

CITY OF GLADEWATER
CITY COUNCIL REGULAR SESSION
MINUTES
JANUARY 19, 2012
6:00 P.M.

MEMBERS PRESENT: Mayor Walter Derrick, Mayor Pro-tem Scott Owens, Harold Wells, Delbert Burlison, Leon Watson, J.D. Shipp, Jimmy Williams

STAFF PRESENT: Sean Pate, Donna Blalock

GUESTS PRESENT: Judy Burlison, Lana Niemann, Nancy Mellott, Marsha Valdetero, Missy Hays, Sara Greenville, Pat Watson, Pete Wynn, Karel Wynn, Jason Chism, Mark May, Paul Hall, Elijah Anderson, Keith Cannon

- I. CALL TO ORDER – Mayor Derrick called the meeting to order at 6:00 p.m.
a) Invocation – Mayor Derrick
b) Pledge of Allegiance – Councilmember Burlison

II. CITIZENS COMMENTS

None

III. CONSIDERATION of Consent Agenda

- a) Minutes – December 15, 2011
b) Investment Report for quarter ending December 31, 2011
c) Contract with GISD for assessing and collecting ad-valorem taxes
d) Agreement with GISD for joint election
e) Resolution authorizing designated signators to draw funds for the City of Gladewater's Texas Department of Agriculture Texas Community Development Block Grant #711210
f) Agreement with Texas Historical Commission for continuing participation in the Texas Main Street Program

Councilmember Burlison requested that Item F be removed for discussion then he moved to approve Items A-E, seconded by Mayor Pro-tem Owens. Carried 7-0.

With regard to Item F, Councilmember Burlison asked how long the contract is. City Manager Pate and GEDCO Director Robert Johnson explained that this contract is tied to the grant for the Main Street Program and provided specifics about the grant and match. With no other discussion Councilmember Shipp moved to approve, seconded by Councilmember Wells. Carried 7-0.

- IV. PUBLIC HEARING regarding a request from Sara Greenville for restricted commercial zoning for the sale of beer and wine for on-premise consumption at Lot 1 (south part) NCB 27, more commonly known as 201 E. Upshur Avenue

The public hearing was opened at 6:10 p.m.

Sara Greenville, 201 E. Upshur, said she is opening the restaurant for lunch, eventually dinner and up-scale special events such as weddings, dinner parties, etc. She stated this will not be a bar or club, but she would like to be able to serve beer and wine. There may be a piano or guitar with dinner and it will be non-smoking. Ms. Greenville said she has already made some cosmetic repairs and hopes to open soon.

With no other public comments the public hearing was closed at 6:14 p.m.

- V. CONSIDERATION of a request from Sara Greenville for restricted commercial zoning for the sale of beer and wine for on-premise consumption at Lot 1 (south part) NCB 27, more commonly known as 201 E. Upshur Avenue

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

- VI. CONSIDERATION of awarding construction contract for HOME Grant (Homeowner Rehabilitation Assistance) #1001290

Janet Amiri, with Gary Traylor & Associates presented the bids and explained the bid process. She recommended awarding to the low bidders of Nirvana Construction for the 2 bedroom house and Whitaker Homes for the 3 bedroom house.

Councilmember Shipp asked questions regarding the choice between the 2 and 3 bedroom homes and the money limitations. Several other questions were asked regarding the bid process, bid tabulation and construction costs. Ms. Amiri explained that we are limited to \$67,817 on the 2 bedroom and \$77,818 for the 3 bedroom home. She said the bid tabulation only reflects the hard construction costs and will not be the final contract price as site work; flatwork, etc will have to be added.

After all questions were satisfactorily answered Mayor Pro-tem Owens moved to award to the low bidders as recommended to Nirvana Construction for the 2 bedroom and Whitaker Homes for the 3 bedroom. Motion was seconded by Councilmember Shipp. Carried 7-0.

