87,500	100,822	15.2%
Intergovernmental	115,094	18,813	-83.7%	118	-	18,813	0.0%
Inter fund Transfers	311,970	294,223	100.0%	41,725	621,163	623,313	0.3%
TOTAL REVENUES	5,150,022	5,827,716	13.2%	414,209	7,257,130	7,933,807	9.3%
Expenditures							
LIBRARY							
Personnel Svcs.	86,808	87,756	1.1%	10,521	177,576	164,688	-7.3%
O&M	50,381	36,260	-28.0%	3,437	80,526	75,118	-6.7%
Total	137,189	124,016	-9.6%	13,957	258,102	239,805	-7.1%
ADMINISTRATION							
Personnel Svcs.	294,151	290,835	-1.1%	23,901	544,220	522,100	-4.1%
O&M	154,029	269,768	75.1%	25,667	482,174	516,283	7.1%
Total	448,180	560,603	25.1%	49,568	1,026,393	1,038,383	1.2%
PLANNING							
Personnel Svcs.	75,529	85,853	13.7%	9,753	156,783	153,218	-2.3%
O&M	8,529	13,777	61.5%	16	20,160	22,492	11.6%
Total	84,058	99,630	18.5%	9,770	176,943	175,710	-0.7%
POLICE							
Personnel Svcs.	1,058,805	1,120,978	5.9%	124,835	2,070,149	2,012,779	-2.8%
O&M	354,320	293,664	-17.1%	35,191	502,818	499,894	-0.6%
Total	1,413,126	1,414,642	0.1%	160,025	2,572,967	2,512,673	-2.3%
COURT							
Personnel Svcs.	71,933	79,320	10.3%	8,472	143,455	131,492	-8.3%
O&M	34,123	20,360	-40.3%	1,580	48,770	36,055	-26.1%
Total	106,056	99,680	-6.0%	10,052	192,225	167,547	-12.8%
FIRE							
Personnel Svcs.	583	583	0.0%	83	1,000	1,053	5.3%
O&M	146,574	114,291	-22.0%	18,131	229,758	210,396	-8.4%
Total	147,158	114,874	-21.9%	18,215	230,758	211,449	-8.4%
STREET							
Personnel Svcs.	265,345	293,629	10.7%	34,592	527,187	522,889	-0.8%
O&M	521,720	394,879	-24.3%	50,106	780,192	822,146	5.4%
Total	787,065	688,508	-12.5%	84,698	1,307,379	1,345,035	2.9%
FLEET SERVICES							
Personnel Svcs.	34,849	39,923	14.6%	4,148	70,148	72,364	3.2%
O&M	15,378	16,515	7.4%	1,567	36,789	40,621	10.4%
Total	50,227	56,438	12.4%	5,715	106,937	112,985	5.7%
BUILDING INSPECTIONS							
Personnel Svcs.	82,931	87,162	5.1%	9,718	156,270	154,094	-1.4%
O&M	22,989	21,472	-6.6%	2,700	55,739	41,952	-24.7%
Total	105,920	108,634	2.6%	12,418	212,009	196,045	-7.5%
PARKS & RECREATION							
Personnel Svcs.	160,105	228,737	42.9%	25,746	439,921	444,326	1.0%
O&M	111,175	137,514	23.7%	42,609	227,129	234,883	3.4%
Total	271,279	366,252	35.0%	68,355	667,050	679,210	1.8%
Fitness Center							
Personnel Svcs.	90,322	72,182	-20.1%	8,469	144,217	126,939	-12.0%
O&M	73,455	74,377	1.3%	10,079	115,888	119,073	2.7%
Total	163,777	146,559	-10.5%	18,549	260,105	246,012	-5.4%
SWIMMING POOL							
Personnel Svcs.	-	94	0.0%	-	64,590	64,093	-0.8%
O&M	15,160	11,425	-24.6%	4,858	42,264	37,016	-12.4%
Total	15,160	11,519	-24.0%	4,858	106,854	101,109	-5.4%
CIVIC CENTER							
Personnel Svcs.	39,105	38,291	-2.1%	1,917	74,883	69,724	-6.9%
O&M	19,845	18,042	-9.1%	1,670	38,628	34,945	-9.5%
Total	58,950	56,333	-4.4%	3,586	113,511	104,668	-7.8%
TRANSFER EXPENSE							
	-	-	0.0%	-	-	750,000	0.0%
TOTAL EXPENDITURES	3,788,144	3,847,688	1.6%	459,766	7,231,232	7,880,632	9.0%
Gain (Loss)	1,361,878	1,980,028			25,898	53,175	

