

CITY OF GLADEWATER
CITY COUNCIL REGULAR SESSION
MINUTES
JULY 21, 2016
6:00 P.M.

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

STAFF PRESENT: Theo Melancon, Melba Haralson, Wayne A. Smith, Kathy Cannon, Michael Kirkwood, Al Harrison

GUESTS PRESENT: Christian Allen, Nick Foster, Carol Blair, Marsha Valdetero, Cathy Smith, John T. Murray, Scott Owens, Jim Bardwell, Lesley Taylor, Sr. Bennie Moore, Margaret Wilhite, Mark Carpenter, Dr. Pattie Harris, Elaine Roddy, Mike Alston, Colt Edwards, Lois Reed, Laynee Orms, Linda Wells, Shane Orms, Diane Turner, Hughleen Gilbert, Ruby Henry, Mary Ann Cumbie, Laminda Miller, Lorraine Clark, Bettie Liddell, Terry Johnson, Matt Sturkie, Steve Altmiller, Michelle Askew, Darren Richardson, Earnestine Hawkins, Dorla Whalen, Janet Davis

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

- a) Invocation – Councilmember Bland
- b) Pledge of Allegiance – Mayor Pro-tem Shipp

II. CITIZENS COMMENTS

- 1. Carol Blair, 2314 Shell Camp Road, expressed problems with a neighboring business that has loud music playing, trash blowing into her yard, under age kids riding motor bikes on the street, unleashed dogs, tree branches hanging low over the road and speed limit needs to be enforced.
- 2. Mark Carpenter, 2301 Woodbine, spoke about City debt and taxes. He said the problem comes from neglected infrastructure and not living within our means. He said we need to reduce the debt and pay less interest. He urged the Council to cut expenses before increasing revenue (taxes and fees). Regarding the Certificate of Occupancy, he said it is not fair to impose rules on landlords that is not imposed on home owners. He requested the issue be tabled again in order to meet with landlords in a round-table discussion.
- 3. Mary Ann Cumbie, Ames Street, said she believes the Certificate of Occupancy will pass but she is not for it. She complained that there are current city ordinances not being enforce, but was glad to see the ordinance has been rewritten to exempt long-term tenants. She asked the Council not to pass the ordinance.
- 4. Laminda Miller, 1401 Cedar, expressed concern that with budget constraints the library may be in danger of closing. She said the library is important and should be protected.

III. PRESENTATION to William Colbert

Mayor Wells said that Mr. Colbert could not be in attendance so he would personally see that he receives the Certificate of Recognition for recently saving a girl from drowning at Lake Gladewater.

IV. PRESENTATION by Steve Altmiller, CEO of Good Shepherd to provide an overview of proposed affiliation with Duke Lifepoint

Mr. Altmiller said the last 3 years have been a financial struggle for Good Shepherd due to all the changing regulations. He explained the process of seeking a senior partner and said 8 formal offers were submitted to acquire Good Shepherd. He reported that Duke Lifepoint was selected and although the name will not change, the transition will be effective by 12/31/16.

V. CONSIDERATION of Consent Agenda

- a) Minutes – June 16, 2016 and June 20, 2016
- b) Blanket Permit, including alcohol for the 6th Annual Art Stroll to be held August 13, 2016
- c) Blanket Permit for POWER, Inc. 14th Annual Adaptive Sportsfest to be held September 24, 2016
- d) Ratification of Investment Policy
- e) Investment Report for quarter ending June 30, 2016

Councilmember Watson moved to approve, seconded by Councilmember Anderson. Carried 7-0.

VI. CITY MANAGER'S REPORT

- a) Administrative and capital project updates
 - 1. A productive meeting was had with GEDCO on the ballpark to finalize drainage. Gregg County will assist with paving the parking lot for the cost of materials, which will be about \$80,000.
 - 2. The Lake project is being reassessed. The east boat ramp uncovered natural springs that feed the lake and there was trouble laying the concrete. The engineers and contractor are working out a solution at the contractor's expense. We are trying to get bumpers & cleats added through an amendment to the grant.
 - 3. Emergency culvert repairs are cone on East and West Lake Drives. We are looking at a steel headwall system on E. Lake and are in process of getting quotes.
- b) Budget calendar
 - 1. The first budget workshop will be 7/28 and the second workshop will be 8/15.

VII. PUBLIC HEARING regarding demolition of structure located at Lot 1 Block 2 Parkview and PT alley, more commonly known as 221 W. Gay Avenue

Mayor Wells opened the public hearing at 6:34 p.m.

Inspector Al Harrison stated first contact was made in 2013 that house was structurally unsound. Efforts to work with property owner have been unsuccessful.