VII. CONSIDERATION of awarding bid for communication equipment

City Manager Pate explained this cost will be reimbursed by a grant. He recommended approval of the lone bid from Teletouch for \$52,553.50.

Councilmember Shipp moved to approve the bid from Teletouch Communications, seconded by Councilmember Williams. Carried 7-0.

VIII. CONSIDERATION of a request for water service outside the city limits at 2595 Willow Oak Road

City Manager Pate stated Veolia had a mix-up on address. They originally thought it would require several hundred linear feet of water line. He asked the Council to approve contingent upon the results of a pressure check as it is a 2" line that already has several connections on it. He said if approved the property owner will have to pay to extend the line about 50 linear feet.

Councilmember Williams moved to approve contingent upon the feasibility study, seconded by Councilmember Watson. Carried 7-0.

IX. DISCUSSION regarding possible revision of animal control ordinance

Municipal Judge Donna Blalock addressed the Council with issues she has with animal control related cases. She cited a couple cases in which citizens had more animals than they could properly care for. One instance involved 45 cats and another case involved 13 dogs at a residence with no water or electricity. Judge Blalock said our ordinance is too vague and needs to state a maximum number of pets a household can have and we also need rules to address other animals such as cows, horses, goats, chickens, etc.

Mayor Pro-tem Owens suggested we use the Longview animal control ordinance as a starting point and hold a public hearing next meeting with possible action.

A representative of the Longview Kennel Club stated they have members that are breeders and it is the position of the club to promote responsible ownership. He said the problem is not the number of animals, but the ability to give proper care.

X. DISCUSSION regarding possible workshop

Mayor Pro-tem Owens said he asked for this to be put on the agenda and turned the floor over to Robert Johnson, GEDCO Director. Mr. Johnson said he appreciated the time that was taken to watch the Community of Choice video. He said we need a workshop for training to make the City aware of all the tools available. He suggested that GEDCO, Council, School Board, Main Street Board, Chamber of Commerce come together to establish a vision for the City and get all components of the City working together. Mr. Johnson said Russell Gallahan, from the Local Government Assistance Office in Austin can provide the training on Thursday, February 23rd.

After a short discussion Mayor Pro-tem Owens said he envisions two workshops; one where all entities come together on a vision for the future and the second workshop to finalize and learn how to implement.

XI. CITY MANAGER REPORT regarding grants, special projects and announcements

City Manager Sean Pate gave the following report;

- a) The Water Treatment Plant is scheduled to go live on Monday, January 23rd.
- b) The Main Street grant was approved as stated in the Texas Capital Fund award letter we received from Todd Staples. Rather than total reliance on grants, we may try to budget to continue this project in the upcoming years.
- c) We are starting preliminary work on the street project and Veolia is working with us on the utility line replacements for those streets.
- d) With recent rains the lake level has risen and is now going over the spillway.
- e) Retail update – Aaron’s Rent A Center has built a new façade and will be opening soon in the Brookshire shopping center. McDonalds is close, just wrapping up loose ends. We are working to land more retail. Our sales tax revenue is strong and we have a positive outlook for future growth.

Councilmember Burlison announced the Jan. 28th concert at the Whisenhunt Center and encouraged the community to attend and support this venue.

Mayor Walter Derrick stated he has served on the Council since being appointed in 1989 to replace Leroy Adams; the past two terms as Mayor, which will end this May. Mayor Derrick said it has been a rewarding experience for the last 23 years, but he will not seek another term. He said no public servant ever leaves with all dreams being fulfilled. He said all obstacles will be overcome and quoted the old Gladewater Bear code “We Can.” He received a standing ovation and expressions of appreciation from those in attendance.

XII. ADJOURN

Councilmember Shipp moved to adjourn at 7:08 p.m. seconded by Councilmember Williams. Adjourned by consensus.

WALTER DERRICK, MAYOR

ATTEST:

MELBA HARALSON, CITY SECRETARY