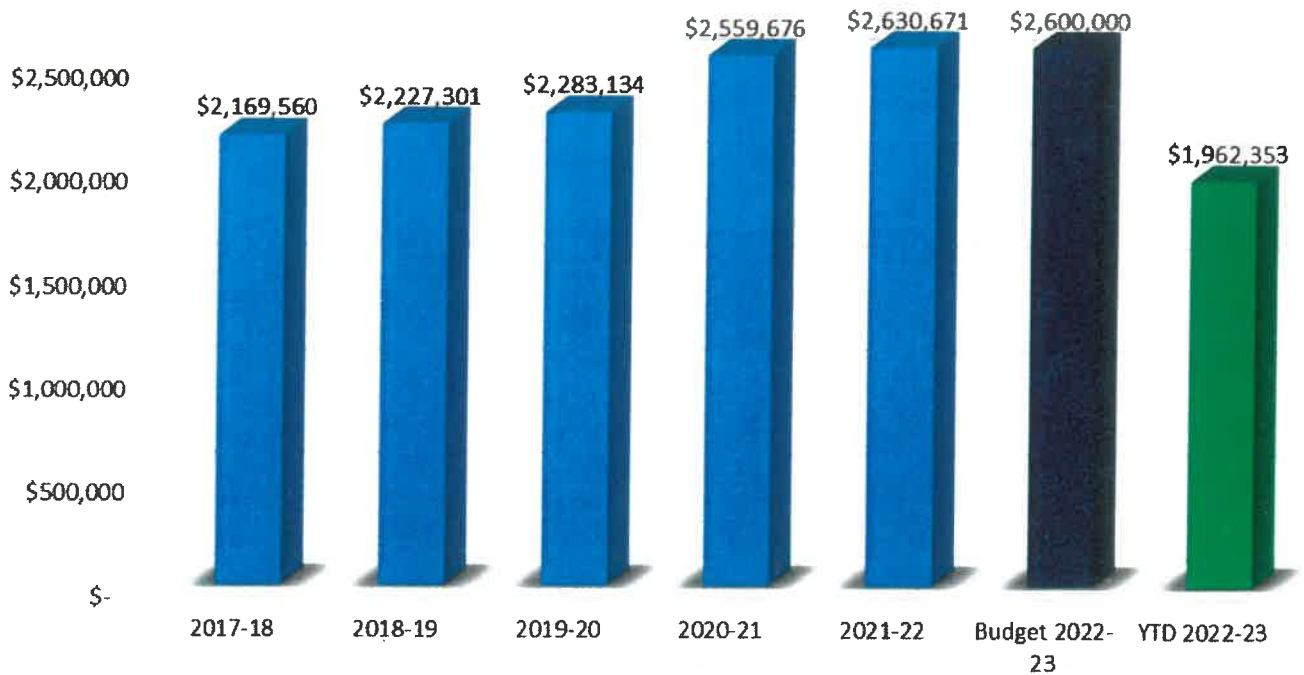
Water & Sewer Fund

	2021-2022 YTD	2022-2023 YTD	% over (under) YTD	APRIL	2022-2023 Budget	2022-2023 Projected	% over (under)
Water							
Revenues 011,030,034	2,683,975	3,015,688	12.4%	445,649	4,977,655	5,314,013	6.8%
Expense							
Distribution- 240	896,223	889,841	-0.7%	73,296	1,362,063	1,424,425	4.6%
Production -242	1,048,507	1,172,192	11.8%	68,653	2,874,448	2,828,941	-1.6%
Total Water Expense	1,944,729	2,062,033	6.0%	141,949	4,236,511	4,253,366	0.4%
Gain (Loss)	739,245	953,654	29.0%	303,701	741,144	1,060,647	
Sewer							
Revenues 012,037	1,674,811	2,020,797	20.7%	265,871	3,356,330	3,798,227	13.2%
Expense 245	743,006	984,833	32.5%	163,068	2,135,987	2,384,578	11.6%
Gain (Loss)	931,805	1,035,965		102,803	1,220,343	1,413,650	
Sanitation							
Revenues 013	269,695	359,212	33.2%	67,234	454,649	558,808	22.9%
Expense 250	270,656	351,200	29.8%	65,140	416,700	525,309	26.1%
Gain (Loss)	(961)	8,012		2,094	37,949	33,499	
Non Departmental Transfers							
Expense 260	541,766	760,546		74,813	1,965,652	2,205,199	12.2%
Grand Total							
Revenues	4,628,480	5,395,697	16.6%	778,754	8,788,634	9,671,049	10.0%
Expense	3,500,157	4,158,612	18.8%	444,969	8,754,850	9,368,452	7.0%
Gain (Loss)	1,128,324	1,237,084		333,785	33,783	302,597	

FY 22-23 Monthly Sales Tax



Total Sales Tax Collections By Fiscal year



May 2023: Gatesville Fire Department Report

66 Alarms in April 2023

32 City

34 County

. Engine 3 has had repairs done to pump shift. It will still need some repair done to CAFS system and hydraulic generator. Neither keep the unit from pumping water.

We continue preplanning on commercial buildings, especially the downtown area. Large water flows around the square is a challenge. We have a plan that should cover large water flows (2500 to 3000 GPM).

We are also training on using several Water Tenders (Tankers) for the residential parts of town that have poor flow, due to an old system. County wide there are 9 Tenders available that could provide if all were to be needed 28,000 gallons of water.

EMS, Fire, PD and GISD Police had a joint disaster drill (tornado) at High School on May 5th. All went fairly well, we learned we have some communication problems inside the school, but have corrected the problem.

We have had two new FF join, but have lost one certified FF to a career change.

NO BURN BAN in unincorporated Coryell County:

Burning inside the City Limits is prohibited at ALL times unless permission is granted by the FD.

