

CITY COUNCIL MEETING
JULY 14, 2026
5:30 P.M.
COUNCIL CHAMBERS, 110 NORTH 8TH STREET,
GATESVILLE, TEXAS 76528

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1. **CALL TO ORDER** THE REGULAR CITY COUNCIL MEETING AT **5:30 P.M.** THIS **14th DAY OF JULY 2026.**
2. **QUORUM CHECK/COUNCIL PRESENT:** Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Jon Salter, Aaron Smith, Kalinda Westbrook, Joe Patterson and Travis VanBibber.

CITY STAFF PRESENT: City Manager Brad Hunt, City Secretary Holly Owens, Deputy City Manager/Finance Director Mike Halsema, Chief Jeff Clark, Chad Newman, Lori McLaughlin, Seth Phillips, and Shea Harp.

OTHERS: Leo Corona, Allyson Hinkle, Tina Zimmerman, Sonia Blanchard, and Jason Shields.

3. **INVOCATION:** Kalinda Westbrook and **PLEDGE OF ALLEGIANCE:** Led by Mayor Gary Chumley.

CITIZENS/PUBLIC COMMENTS FORUM: INDIVIDUALS WISHING TO ADDRESS THE GATESVILLE CITY COUNCIL MAY DO SO DURING THIS SEGMENT. IF YOU INTEND TO COMMENT ON A SPECIFIC AGENDA ITEM, PLEASE INDICATE THE ITEM(S) ON THE SIGN IN SHEET BEFORE THE MEETING. EACH SPEAKER IS ALLOTTED A MAXIMUM OF 3 MINUTES FOR THEIR REMARKS, AND SPEAKERS ARE EXPECTED TO CONDUCT THEMSELVES IN A RESPECTFUL MANNER. IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, THE CITY OF GATESVILLE CITY COUNCIL CANNOT DELIBERATE OR ACT ON ITEMS NOT LISTED ON THE MEETING AGENDA.

No comments.

CONSENT

4. All consent agenda items are considered routine by the City Council and will be enacted by a single motion. There will be no separate discussion of these items unless a Councilmember requests an item to be removed and considered separately.
 - a. **Resolution 2026-074:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **June 23, 2026.**

- b. **Resolution 2026-075:** Discussion and possible action regarding the May 2026 Financials. (Mike Halsema)
- c. **Resolution 2026-076:** Discussion and possible action regarding a request to close South 8th Street for Spurfest scheduled for September 19, 2026. (Brad Hunt)
- d. **Resolution 2026-077:** Discussion and possible action to Order the November 3, 2026 General Election. (Holly Owens)
- e. **Resolution 2026-078:** Discussion and possible action to approve amendment #3 to the Walker Partners Professional Services Agreement. (Mike Halsema)

Councilwoman Westbrook requested Item 4b be removed from Consent and be considered separately.

CONSENT AGENDA: Motion by Travis VanBibber, seconded by Jon Salter to **APPROVE** the **CONSENT AGENDA (4a, 4c, 4d, 4e)** as presented. All six voting “Aye”, motion passed, 6-0-0.

RESOLUTION 2026-075: Mike Halsema acknowledged the typo on page 7 and made the appropriate corrections. Motion by Kalinda Westbrook, seconded by Jon Salter to **APPROVE RESOLUTION 2026-075** with the acknowledged typo and corrections as discussed. All six voting “Aye”, motion passed, 6-0-0.

OTHER BUSINESS:

- 5. **Resolution 2026-079:** Update on projects under FEMA Disaster DR 4781 TX; Discussion and possible action regarding a Professional Service Agreement with Freese and Nichols, Inc. (FNI) for Post-Award FEMA Engineering Services.

Brad Hunt gave Council a brief update of current FEMA projects.

RESOLUTION 2026-079: Motion by Greg Casey, seconded by Aaron Smith to approve the Professional Services Agreement with Freese and Nichols, Inc. (FNI) for Post-Award FEMA Engineering Services, and to authorize City Manager Hunt to execute the Agreement as presented. All six voting “Aye”, motion passed, 6-0-0.

- 6. **Resolution 2026-080:** Discussion and possible action regarding the conveyance of the Boy Scout hut on Raby Park property from the Lion’s Club of Gatesville to the City of Gatesville.

RESOLUTION 2026-080: Motion by Kalinda Westbrook, seconded by Travis VanBibber to **APPROVE RESOLUTION 2026-080** conveying the building in the southeast corner of Raby Park known as the “Boy Scout Hut” to the City of Gatesville, Texas and to authorize the City Manager to execute all necessary and related documents. All six voting “Aye”, motion passed, 6-0-0.

- 7. **Resolution 2026-081:** Discussion and possible action regarding a Resolution to authorize applying for a grant through the Texas Water Development Board and designating representatives.

RESOLUTION 2026-081: Motion by Jon Salter, seconded by Travis VanBibber to **APPROVE RESOLUTION 2026-081** to authorize applying for a House Bill 500 Grant through the Texas Water Development Board and designating representatives. All six voting “Aye”, motion passed, 6-0-0.

8. **Resolution 2026-082:** Discussion and possible action regarding a resolution committing matching funds for the Local Park Non-Urban Indoor Recreation Grant.

RESOLUTION 2026-082: Motion by Aaron Smith and seconded by Jon Salter to **APPROVE RESOLUTION 2026-082** committing matching funds for the TPWD Local Parks Non-Urban Indoor Recreation Grant, not to exceed \$150,000. All six voting “Aye”, motion passed, 6-0-0.

9. **Resolutions 2026-083:** Discussion and possible action regarding approving rules for the electronic receipt of bids or proposals.

RESOLUTION 2026-083: Motion by Travis VanBibber and seconded by Joe Patterson to **APPROVE RESOLUTION 2026-083** approving rules for the electronic receipt of bids or proposals; making findings; and providing for an effective date.

10. **Resolution 2026-084:** Discussion and possible action regarding the Building Standards Commission recommendation.

RESOLUTION 2026-084: Motion by Greg Casey and seconded by Jon Salter to **APPROVE RESOLUTION 2026-084** to secure and abate the nuisances on the property located at 1102 St Louis Street and begin the process to demolish the structures located at 410 S 14th Street using option 2. If option 2 becomes unavailable, option 1 is acceptable.

11. **Ordinance 2026-12:** Discussion and possible action to amend Chapter 48 regarding fire hydrants and on-site sewage facilities. *2nd Reading*

Councilman Patterson asked about exceptions. Ms. Owens explained that there are exceptions noted in the ordinance.

ORDINANCE 2026-12: Motion by Kalinda Westbrook and seconded by Travis VanBibber to **PASS ORDINANCE 2026-12**, amending Chapter 48 of the City of Gatesville Code of Ordinances to the next meeting, second reading. All six voting “Aye”, motion passed, 6-0-0.

12. **Ordinance 2026-13:** Discussion and possible action to amend Chapter 54 regarding parking in city owned lots and time limit parking. *2nd Reading*

ORDINANCE 2026-13: Motion by Travis VanBibber and seconded by Aaron Smith to **PASS ORDINANCE 2026-13**, amending Chapter 54 of the City of Gatesville Code of Ordinances to the next meeting, second reading. All six voting “Aye”, motion passed, 6-0-0.

13. **Ordinance 2026-14:** Discussion and possible action to consider a Zoning Change and Variance for El Elyon Estates located at 301 Cedar Ridge Road. *1st Reading*

Pedro Quintero came forward to answer any questions regarding the development.

Councilwoman Westbrook asked if the garages would be forward facing and if they would be one or two car garages. Mr. Quintero stated the garages would be forward facing and 2 car garages.

Mr. Quintero stated that the variance requests are market driven and this model has been proven to succeed in other communities.

ORDINANCE 2026-14: Motion by Joe Patterson and seconded by Kalinda Westbrook to **PASS ORDINANCE 2026-14**, considering the request for the El Elyon Estates development, establishing Residential Single-Family zoning for the residential lots and Business Commercial zoning for the commercial lots as presented and consider the requested residential setback variances reducing the front setback from 25 feet to 20 feet and the interior side setback from 6 feet to 5 feet, first reading.

14. Fiscal Year 26-27 Budget update; Discussion only.

No action was taken.

15. City Council **adjourned at 7:00 P.M.**

Mayor, Gary Chumley

ATTEST:

City Secretary, Holly Owens

City of Gatesville TX FY2025-2026 3rd Quarter Investment Report

Fund	Description	Type	Book Value 3/31/2026	Book Value 3/31/2026	Interest Earned	Book Value 6/30/2026	Book Value 6/30/2026	Days to Mat	Unrealized Gain/Loss	Change in Market Value
999-1000	Pooled Cash	BNKDEP	\$ 5,145,373	\$ 5,145,373	\$ 33,598	\$ 5,098,262	\$ 5,098,262	1	\$ -	\$ (47,110.97)
020-1126	FT HOOD WWR RESERVE	MMF	\$ 401,519	\$ 401,519	\$ 2,541	\$ 404,061	\$ 404,061	1	\$ -	\$ 2,541.44
020-1050	2019 TWDB BOND PROCEEDS (BOKF)	MMF	\$ 3,068,892	\$ 3,068,892	\$ 23,540	\$ 1,913,613	\$ 1,913,613	1	\$ -	\$ (1,155,278.77)
020-1134	2019 TWDB BOND reserve	MMF	\$ 578,371	\$ 578,371	\$ 3,661	\$ 582,032	\$ 582,032	1	\$ -	\$ 3,660.84
020-1113	2019 TWDB BOND I&S	LGIP	\$ -	\$ -	\$ 1,605	\$ 201,063	\$ 201,063	1	\$ -	\$ 201,063.44
023-1092	LIBRARY STOCK DONATIONS	MMF	\$ 180	\$ 180	\$ 1	\$ 180	\$ 180	1	\$ -	\$ 180.25
010-1031	CLASS GENERAL FUND RESERVES	LGIP	\$ 1,507,918	\$ 1,507,918	\$ 14,211	\$ 1,522,129	\$ 1,522,129	1	\$ -	\$ 14,210.76
010-1030	TEXSTAR GENERAL FUND RESERVES	LGIP	\$ -	\$ -	\$ -	\$ -	\$ -	1	\$ -	\$ -
010-1032	LOGIC GENERAL FUND RESERVES	LGIP	\$ 1,072,249	\$ 1,072,249	\$ 10,083	\$ 1,082,332	\$ 1,082,332	1	\$ -	\$ 10,082.68
020-1031	TEXSTAR W&S FUND RESERVES	LGIP	\$ -	\$ -	\$ -	\$ -	\$ -	1	\$ -	\$ -
020-1034	LOGIC W&S FUND RESERVES	LGIP	\$ 1,733,056	\$ 1,733,056	\$ 16,297	\$ 1,749,353	\$ 1,749,353	1	\$ -	\$ 16,297.09
010-1018	TEXPOOL GENERAL FUND RESERVES	LGIP	\$ 90,186	\$ 90,186	\$ 822	\$ 91,008	\$ 91,008	1	\$ -	\$ 821.65
040-1032	LOGIC HOT FUNDS	LGIP	\$ 497,080	\$ 497,080	\$ 4,674	\$ 501,755	\$ 501,755	1	\$ -	\$ 4,674.36
040-1030	TEXSTAR HOT FUNDS	LGIP	\$ -	\$ -	\$ -	\$ -	\$ -	1	\$ -	\$ -
090-1032	LOGIC GENERAL CAPITAL PROJ	LGIP	\$ 731,314	\$ 731,314	\$ 6,877	\$ 738,191	\$ 738,191	1	\$ -	\$ 6,877.36
090-1030	TEXSTAR GENERAL CAPITAL PROJ	LGIP	\$ -	\$ -	\$ -	\$ -	\$ -	1	\$ -	\$ -
Totals			\$ 14,826,139	\$ 14,826,139	\$ 106,360	\$ 13,883,979	\$ 13,883,979		\$ -	\$ (941,979.87)

Type Breakdown:	Book Value	Percent of portfolio	Wtd Avg Mat	Wtd Avg Yield
LGIP	5,885,831	42.39%	1	0.9271%
MMF	2,899,886	20.89%	1	1.0257%
BNKDEP	5,098,262	36.72%	1	0.6590%
	13,883,979	100.00%	1	0.84926%

This report is in compliance with the City of Gatesville Investment Policy and the Public Funds Investment Act (Sec. 2256.023).

 Brad Hunt
 City Manager/Investment Officer

 Mike Halsema
 Deputy City Manager/Investment Officer

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 et.seq.

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 7/28/2026

Agenda Item 4c

Resolution 2026-089

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action regarding disposing of excess assets.

Information:

Staff was authorized to place a sheepsfoot roller up for auction with a reserve of \$75,000 during the 2/24/26 Council meeting. The city purchased EQ0171652 Case SV207E Single Drum Roller for \$131,750 in December of 2023. The unit has not been used as it is undersized for most road jobs. The unit was advertised two and did not bring the reserve. The top bidder has offered to purchase it for \$55,000. The proceeds would be used towards purchasing a ROW tractor.

Financial Impact:

Proceeds will be recorded as General Fund revenues

Staff Recommendation:

Staff recommends that the City Council approve the disposal of the sheepsfoot roller.

Motion:

I move to approve the disposal of EQ0171652 Case SV207E Single Drum Roller for no less than \$55,000.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Budget Presentation for F.Y. 2026-2027 at Regular Council Meeting July 28, 2026

City Manager Bradford Hunt

Deputy City Manager Mike Halsema

City of Gatesville Department Heads & Staff

Notice

CITY OF GATESVILLE, TEXAS
PROPOSED ANNUAL BUDGET
FOR FISCAL YEAR 2027

As required by Section 102.005 of the Local Government Code, the City of Gatesville is providing the following statement on this cover page of its proposed budget:

This budget will raise less revenue from property taxes than last year’s budget by - **\$36,370 (-1.1 percent)** and of that amount \$43,237 is tax revenue to be raised from new property added to the tax roll this year.

The information below is in accordance with Local Government Code Section 140.0045 “Itemization of Certain Public Notice Expenditures Required in Certain Political Subdivision Budgets”, as amended by HB1495 of the 86th Texas Legislature.

	Actual 2024-25		Projected 2025-26		Budget 2026-27	
Required Legal Notices	\$	5,450	\$	4,500	\$	5,000
Legislative Lobbying	\$	3,414	\$	3,585	\$	3,585

Notice

City of Gatesville – Taxpayer Impact Statement

(Required under Texas Government Code §551 as amended by HB 1522, effective September 1, 2025)

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2026–27, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

1. Average Taxable Homestead Value

Prior Year (FY 2025–26)	183,784
Current Year (FY 2026–27)	189,046

2. Tax Rates

No-New-Revenue Tax Rate (FY 2026–27)	0.555823 per \$100 valuation
Proposed Tax Rate (FY 2026–27)	0.560000 per \$100 valuation

3. Estimated Annual Tax Bill Comparison

Scenario	Tax Rate	Estimated Tax Bill	Difference from No-New-Revenue
Prior Year (FY 2025–26)	0.560000	1,029	22
No-New-Revenue (FY 2026–27)	0.555823	1,051	-
Proposed Budget (FY 2026–27)	0.560000	1,059	8

Summary

If the City of Gatesville adopts the proposed tax rate of \$0.56000 per \$100 valuation, the average homestead owner would pay approximately \$8 more annually compared to the no-new-revenue tax rate. This increase supports continued city services and infrastructure investments.

Introduction & Economic Outlook for FY 2026-2027



INTRODUCTION:

We are honored to present the proposed budget for Fiscal Year 2027, beginning October 1, 2026, and ending September 30, 2027. [Numbers listed herein are still subject to change prior to final budget approval by Council.](#)

In early July, we posted an FY26-27 Budget FAQ's page on the front page of the City of Gatesville website. It covers such topics as the difference between General and Water funds, proposed ad valorem and water rates, and other common items of public interest.

ECONOMIC OUTLOOK:

- [We have seen notable retail and residential development projects and inquiries over the past two years, and we expect these to continue.](#)
- While potential growth is considered beneficial to the overall quantity and quality of services that we can provide, we have begun the process of upgrading infrastructure to meet current and future demands. [To meet these infrastructure improvement challenges, we have engaged in over a dozen grant funding opportunities, assessed and monitored our debt services, and developed creative solutions in long-term planning.](#)
- While [many larger cities in the region experienced noticeable drops in sales tax revenue in FY 25-26](#), Gatesville has seen somewhat flatter returns that have nonetheless [maintained a level above our budget projections.](#)
- Due to increased exemptions in Coryell County, as well as revised valuations by the Appraisal District, [Ad Valorem revenues will decrease by about \\$36,000 when we maintain the 0.56000 rate.](#)
- Our FY 26-27 [revenue projections continue to be conservative in nature](#), accounting for known trends in Sales Tax, Ad Valorem Tax, Water/Wastewater Funds, fee schedules, and others.

Development Update, July 2026

IN PROGRESS

- 1. Gatesville Crossing - Multi-plex SH 36 S. of Walmart
- 2. Crescent Townhomes - Old Pidcocke Rd.
- 3. Duplexes - E. Main Street
- 4. ElElyon Estates - SF homes SH 36/Old Osage
- 5. Public Service Office - Downtown
- 6. Whataburger - Bus. 36 by SH 36 (old BK building)
- 7. National Chain Hotel - North SH 36
- 8. Boutique - Main/Park St.
- 9. Chain restaurant - Lovers Lane / Main St.

