

CITY OF GLADEWATER
CITY COUNCIL REGULAR SESSION
MINUTES
MAY 18, 2017
6:00 P.M.

MEMBERS PRESENT: Mayor Harold Wells, Mayor Pro-tem J.D. Shipp, Elijah Anderson, Leon Watson, Dennis Robertson, Lana Niemann, outgoing member Chris Bland, incoming member Nick Foster

STAFF PRESENT: Theo Melancon, Melba Haralson, Michael Kirkwood, Joel Duraso, James Parkerson, Damian Miller, Caleb Daniels, Alexandria McDonald, Stuart Thompson, Mike Gnitecki, Rob Vine, James Gillen

GUESTS PRESENT: Christian Allen, Suzanne Bardwell, Jim Bardwell, Colt Edwards, Scott Owens, Pat Watson, Robert Haberle, Linda Wells, Kimberly Foster, Cecilia Melancon, Lois Reed, Robert Johnson, Mary Anne Cumbie

I. CALL TO ORDER – Mayor Wells called the meeting to order at 6:00 p.m.

- a) Invocation – Councilmember Bland
- b) Pledge of Allegiance – Councilmember Anderson

II. PRESENTATION to outgoing Councilmember Chris Bland

Mayor Wells presented Chris Bland with a plaque of appreciation and expressed gratitude for his service on the Council.

III. OATH OF OFFICE for newly elected Councilmembers Nick Foster, Elijah Anderson, Dennis Robertson and J.D. Shipp

City Secretary Melba Haralson administered the Oath of Office to Nick Foster, Elijah Anderson, Dennis Robertson and J.D. Shipp and presented each with a Certificate of Election.

IV. CONSIDERATION of appointment of Mayor Pro-tem

Councilmember Niemann moved to reappoint J.D. Shipp, seconded by Councilmember Watson. Carried 6-0-1 with Shipp abstaining.

V. CITIZENS COMMENTS

a) Scott Owens, 200 W. Maple said he is proud of the progress made this past year. He has two issues to address. The first is regarding the appointment of GEDCO board member. He called into question the 72 hour notice requirement since the board accepted Lana Niemann's resignation last night. He said the Council adopted rules for board appointments in order to get more people involved. He said no one had a chance to apply for the position because the opening wasn't advertised. For those reasons he asked the Council to postpone voting on the board appointment. Secondly, he commended the Gladewater Mirror for the front page article this week on Theo Melancon. He believed someone on the Council may have violated the Open Meetings Act by talking to other Council members outside of a meeting.

b) Suzanne Bardwell, on behalf of the Friends of the Library congratulated Judy Hagle and Theo Melancon for receipt of the Tocker Grant for digitation of records. In addition she expressed appreciation to Al Harrison and Theo Melancon for beautification efforts.

c) Mary Anne Cumbie, 513 Hancock said one of Theo Melancon's first actions was an ordinance that she was adamantly opposed to, but now she supports him because he is getting things done. She cited several projects listed in the Gladewater Mirror's front page article and expressed gratitude to them.

VI. CONSENT AGENDA

a) Minutes – April 20, 2017 Councilmember Watson moved to approve, seconded by Councilmember Anderson. Carried 7-0.

b) Blanket Permit for Juneteenth Parade – June 17, 2017 Councilmember Watson moved to approve, seconded by Councilmember Foster. Carried 7-0.

c) Blanket Permit for music event to be held in the alley between Antiques II and Hillie's Tattoo Shop on June 9, 2017 Councilmember Watson moved to approve, seconded by Councilmember Anderson. Carried 7-0.

VII. CITY MANAGER REPORT on administrative and capital projects

Police Chief Vine and Fire Chief Kirkwood introduced new hires James Gillen, James Parkerson, Damian Miller, Caleb Daniels, Alexandria McDonald, Stuart Thompson and Mike Gnitecki.

City Manager Melancon then gave a detailed presentation on current projects and future projects he hopes to include in the next budget.

VIII. CONSIDERATION of GEDCO board appointment

GEDCO Director Robert Johnson informed the Council that Lana Niemann resigned from the GEDCO Board. He said her service was invaluable to the board. He said he was not aware of any rules broken as stated earlier in the meeting, then read a letter of recommendation from the GEDCO Board to appoint Marsha Byrd to fill the unexpired term of Lana Niemann.

Mayor Pro-tem Shipp stated he has no problem with Marsha Byrd, but since timing and not following our own policy has been called into question, perhaps we should table until we have time to review the policy. Councilmember Robertson asked Mr. Johnson if it would cause a hardship if the vote was postponed. Mr. Johnson stated they have no problem waiting but believe the process was followed. Mayor Pro-tem Shipp then asked for input from City Secretary Melba Haralson, who stated the vacancy was not advertised because it occurred in mid-term. She said our board appointment policy is designed for overall board appointments done in October of each year, not for filling vacancies. Robert Johnson added that Marsha Byrd brings a skill set that the board needs.

Mayor Pro-tem Shipp moved to appoint Marsha Byrd to fill the unexpired term, seconded by Councilmember Watson. Carried 6-0-1, with Niemann abstaining.

IX. CONSIDERATION of Chapter 380 Agreement with Pacific Crafters Mall

GEDCO Director Robert Johnson stated that GEDCO has agreed to provide \$5,000 to Pacific Crafter's Mall for ADA and sidewalk targeted infrastructure improvements in return for one Pacific Crafter's Mall employee paid at least \$1,200 per month over a 3 year period. GEDCO also granted a one-year optional ramp up time (independent of the 3 year job requirement) to get the business operating at full capacity. The request is for the City to grant a tax abatement of City taxes on improvements to the property under the Chapter 380 Agreement as follows; 1st year 100% abatement, 2nd year 80% abatement, 3rd year 60% abatement, 4th year 40% abatement and 5th year 20% abatement. He stated that City Manager Theo Melancon will approach Gregg County officials to see if they will provide a similar abatement of county taxes under Chapter 381 of the Texas Local Government Code.