Gatesville Fire Department

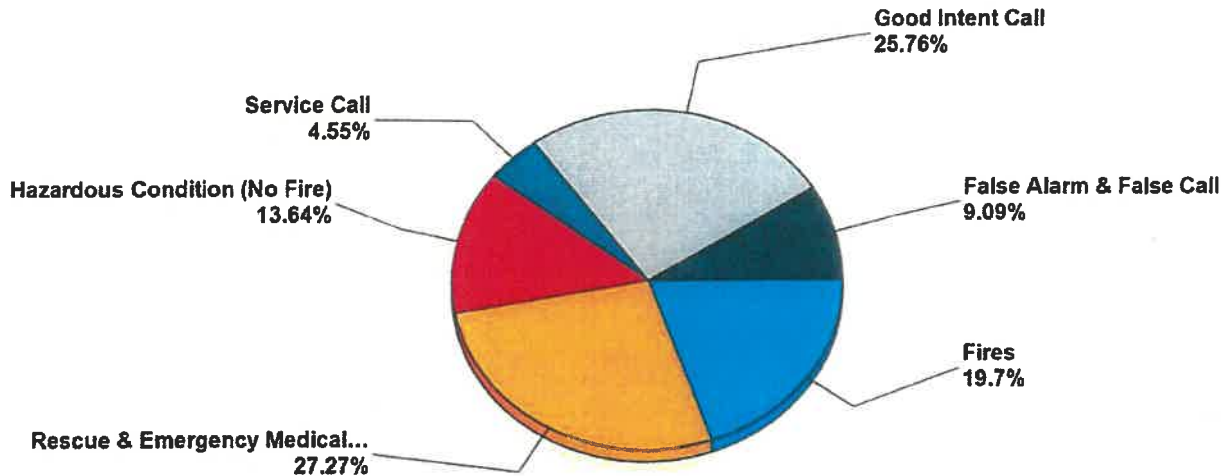
Gatesville, TX

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 04/01/2023 | End Date: 04/30/2023



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	13	19.7%
Rescue & Emergency Medical Service	18	27.27%
Hazardous Condition (No Fire)	9	13.64%
Service Call	3	4.55%
Good Intent Call	17	25.76%
False Alarm & False Call	6	9.09%
TOTAL	66	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	2	3.03%
118 - Trash or rubbish fire, contained	1	1.52%
131 - Passenger vehicle fire	1	1.52%
132 - Road freight or transport vehicle fire	1	1.52%
142 - Brush or brush-and-grass mixture fire	3	4.55%
143 - Grass fire	5	7.58%
311 - Medical assist, assist EMS crew	2	3.03%
322 - Motor vehicle accident with injuries	9	13.64%
324 - Motor vehicle accident with no injuries.	7	10.61%
411 - Gasoline or other flammable liquid spill	2	3.03%
412 - Gas leak (natural gas or LPG)	3	4.55%
444 - Power line down	2	3.03%
445 - Arcing, shorted electrical equipment	1	1.52%
463 - Vehicle accident, general cleanup	1	1.52%
542 - Animal rescue	1	1.52%
551 - Assist police or other governmental agency	1	1.52%
561 - Unauthorized burning	1	1.52%
600 - Good intent call, other	2	3.03%
611 - Dispatched & cancelled en route	10	15.15%
622 - No incident found on arrival at dispatch address	1	1.52%
631 - Authorized controlled burning	3	4.55%
661 - EMS call, party transported by non-fire agency	1	1.52%
735 - Alarm system sounded due to malfunction	2	3.03%
745 - Alarm system activation, no fire - unintentional	4	6.06%
TOTAL INCIDENTS:	66	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Gatesville Fire Department

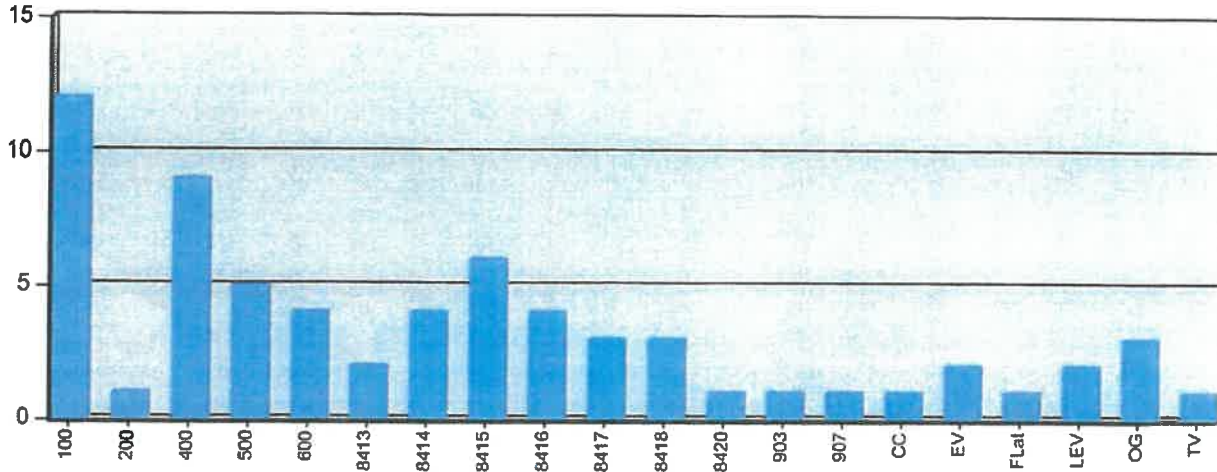
Gatesville, TX

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Incident Count per Zone for Date Range

Start Date: 04/01/2023 | End Date: 04/30/2023



ZONE	# INCIDENTS
100 - North of Main, East of Lutterloh	12
200 - North of Main, West Lutterloh to Leon River	1
400 - South of Main, East of Lutterloh to Hy 36 ByPass	9
500 - West of Leon River in City Limits	5
600 - East of Hy 36 ByPass, South of Osage Rd, North of FM 107	4
8413 - North 84, East 36, South 929	2
8414 - North Fm 929, East Hy 36	4
8415 - East FM 116, West Hy 36, South Hy 84	6
8416 - North West Hy 84, West Hy 36	4
8417 - West FM 116, South FM 1783, South Slater Rd	3
8418 - North FM 1783, South Hy 84, West FM 116	3
8420 - South Mountain	1
903 - Hamilton County	1
907 - Ft Hood	1
CC - Coryell City	1
EV - EVANT	2
FLat - Flat	1
LEV - Levita	2
OG - Oglesby	3
TV - Turnersville	1
TOTAL:	66

32

34

Zone information is defined on the Basic Info 3 screen of an incident. Only REVIEWED incidents included. Archived Zones cannot be unarchived.