PENDING

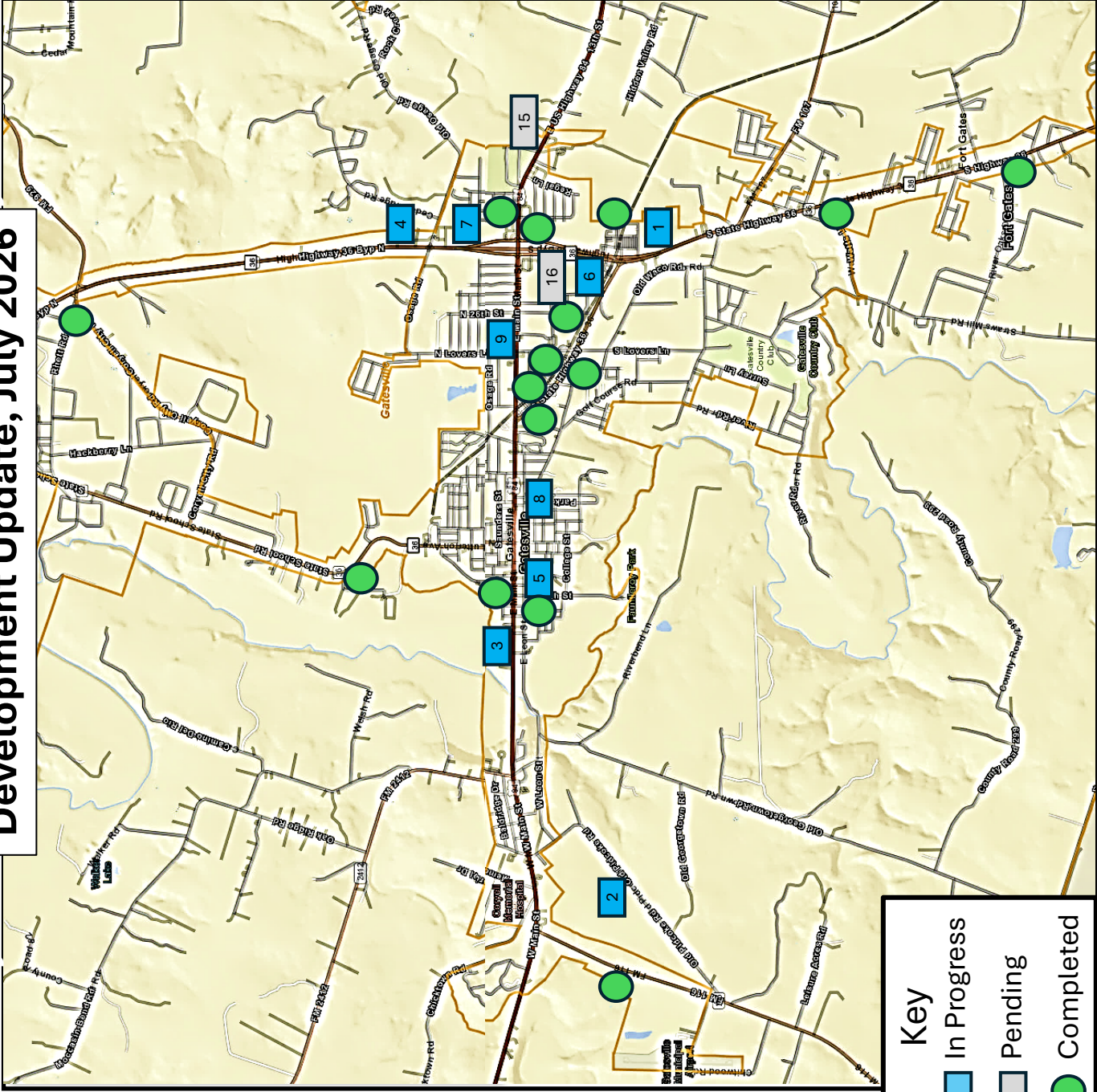
- 10. Commercial development near Main St. / Bus. 36
- 11. Single-Family near Jackson Drive
- 12. Single-Family near Golf Course Rd.
- 13. Family-style restaurant US 84
- 14. Mexican restaurant US 84
- 15. Parkview Apartments/Duplexes - US 84
- 16. Multi-Family senior community SH 36

NOT MAPPED

- 10
- 11
- 12
- 13
- 14

Development Completed, 2025-2026

Description	Completed
1 Laerdal Expansion	Mar-25
2 Laundromat by Bealls	May-25
3 Summer's RV Park	June-25
4 Downtown Boutiques	June-25
5 Starbucks	August-25
6 7 Brew Coffee	August-25
7 River Oaks Office Suites	August-25
8 Watts Lane - Motel Remodel	September-25
9 Oso Clean Carwash	October-25
10 Domino's Pizza	October-25
11 Wild Flour Café	October-25
12 Washburn Duplexes	November-25
13 Integrity Urgent Care	December-25
14 Dunkin - Inside Walmart	February-26
15 Leon River Mercantile, Main St. across from courthouse	Mar-26



Key

- In Progress
- Pending
- Completed

General Statements

- Considerations for personnel additions will generally be reduced for FY 26-27 and only be considered in the areas of Fitness Center and Public Works.
- Because we will commission a full salary survey and plan to adjust pay for multiple positions in FY 27-28, this FY's COLA adjustments for all positions will be lower than previous years (currently planning at 3%). Along the same lines, wage adjustments will occur for fewer positions in FY 26-27 to reach better alignment with market.
- Costs of materials, services, and especially fuel will likely continue to increase in FY 26-27, so a general assumption of 10% on most items is assumed (related to tariffs and inflation).
- Fiber internet, along with lower general real estate costs as compared to Bell and McLennan counties, have proven to spur unprecedented growth opportunities over the past two FYs; this is expected to continue for at least the next several fiscal years.
- Infrastructure improvement challenges will require creative solutions in long-term planning, assessment of fees, and diverse grant funding opportunities.

Expectations for FY 26-27

1. Maintain the current property tax rate at 0.56000.
2. Continue progress on retail and development opportunities.
3. Continue January rate adjustments for regional Wholesale Water Customers
4. Initiate/implement multiple Capital Improvement Projects.
5. Continue planning for a new police department facility.
6. Continue Parks Master Plan development and consideration of projects, funding.

Goals for FY 2026-2027



1. Maintain accountability and improve service levels as funding allows within a balanced budget; adopt an ad valorem tax rate sufficient to fund service-level requirements set forth by Council.
2. Using position titles and job descriptions updated in 2026, ensure employee pay scales align with council's expectations for market comparisons (i.e., commission a pay study); ensure adequate COLA adjustments occur in FY 26-27 while studying pay scales; and, implement market adjustments for those positions which have not received one in the past two years, to ensure retention and recruitment goals are met.
3. Add personnel only where necessary, and where feasible within the balanced General Fund and Enterprise Fund budgets.
4. Execute a Capital Improvement Plan (CIP) that is informed by the Comprehensive Plan and approved by Council.
5. Continue to improve security, safety, and visitor experiences at all City of Gatesville facilities.
6. Maximize grant funding to improve city infrastructure and community resources:
 - a. Repairs from 2024 floods (FEMA)
 - b. Airport Master Plan (TXDOT Aviation)
 - c. Police Station (USDA Rural Facilities)
 - d. Parks (several grant opportunities via TPWD)
 - e. Water improvement projects (HB 500, CDBG, TWDB, EPA, USDA, and others)
 - f. Wastewater improvement projects (EPA, TWDB, and Congressman Carter's Office for North Ft. Hood WWTP proposal)
7. Ensure adequate staffing and resources for all departments, as related to the city's potential growth opportunities, both short- and long-term.
8. Continue to evaluate and organize mission goals based on the 2025 update of the 2020 Comprehensive Plan.

Overview

- The total budgeted revenue for the City is \$46,276,628, up from \$33,501,138in FY 26.
- The total budget expenses for the City is \$46,162,054, up from \$32,427,877in FY 26.

Fund	Adopted FY 26	Proposed FY 27	Change
	Revenues	Revenues	
Water & Sewer	\$23,685,303	\$36,018,406	\$12,333,103
General Fund	\$9,255,460	\$9,727,293	\$471,833
Debt Service	\$310,575	\$228,029	-\$82,546
Hotel Occupancy (HOT)	\$208,000	\$208,000	\$0
Airport	\$13,400	\$56,500	\$43,100
Cemetery Maintenance	\$15,000	\$25,000	\$10,000
Municipal Court Security & Technology	\$13,400	\$13,400	\$0
TOTAL	\$33,501,138	\$46,276,628	\$12,775,490
	Expenditures	Expenditures	Change
Water & Sewer	\$22,634,940	\$36,003,568	\$13,368,628
General Fund	\$9,250,802	\$9,726,912	\$476,110
Debt Service	\$310,575	\$228,029	-\$82,546
Motel Occupancy (HOT)	\$152,500	\$120,500	-\$32,000
Airport	\$55,695	\$55,695	\$0
Cemetery Maintenance	\$15,000	\$24,700	\$9,700
Municipal Court Security & Technology	\$8,365	\$2,650	-\$5,715
TOTAL	\$32,427,877	\$46,162,054	\$13,734,177

Ad Valorem Tax Rate

We are proposing to maintain the Total Tax Rate (Maintenance & Operations Rate + Debt Rate) at 0.56000.

Taxing entities that adopt a tax rate that exceeds the Voter Approval rate must do so not later than the 71st day before the November 2021 uniform election date, but we are proposing a rate that will not require an accelerated budget and tax rate adoption calendar.

Fiscal Year	Voter			
	Total Tax Rate	M&O Rate	Debt Rate	No-New-Approval Tax De Minimis Revenue Rate Rate Rate
2026-27	0.560000	0.521075	0.038925	0.5558230.5837380.643311
2025-26	0.560000	0.508295	0.051705	0.5449420.5675290.631017
2024-25	0.560000	0.506954	0.053046	0.5396780.5637790.634188
2023-24	0.560000	0.510405	0.049595	0.6741380.5359760.611162
2022-23	0.560000	0.525613	0.034387	0.4683950.4959610.575004
2021-22	0.543300	0.504300	0.039000	0.5397000.5433000.540500

Personnel Additions

As we look toward pending growth and accurately assess the workloads of all current positions, City Staff and City Manager propose the additions of the following personnel to ensure services and efficiency remain a top priority:



Position	Proposed Base Salary
Wastewater Maintenance (x1 FTE)	\$38,500
Position	Proposed Base Salary
Street Dept. Maintenance Worker (X1 FTE)	\$41,000
Fitness Center Front Desk (x 1 PT)	\$11,500

With these proposed additions, our authorized position counts would be:

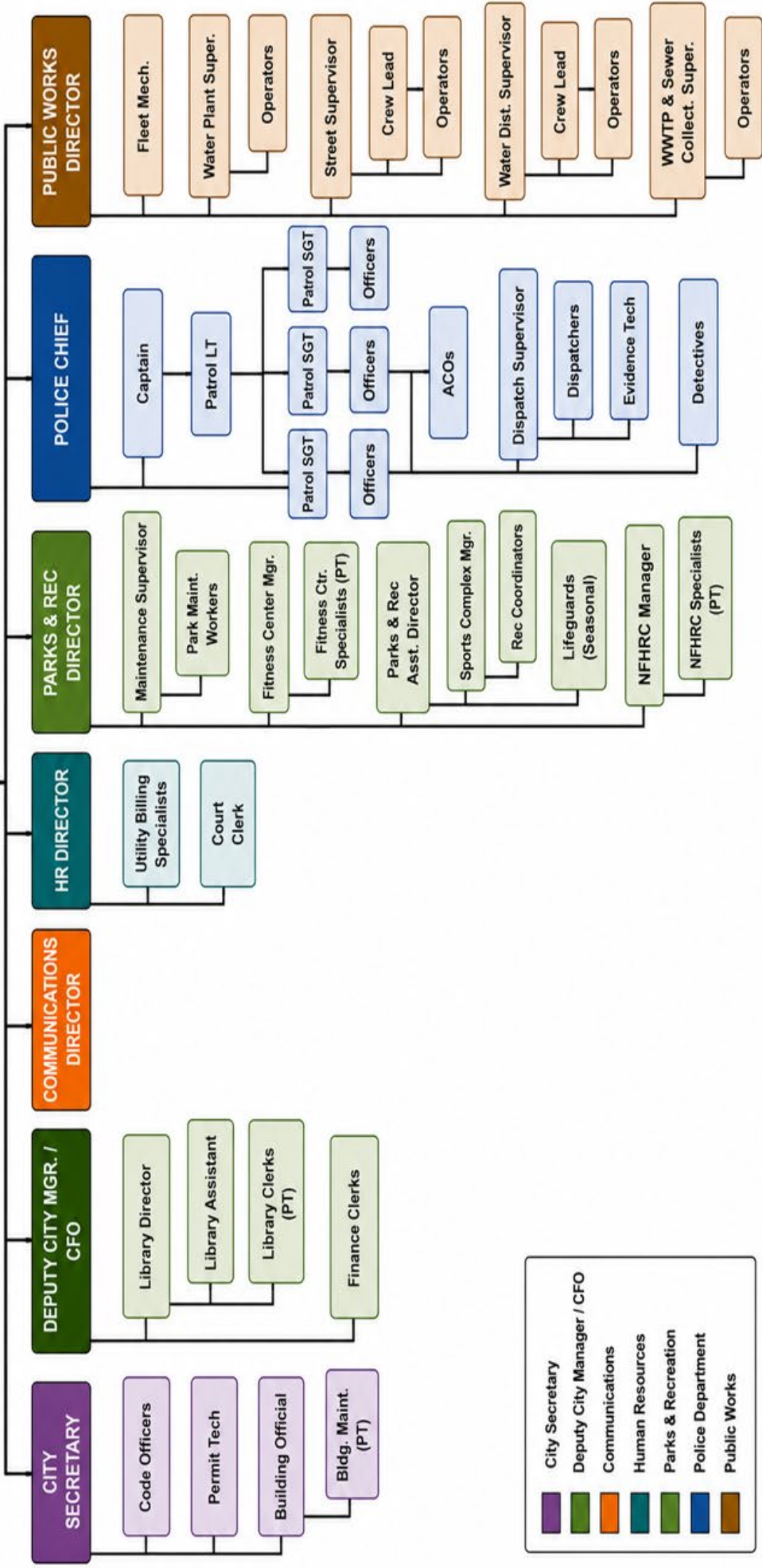
	Full-Time	Part-Time	Total
Current:	93	21	114
Proposed:	95	22	117

Position Changes

- Police Detective changes to Police Sergeant, adds supervision for patrol shifts.
- Civic Center Manager changes to Communications Director, reports directly to City Manager.
- HR Director reports directly to City Manager.

City of Gatesville
Organizational Chart
October 2026 (Tentative)

Draft



City Secretary

Deputy City Manager / CFO

Communications

Human Resources

Parks & Recreation

Police Department

Public Works

Note: The updated organizational chart would take effect October 1, 2026, with the proposed new positions & restructuring.

Grant Summary, General Fund and Water & Sewer Fund

CURRENT FY 25-26 GRANTS & OUTSIDE SOURCE FUNDING						
Source	Grant Description	Amount	Match	City Obligation	Notes	
1 EPA	Sewer main replacement / upgrade project SH36 to S. 26 th St.	\$560,000	80/20	\$112,000	construction will begin July 2026	
2 USDA	Rural Facilities grant for new police department building	\$7,100,000	65/35	\$4,615,000	application in progress July 2026	
3 FEMA	May 2024 flood projects, including repairs to Faunt Le Roy Park, Raby Park, Brown Park, Stillhouse WWTP, and Leon WWTP	\$3,000,000	75/25	\$750,000	final \$ TBD	
4 CONGRESSMAN CARTER	Rehabilitation project for Hughes Unit Elevated Storage Tank; other storage tanks	\$775,000	75/25	\$193,750	in documentation phase via EPA	
5 OPIOID SETTLEMENTS	Funding accepted by City to offset Police Department costs for testing equipment, PPE, programs	\$30,000	100/0	\$0		
6 TWDB	Phase 1 of expansion project for Stillhouse WWTP	\$8,000,000	\$0 (loan)	\$8,000,000	low interest loan	
7 TXDOT	TXDOT Aviation Master Plan for Gatesville Airport	\$300,000	90/10	\$30,000		
8 TPWD	Ballfield lighting upgrades at Sports Complex	\$300,000	50/50	\$150,000		
9 TDA / CDBG	Downtown revitalization funding	n/a	75/25	n/a	City notified that we did not qualify this FY	
10 Tocker	Tocker Transformation grant - Library	\$100,000	100/0	\$0	Purpose: To transform the current library to reinvent library space.	
11 TSLAC	TSLAC Interlibrary Loan Reimbursement	\$3,000	100/0	\$0	annual, via the Texas State Library. Purpose: This grant refunds the city for using state interlibrary loan services	
12 USDA	WWTP Recirculation Pump	\$500,000	85/15	\$75,000		

Projected Revenues, General Fund

Description	Object	Amounts - FY26 In Progress	Amounts - FY27 Proposed	Percent Change	Amount Change
CURRENT PROPERTY TAXES	Property Taxes	\$3,137,455	\$3,101,085	-1.2%	-\$36,370
SALES TAX	Sales Tax	\$3,200,000	\$3,300,000	3.1%	\$100,000
Combo of All Other Lines	Fees, Franchise Fees, Permits, Civic/Fitness Center Revenues, Transfers, etc.	\$2,918,005	\$3,326,208	14.0%	\$408,203
Total Revenues, General Fund		\$9,255,460	\$9,727,293	5.1%	\$471,833