Mr. Johnson pointed out that a criteria of the Chapter 380 Agreement is that a project not be eligible for incentives if both a building permit and certificate of occupancy have been issued. Mr. Johnson stated 10 buildings have already been constructed, however there may be future expansion, so the Council will need to make an exception to its own policy in order to approve.

City Manager Melancon said he is pleased with the abatement structure. Five years is the best practice for Texas Economic Development Council.

Mayor Pro-tem Shipp moved to approve the 5-year abatement for city taxes and requested the GEDCO Director and City Manager to meet with Gregg County officials to allow for a window of opportunity for county tax abatement. Motion was seconded by Councilmember Robertson. Carried 7-0.

- IX. UPDATE/CONSIDERATION regarding ballpark
- a) Progress and completion of facilities
 - b) League play and comments heard about facilities
 - c) Field naming

Colt Edwards, secretary of the Baseball Board said the facility is complete and it is something to be proud of. He thanked the Council for forward thinking. He said we received utmost gratitude from the families of Carter Abernathy and Wade Goetz for dedicating fields in their honor. Mr. Edwards then conveyed a request from the Baseball Board to name a softball field after John Mackey and a baseball field after Mike Timmons. He explained that both men served on the board since its inception and invested a lot of their time to make it successful.

Sentiments of appreciation was expressed for both men for their time and commitment. Councilmember Foster moved to name baseball field #2 in honor of Mike Timmons, seconded by Councilmember Anderson. Carried 7-0.

Councilmember Niemann moved to name softball field #6 in honor of John Mackey, seconded by Councilmember Robertson. Carried 7-0.

- X. CONSIDERATION of Municipal Advisory Agreement with Hilltop Securities

Councilmember Robertson moved to approve contract renewal, seconded by Councilmember Anderson. Carried 7-0.

- XI. UPDATE/CONSIDERATION of issuing demolition orders for structures located at;

- a) Lot 14 Block 8 Shepperd Hills, more commonly known as 901 Nelwyn
- b) Lot 3 Block 4 Kay Acres S225 (A8) & house, more commonly known as 1005 Kay Drive
- c) AB 95 H.R. Hokitt Survey, Tract 13, more commonly known as 1100 Phillips Springs

Building Official Al Harrison gave an update on each property.

Councilmember Watson moved to grant 9 months extension to make repairs, with the Council getting another update in 3 months. Motion died for lack of second.

a) Councilmember Niemann moved to grant a 3 month extension on 901 Nelwyn. Inspector Harrison to determine if sufficient progress has been made at that time, if not then proceed with demolition. Motion seconded by Councilmember Anderson. Carried 6-1 with Councilmember Watson opposed.

b) Mayor Pro-tem Shipp moved to remove 1005 Kay Drive from the demolition list as the house has been completely restored. Motion seconded by Councilmember Niemann. Carried 7-0.

c) Councilmember Niemann moved to proceed with demolition, seconded by Councilmember Foster. Carried 7-0.

- XII. CONSIDERATION of ordinance to amend Chapter 93 – Parks and Recreation of the Code of Ordinances

Inspector Al Harrison explained this ordinance will restrict the length of boat docks and piers into the lake to 65 feet in most cases and provides that fencing within 50 feet of the shoreline must be see-through. He also explained for organizational purposes, the remainder of Chapter 93 regarding lake lots was relocated to Chapter 156 (below).

Mayor Pro-tem Shipp moved to approve, seconded by Councilmember Robertson. Carried 7-0.

XIII. CONSIDERATION of ordinance to add Chapter 156 – Lake Gladewater Housing and Property to the Code of Ordinances

Mayor Pro-tem Shipp made a motion to approve, seconded by Councilmember Niemann. Carried 7-0.

XIV. CONSIDERATION of bids for library roof

City Manager Melancon stated the bid is \$30,000 from East Texas Roof Works & Sheetmetal, which will be paid by GEDCO in partnership with the City for creation of a career center.

Councilmember Niemann moved to approve, seconded by Councilmember Watson. Carried 7-0. Mayor Pro-tem Shipp thanked GEDCO for their partnership.

XV. UPDATE regarding ADA report and election polling places

City Secretary Haralson explained that Gregg County is applying with the state for county-wide polling places to make it easier for people to vote if they work outside their precinct. As a result each polling place had to be inspected for ADA compliance. Our voting room did not pass inspection because the slope was too great on the ramp entering the building. Therefore, Gregg County will no longer use City Hall for a polling place. They will use Lee Public Library for early voting and Jeter Hall at First United Methodist Church on Election Day. GISD will continue to hold early voting in the lobby of City Hall, but Election Day voting will be held at the administration building. With regard to City elections, early voting will continue to be held in the City Secretary's office and on Election Day voting will be held in the City Hall lobby.

XVI. CONSIDERATION of schedule for budget workshops

The first budget workshop is proposed for June 13, 2017 at 6 p.m. at the Chamber of Commerce.

Councilmember Niemann moved to approve, seconded by Councilmember Robertson. Carried 7-0.

XVII. ADJOURN

Councilmember Robertson moved to adjourn at 7:55 p.m., seconded by Councilmember Anderson. Carried 7-0.

HAROLD R. WELLS, MAYOR

ATTEST:

MELBA HARALSON, CITY SECRETARY