Gatesville Fire Department

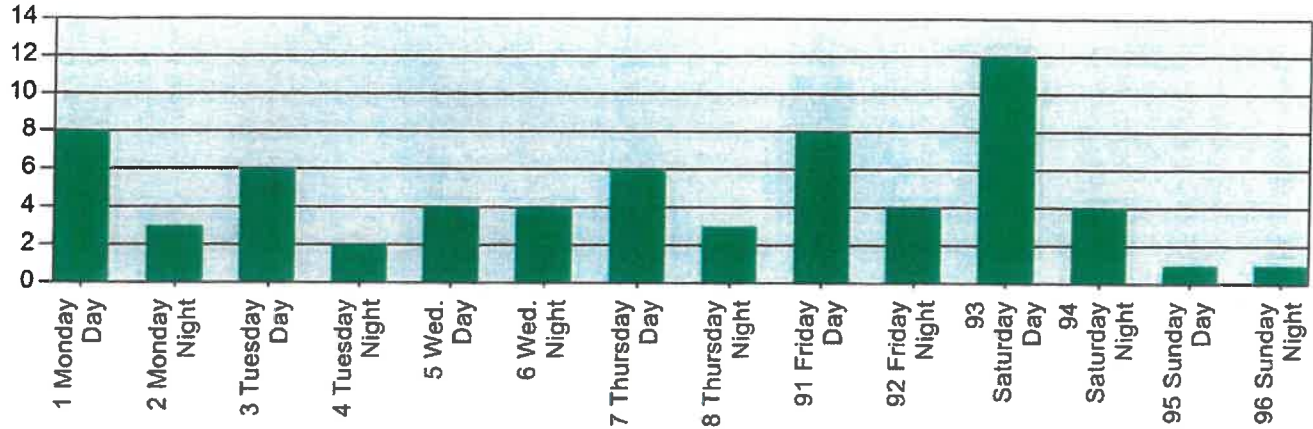
Gatesville, TX

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Incidents by Shift for Date Range

Start Date: 04/01/2023 | End Date: 04/30/2023



SHIFT	# INCIDENTS
1 Monday Day	8
2 Monday Night	3
3 Tuesday Day	6
4 Tuesday Night	2
5 Wed. Day	4
6 Wed. Night	4
7 Thursday Day	6
8 Thursday Night	3
91 Friday Day	8
92 Friday Night	4
93 Saturday Day	12
94 Saturday Night	4
95 Sunday Day	1
96 Sunday Night	1

TOTAL: 66

Incidents with multiple EXPOSURES, with distinct stations, may create a slight difference between the report total and total number of actual incidents for the DATE RANGE provided. The totals reflect the # INCIDENTS each STATION was assigned. Only REVIEWED incidents included.