DRAFT –
Final #s will
be presented
during August 11
Council Meeting

GENERAL FUND REVENUE, HISTORICAL DATA



Update: Fitness Center

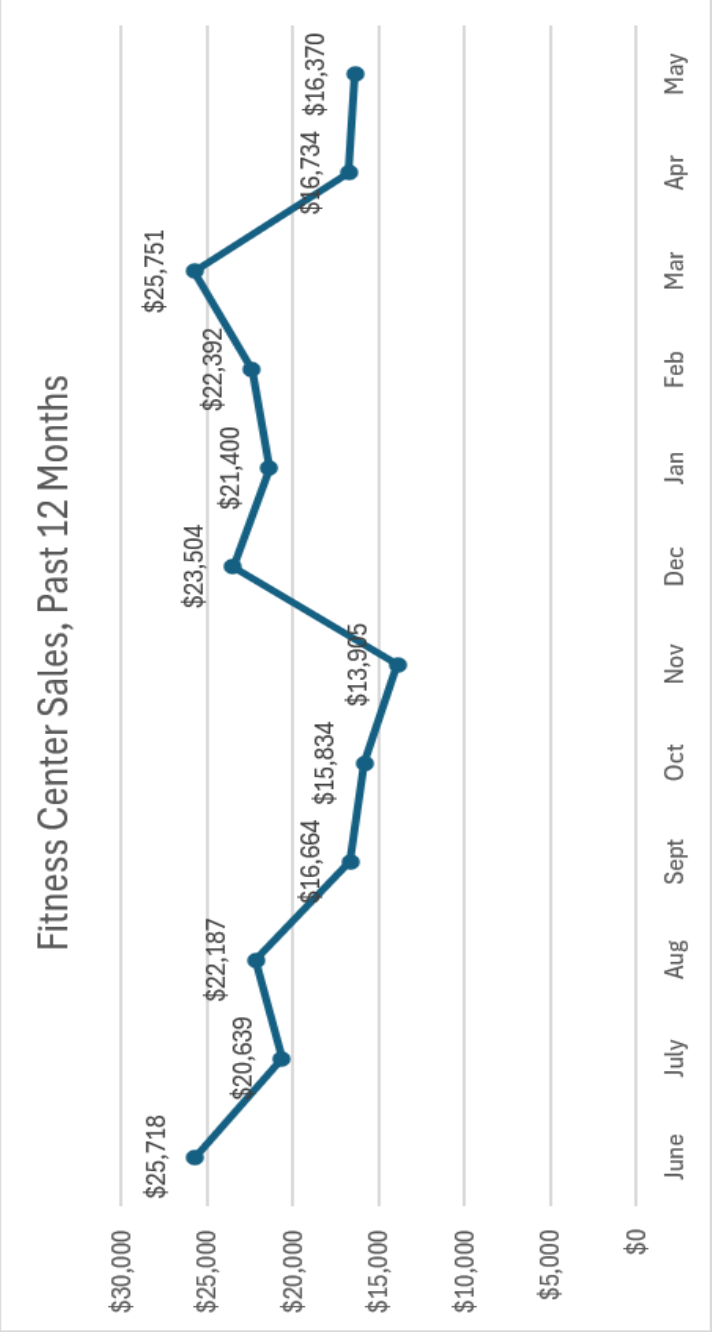


12-month total attendance: 50,154*

Average visits per month: 4,180

Average membership by month: 958

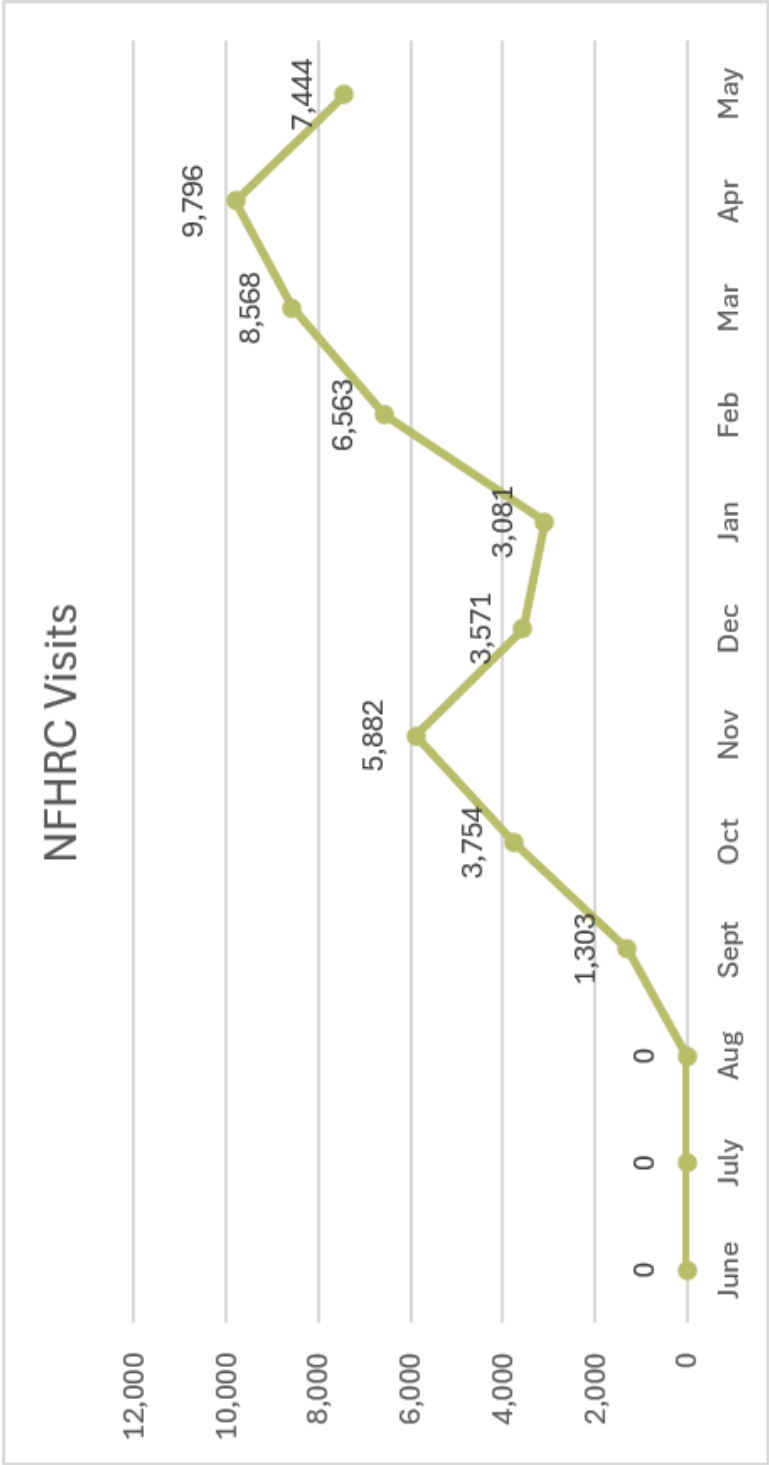
* Excludes Day Passes



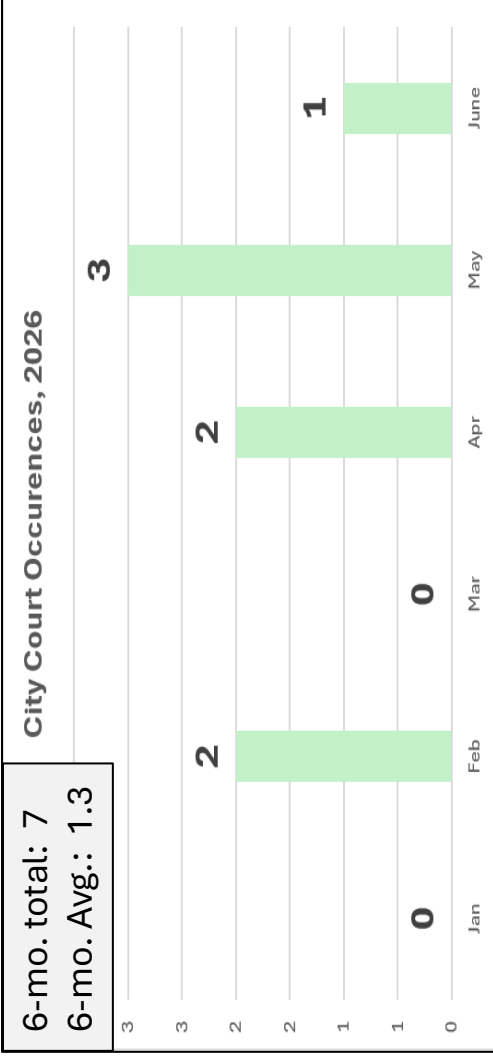
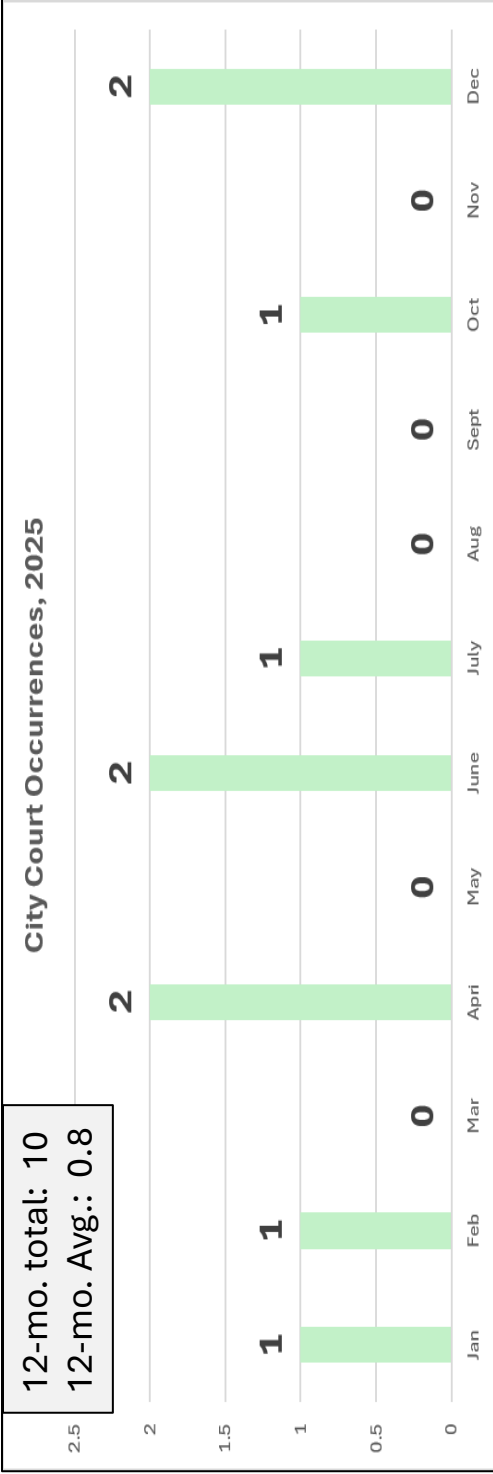
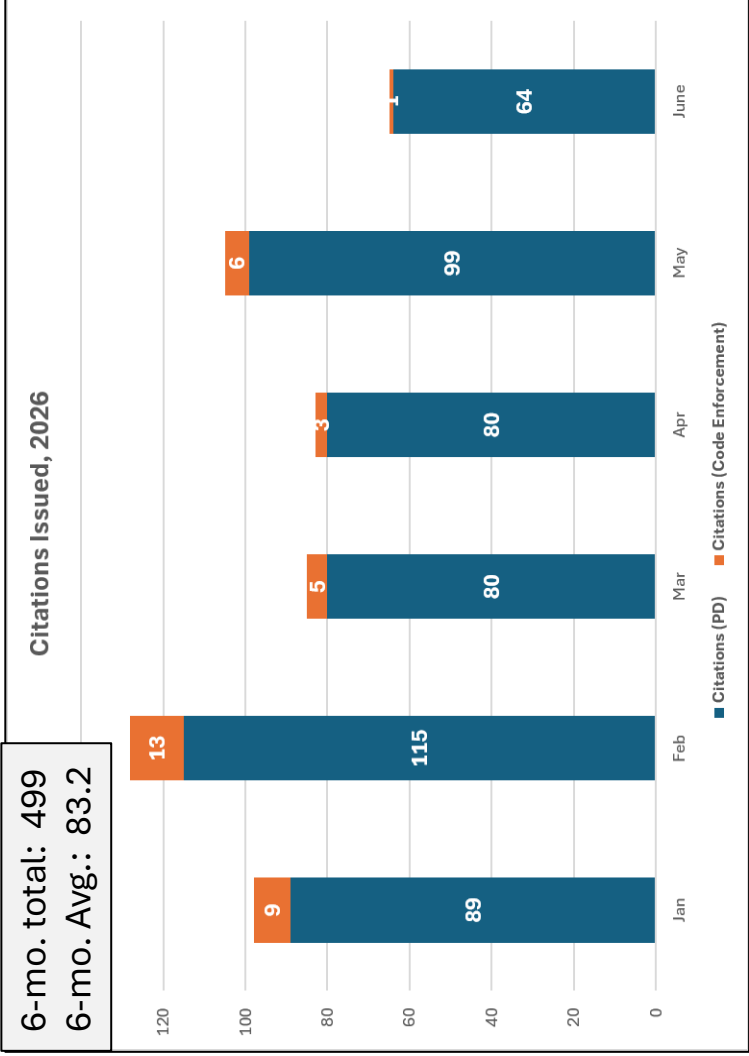
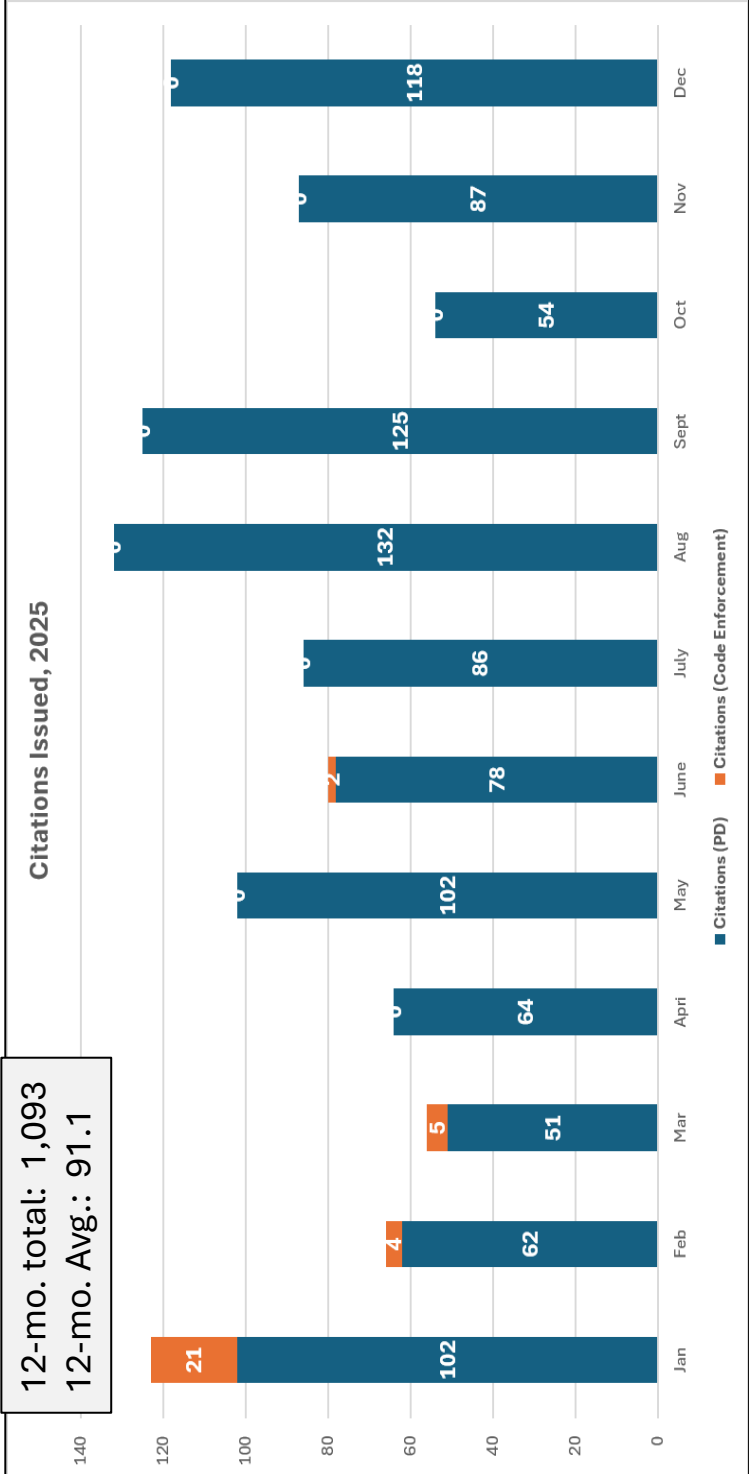
12-month total revenue: \$241,098

Average revenue per month: \$20,092

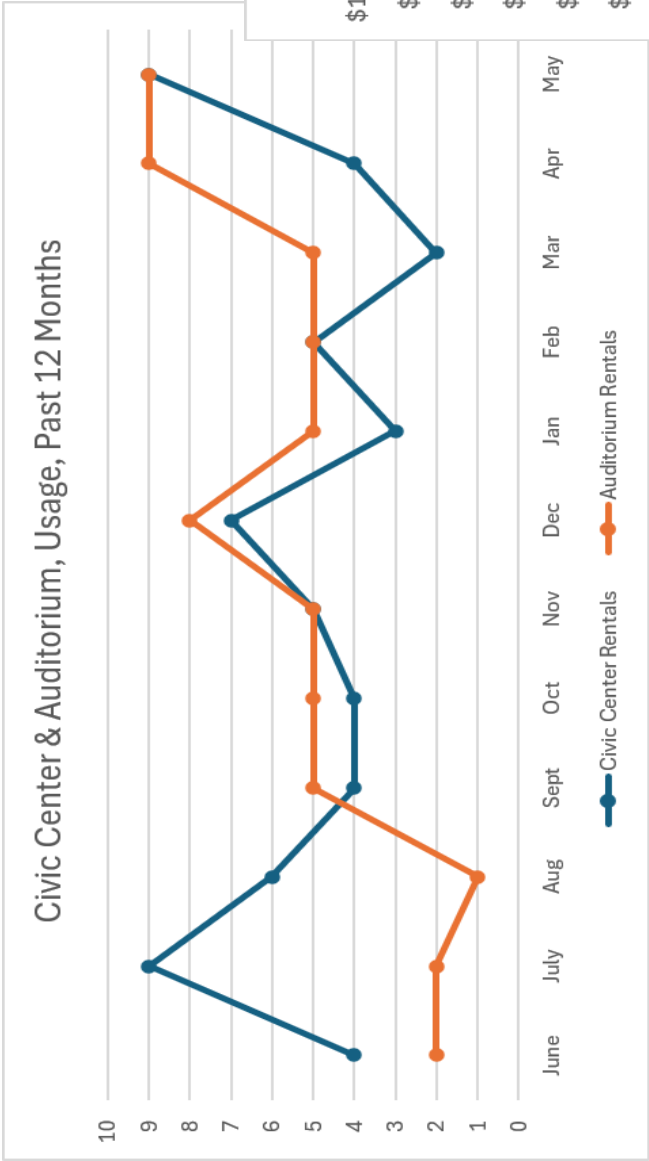
Update: North Fort Hood Recreation Center