With no other public comments, the public hearing was closed at 6:34 p.m.

VIII. CONSIDERATION of demolition of structure located at Lot 1 Block 2 Parkview and PT alley, more commonly known as 221 W. Gay Avenue

Councilmember Watson moved to approve demolition order, seconded by Councilmember Bland. Councilmember Niemann stated the property owner was contacted and said they would take care of it but they were not able to do that. Councilmember Robertson inquired about the cost of demolition. Inspector Harrison said the going rate is about \$3.50 per square foot, but we will go out for bids. Motion carried 7-0.

IX. PUBLIC HEARING regarding a request from East Texas Supreme Properties, LLC to replat Lots 7-12, Block 5, Greenway Addition

Mayor Wells opened the public hearing at 6:38 p.m.

Mike Alston explained their plans of replatting in order to build four small homes around the price point of \$90,000. He then complimented City staff and said it has been a pleasure to work in Gladewater and they hope to develop more property here.

With no other public comments, the public hearing was closed at 6:41 p.m.

X. CONSIDERATION of request from East Texas Supreme Properties, LLC to replat Lots 7-12, Block 5, Greenway Addition

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

XI. CONSIDERATION of ordinance regarding Residential Certificate of Occupancy

City Manager Melancon recapped provisions of the ordinance.

Mayor Pro-tem Shipp moved to approve the ordinance as presented to become effective 10/1/16. Motion seconded by Councilmember Niemann.

Councilmember Robertson stated he met with landlords who are still concerned and unhappy with this ordinance. The landlords requested to get together with the Council to have an open

discussion on the issue. Councilmember Robertson asked to postpone for another month until we can meet with the landlords.

Mayor Wells called for a vote. Motion carried 6-1, with Robertson opposed.

XII. CONSIDERATION of resolution authorizing the filing of a grant application with East Texas Council of Governments for a Regional Solid Waste Grants Program grant

City Manager Melancon explained this grant application is to allow us to be subsidized each year \$30,000, \$20,000 and \$10,000 respectively for 3 years to hire another Code Enforcement Officer. He said there is no guarantee of continued employment required after the third year. He added that our Animal Control Officer is also assisting with Code Enforcement. If awarded, the funding will be available 10/1/16.

Councilmember Watson moved to approve, seconded by Councilmember Bland. Carried 7-0.

XIII. CONSIDERATION of ordinance to amend Personnel Policies and Procedures §32.094 (D)(9) – Personal Appearance, of the Gladewater Code of Ordinances

City Manager Melancon said this is a request from Chief Vine and explained that the current policy requires that visible tattoos be covered during working hours. He said the Chief would like to permit his officers to wear short sleeves if the exposed tattoo is not offensive.

Mayor Pro-tem Shipp moved to approve, seconded by Councilmember Robertson. Carried 7-0. Councilmember Niemann commented that she has great respect for Chief Vine and hopes that same standard of discretion will be used in all departments. She then cited a provision of the ordinance that states the department head will make a determination on a case by case basis.

XIV. CONSIDERATION of awarding bids for purchase of real property located at;

- a) Abstract A8 Henry W. Augustine Survey, Tract 28 and Abstract A229, George Hampton Survey, Tract 18 for a total of 85 acres located on West Commerce
- b) Abstract A175 William Goodwin Survey, Tract 18, total of 19.82 acres, located on Phillips Springs Road

City Manager Melancon explained there is City Charter provision that requires a minimum of three bids to sell any City owned real property.

- a) For the property located on West Commerce three bids were received and the highest was from Jack Earp and John Black for \$46,629. Councilmember Watson moved to award the bid, seconded by Councilmember Anderson. Carried 7-0.
- b) The property located on Phillips Springs Road did not receive the minimum of three bids. City Manager Melancon recommended that the property be readvertised and extended to the next meeting. Councilmember Bland so moved, seconded by Councilmember Anderson. Carried 7-0.

XV. CONSIDERATION of awarding bids for purchase of real property located at;

- a) Lots 1-3 NCB 7 Gladewater and PT Alley, more commonly known as 116 W. Pacific Avenue
- b) Lots 5-7 Block 7 Greenway, more commonly known as 197 E. Eleanor Street

City Manager Melancon stated these properties also did not receive the minimum of three bids. Councilmember Bland moved to extend the bidding period until the next meeting in order to get the minimum number of bids. Motion seconded by Councilmember Niemann. Carried 7-0.

XVI. ADJOURN

Mayor Pro-tem Shipp moved to adjourn at 7:05 p.m., seconded by Councilmember Bland. Adjourned by consensus.

ATTEST:

HAROLD R. WELLS, MAYOR

MELBA HARALSON, CITY SECRETARY