emergencyreporting.com
Doc Id: 27
Page # 1 of 1

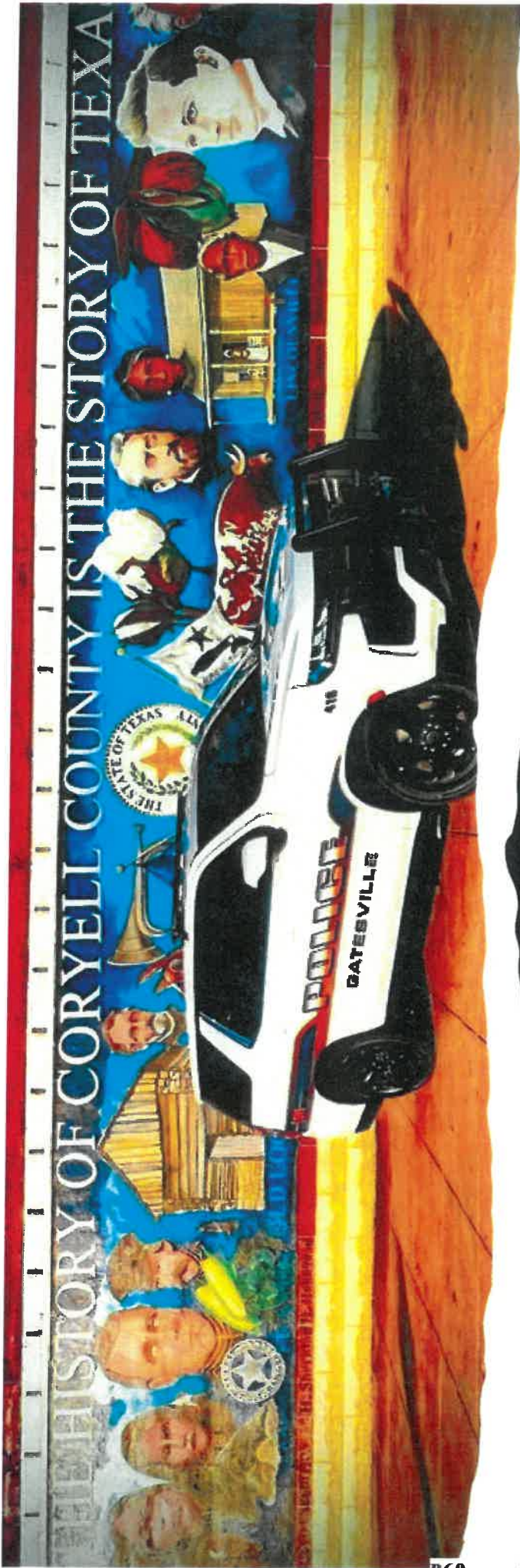
Building Permits April 2023

April 2023

2401 S. Hwy 36 Lot 44 Wal-Mart Addn. Bealls	Business Signs Business Commercial Rec. #397210	S-2023-2 \$ 4/3/2023
117 Inwood Dr. Lot 10 Block 5 Oak Grove Daniel & Amy Best	Swimming Pool Residential Single Family Rec. #398475	#2023-22 4/13/2023
2401 Bus. Hwy 36 Lot 4 Wal-Mart Addn. Tractor Supply Co.	Garden Center Signs Business Commercial Rec. #399239	S-2033-3 128.93 Sq. Ft. 4/20/2023
2552 E. Main St. Lt 9 Blk 1 Gville School Dist. Randall Latham	Carport 44 X 24 Business Commercial Rec.#399349	#2023-24 1,056 Sq. Ft. 4/24/2023
2307 S. Hwy 36 Chamber of Comm. Parking Chamber of Commerce	Carnival Business Commercial Rec. #399300	C-2023-1 \$15.00 4/25/2023
1012 ½ Saunders Dr. Pt. Lot 14 Block 2 Lutterhol Jimmie Ferguson	Residential Remodel Business Commercial Rec. #399963	#2023-8 733 Sq. Ft. 4/20/2023

APRIL 2023
PERMITS & ZONING ACTIONS

BUILDING PERMITS	<u>2</u>
ELECTRICAL PERMITS	<u>3</u>
PLUMBING PERMITS	<u>8</u>
ROOFING PERMITS	<u>1</u>
MECHANICAL PERMITS	<u> </u>
SIGN PERMITS	<u>2</u>
EXCAVATION PERMITS	<u> </u>
LIVESTOCK PERMITS	<u>1</u>
SOLICITOR PERMITS	<u> </u>
CHAMBER CARNIVAL	<u>1</u>
CONDEMNED STRUCTURES	<u> </u>
DEMOLISHED OR MOVED STRUCTURES	<u> </u>
BUILDING PERMIT VIOLATION	<u> </u>
ZONING CODE VIOLATIONS	<u> </u>
WATER TAPS	<u> </u>
(Water Meter & box only)	<u> </u>
SEWER TAPS	<u> </u>
WATER VIOLATIONS	<u> </u>
SEWER VIOLATIONS	<u> </u>
MUNICIPAL COURT ORDERS RETURNED	<u> </u>
RELEASE OF ASSESSED LIENS	<u> </u>
PLANNING & ZONING MEETINGS	<u> </u>
BOARD OF ADJUSTMENT MEETINGS	<u> </u>