Update: Citations Issued, City Court Occurrences



Update: Civic Center, Auditorium

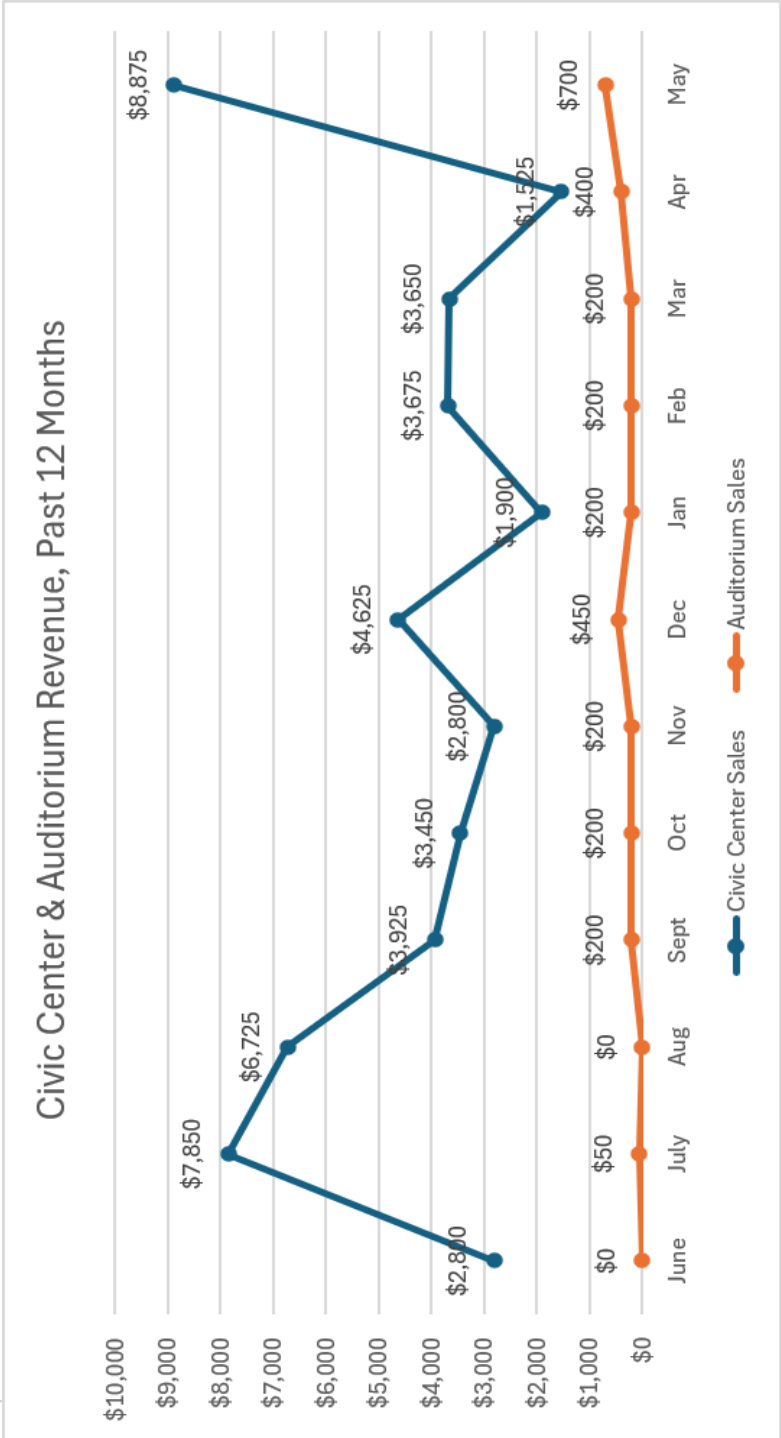


Civic Center Total: 62

Civic Center Avg.: 5

Auditorium Total: 61

Auditorium Avg.: 5



Civic Center Total: \$51,800

Civic Center Avg.: \$4,317

Auditorium Total: \$2,800

Auditorium Avg.: \$233

Projected Expenditures, General Fund

(Note: 10% increase in employee benefits assumed in all departments)

Department	Amounts - FY26 In Progress	Amounts - FY27 Proposed	Percent Change	Amount Change	Notes
Library	\$342,872	\$346,792	1.1%	\$3,920	
Admin	\$1,491,849	\$1,502,839	0.7%	\$10,990	
Planning	\$401,600	\$436,845	8.8%	\$35,245	Increased substandard fund from \$15K to \$50K
PD	\$3,126,649	\$3,233,525	3.4%	\$106,876	Replacing 2014 vehicle for detective
Court	\$165,292	\$167,824	1.5%	\$2,532	
Fire	\$370,678	\$290,536	-21.6%	-\$80,142	Paid Chief position was in FY 25-26 budget, now removed
Street	\$1,338,501	\$1,607,494	20.1%	\$268,993*	1 FTE Maintenance Worker position added; *Includes Capital outlays
Fleet Services	\$ 158,589	\$162,648	2.6%	\$4,059	
Parks	\$824,137	\$920,358	11.7%	\$96,221	Added: Planning Services \$45K; Office Space \$9K; New Tractor \$32K
NFH Rec Center	\$345,149	\$354,458	2.7%	\$9,309	
Civic Center	\$114,352	\$137,389	20.1%	\$23,037	Communications Director / Civic Center Manager position redefined & salary
Swim Pool	\$123,848	\$123,848	0.0%	\$0	
Non-Departmental Transfers	\$102,003	\$102,300	0.3%	\$297	
Fitness Center	\$ 345,283	\$364,675	5.6%	\$19,392*	1 PT Front Desk position added; *CIP (expansion project) moved to FY28
Total Expenditures General Fund	\$ 9,250,802	\$9,726,912	5.1%	\$476,110	

DRAFT –
Final #s will
be presented
during
August 11
Council
Meeting

General Fund: Capital Projects

- Parks
 - Field improvements
 - 25% matching funds for FEMA (DR 4781) projects
 - Fitness Center Weight Equipment Replacement (Year 5)
- Streets
 - Equipment / vehicles
- PD Building
 - Debt service consideration

Projected Revenues, Water & Sewer Fund

DRAFT – Final #s will be presented during August 11 Council Meeting

Description	Object	Amounts - FY26 In Progress	Amounts - FY27 Proposed	Percent Change	Amount Change
RESIDENTIAL IN TOWN	Water Sales	\$2,321,862	\$2,782,759	19.9%	\$460,897.00
RESIDENTIAL OUT OF TOWN	Water Sales	\$406,347	\$498,146	22.6%	\$91,799.00
COMMERCIAL IN TOWN	Water Sales	\$ 743,379	\$903,458	21.5%	\$160,079.00
COMMERCIAL OUT TOWN	Water Sales	\$50,895	\$61,775	21.4%	\$10,880.00
TDC-ORIGINAL UNITS	Sewer Fees	\$1,182,489	\$1,415,484	19.7%	\$232,995.00
TDC - HUGHES	Sewer Fees	\$ 654,005	\$782,869	19.7%	\$128,864.00
RESIDENTIAL	Sewer Fees	\$ 1,949,999	\$2,030,901	4.1%	\$80,902.00
COMMERCIAL	Sewer Fees	\$ 507,916	\$ 536,488	5.6%	\$28,572.00
RESIDENTIAL IN TOWN GARBAGE	Solid Waste Fees	\$905,868	\$905,000	0%	--
GRANTS RECEIVED	Grant Revenues	\$1,495,240	\$3,529,451	136.0%	\$2,034,211
Combo of all other Lines	Wholesale water sales, Loan Proceeds, etc.	\$14,962,543	\$22,572,075	50.9%	\$7,609,532
Total Revenues, Water & Sewer Fund		\$23,685,303	\$36,018,406*	52.1%	\$12,333,103

*\$8M TWDB funds no longer applicable

Projected Expenditures, Water & Sewer Fund

DRAFT – Final #s will be presented during August 11 Council Meeting

Department	Amounts - FY26 In Progress	Amounts - FY27 Proposed	Percent Change	Amount Change
Water Distribution	\$3,181,875	\$5,192,511	63.2%	\$2,010,636
Water Production	\$4,616,949	\$9,290,717	101.2%	\$4,673,768
Sewer	\$13,380,590	\$19,781,248	47.8%	\$6,400,658
Sanitation	\$884,000	\$756,700	-14.4%	-\$127,300
Transfer Expenses	\$571,526	\$982,363	71.9%	\$410,837
Total Expenditures, Water & Sewer Fund	\$22,634,940	\$36,003,538	59.1%	\$13,368,598

Grant Summary, General Fund and Water & Sewer Fund

POTENTIAL FY 26-27 GRANTS & OUTSIDE SOURCE FUNDING*						
Source	Grant Description	Amount	Match	City Obligation	Notes	
1 EPA	Sewer projects					
2	Water infrastructure					
3 USDA	Adult education programs					
4	Auditorium rehabilitation project					
5	Water, Sewer, and/or Streets infrastructure					
6 CONGRESSMAN CARTER	Eastern trunk line					
7	N. Ft. Hood WWTP proposal					
8 OPIOID SETTLEMENTS	Funding accepted by City to offset Police Department costs for testing equipment, PPE, programs					
9 HB500 / GOV'S OFFICE	BP-7 rehabilitation	\$500,000	100/0	\$0		
	Line upgrades / removal from US 84 to ROW	TBD	TBD	\$0		
10 TWDB	Phase 2 of expansion project for Stillhouse WWTP	\$8,000,000	\$0 (loan)	\$8,000,000	low interest loan	
11						
12 TXDOT	Various programs for safe pedestrian routes					
13	Continued programs for airport improvements					
14 TPWD	Rural recreation grant for Fitness Center expansion & upgrades	\$300,000	50/50	\$150,000	application pending	
15	Various programs for outdoor spaces, walking trails					
16 TDA / CDBG / GLO	2024 LCP - Water Distribution generators	\$2,000,000	95/5	\$100,000	application in progress	
17						
*Research is ongoing for many of these		\$10,800,000		\$8,250,000		

Water & Sewer Fund: FY 27 Capital Projects

Supported by Proposed Water/Sewer Rates

- Stillhouse sewer plant improvements, phase 2- Bond funding
- Water Production & WSC CIP- 2026 CO
- Water Production Lagoons improvements- **Grant w/match funds**
- SH 36 Gravity Main Replacement- **EPA grant**
- Stillhouse, Leon, and Brown Park Sewer Line Relocate- **FEMA grant**
- EST repairs & improvements – **EPA/Congressman Carter** funding reallocation
- 2024 LCP Grant for Generators
- Insulated storage building for Vac Trucks Revenue funded
- Heavy equipment: Dump Truck, Backhoe, Pickups, sewer camera system, sewer grit trailers Operating Revenue

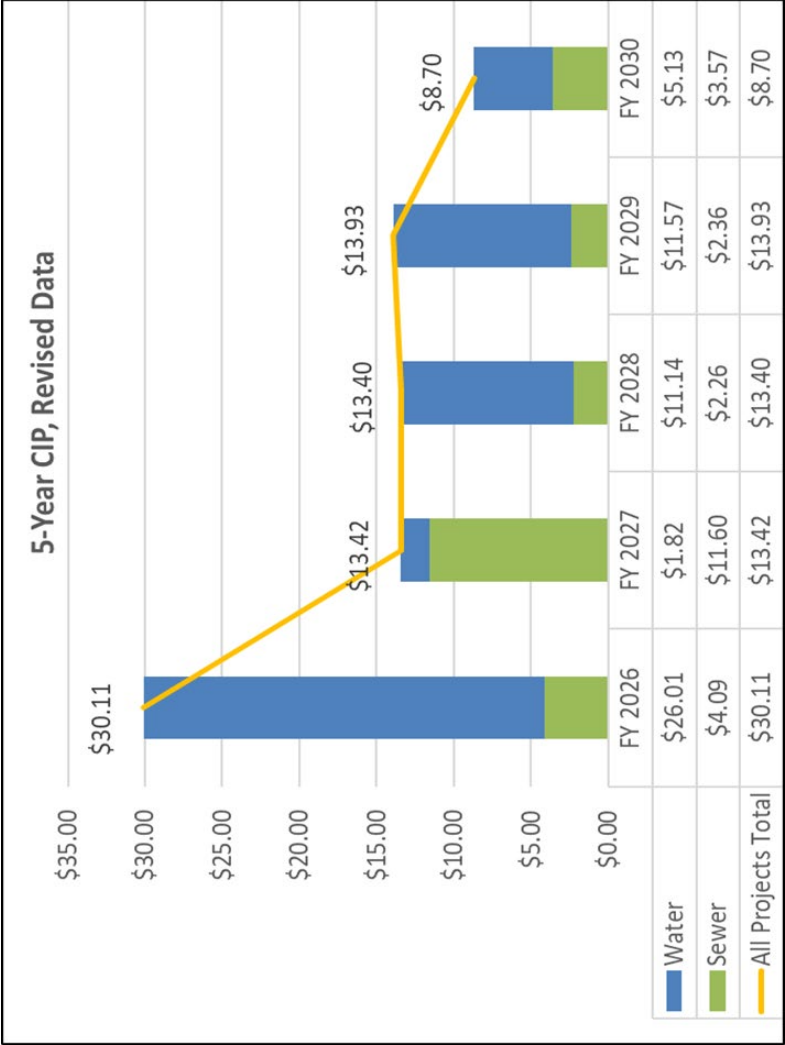
Water & Sewer Fund: FY 27 Major Maintenance Projects

Funded by Operating Revenue, Supported by Proposed Water/Sewer Rates

- BP 3, 5, and 7 EST tank blast and recoat
- Water Production Clarifier 3 blast and recoat
- Water Production filter media replacement
- Raw water intake #1 blast and recoat
- Leon plant sewer plant paint and repair piping
- THEN: staff can begin addressing in-ground infrastructure for water distribution and wastewater collections, a Water Master Plan, and other urgent issues throughout the city.
- Note: staff will recommend adherence to the plan for rate increases in 2027, per the NewGen Rate Study (next slide)

Water & Sewer Fund: Capital Projects & Proposed Water/Sewer Rates

FY 2027 is year two of the 5-Year CIP. It reflects heavier emphasis on Sewer Rate, primarily due to expected costs for Stillhouse WWTP Phase 2



FY 2027 is year two of the 5-year rate increase plan. Staff recommends approval of new rates as reflected in the below chart. As seen in this presentation, staff continues to pursue multiple grant and funding opportunities to offset customer rate increases; however, the urgent needs of the 5-year CIP indicate the full planned rate increase for 2027 will be necessary.

MONTHLY CUSTOMER BILL PROJECTION

Residential Inside ¾”
5,000 gallons



Summary of Water & Sewer Rate Discussion, Sept. 2025

- In short, we are on borrowed time:
 - Urgent needs exist regarding the condition and criticality of components that ensure our water supply.
 - All water production, water distribution, and wastewater processing Maintenance & Operations costs and Capital Improvement Projects relate to ensuring we maintain our CURRENT capacities – there is minimal consideration herein for expansion, other than that required by TCEQ at the Stillhouse WWTP.
- Significant failures/interruptions in water delivery, or significant overflows, interruptions, or emissions in wastewater processing can result in:
 - General safety concerns for our employees; loss of vital services to communities; TCEQ violations; and, added short- or long-term costs.
- Without increases in customer rates, financial performance is projected to be insufficient (negative balance, insufficient reserves, shortage of debt service requirement).
- The key driver is needed capital investment for necessary projects.

Projected Revenues & Expenditures, Other Funds

Hotel Occupancy Tax (HOT)- REVENUES					
Description	Account ID	Department	Object	Amounts - FY26 In Progress	Amounts - FY27 Proposed
MISCELLAN.DONATIONS	040-4-008-4110		Miscellaneous	\$ -	\$0
INTEREST	040-4-008-4400		Interest Income	\$ 8,000	\$8,000
Prior Year Resources	040-4-008-4500		Prior Year Resources	\$ -	\$0
HOTEL OCCUPANCY TAX	040-4-008-4950		Hotel Occupancy Taxes	\$ 200,000	\$200,000
				\$ 208,000	\$208,000
Hotel Occupancy Tax (HOT)- EXPENDITURES					
Description	Account ID	Department	Object	Amounts - FY26 In Progress	Amounts - FY27 Proposed
TRANSFER TO GENERAL FUND	040-5-138-60010	HOT	Transfers	\$ 28,000	\$0
NOTE PRINCIPLE	040-5-138-60065	HOT	Debt Service	\$ -	\$0
NOTE INTEREST	040-5-138-60066	HOT	Debt Service	\$ -	\$0
CVB CENTER EXPENSES	040-5-138-61000	HOT	Maintenance & Operations	\$ 96,000	\$92,000
ADVERTISING	040-5-138-61010	HOT	HOT fund Expenses	\$ 18,500	\$18,500
PROMOTION OF THE ARTS	040-5-138-61020	HOT	HOT fund Expenses	\$ 5,000	\$5,000
SIGNAGE & WAYFINDING	040-5-138-61030	HOT	HOT fund Expenses	\$ -	\$0
PROMOTION OF SPORTING EVENTS	040-5-138-61040	HOT	HOT fund Expenses	\$ 5,000	\$5,000
HISTROCAL PRESERVATION	040-5-138-61050	HOT	HOT fund Expenses	\$ -	\$0
Cemetery Maintenance- REVENUES					
Description	Account ID	Department	Object	Amounts - FY26 In Progress	Amounts - FY27 Proposed
SALE OF CEMETERY LOTS	050-4-002-4350		Cemetery Fees	\$ 15,000	\$25,000
				\$ 15,000	\$25,000
Cemetery Maintenance- EXPENDITURES					
CEMETERY MATERIALS & SUPPLIES	050-5-110-20025	Admin.	Materials & Supplies	\$ 5,000	\$14,000
REFUND PY	050-5-110-20026	Admin.	Materials & Supplies	\$ -	
SOFTWARE MAINT AGREEMENT	050-5-110-30070	Admin.	Maintenance & Operations	\$ 10,000	\$10,700
TRANS. TO GENERAL	050-5-110-30161	Admin.	Transfers	\$ -	\$0
				\$ 15,000	\$24,700