Gatesville Police Department

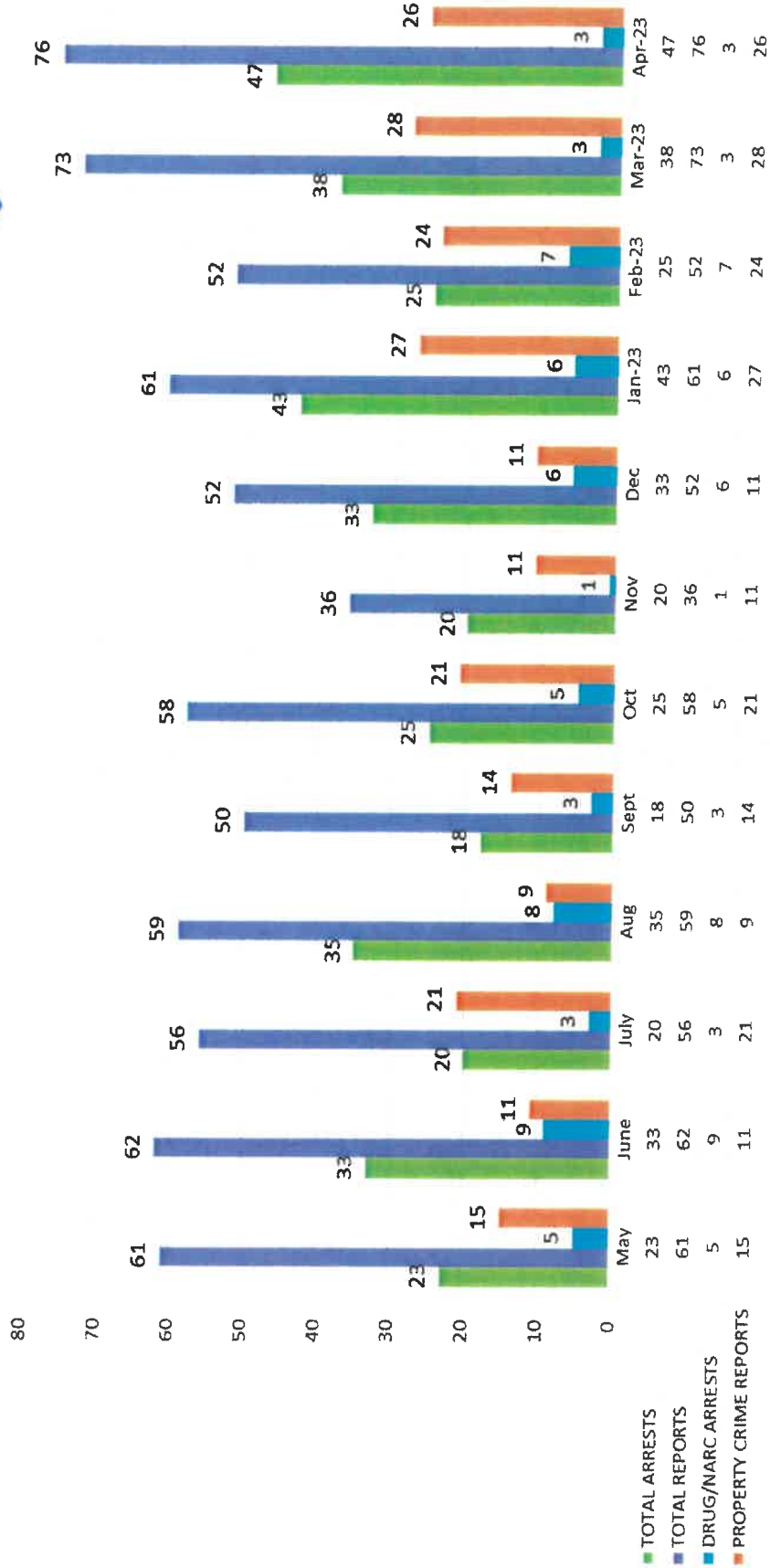
Monthly Activity Report

April 2023

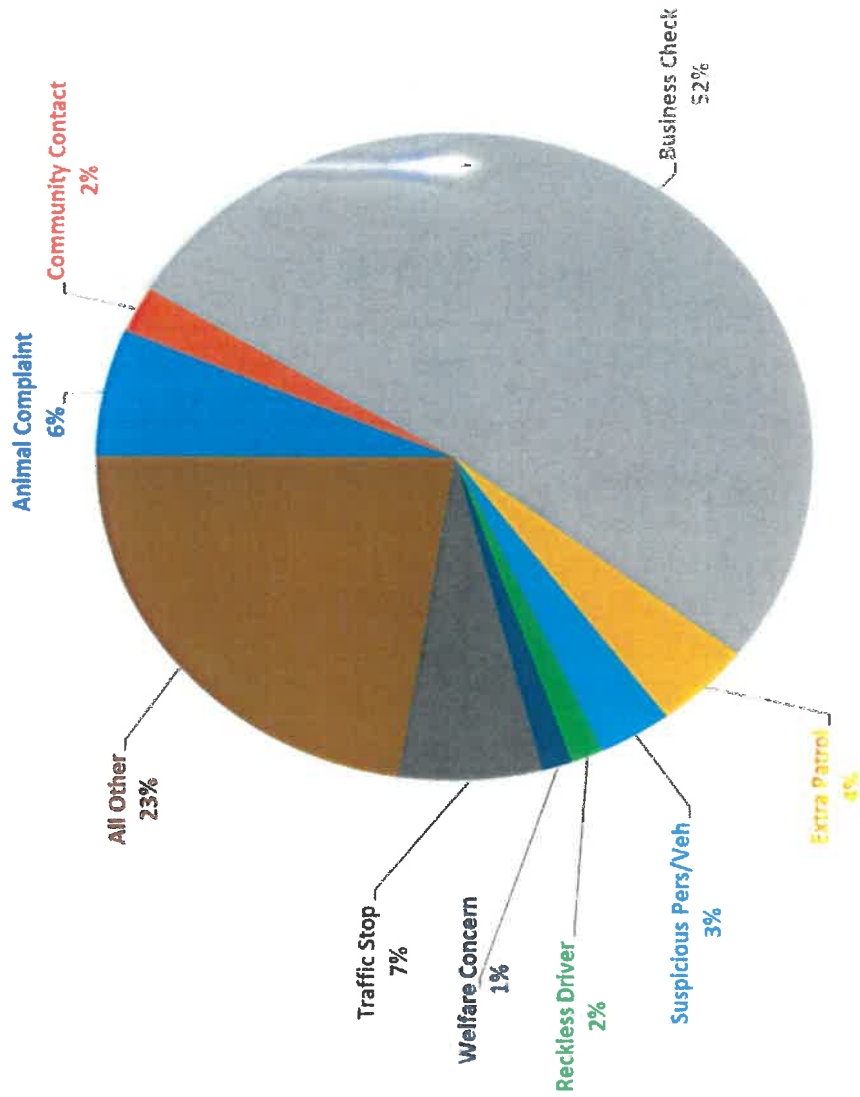


GATESVILLE POLICE DEPARTMENT PAST 12 MONTHS' ACTIVITY REPORT

	Apr-23	Past 12 Months
CALLS FOR SERVICE	2,378	23,496
WARNINGS	136	1196
CITATIONS	131	1042
CODE ENF. CONTACTS	76	862
CODE ENF. COMPLIANCE	51	519



APRIL 2023 CALL DISTRIBUTION



Most Common Calls, by Type

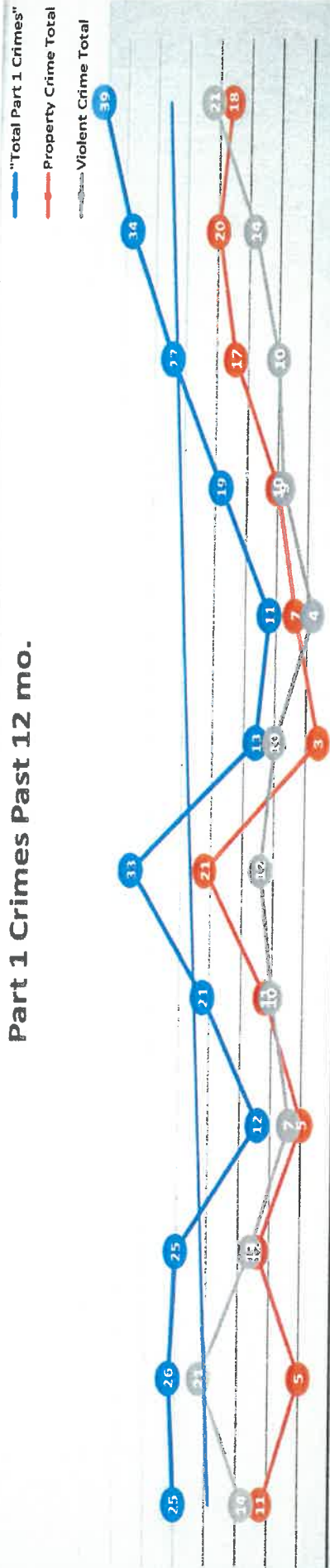
Animal Complaint	151
Community Contact	55
Business Check	1229
Extra Patrol	104
Suspicious Pers/Veh	80
Reckless Driver	35
Welfare Concern	32
Traffic Stop	154
All Other	538

Officer vs. Citizen-Initiated Calls April 2023



■ Officer-Initiated ■ Citizen Call for Service

Part 1 Crimes Past 12 mo.