Projected Revenues & Expenditures, Other Funds

Airport- REVENUES					Amounts - FY26		Amounts - FY27
Description	Account ID	Department	Object		In Progress	Proposed	
RECEIPTS OF HANGAR RENT	060-4-011-4302		Hangar Rental Fees		\$ 28,500		\$28,500
INTEREST	060-4-011-4400		Interest Income		\$ -		
GRANT REIMBURSEMENTS	060-4-011-4600		Grant Revenues		\$ -		
RECEIPTS OF GAS/OIL SAL	060-4-101-4203		Fuel Sales		\$ 23,000		\$23,000
RECEIPT OF BUILDING LEASES	060-4-101-4303		Miscellaneous		\$ -		
REIMBURSEMENT ON DAMAGES	060-4-101-4502		Miscellaneous		\$ -		
MISCELLANEOUS	060-4-101-4550		Miscellaneous		\$ -		
RAMP Grants	060-4-101-4750		Grant Revenues		\$ 5,000		\$5,000
					\$ 56,500		\$56,500
Airport- EXPENDITURES							
Description	Account ID	Department	Object		Amounts - FY26	Amounts - FY27	
CONTRACT SERVICES	060-5-150-10080	Airport Ops	Professional Services & Training		\$ 7,200		\$7,200
UTILITIES	060-5-150-20010	Airport Ops	Utilities		\$ 6,000		\$6,000
MAT., SUP., & PRINTING	060-5-150-20020	Airport Ops	Materials & Supplies		\$ 1,000		\$1,000
INSURANCE	060-5-150-20040	Airport Ops	Benefits		\$ -		
PROP, LIAB, WC INSURAN	060-5-150-20045	Airport Ops	Maintenance & Operations		\$ 3,700		\$3,700
EQUIPMENT PURCHASE	060-5-150-20090	Airport Ops	Maintenance & Operations		\$ -		
CREDIT CARD SERV FEE	060-5-150-20170	Airport Ops	Maintenance & Operations		\$ 450		\$450
GAS & OIL	060-5-150-30010	Airport Ops	Maintenance & Operations		\$ -		
FUEL FOR RESALE	060-5-150-30015	Airport Ops	Materials & Supplies		\$ 20,000		\$20,000
MISCELLANEOUS	060-5-150-30020	Airport Ops	Materials & Supplies		\$ 600		\$600
MAINTENANCE AGREEMENT	060-5-150-30070	Airport Ops	Maintenance & Operations		\$ 1,195		\$1,195
CAPITAL OUTLAY	060-5-150-40010	Airport Ops	Capital Outlay		\$ -		
REPAIRS & MAINTENANCE	060-5-150-50010	Airport Ops	Maintenance & Operations		\$ 15,550		\$15,550
GRANT EXPENDITURES	060-5-150-61415	Airport Ops	Grant Expenses		\$ -		
					\$ 55,695		\$55,695

Projected Revenues & Expenditures, Other Funds

Debt Service - REVENUES					
Description	Account ID	Department	Object	Amounts - FY26 In Progress	Amounts - FY27 Proposed
CURRENT PROPERTY TAXES	088-4-800-3879		Property Taxes	\$ 310,575	\$228,029
DELINQUENT PROPERTY TAXES	088-4-800-3880		Property Taxes	\$ -	
INTEREST INCOME	088-4-800-3900		Interest Income	\$ -	
A V TAX PENALTY/INTEREST	088-4-800-4060		Property Taxes	\$ -	
PRIOR YEAR REVENUES	088-4-800-5000		Prior Year Resources	\$ -	
				\$ 310,575	\$228,029
Debt Service - EXPENDITURES					
Description	Account ID	Department	Object	Amounts - FY26 In Progress	Amounts - FY27 Proposed
BOND AGENT FEES	088-5-001-30153	Debt Service	Debt Service	\$ -	\$0
DEBT SERVICE-PRINCIPAL	088-5-001-60001	Debt Service	Debt Service	\$ 295,000	\$225,000
DEBT SERVICE-INTEREST	088-5-001-60002	Debt Service	Debt Service	\$ 15,575	\$3,029
				\$ 310,575	\$228,029

Note: expenditure is for final payment on Leon WWTP bond

Conclusion

As required by the City's Charter and Local Government Code Section 102, the City Manager submits the proposed budget to the City Council at least 30 days before the governing body adopts an ad valorem tax rate. The budget is filed with the City Secretary in accordance with State Law and copies of the proposed budget will be made available at the City's public library and on the City's website.

The City Council considers the proposed budget during budget workshops (first one May 30, 2025), which also provides an opportunity for public input as required by state law. The budget is formally adopted by the City Council no later than September 30th at a regularly-scheduled Council Meeting. Once adopted, the budget goes into effect on October 1.

Our proposed tax rate is not expected to exceed the Voter Approval Rate for the coming Fiscal Year. Taxing entities that adopt a tax rate that exceeds the Voter Approval rate must do so not later than the 71st day before the November 2021 uniform election date, but we are proposing a rate that will not require an accelerated budget and tax rate adoption calendar.

Budget Calendar

- **May 30 (Saturday)** **Council Budget Retreat (Civic Center 2:00 – 6:00 p.m.)**
- **June 9** **Regular City Council Meeting**
 - Preliminary Budget Presentations
- **June 23** **Regular City Council Meeting**
 - Preliminary Budget Presentations
- **July 14** **Regular City Council Meeting**
 - Preliminary Budget Presentations
- **July 25** **Certified Estimated Appraisal Tax Roll from Coryell CAD due**
 - Sec. 26.01 Tax Code
- **July 28** **Regular City Council Meeting - Proposed Budget Discussion**
 - Review, Discuss, and Adjust Proposed Budget(s) Assumptions
 - Present and discuss Department Decision Packages
 - Set date/time/place for Budget Public Hearing
 - Call Special Council Meetings
- **August 7** **Post Tax rate information & File Proposed Budget with City Secretary**
 - The designated officer or employee must submit the no-new-revenue and voter-approval tax rates to the city council by this date, or as soon thereafter as practicable. TEX. TAX CODE § 26.04(e).
 - The designated officer or employee must post the calculated no-new revenue tax rate and voter-approval tax rates, along with certain debt information, on the home page of the city’s website in the form prescribed by the comptroller.
- **August 8** **Statutory deadline for filing proposed budget with City Secretary for a Sept. 8 tax rate adoption (before 30th day before tax rate adoption).**
- **August 9** **30 days prior to budget adoption**

Budget Calendar

- **August 11** **Regular City Council Meeting**
 - Proposed Budget presentation to Council
 - Proposed Budget to be available for inspection, and posted on City website
 - Present the no-new-revenue tax rate, the voter-approval tax rate, and other required Debt and O&M information
 - Establish Proposed 2026-27 Tax Rate, and set Public Hearing Date(s)
 - Record vote on proposed tax rate

- **August 15** **Publish Notice of Public Hearings on Budget on Sept. 1st**
- **August 25** **Regular City Council Meeting**
 - 1st reading of Ordinances to approve Budget, Tax Rates, and Rates & Fees

- **August 29** **Publish notice for Tax Rate Hearing Newspaper and Webpage**

- **September 1** **Special Called City Council Meeting (Tuesday)**
 - 2nd reading of Ordinances to approve Budget, Tax Rates, and Rates & Fees
 - Hold Public Hearing on Budget and take action to set date for consideration of adoption of budget

- **September 8** **Regular City Council Meeting**
 - 1) Adopt FY 2026-27 Budget by Ordinance (3rd reading)
 - 2) Public Hearing on Tax rate
 - 3) Vote on Tax Levy and Rate, Adopt by Ordinance(3rd reading) Vote
 - 4) Ratify Budget that will raise total property tax revenue by resolution
 - 5) 3rd reading of Ordinances to approve Rate and Fees

- **September 16** **City Charter Section 9.10 - Budget adoption 15 days prior to next Fiscal Year**
- **September 22** **Regular City Council Meeting**
- **September 30** **Last day of 2025-26 Fiscal Year**
- **November 3** **Uniform Election Date**



Date 7/28/2026

Agenda Item 6

Resolution 2026-087

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and Possible Action to Authorize the Sale of a City Building Located at 805 East Main Street

Information:

The building at 805 East Main Street is owned outright by the City of Gatesville, purchased in early 2023 as part of a package deal with the current City Hall building located at 803 East Main Street. Since we have no immediate need for the space, the building has been vacant for duration of the city's ownership. After the significant weather events in April – May 2024, the roof began leaking and the building has since developed mold.

Figure 1.

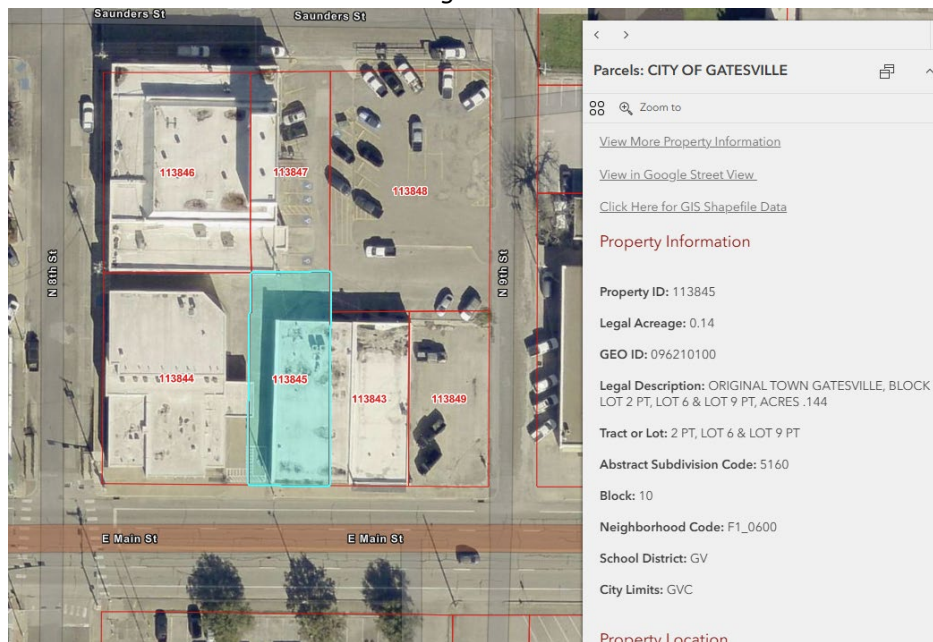


Figure 2



Figure 3



At the June 13, 2023 meeting, Council authorized then-City Manager Albert to list the building for sale. However, we do not have a record of the listing having occurred, and the building remains in City ownership.

At the May 13, 2025 meeting, Council authorized City Manager Hunt to work with a local realtor to sell empty City lots. However, the building at 805 East Main Street was not discussed at that time.

In April 2026, Johnnie Wardell, Executive Director of Central Counties Services (CCS), along with other CCS Board members, approached City Manager Hunt to discuss lease options for the building at 805 E. Main Street. CCS was established by charter of the Texas Legislature in 1967, and is the public behavioral health authority serving Bell, Coryell, Hamilton, Lampasas, and Milam Counties, and CCS representatives are here tonight to answer any questions about their services and their need for office/clinic space in Gatesville.

CCS's need for new office/clinic space stems from the expiration of their lease at another location downtown, 615 East Main Street. City Manager Hunt and CCS began working on a lease agreement to present to council for final approval, but the state of the building (positive mold test and necessary roof repairs) proved cost-prohibitive for the City, in terms of preparing the building for use by a lessee.

In May to June 2026, discussions about the building continued, and Mr. Wardell proposed an agreement whereupon CCS would purchase the building at 805 East Main Street from the City, then allow City to use a portion of the building should City ever wish to use the extra space therein. City Manager Hunt then directed the City's realtor to develop a price opinion; excerpts below:

Broker Price Opinion

Property Overview:

Address: 805 East Main Street, Gatesville, Texas

Building Size: 4,614 SF

Lot Size: Approximately 0.144 Acres

Year Built: 1950

Current Use: Vacant Commercial Office Building

Known Conditions:

- *Roof leaks*
- *Positive mold testing*
- *Deferred maintenance*
- *Vacancy*
- *Renovation likely required prior to occupancy*

Highest and Best Use Analysis:

The highest and best use of the property appears to be continued commercial or civic use following renovation and modernization. Potential uses include professional offices, nonprofit organizations, educational facilities, governmental contractors, counseling services, and other community-oriented functions.

Market Analysis:

Recent Gatesville commercial sales indicate strongest demand for occupancy-ready office and professional buildings. Properties requiring significant renovation generally experience lower pricing and a more limited buyer pool.

The subject property's size exceeds most recent office transactions within the local market, requiring additional consideration for redevelopment risk and renovation costs.

Based upon market evidence, a fully renovated and occupancy-ready subject property could potentially support a value in the range of approximately \$275,000 to \$350,000. However, the current condition requires significant downward adjustment.

City Attorney Victoria Thomas advises that Texas Local Government Code 253.014 allows the City to list property for sale via a broker and sell to the entity that submits the highest offer.

Date 7/28/2026

Agenda Item 6

Resolution 2026-087

Financial Impact:

The final negotiated sale price of the building will be presented to council for final approval. Currently, the cost to renovate the building for City use or potential lease to a tenant is cost-prohibitive, estimated at over \$130,000. Also, the City currently pays the monthly utility bill for the building.

Staff Recommendation:

Staff recommends passing Resolution 2026-087 authorizing the City Manager to: list the property for sale for the required 30 days via City's broker, then proceed with negotiations for the sale of the building at 805 East Main Street to CCS, assuming no other higher cash offers are received; and, requiring that the City Manager return to council for final approval of the sale of the building.

Motion:

I make a motion to approve Resolution 2026-087 authorizing the City Manager to: list the property for sale for the required 30 days via City's broker, then proceed with negotiations for the sale of the building at 805 East Main Street to CCS, assuming no other higher cash offers are received; and, requiring that the City Manager return to council for final approval of the sale of the building.

Attachments:

n/a

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date: 7/28/2026
Agenda Item: 7
Resolution: 2026-088

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action to set date/time/place for Budget Public Hearing and call Special Council Meeting.

Information:

Chapter 102, Local Government Code (Sec. 102.006), mandates that the City Council must conduct a public hearing on the budget and set a specific date for that hearing after 15 days from the date the proposed budget is posted, but before the Council finalizes its tax levy. Additionally, it is essential to publish notice of this public hearing in the newspaper at least 10 days before the scheduled hearing date.

To adhere to these statutory timelines, it will be necessary to convene a Special Meeting to conduct the mandatory Budget Public Hearing. This meeting should be scheduled in advance to allow sufficient time for the publication of the required notice.

Motion:

I hereby motion to approve Resolution No. 2026-088, calling for a Special Meeting on September 1, 2026, at 5:30 pm at City Hall, 110 North 8th Street, Gatesville, Tx. For the purpose of conducting the Budget Public Hearing.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 7/28/2026

Agenda Item 8

Ordinance 2026-12

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens

Agenda Item: Discussion and possible action regarding the amendments to Chapter 48 addressing fire hydrants and on-site sewage facilities.

Information:

The proposed ordinance received its first reading on June 23, 2026, and its second reading on July 14, 2026. This item is before the City Council for the third and final reading. If approved, the ordinance will become effective immediately.

The purpose of this ordinance is to address housekeeping items, provide clarification to existing provisions, and incorporate updates identified during the administration of Chapter 48 and the review of development projects.

The most significant amendment is the addition of Section 48-43, Fire Hydrant Standards, which establishes uniform requirements for fire hydrants serving new developments. The amendment requires all fire hydrants in new developments to be public hydrants and provides standards governing their installation, ownership, maintenance, and accessibility. These requirements are intended to ensure consistency in the City's fire protection infrastructure while improving long-term maintenance and emergency response capabilities.

Another major amendment is the addition of Section 48-45, which generally prohibits the installation of new On-Site Sewage Facilities (OSSFs) within the city limits when public sanitary sewer service is reasonably available. This amendment supports the City's long-term infrastructure planning goals, promotes public health, and encourages connection to the municipal wastewater collection system.

During the previous reading, the Council expressed concerns regarding potential exceptions for OSSFs. No changes were made to the draft ordinance; however, those concerns are addressed within the proposed language.

Section 48-45(c), Existing OSSFs, allows lawfully existing systems to remain in operation until one of the following occurs:

- The system fails or requires replacement;
- The property is redeveloped, expanded, or undergoes a change in use requiring additional wastewater capacity;
- Public sanitary sewer service becomes available to the property; or
- The City determines the OSSF constitutes a public health nuisance or environmental hazard.

Upon the occurrence of any of these events, the property owner must properly abandon the OSSF in accordance with applicable state regulations and connect to the public sanitary sewer system within the timeframe established by the City.

Section 48-45(d), Exceptions, authorizes the City Council to grant an exception only upon finding that:

- Public sanitary sewer service is not reasonably available;
- Extension of public sewer facilities is impractical due to topographic, environmental, or engineering constraints; and
- The proposed OSSF complies with all applicable State of Texas requirements and the requirements of the local permitting authority.

Additional amendments include minor revisions to the streetlight requirements to ensure consistency with the recently adopted Zoning Ordinance. These revisions clarify that street lighting must comply with the applicable lighting standards contained within the Zoning Ordinance and provide appropriate cross-references to those regulations.

Staff Recommendation:

Staff recommends approving Ordinance 2026-12.

Motion:

Motion to approve Ordinance 2026-12, amending Chapter 48 of the City of Gatesville Code of Ordinances, third and final reading.

Attachments:

- Draft Ordinance

**CITY OF GATESVILLE, TEXAS
ORDINANCE 2026-12**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 48 – “SUBDIVISIONS”, ARTICLE IV. – “PUBLIC WORKS DEVELOPMENT STANDARDS”; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF \$500.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gatesville, Texas (the “City”), is a home rule municipality located in Coryell County, Texas, created under the provisions of Chapter 9 of the Texas Local Government Code and operating according to the enabling legislation of the State of Texas; and

WHEREAS, pursuant to Texas Local Government Code Chapter 51, the City has general authority to adopt ordinances and regulations that are for the good government, peace, or order of the City and that are necessary or property for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds and determines that the regulations provided herein are reasonable and necessary for the public health, safety and welfare of the City.

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

SECTION 1. The City of Gatesville Code of Ordinances is hereby amended by amending Chapter 48 “Subdivisions”, Article IV “Public Works Development Standards” to read in its entirety as follows:

CHAPTER 48 – SUBDIVISIONS

ARTICLE IV. – PUBLIC WORKS DEVELOPMENT STANDARDS

Sec. 48-41. – Construction standards adopted.

All infrastructure constructed as a result of a subdivision of land shall be in accordance with the approved final plat and other infrastructure design, development and the standard details drawings adopted by the city.

Sec. 48-42. - Water standards.

- (a) *Water mains.* In no case shall any water main be less than six inches in residential areas and eight inches in nonresidential areas. All water mains shall be designed to maintain the minimum pressures and flow rates for both domestic and fire protection purposes as required by TCEQ and the International Organization for Standardization Fire Suppression Rating System (ISO FRSR).
- (b) *Water distribution.* The water distribution system shall be designed to afford effective circulation of water with a minimum of dead-end mains. All dead-end mains shall be provided with flush valves and discharge piping or fire hydrants at the end of the water main.
- (c) *Extending requirements.* All water utilities shall be required to extend across the full width of the subdivision or development (defined by a plat or lot of record) in such an alignment that it can be extended to the next property.
- (d) *Fire hydrant spacing.* The maximum spacing between fire hydrants shall not exceed 600 feet.
- (e) *Water valves.* Water valves shall be installed at all water line intersections to minimize interruption to customers.
- (f) *Water main placement.* Water mains shall be located within a dedicated easement behind the curb.

Sec. 48-43. – Fire hydrant standards.

(a) Public Fire Hydrants Required.

All fire hydrants installed within the City or within areas subject to the City's subdivision, development, or utility regulations shall be connected to a public water distribution system and shall be publicly owned, operated, and maintained by the City or the public water utility serving the property.

(b) Prohibition of Private Fire Hydrants.

Private fire hydrants shall not be permitted to satisfy fire protection requirements for subdivisions, commercial developments, multifamily developments, industrial developments, or other projects requiring fire hydrant installation, unless specifically approved by the City Council upon recommendation of the Fire Chief and Public Works Director due to unique circumstances.

(c) Dedication Required.

Any fire hydrant installed as part of a subdivision, site development, or utility extension shall be dedicated to the City or the applicable public water utility upon acceptance of the associated water infrastructure. The developer shall bear all costs associated with installation, testing, inspection, and dedication.

(d) Construction Standards.

All fire hydrants and associated water mains shall be designed and constructed in accordance

with the City's adopted engineering design standards, water system specifications, and applicable standards of the American Water Works Association and the National Fire Protection Association.

(e) Maintenance Responsibility.

Following acceptance by the City or public water utility, all public fire hydrants shall be maintained by the owning utility. Prior to acceptance, the developer shall be responsible for maintenance, repair, and replacement of all hydrants and related appurtenances.

All fire hydrants required by this Code shall be located within public rights-of-way, public utility easements, or other publicly dedicated utility easements acceptable to the City and shall be dedicated for public ownership and maintenance. Private ownership of required fire hydrants is prohibited.

Sec. 48-~~43~~44. - Sanitary sewer standards.

(a) *Sanitary sewer mains.* Sewer gravity mains shall be six inches or larger as directed by the city engineer and located within a dedicated easement behind the curb. Services shall be four inches or larger.

(b) *Sanitary sewer manholes.* Manholes shall be placed at all points of change of alignment, grade or size of the wastewater main, intersection of two or more wastewater mains, at the end of the line, and any locations to provide accessibility for maintenance ease. The maximum spacing between manholes shall not exceed 500 feet.

(c) *Floodplain requirements.* For wastewater manholes located in the 100-year floodplain, manhole covers and rings shall have gaskets and shall be bolted or have other city-approved means of preventing inflow.

(d) *Extending requirements.* All sanitary sewer utilities shall be required to extend across the full width of the subdivision or development (defined by a plat or lot of record) in such an alignment that it can be extended to the next property where the depth and capacity of the line permits such extension.

(e) *Size dimension of lots.* Lots ~~within the city limits and~~ in the ETJ with OSSF must be a minimum of one-half acre in size.

Sec. 48-45. Prohibition of on-site sewage facility (OSSF).

(a) Prohibition.

No person shall install, construct, maintain, repair, replace, expand, or operate an On-Site Sewage Facility (OSSF), including but not limited to septic tanks, aerobic treatment units, leach fields, or other private wastewater disposal systems, within the corporate limits of the City.

(b) Mandatory Connection to Public Sewer.

All residential, commercial, industrial, institutional, and other structures generating wastewater shall be connected to the City's public sanitary sewer system when such system is available to the property.

For purposes of this section, a public sanitary sewer system shall be considered available when a public sewer main is located adjacent to, abutting, or within a distance specified by City ordinance or utility regulations from the property line.

(c) Existing OSSFs.

Any lawfully existing OSSF in operation on the effective date of this ordinance may continue to operate until:

1. The system fails or requires replacement;
2. The property is redeveloped, expanded, or undergoes a change in use requiring additional wastewater capacity;
3. Public sanitary sewer service becomes available to the property; or
4. The City determines that the OSSF constitutes a public health nuisance or environmental hazard.

Upon the occurrence of any of the above events, the property owner shall abandon the OSSF in accordance with applicable state regulations and connect to the public sanitary sewer system within the time prescribed by the City.

(d) Exceptions.

The City Council may grant an exception to this section only upon a finding that:

1. Public sanitary sewer service is not reasonably available;
2. Extension of public sewer facilities is impractical due to topographic, environmental, or engineering constraints; and
3. The proposed OSSF complies with all applicable requirements of the State of Texas and the local permitting authority.

Any exception granted under this subsection shall be temporary and shall not relieve the property owner from the obligation to connect to the public sanitary sewer system when such service becomes available.

(e) Violations.

A violation of this section shall constitute a misdemeanor and shall be subject to the penalties established by the City's general penalty provisions. Each day a violation continues shall constitute a separate offense.

Sec. 48-~~4446~~. - Storm sewer standards.

(a) *Storm sewer mains*. Storm sewer mains shall be six inches or larger as directed by the city engineer.

(b) *Storm sewer manholes*. Manholes shall be placed at all points of change of alignment, grade or size of storm sewer main, intersection of two or more storm sewer mains, and any locations to provide accessibility for maintenance ease. The maximum spacing between manholes shall not exceed 600 feet.

Sec. 48-~~4547~~. - Street standards.

(a) *Entrances to subdivisions*. New subdivisions with 51 to 100 lots must have at least two access streets; new subdivisions with 101 or more lots require three access streets. In cases where a subdivision will be developed in phases, the number of access streets required will be based on the number of developed lots.

(b) *Projection of streets*. Where adjoining areas are not subdivided, the developer shall design and construct abutting short stub-outs or temporary turnarounds for the projection of streets into such unsubdivided areas.

(c) *Street design standards*.

1. *Local streets*. Streets that serve individual residential lots. They carry low traffic volumes at low speeds. Local streets shall have a right-of-way width of 50 feet and a pavement width of 31 feet. Sidewalks on local streets shall be a minimum of four feet wide, meet Texas Accessibility Standards, and must be constructed between the curb and 12 inches away from the property line. Where entrances to subdivisions are not part of a collector street, they shall be 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection.
2. *Minor collectors*. Streets generally located within subdivisions or between subdivisions to collect traffic from residential streets and to channel this traffic to major collectors. Residential lots may front on these streets. Minor collectors shall have a right-of-way width of 70 feet and a pavement width of 42 feet. Sidewalks on minor collectors shall be a minimum of four feet wide and cannot be placed beyond the property line.
3. *Major collectors*. Streets generally located along borders of neighborhoods and within commercial areas to collect and to channel this traffic to the arterial system. These are limited access roads on which no single-family or two-family residential lots may front (i.e., no driveways shall be allowed) unless there is no other reasonable and safe access to the lot. Major collectors shall have a right-of-way width of 80 feet and a pavement width of 48 feet. Sidewalks on major collectors shall be a minimum of six feet wide and cannot be placed beyond the property line.

4. *Cul-de-sacs*. Streets with only one outlet which terminates in a vehicular turnaround at the other end. Cul-de-sacs shall be provided at the closed end with a turnaround having a minimum pavement diameter of 96 feet and a right-of-way diameter of 116 feet.
5. *Major arterial*. Roads that serve corridor movements having trip lengths and travel densities indicative of substantial statewide or interstate travel. These are limited access roads on which no single-family or two-family residential lots may front. Major arterials will follow TxDOT design standards.
6. *Minor arterial*. Roads that provide service to corridors with trip lengths and travel densities greater than those served by rural collectors or local systems. They should have high overall travel speed with minimum interference to through movements. These are limited access roads on which no single-family or two-family residential lots may front.

(d) *Reserve strips*. Reserve strips controlling access to streets shall be prohibited except where their control is dedicated to the city.

(e) *Street jogs*. Street jogs with centerline offsets of less than 125 feet shall be avoided.

(f) *Street intersections*. Streets shall be laid out so as to intersect at right angles, or as close as possible to 90 degrees. Six-foot concrete valley gutters are required at street intersections where cross drainage will occur.

(g) *Dead-end streets*. Dead-end streets shall be prohibited except for short stub-outs for future roadway extensions. Temporary turnarounds are required if they exceed 150 feet in length.

(h) *Street names*. No street names shall be used which will duplicate or be confused with the names of existing streets. Street extensions shall use the existing street names. Street names shall be subject to the approval of the city.

(i) *Streetlights*.

1. It shall be the policy of the city that adequate street lighting for traffic safety be installed in all new subdivisions within the city limits or those in its ETJ requesting voluntary annexation **in accordance with Chapter 49, Article IX. - Lighting**. Streetlights shall generally be limited to intersections, curves, dead ends, cul-de-sacs and where spacing exceeds 600 feet.
2. Installation procedures and acceptable standards for streetlights shall be governed by the design and specification standards of the electric utility company serving the subdivision.
3. The use of special non-standard poles or fixtures from sources other than the electric utility shall not be accepted for dedication to the public for city maintenance.
- ~~4. Streetlights on collector and minor residential streets shall be at least 100-watt LED. Streetlights on major collectors and higher shall be at least 250-watt LED.~~
4. The ~~city engineer~~ **development services department** shall approve the street lighting plan.

5. The developer shall be responsible for the cost of such street lighting installation, including the cost-of-service lines to supply electricity to the streetlights, and all engineering costs. Once satisfactorily installed, approved, and accepted, the ownership and maintenance of the streetlights shall be provided by the electric utility serving the area.
6. The furnishing of electric energy to the streetlights shall be provided by the electric utility providing service to the area. The city will pay the energy costs of streetlights located in the city limits.

(j) *Sidewalks*. Sidewalks shall be required on all new streets. Sidewalks are not required on existing streets, streets without curb and gutter, or in a subdivision where all lots are greater than one acre in size. Sidewalks that are currently present on existing streets shall be retained when a parcel of land/lot on an existing street is subdivided. Sidewalks shall be constructed before any certificates of occupancy are issued by the city.

1. The subdivision developer may be required to install sidewalks when the city determines that in the interest of connectivity, accessibility, and/or public safety sidewalks are necessary.
2. All required public sidewalks shall be located in the city's right-of-way.
3. Subdivision developers are only responsible for installing sidewalks on property that is under construction.
4. All sidewalk elevations shall not be less than the top elevation of the existing curb, nor more than 24 inches above the height of the street curb.
5. Obstructions such as, but not limited to, fire hydrants, telephone poles, and street signs shall not be located within a sidewalk, unless approval of such is obtained from the city engineer.
6. Sidewalk ambulatory ramps shall be constructed within each curb return at all street intersections within the subdivision prior to the granting of a certificate of occupancy for the applicable lot. The ramp dimensions and surface finish shall be uniform throughout the subdivision.
7. The developer shall establish a uniform ground surface not to exceed the top of the curb elevation for all rights-of-way inside each curb return requiring sidewalk ambulatory ramps prior to the release of the subdivision.

Sec. 48-~~4648~~. - Exceptions.

The city council may modify the requirements of this section and may elect to participate in the cost of such developments if it finds that the circumstances taken as a whole would make it inappropriate to require the developer/property owner to comply with this section, or any portion thereof, and such modification or participation would accomplish a legitimate public purpose which would benefit the city. Each request for exception by a developer/property owner pursuant to this section shall be considered separately in accordance with such criteria

as recommended by the city engineer, and the approval of any such request shall be accompanied by such considerations as may be necessary to ensure that a legitimate public purposed beneficial to the city is accomplished. Nothing in this section is intended to authorize the use of public funds or credit for a private purpose.

Sec. 48-~~4749~~. – Oversight.

The owner, by submitting a plat, acknowledges the authority of the city and state agencies to lawfully enter and inspect property for purposes of execution of their statutory duties. Such inspection will not release the owner from any obligation to comply with the requirements of these rules.

Secs. 48-~~50~~ – 48-65. – Reserved.

SECTION 2. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, or the Gatesville Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Gatesville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Gatesville Code of Ordinances, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall take effect immediately after the third and final reading.

Ordinance No. 2026-12 was read the first time and passed to the second reading this ____day of ____, 2026.

Ordinance No. 2026-12 was read the second time and passed to the third reading this ____day of ____, 2026.

Ordinance No. 2026-12 was read the third time and duly approved, passed and adopted this the ____day of ____, 2026.

APPROVED:

Gary Chumley, Mayor

ATTEST

Holly Owens, City Secretary, T. R.M.C.

DRAFT



Date 7/28/2026

Agenda Item 9

Ordinance 2026-13

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens

Agenda Item: Discussion and possible action to amend Chapter 54 regarding parking in city owned lots and time limit parking.

Information:

The first reading of the proposed ordinance was held on June 23, 2026, followed by the second reading on July 14, 2026. No changes were requested by the City Council during the previous readings. This item is presented for the third and final reading.

The proposed amendments to Chapter 54 are primarily housekeeping revisions intended to ensure consistency with the recently adopted Zoning Ordinance by updating applicable code references throughout the chapter.

In addition, amendments to Section 54-65(c) identify specific locations where time-limit parking restrictions may be established, providing greater clarity for parking management and enforcement within designated areas of the City.

Section 54-65 (c) Any prohibition of or time limit on parking established under this section shall apply on such days and between such hours as prescribed by the council.

- 1) Two (2) hour maximum parking along the western side of S 6th Street between E Main Street and E Leon Street.
- 2) Two (2) hour maximum parking along the southern side of E Leon Street between S 6th Street and S 7th Street.
- 3) Two (2) hour maximum parking along the eastern side of S 7th Street between E Main Street and E Leon Street.

The amendments to Section 54-74 further clarify regulations governing parking in City-owned and leased parking lots by defining overnight parking restrictions and establishing prohibited parking hours between 11:00 p.m. and 8:00 a.m. These revisions are intended to improve parking management, enhance public safety, and provide clear, consistent standards for enforcement.

If the ordinance is approved, staff will install the appropriate signage at all affected locations prior to enforcement. The City does not intend to actively monitor these areas on a routine basis; rather, the signage and ordinance are intended to discourage unauthorized parking and provide an enforceable mechanism to address violations when they occur.

Staff Recommendation:

Staff recommends approving Ordinance 2026-13.

Motion:

Motion to approve Ordinance 2026-13 amending Chapter 54 of the City of Gatesville Code of Ordinances, third and final reading.

Attachments:

- Draft ordinance



**CITY OF GATESVILLE, TEXAS
ORDINANCE 2026-13**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 54 – “TRAFFIC AND VEHICLES”, ARTICLE II. – “STOPPING, STANDING, AND PARKING”; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF \$500.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gatesville, Texas (the “City”), is a home rule municipality located in Coryell County, Texas, created under the provisions of Chapter 9 of the Texas Local Government Code and operating according to the enabling legislation of the State of Texas; and

WHEREAS, pursuant to Texas Local Government Code Chapter 51, the City has general authority to adopt ordinances and regulations that are for the good government, peace, or order of the City and that are necessary or property for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds and determines that the regulations provided herein are reasonable and necessary for the public health, safety and welfare of the City.

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

SECTION 1. The City of Gatesville Code of Ordinances is hereby amended by amending Chapter 54 “Traffic and Vehicles”, Article II “Stopping, Standing, and Parking” to read in its entirety as follows:

CHAPTER 48 – TRAFFIC AND VEHICLES

ARTICLE IV. – STOPPING, STANDING, AND PARKING

Sec. 54-60. - Ten feet of roadway to be left available for traffic.

No person shall stop, stand or park any vehicle upon a street in such a manner or under such conditions as to leave available less than ten feet of the width of either lane of a roadway for free movement of the vehicular traffic, except that a driver may stop temporarily during the actual loading or unloading of passengers or when necessary in obedience to traffic regulations or traffic signs or signals of a police officer.

Sec. 54-61. - Parallel and angle parking.

- (a) On one-way streets, vehicles may be parked on the left side of the street, with the left-hand wheels within 18 inches of the curb or edge of the roadway, unless signs prohibit parking.
- (b) The city manager, with the approval of the city council, shall determine upon which streets angle parking shall be permitted and shall mark or sign such streets, but such angle parking shall not be indicated upon any federal-aid or state highway within this city unless the state highway commission has determined by resolution or order entered in its minutes that the roadway is of sufficient width to permit angle parking without interfering with the free movement of traffic. Angle parking shall not be indicated or permitted at any place where passing traffic would thereby be caused or required to drive upon the left side of the street or upon any railway tracks.
- (c) Upon those streets which have been signed or marked for angle parking, no person shall park or stand a vehicle other than at the angle to, and with the hood or front end of such vehicle next to, the curb or edge of the roadway indicated by such signs or markings.
- (d) Whenever parking spaces are marked by lines on the pavement, whether for parallel or angle parking, a vehicle must be parked entirely within the lines of the parking space.

Sec. 54-62. - Parking for more than 48 hours prohibited.

It shall be unlawful for the owner or operator of any vehicle, including a boat, camper, or other type of trailer, to allow, cause, or permit such vehicle to remain standing or parked on any street, alley, avenue or public way, within the city for more than 48 hours continuously.

Sec. 54-63. - Prohibiting heavy vehicle parking in residential zones; providing penalty.