	MAY-22	JUN-22	JUL-22	AUG-22	SEP-22	OCT-22	NOV-22	DEC-22	JAN-23	FEB-23	MAR-23	APR-23
Burglary	3	2	1	1	2	3	1	4	2	4	10	4
UUMV	0	0	1	1	1	2	7	1	0	1	2	0
Theft	8	3	10	2	6	13	3	2	0	12	8	14
Property Crime Total	11	5	12	5	11	21	3	7	10	17	20	18
Assault	12	20	13	7	9	11	10	4	9	10	11	20
Robbery	0	0	0	0	0	1	0	0	0	0	1	0
Homicide	0	0	0	0	0	0	0	0	0	0	1	0
Sexual Assault	2	1	0	0	1	0	0	0	0	0	1	1
Violent Crime Total	14	21	13	7	10	12	10	4	9	10	14	21
PART 1 TOTALS:	25	26	25	12	21	33	13	11	19	27	34	39
	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23

Anomalies, Explained:

- In February, we encountered a higher-than-average # of Thefts. These were spread throughout town, but included several cases of fraud against the elderly.
- In March, a higher-than-average # of Burglaries. Many of these occurred at a self-storage and the suspect has been identified.
- In April, we encountered a higher-than-average # of Thefts and Assaults. Thefts were again spread throughout town, and included several more cases against the elderly. Assaults involved family violence the majority of the time.

Municipal Court - Monthly Case Report

Month: APRIL 2023

Plead Guilty /No Contest

Closed/paid	20
On 30-day extension	5
On payment plan	10
Total	35

Deferral Options

Requested Deferral	1
Approved Deferral	6
Approved Defensive Driving	4
Continuance Per Prosecutor	
Continuance Per Judge	
Total	11

Dismissals Required by Law

Provided Insurance Dismissal	
Compliance Dismissal	2
Completed Defensive Driving	1
Completed Deferral	
Total	3

Set for a Court Date

Juvenile	
Minor	
Uncontested	4
Contested (Plead Not Guilty)	
Pre-trial	1
Jury Trial	
Show Cause	
Motion To Revoke	
Total	5

Initial Appearance

Need to make appearance	5
Late Notice & Pending AW	26
Total	31

Dismissals Motions

Dismissed per Judge	
Dismissed per Prosecutor	1
Dismissed per Complainant	1
Found Indigent	
Total	2

Total 87

Warrants Issued by Court

VPTA & FTA	
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Total 87

Municipal Court - Case Status Report

Court Date: APRIL 13, 2023

Cases on the Docket

Juvenile	10
Minor	3
Uncontested	3
Contested (Plead Not Guilty)	
Pre-trial	
Jury Trial	
Show Cause	
Motion To Revoke	18
Pending Arrest	
Pending Capias	
Total Cases	34

Plead Guilty /No Contest

Closed/paid	
On 30-day extension	
On payment plan	
Total	0

Deferral Options

Approved Deferral	14
Approved Defensive Driving	2
Approved Community Service	
Continuance Per Judge	3
Continuance Per Prosecutor	
Total	19

Found Not Guilty

Total 34

Rescheduled

Per Defendant/Attorney	4
Per Judge	
Per Prosecutor	
Per Officer	
Per Complainant	
Pled Not Guilty	
Total	4

No Show's

Took Care Before Court Date	2
Revoked	5
Failure To Appear/No Show	4
Total	11

Dismissals Required by Law

Provided Insurance Dismissal	
Compliance Dismissal	
Completed Defensive Driving	
Completed Deferral	
Total	0

Dismissal Motions

Dismissed Per Prosecutor	
Dismissed Per Judge	
Dismissed Per Complainant	
Total	0

RECREATION DEPARTMENT REPORT

Aquatics

- Splash Pad opened on May 1
- Lifeguard class was conducted May 8-13
- We will be hiring 31 lifeguards and 4 front desk positions for the City Pool
- Swim Lessons (9 sessions)- May 30-June 2, June 6-9, June 13-16, June 20-23, June 27-30, July 4-7, July 11-14, July 18-21, July 25-28
- City Pool opens on May 27

Athletics

- Small Town Select State Tournament- May 20-21 (38 teams currently)
- Select baseball tournament- June 3-4 (20 teams currently)
- We've been selected to host the Texas Teenage District boys t-ball and boys 10U tournaments- June 26-30. Still waiting on more information.
- City youth baseball/softball season is scheduled to finish around June 12.
- Coed slow pitch registration opens on June 5.
- Texas Teenage District girls 6U t-ball tournament June 19-23.

Seth Phillips

Parks and Recreation Director



Cell: 254-535-4794

sPhillips@gatesvilletx.com

Department Report—Library

Summer is here and we are preparing for the influx of children and their families here at the library. Summer Reading Starts June 1st and continues until July 31st. The programs we are preparing for are:

ABC Yoga

This yoga class goes through the ABCs with different positions. In years past it has been taught by Faye and Becky. This year we asked a professional yoga teacher, Linda Klontz, to help us and she is looking forward to this program.