- (a) It shall be unlawful for any person or owner to leave, park, or stand any recreational vehicle, truck tractor, road tractor, semi-trailer, bus, truck or trailer with a curb weight over 10,000 pounds upon any street, alley, or thoroughfare within any district zoned for residential purposes according to the city zoning ordinance (~~Ord. No. 95-17~~) in residential/single-family districts, community-facilities districts, agriculture and suburban-homesites districts, residential two—four family districts, and residential multifamily districts.
- (b) Notwithstanding the prohibition stated in subsection (a) of this section, any such recreational, noncommercial and commercial vehicles with a curb weight of over 10,000 pounds may be parked upon private property in such zones mentioned in subsection (a) of this section on such person's or owner's property, behind the building or setback line.
- (c) The prohibition stated in subsection (a) of this section shall not prevent the parking or standing of such vehicles in such zoned areas for the purpose of expeditiously loading or unloading passengers, freight or merchandise, nor shall such prohibition prevent the

parking in such zoned areas of construction equipment and/or utility vehicles by the city and other utility providers or emergency vehicles and equipment.

Sec. 54-64. - Parking for certain purposes.

No person shall park a vehicle upon any street in the city for the principal purpose of:

- (a) Displaying such vehicle for sale;
- (b) Washing, greasing or repairing such vehicle, except repairs necessitated by an emergency;
- (c) Advertising, except by permit issued by the chief of police and under the conditions stipulated therein.

Sec. 54-65. - Designation and marking of parking stalls and areas where parking is prohibited or limited.

- (a) The city manager shall cause parking stalls to be maintained and marked off in and on such streets and parts thereof as may be designated by the city council from time to time and shall cause spaces in which parking is prohibited to be maintained and marked off in and on such streets and parts thereof as may be designated by the city council from time to time. The city manager shall also cause time-limit parking areas to be maintained and marked off in and on such part of streets as may be designated by the city council from time to time. All such spaces or areas shall be clearly indicated by appropriate signs or by markings on the pavement or curb.
- (b) In areas designated as time limit parking areas, parking may be limited to any period prescribed by the council, the same to be designated with clearly distinguished markings or signs at both ends of the time limit area at reasonable intervals between the beginning and ending of such time limit area, indicating the time allowed for parking in such area.
- (c) Any prohibition of or time limit on parking established under this section shall apply on such days and between such hours as prescribed by the council.

- 1) Two (2) hour maximum parking along the western side of S 6th Street between E Main Street and E Leon Street.
- 2) Two (2) hour maximum parking along the southern side of E Leon Street between S 6th Street and S 7th Street.
- 3) Two (2) hour maximum parking along the eastern side of S 7th Street between E Main Street and E Leon Street.

Sec. 54-66. - Landing, unloading zones—Designation.

The city manager, with the consent of the city council, is unauthorized to determine and designate the location of passenger and freight curb loading zones and shall place and maintain

appropriate signs indicating the same and stating the hours during which the provisions therefor are applicable **and are in accordance with Chapter 49, Article VIII.**

Sec. 54-67. - Landing, unloading zones—Use of passenger zones.

No person shall stop, stand or park a vehicle for any purpose or period of time other than for the expeditious loading or unloading of passengers in any place marked as a passenger curb loading zone during hours when the regulations applicable to such curb loading zones are effective; and then only for a period of time not to exceed three minutes except when such spaces are adjacent to and serving a hotel or bus station, when such period of time may not exceed 15 minutes.

Sec. 54-68. - Landing, unloading zones—Use of freight zones.

(a) No person shall stop, stand or park a vehicle for any length of time in any place marked as a freight curb loading zone during the hours so set aside except that commercial vehicles may so stop, stand or park for the expeditious unloading and delivery or loading and pickup of material. In no case shall the stop for unloading, loading, pickup or delivery of material exceed 30 minutes **and are in accordance with Chapter 49, Article VIII.**

(b) The driver of a passenger vehicle may stop temporarily at a place marked as a freight curb loading zone for the purpose of and while actually engaged in loading or unloading passengers when such stopping does not interfere with any motor vehicle used for the transportation of materials which is waiting to enter or about to enter such zone.

Sec. 54-69. - Presumption that owner of vehicle illegally parked same.

In any prosecution charging a violation of any ordinance or regulation governing the standing or parking of a vehicle, proof that the particular vehicle described in the complaint was parked in violation of any such ordinance or regulation, together with proof that the defendant named in the complaint was at the time of such parking, the registered owner of such vehicle, shall constitute in evidence a prima facie presumption that the registered owner of such vehicle was the person who parked or placed such vehicle at the point where, and for the time during which, such violation occurred.

Sec. 54-70. - Impoundment of standing or parked vehicles—Authorized.

Any vehicle which shall be or remain standing or parked upon any public street, avenue, way, alley or other public place may be removed by or upon order of the chief of police and placed in storage as provided in Sec. 36-1.

Sec. 54-71. - Impoundment of standing or parked vehicles—Liability of city.

The city shall not be held as assuming any liability by reason of impounding or causing to be impounded a vehicle.

Sec. 54-72. - Parking, standing in alleys.

(a) No person shall park a vehicle within an alley in such a manner or under such conditions as to block the free passage of other vehicles in such alley.

(b) Notwithstanding the provisions of subsection (a) of this section, it shall be unlawful for any person to park a vehicle in any alley within the fire limits of the city, except when such vehicle is actually being used for the purpose of loading or unloading merchandise or passengers.

Sec. 54-73. - Parking trailers, etc., for dwelling purposes.

It shall be unlawful for any person to park a mobile home, house trailer, camp car or any vehicle on the public streets for the purpose of occupying as a dwelling for any length of time, or to so occupy any such vehicle.

Sec. 54-74. - Maximum parking time on municipal parking lots; impounding vehicle, fees.

(a) It shall be unlawful for any person to allow any vehicle to remain standing or parked upon any city-owned or -leased parking lot ~~for more than 72 consecutive hours, overnight from 11:00 p.m. to 8:00 a.m.~~ and any individual who violates this subsection may have said vehicle removed by or upon the orders of the chief of police, and said vehicle may be placed in storage as provided in Sec. 36-1.

(b) Property removed under the provisions of this section and in accordance with the terms of Sec. 36-1. shall be kept at a place designated by the chief of police until application for its redemption shall be made by the owner or his authorized agent, who shall be entitled to the possession thereof upon the payment of a fee as provided in Chapter 18. This remedy and impounding fee shall be cumulative of any and all other penalties that may be provided. In the event the property impounded is not redeemed by the owner or his authorized agent, it shall be disposed of in a manner authorized by law.

Secs. 54-75—54-94. - Reserved

SECTION 2. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, or the Gatesville Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Gatesville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Gatesville Code of Ordinances, as amended, and

upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall take effect immediately after the third and final reading.

Ordinance No. 2026-12 was read the first time and passed to the second reading this ____day of ____, 2026.

Ordinance No. 2026-12 was read the second time and passed to the third reading this ____ day of _____, 2026.

Ordinance No. 2026-12 was read the third time and duly approved, passed and adopted this the ____ day of _____, 2026.

APPROVED:

Gary Chumley, Mayor

ATTEST

Holly Owens, City Secretary, T. R.M.C.



July 16, 2026

RE: Zoning Designation and Variance for El Elyon Estates

Dear Property Owner:

In accordance with the City of Gatesville Zoning Ordinance and applicable provisions of Texas law, you are hereby notified that the Gatesville City Council will conduct a public hearing to consider a request for zoning designations and residential setback variances for the proposed El Elyon Estates development.

Public Hearing Information

Date: Tuesday, July 28, 2026

Time: 5:30 p.m. (or as soon thereafter as the item may be heard)

Location: Gatesville City Hall Council Chambers

110 North 8th Street

Gatesville, Texas 76528

Property Description

The subject property is located on Cedar Ridge Road and was annexed into the City of Gatesville on June 9, 2026. The applicant is requesting zoning classifications to accommodate the proposed El Elyon Estates development.

Requested Zoning

Residential Single-Family (RSF)

- Block 1, Lots 1–34
- Block 2, Lots 1–8
- Block 3, Lots 2–26
- Block 4, Lots 1–15
- Block 5, Lots 1–19
- Block 6, Lots 1–76

Business Commercial (BC)

- Block 1, Lot 35
- Block 2, Lot 9
- Block 3, Lot 1

City of Gatesville
803 E Main Street
Gatesville, Tx 76528
254-865-8951

www.gatesvilletx.com

The applicant is also requesting the following variances for the residential lots:

- Reduce the required front building setback from 25 feet to 20 feet.
- Reduce the required interior side building setback from 6 feet to 5 feet.

The requested zoning is consistent with the City's recently adopted Comprehensive Plan by providing Residential Single-Family zoning for the proposed residential development and Business Commercial zoning along the highway frontage to accommodate future commercial uses.

The Planning and Zoning Commission considered this request during its meeting on July 6, 2026, and unanimously recommended approval to the City Council.

All interested persons are invited to attend the public hearing and will be given an opportunity to speak for or against the proposed zoning and variance requests. Written comments may also be submitted to the City Secretary's Office prior to the public hearing and will be made part of the official record.

If you have questions regarding this request, please contact the Development Services Department at (254) 865-8951 or visit City Hall during normal business hours.

Holly Owens
Development Services Director
howens@gatesvilletx.com
254-865-8951, ext. 105

PUBLIC NOTICE

The City of Gatesville will hold a Public Hearing on **July 28, 2026 at 110 N 8th Street, Gatesville, TX 76528 at 5:30 P.M.**

Notice is hereby given that a request has been submitted to designate a specific zoning and a variance on approximately 54.25 acres of property located at 301 Cedar Ridge Road in the RB Irvine Survey, City of Gatesville.

All interested persons are encouraged to attend the public hearing and participate in the discussion regarding this annexation and proposed zoning designation.

A survey is available for inspection, during regular business hours, at City Hall, 803 E. Main Street.

Holly Owens
City Secretary



Date 7/28/2026

Agenda Item 11

Ordinance 2026-14

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, Director of Development Services

Agenda Item: Discussion and possible action regarding the Zoning Designation and Variance Request for El Elyon Estates.

The first reading was held on July 14, 2026, with no requested changes. This is the second reading.

Information:

The property located on Cedar Ridge Road, which was annexed into the City of Gatesville on June 9, 2026, is requesting zoning designations consistent with the proposed El Elyon Estates development.

The applicant is requesting a Residential Single-Family zoning designation for the following lots:

- Block 1: Lots 1–34
- Block 2: Lots 1–8
- Block 3: Lots 2–26
- Block 4: Lots 1–15
- Block 5: Lots 1–19
- Block 6: Lots 1–76

The applicant is requesting a Business Commercial zoning designation for the following lots:

- Block 1: Lot 35
- Block 2: Lot 9
- Block 3: Lot 1

In conjunction with the zoning request, the applicant is requesting the following variances for the residential lots only:

- Front building setback: 20 feet in lieu of the required 25 feet.
- Interior side building setback: 5 feet in lieu of the required 6 feet.

The recently adopted Zoning Ordinance establishes the following development standards for Residential Single-Family lots:

- Minimum front setback: 25 feet
- Minimum rear setback: 10 feet
- Minimum interior side setback: 6 feet
- Minimum street side setback: 10 feet
- Minimum lot size: 6,000 square feet
- Minimum lot width: 50 feet

Staff have reviewed the requested zoning designations and find them to be consistent with the City's recently adopted Comprehensive Plan. The proposed Residential Single-Family zoning supports the planned residential development, while the Business Commercial zoning along the highway frontage provides an appropriate transition and accommodates future commercial development in accordance with the land use recommendations of the Comprehensive Plan.

The requested setback variances will be considered as part of the zoning request for the residential portion of the development.

Planning and Zoning Commission:

The Planning and Zoning Commission met on July 6, 2026, to discuss the zoning and variance request for El Elyon Estates located at 301 Cedar Ridge Road. The Commission unanimously voted to recommend approval to City Council.

Public Notification

Notice of the public hearing will be provided in accordance with the requirements of the City's Zoning Ordinance and applicable state law, including:

- Publication of the public hearing notice.
- Mailed notification to property owners within the required notification area.

<u>Property Address</u>	<u>Owner</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
545 N Hwy 36 BYP	Hines Fambro & Bolfig	PO Box 908	Stephenville	TX	76401
425 N Hwy 36 BYP	Martin Industrial Storage LLC	334 Towne Oaks Dr	Waco	TX	76710
N Hwy 36 BYP	Martin Industrial Storage LLC	334 Towne Oaks Dr	Waco	TX	76710
411 N Hwy 36 BYP	Grants Rentals LLC	915 W Johanna St	Austin	TX	78704
405-409 N Hwy 36 BYP	Martin Industrial Storage LLC	334 Towne Oaks Dr	Waco	TX	76710
225 N Hwy 36 BYP	MSA Holdings, LLC	225 N Hwy 36 BYP	Gatesville	TX	76528
248 Old Osage Rd	Pembroke Court LTD	PO Box 3189	Bryan	TX	77805
	Gatesville ISD	311 S Lovers Ln	Gatesville	TX	76528
	TNMP	ally.tello@tnmp.com			
	911 Addressing	2180 North Main St	Belton	TX	76513
	Waste Management	pdaugere@wm.com			
	The Hop	4515 W US 190	Belton	TX	76513
	Atmos Energy	tammie.bowman@atmosenergy.com			

Staff Recommendation:

Staff recommends passing the requested zoning designations to the next meeting as follows:

- Residential Single-Family (RSF) for:
 - Block 1, Lots 1–34
 - Block 2, Lots 1–8
 - Block 3, Lots 2–26
 - Block 4, Lots 1–15
 - Block 5, Lots 1–19
 - Block 6, Lots 1–76
- Business Commercial (BC) for:
 - Block 1, Lot 35
 - Block 2, Lot 9
 - Block 3, Lot 1

Staff further recommends passing the requested residential setback variances to the next meeting.

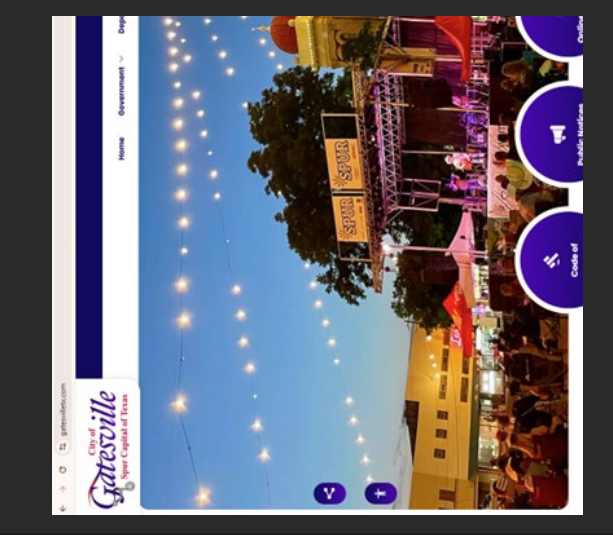
Motion:

Motion to pass Ordinance 2026-14, considering the request for the El Elyon Estates development, establishing Residential Single-Family zoning for the residential lots and Business Commercial zoning for the commercial lots as presented and consider the requested residential setback variances reducing the front setback from 25 feet to 20 feet and the interior side setback from 6 feet to 5 feet, second reading.

Attachments:

- Zoning Exhibit
- Public Notice
- Letter
- Draft Ordinance

Welcome
July 28, 2026



This document is intended as an overall look at City of Gatesville operations from the City Manager’s perspective. It is intended to concisely summarize the operations of each department within the city government and provide updates on current and future projects being undertaken by your city government. Its intended audience includes the City Council as well as all community members and stakeholders in Gatesville.

Please call me at 254.220.4628, or email me at bhunt@gatesvilletx.com, if you have any questions about any of the information provided herein.

Thank you,
Bradford Hunt
City Manager

Table of Contents



City Manager Update



Department Updates



Gatesville's America 250 Celebration



CIP & Major Project Updates



City-Wide Staffing Report



Upcoming Community Events



Current Projects



Development Update



Recap: Gatesville's America 250 Celebration

City Staff, volunteers, and Department Heads are commended for successfully hosting the biggest weekend in modern times in the City of Gatesville!

- **Thursday, July 2, 5:00 – 9:00 pm, Sports Complex: North Fort Hood vs. The World**
 - 6 total teams competed: Nipa Truck 1st place, CCC 2nd place, North Fort Hood 3rd place
- **Friday, July 3, noon – 6:00 pm, Civic Center: America 250 Pickleball Tournament**
 - 24 teams
- **Friday, July 3, 2:00 – 8:00 pm, Civic Center: Inaugural Gatesville Pickle Festival**
 - Vendors- 53
 - **Over 6,000 attendees!!**
- **Saturday, July 4th, 4:30 – 5:00 pm, Downtown Square: July 4th Kids' Toy Parade**
 - 50+ families attended
- **Saturday, July 4th, 5:30 – 7:00 pm, downtown to GISD campus: July 4th Main Street Parade**
 - Over 30 parade entries: 300+ people, 60+ vehicles, 30+ animals
- **Saturday, July 4th, 7:00 – 10:30 pm, GISD campus: America 250 Festival**
 - **Over 3,000 attendees!**



City-Wide Staffing Report



Total Allotted Positions in City:

- 93 FTE
- 21 PT
- 26 Seasonal

Open Positions:

- Parks:
 - 1 Fitness Center (PT)
- PD
 - 1 Officer (FTE)
 - 1 Dispatcher (FTE)

Current Projects

- Budget planning
- Airport – Master Plan
- PD building – funding application update
- FEMA final project planning in progress
- Development inquiries / meetings / agreements
- Water & Wastewater Master Plans
- NFH WWTP pre-planning & meetings with Ft. Hood command staff
- Airport Advisory Board
- CTWA application
- Edit & post all revised Job Descriptions



Development Update

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Active Developments

Active & Upcoming Development Projects

- Gatesville Crossing - Multi-plex SH 36 S. of Walmart
- Crescent Townhomes - Old Pidcoke Rd.
- Duplexes - E. Main Street
- El Elyon Estates - SF homes SH 36/Old Osage
- Public Service Office - Downtown
- Whataburger - Bus. 36 by SH 36 (old BK building)
- National Chain Hotel - North SH 36
- Boutique - Main/Park St.
- Chain restaurant - Lovers Lane / Main St.