- Classes are on Mondays at 10 AM.

Legos

- Tuesdays 11 AM
- During the month of June, we will have Lego classes. The children will be taught about different aspects of the community through building their perspective. At the end of the month, those who have attended will be given the opportunity to have their work judged by the community and a winner will be chosen.
- This class is open to 13 children due to limited room.
- Becky is the organizer and teacher for this class.

Pinterest Camp

- Tuesdays 11 AM
- This camp will be in July following the completion of the Lego Class. This class has a STEAM and Community base, to teach the children about their community through arts and crafts.
- This class is limited to 13 children.
- Adara and Chaya are the teachers.

Hour of Code

- Tuesdays at 2 PM.
- The class is open to 10 children.
- We will be playing coding games and introducing the children to the different coding languages for one hour.
- Teachers will vary for this class.

Storytime

Storytime is divided into two classes. One class is Pre-school and is taught by Adara and the other class is for Elementary and is taught by Shea. Both classes have a STEAM foundation, and the first half of Storytime will be together to help give a sense of community then will separate for age-appropriate activities.

- Wednesdays at 11 AM.
- The state's theme is "In This Together" we are presenting this theme from a community perspective.

Field Trip

This is a new class we are introducing this year. This gives children and the library the opportunity to interact with the community and the community will be given the opportunity to meet local children.

- The children will visit the following places:
 - Wednesday June 7th Coryell Museum Historical Center
 - Wednesday June 28th Police Department
 - Friday June 30th Coryell County Courthouse
 - Wednesday July 5th Fire Department
- Only elementary children are invited and must be accompanied by an adult.
- This program is lead by Becky and Shea.

Movies

We will have movies on Thursdays for the Boys & Girls Club and Community. The movies start at 1:30 at the City Auditorium.

- June 1st—Harry Potter and the Sorcerer's Stone (PG)
 - June 8th—Bad Guys (PG)
 - June 15th—Harry Potter and the Chamber of Secrets (PG)
 - June 22nd—Paw Patrol (G)
 - June 29th—Sonic the Hedgehog 2 (PG)
 - July 6th—The Addams Family 2 (PG)
 - July 13th—Lyle, Lyle, Crocodile (PG)
 - July 20th—The Last Kids on Earth (PG)
 - July 27th—Jim Button and Luke the Engine Driver (NR)
- There will be one library employee who will show short films starting at 1 PM and then start the movie at 1:30—the employee will return at the end to turn everything off.

Cooks & Books

This class is all about eating food and reading books. Books and snacks have a correlating theme. This gives the opportunity for children to discover new books and learn cooking skills. This class is usually at max capacity all summer long.

- Classes are on Fridays at 11 AM and are taught by Shea.
- There is a release for injury and a form to fill out for food allergies.

Computer Skills

This class helps children learn about how to use Word, Excel, PowerPoint, Publisher, and how to type.

- Classes are on Fridays at 2 PM.
- There is room for 10 children in this class.
- The teachers in this class will vary every week.

The goal of Summer Reading is to encourage children to attend our programs and want to come back during the school year. Every year we see a major drop in the number of children starting in August as they get ready for school to start again. We advertise on Facebook and at school events to encourage children to come. Some of the offered classes we must limit due to limited space and computers.

Adult Programs go all year round. When we tried to do an Adult Summer Reading Program, there was little participation. We have found there to be more participation with year-round programs.

Fiber Arts

This group is a mix of amateurs and veterans in the fiber art worlds. They teach each other and enjoy each other's company for a few hours every other week.

- This group is led by Lucy Zahray

Coryell County Genealogy Society

The Genealogy Society is a big part of the library. Every day there is at least one member in the library to help with research when needed and they have a phone number for us to reference when we are unable to find the answer. They have an annual meeting about once a quarter for now—they lost a founding member recently.

- They are led by a board of directors.

Mad Matters Plarn Party

This group turns plastic bags into plastic yarn to turn into plastic mats for the homeless. Recently they have started to make toiletry bags and miscellaneous items with the plarn. They collect bags from the community through drop off sites. The library is one of the sites.

- This group meets every Wednesday and sometimes during other days of the week depending on availability.
- This group is led by Christine Newman.

Mystery Book Club

This group reads mystery books and meet once a month to skype with the authors or to simply talk about the book.

- The leader of this group is Lucy Zahray, she is the local poison expert for authors all over the USA.

10 AM Book Club

This group was formerly known as the Books Sandwiched in Book Club until recently when they decided to change their name. This group reads Historical Nonfiction and Fiction.

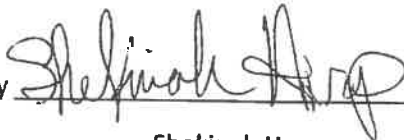
- There is no specific leader for this group currently. Faye was the leader until the end of October 2022, and no one has taken her place yet.
- This group meets once a month.

Colors & Coffee

This group meets once a month and drink coffee while visiting and coloring.

- They are led by Michelle Craycraft.

Report Prepared By


Shekinah Harp

Date



2023

-JANUARY-

S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
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-FEBRUARY-

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-MARCH-

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-APRIL-

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30						

-MAY-

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28	29	30	31			

-JUNE-

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-JULY-

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23	24	25	26	27	28	29
30	31					

-AUGUST-

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-SEPTEMBER-

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-OCTOBER-

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22	23	24	25	26	27	28
29	30	31				

-NOVEMBER-

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19	20	21	22	23	24	25
26	27	28	29	30		

-DECEMBER-

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10	11	12	13	14	15	16
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