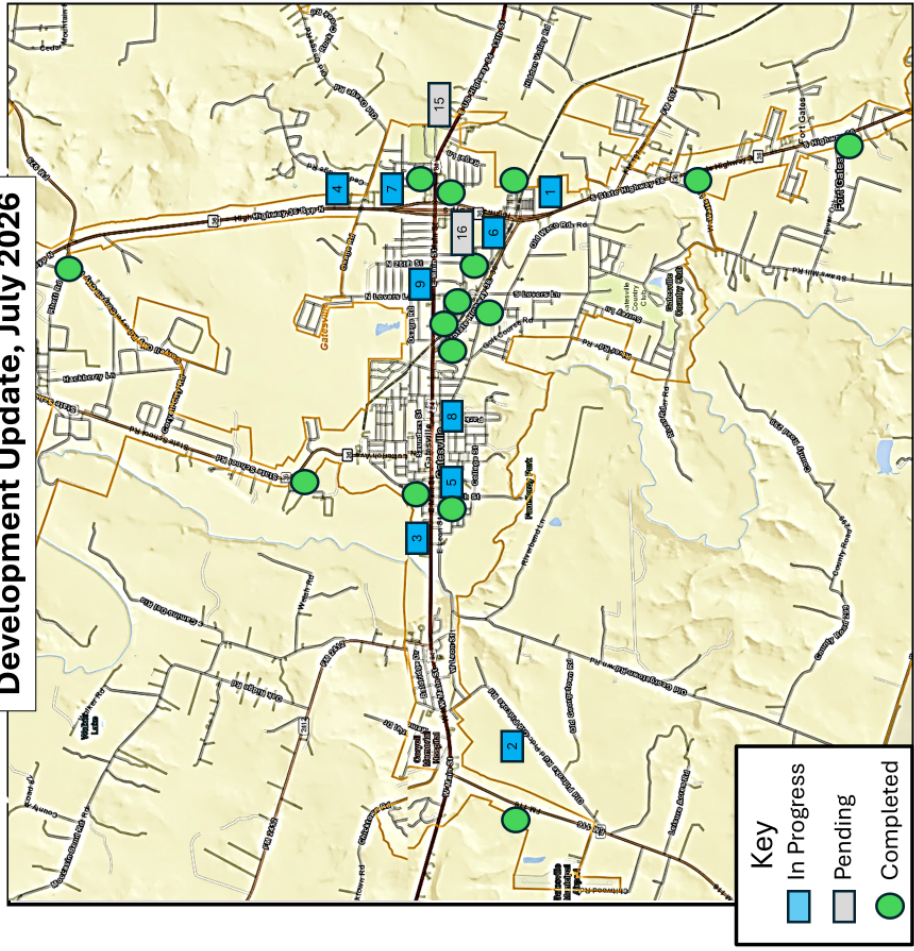
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Pending Developments

- Commercial development near Main St. / Bus. 36
- Single-Family near Jackson Drive
- Single-Family near Golf Course Rd.
- Family-style restaurant US 84
- Mexican restaurant US 84
- Parkview Apartments/Duplexes - US 84
- Multi-Family senior community SH 36

Development Update

Development Update, July 2026



IN PROGRESS

1. Gatesville Crossing - Multi-plex SH 36 S. of Walmart
2. Crescent Townhomes - Old Pidcocke Rd.
3. Duplexes - E. Main Street
4. El Elyon Estates - SF homes SH 36/Old Osage
5. Public Service Office - Downtown
6. Whataburger - Bus. 36 by SH 36 (old BK building)
7. National Chain Hotel - North SH 36
8. Boutique - Main/Park St.
9. Chain restaurant - Lovers Lane / Main St.

PENDING

10. Commercial development near Main St. / Bus. 36
11. Single-Family near Jackson Drive
12. Single-Family near Golf Course Rd.
13. Family-style restaurant US 84
14. Mexican restaurant US 84
15. Parkview Apartments/Duplexes - US 84
16. Multi-Family senior community SH 36

NOT MAPED

- 10
- 11
- 12
- 13
- 14

Development Completed, 2025-2026

Description	Completed
1 Laerdal Expansion	Mar-25
2 Laundromat by Bealls	May-25
3 Summer's RV Park	June-25
4 Downtown Boutiques	June-25
5 Starbucks	August-25
6 7 Brew Coffee	August-25
7 River Oaks Office Suites	August-25
8 Watts Lane - Motel Remodel	September-25
9 Oso Clean Carwash	October-25
10 Domino's Pizza	October-25
11 Wild Flour Café	October-25
12 Washburn Duplexes	November-25
13 Integrity Urgent Care	December-25
14 Dunkin' - Inside Walmart	February-26
15 Leon River Mercantile, Main St. across from courthouse	Mar-26



Department Report: Public Works Overview

PW Director: Chad Newman	• Projects • Stillhouse WWTP Expansion • WTP & Intake Electrical Upgrades • HWY 36 Sewer main upgrade • FEMA Projects • HB 500 BP#7 piping Rehabilitation • HB 500 Main Street Water Main • Stillhouse WWTP Phase 2
Water Dist.: Taylor Donaldson	
Streets: Gary Proctor	• Current Activity • WTP & Intake Electrical Upgrades Project • HWY 36 sewer main upgrade • Pavement Overlaying • Replacing Galvanized Service lines • Stillhouse Expansion • FEMA Projects • FY 26-27 Budget • 3-Month Look-Ahead • Water Service Replacements • Stillhouse Effluent FEMA project • Leon Plant FEMA project • Brown Park Sewer relocate FEMA project
Water Production: Zeb Veazey	
Wastewater: Bobby Buster	
Fleet: Derek Lawrence	• Long-Term • Water & Wastewater Master Plans



Department Report: Public Works

	Streets
PW Director: Chad Newman	- Open Hole Repairs- 5 - Fixed Potholes - Overlaid Hornets Way
Water Dist.: Taylor Donaldson	- Street Sweeper- 132 miles of City Streets. - Replacing faded street signs.
Streets: Gary Proctor	- Brush removal – Trimmed trees on Watts Lane - Put banners and flags up on main street
Water Production: Zeb Veazey	Chipped brush at 19th
Wastewater: Bobby Buster	3-Month Look-Ahead: paving, cleaning ditches, trimming right of ways
Fleet: Derek Lawrence	Water Distribution
	10 water/sewer taps & service line replacements 14 water service leaks 3 Water main leaks 1 Fire Hydrant replacement (Civic Center parking lot)



Department Report: Public Works

- Water Production

- Raw water pumped and treated : 133.294 MG
- Average pumped & treated per day: 4.537 MG
- Started on the Filter #3 and #4 SCADA and valve control repairs
- MRB has re-scheduled the bid deadline for the lagoon lift pump station for July 7th

PW Director: Chad Newman

Water Dist.: Taylor Donaldson

Streets: Gary Proctor

- Allen Bradley Flex I/O input card failed on filters 1 and 2 replaced after it failed

- Built valve signs to mark inline valves, blow off valves and air release vaults that are difficult to find when needed. 40 signs were built and installed throughout the wholesale system. We will be ordering materials to build another 40 signs to complete the project.

Water Production: Zeb Veazey

Wastewater: Bobby Buster

- All staff has been spending any available time mowing, weed trimming, and spraying weed killer at the Plant, BP#1, the Raw Water Intake and BP#2.

Fleet: Derek Lawrence

- 1-month look ahead:

- Haul sludge from Lagoon #1 after drying is complete.
- Complete repairs to the SCADA system on Filters #3 and #4 at the Water Plant.
- Cut and remove more trees and brush from the security fences at the Mountain Ground Storage site.
- Prepare for a free chlorine conversion in August



Department Report: Public Works

- Wastewater Collections & Treatment

- Collections

- 10 Sewer stop ups; 2 sewer main repairs
- Leon WWTP

Water Dist.: Taylor Donaldson

- Daily AVG-1.012 MGD

- Total Month- 30.387 MG 68% capacity

- Maintenance/Repairs: Check oil in gear boxes, Cleaned
- influent floats, cleaned RAS pump. Mowed inside of and outside of the plant.

Water Production: Zeb Veazey

- Pushed and moved sludge, cleaned and HTH clarifiers.

- Stillhouse WWTP

Wastewater: Bobby Buster

- Monthly Average-1.475 MGD

- Total Monthly Flow- 44.247 MG 67% capacity

- Expansion was on track for Phase 1 completion February 2026, then revised to May 2026; then July 2026; now August 2026.

Fleet: Derek Lawrence

- Checked, cleaned, and flushed screen filters in the chlorine (Cl₂) and sulfur dioxide (SO₂) rooms daily
- Scope tube vault bypass for the RAS system was utilized and is functioning properly.



Department Report: Police

Chief: Jeffrey Clark

Captain: Keith Mueller

Lieutenant: Sid Post

Dispatch Supervisor: Jessica Stiles

Administrative Bureau

Personnel Summary		Budgeted	*Actual		Lmt/FMLA	
Sworn Law Enforcement		20		19		0
Non-Sworn		12		12		0
Total		32		31		0
Property & Evidence		June 2026	June 2025	2026 YTD	2025 YTD	YTD %
Items Disposed	1		7	117	122	+4.1%%
Items Received	45		11	175	88	+98.9%
Total # of Items	2102		2001	2102	2001	+5.0%
Records Unit		June 2026	June 2025			
Open Records Requests	118		106	707	618	+14.4%
False Alarm Program		June 2026		June 2025		
Total number of alarms				18		20
Total number of FALSE alarms				14		16
Community Events Attended		June 2026	June 2025	2026 YTD	2025 YTD	YTD %
Community Events	1		1	11	3	+97.3%



Department Report: Police

Chief: Jeffrey Clark

Captain: Keith Mueller

Lieutenant: Sid Post

Dispatch Supervisor: Jessica Stiles

Patrol Bureau

Use of Force Report		June 2026	June 2025	2026 YTD	2025 YTD	YTD %
Total # of Use of Force Incidents		0	0	0	3	-100%
Computer Aided Dispatch		June 2026	June 2025	2026 YTD	2025 YTD	YTD % Changed
Calls for Service		531	536	3172	2928	+8.3%
Self-Initiated Activity		904	1628	6096	9965	-38.8%
Total Events		1435	2164	9268	12893	-28.1%
Activities		June 2026	June 2025	2026 YTD	2025 YTD	YTD %
Total Arrests (# of Offenders)		29	16	135	166	-18.7%
Misdemeanor		25	7	100	133	-24.8%
Felony		12	8	71	71	0%
Class C		0	1	8	28	-71.4%
Federal		0	0	0	0	0%
Total Offense Charges		37	22	179	238	-24.8%
Department Traffic Enforcement		June 2026	June 2025	2026 YTD	2025 YTD	YTD %
Citation (Tickets)		64	78	564	465	+21.3%
Citation Charges		81	119	749	623	+20.2%
Citation Warnings		153	259	1425	1484	-3.9%
Traffic Stops (CAD data)		180	322	1733	1796	-3.5%
DWI Arrests		3	1	14	11	+27.3%
Accidents Reported by Officers (CRIS)		22	7	74	52	+42.3%
Accident Exchange Information		11	10	64	68	-5.9%
Fatality Accident		0	0	0	0	0%



Department Report: Police

Chief: Jeffrey Clark

Captain: Keith Mueller

Lieutenant: Sid Post

Dispatch Supervisor: Jessica Stiles

Animal Services

Administrative Activities							
	June 2026	June 2025	2026 YTD	2025 YTD	YTD %		
Calls for Service	144	170	571	735	-22.3%		
Warnings	0	0	1	6	-83.3%		
Citations	4	1	19	11	+72.7%		
Criminal Investigations	11	0	21	1	+2000%		
Dogs							
	June 2026	June 2025	2026 YTD	2025 YTD	YTD %		
Field Intake	6	10	64	82	-21.9%		
Total Dogs Received	6	10	64	82	-21.9%		
Reclaimed	2	1	26	40	-35.0%		
Adopted	1	2	42	45	-6.7%		
Transferred Out	3	3	9	14	-35.7%		
Total Live Outcomes	12	6	88	78	+12.8%		
Euthanized	0	0	1	2	-50%		
Died in Shelter	0	0	0	0	0%		
Cats							
	June 2026	June 2025	2026 YTD	2025 YTD	YTD %		
Field Intake	17	16	100	118	-15.2%		
Total Cats Received	17	16	100	125	-20.0%		
Reclaimed	1	0	2	1	+100%		
Adopted	1	11	8	40	-80.0%		
TNR	7	9	49	71	-30.9%		
Transferred Out	0	0	30	6	+400%		
Total Live Outcomes	9	20	101	131	-22.9%		
Euthanized	2	1	3	2	+50.0%		
Died in Shelter	0	2	1	4	-75.0%		
Other (Wildlife/Livestock)							
	June 2026	June 2025	2026 YTD	2025 YTD	YTD %		
Intake	0	0	0	0	0%		
Released to Owner (Livestock)	0	0	0	0	0%		
Released (Wildlife)	0	0	0	11	-1100%		
Euthanized	0	0	0	2	-200%		



Department Report: Police

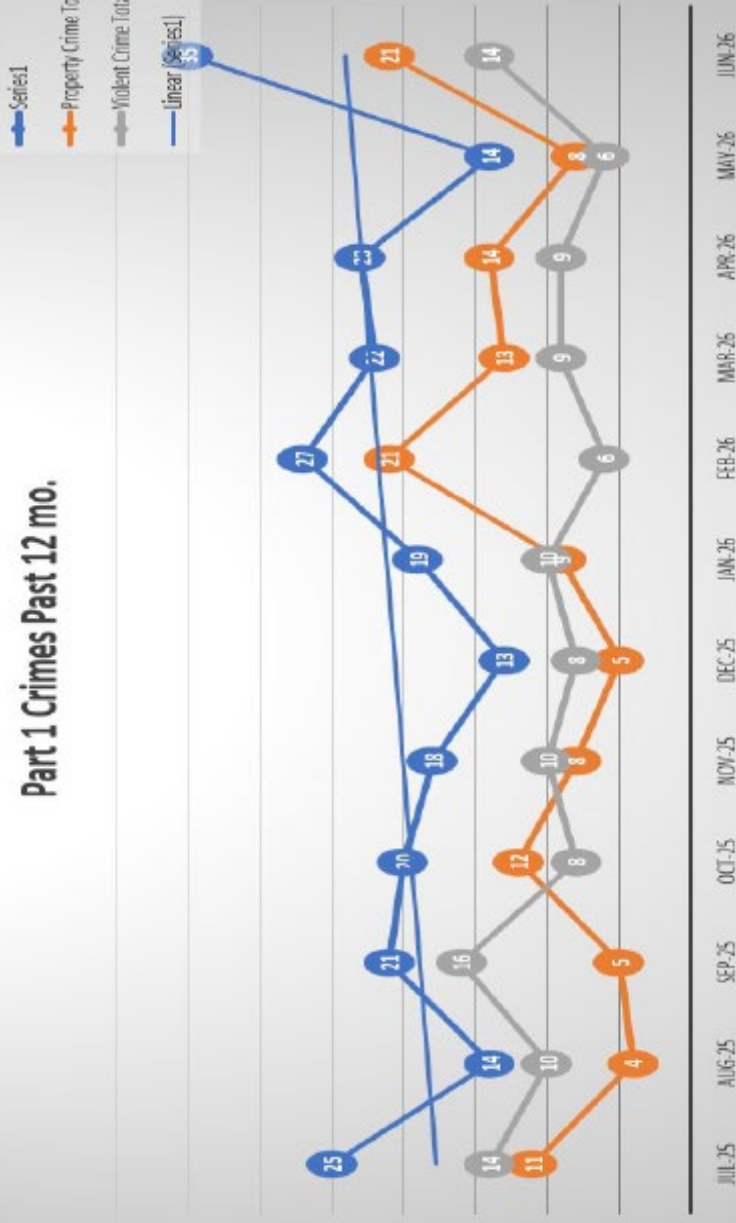
Chief: Jeffrey Clark

Captain: Keith Mueller

Lieutenant: Sid Post

Dispatch Supervisor: Jessica Stiles

Part 1 Crimes Past 12 mo.



Increase related to change in reporting requirements for class C Theft offenses. Assaults Family Violence related



Department Report: Fire

- Working on getting Grants out, for 2026.
- Updating fire service contacts SFFMA, TFS, and Others as needed
- Now 40+ volunteers
- FY 26-27 Budget preps with City and Coryell County

Chief: Robert Featherston

Deputy Chief: Bobby Buster



Department Report: Parks & Recreation

Director:

Seth Phillips

Superintendent

(NFHRC/Aquatics):

Marte Bailey

Fitness Center Director:

Patrice Gilbert

Maintenance Supervisor:

Levi Cole

Ongoing Projects:

- FEMA Damaged Park Sites (Faunt Le Roy, Raby, Brown)
- Fitness Center Repairs (all projects will be completed by the end of July)
- TPWD Grant- Musco Lights HEB/Jaycee Field (installation July 20-August 31)

Events:

- America 250 - Staff spent a large portion of June focusing their efforts on the extensive planning, logistics, and preparation required for the NFH vs. World Softball Tournament, Pickle Fest, and the America 250 Fireworks Festival.
- District & State Tournaments at Sports Complex



Department Report: Parks & Recreation



Director:

Seth Phillips

Superintendent
(NFHRC/Aquatics):
Marte Bailey

Fitness Center Director:
Patrice Gilbert

Maintenance Supervisor:
Levi Cole

Athletics:

- The youth baseball/softball league ended on June 6
- June Tournaments- Texas Teenage 6U Girls (June 15-19), Texas Teenage 6U Boys, 12U Boys, 14U Boys (June 22-26)
- Hosted Texas Teenage State 10U Boys (July 6-10)

Fitness Center:

- Membership:
 - 1,001 Memberships
 - 4,574 Member visits
 - 232 Day Passes Sold
- Group Exercise:
 - 67 Group Exercise Classes
 - 745 Class Participants
- Notes

- TPWD Non-Urban Indoor Recreation Grant- opened May 1 (group exercise studio) working with MRB on floor plan, rendering views, and OPCC
- Roof repairs will begin about July 7
- Sales: \$24,270.59
 - Memberships, Passes, Etc.- \$20,302.00
 - Retail- \$1,817.09
 - Insurance Reimbursement- \$2,151.50



Department Report: Parks & Recreation



North Ft. Hood Recreation Center:

- Total Visits- May 1-31 (5,011)

Director:

Seth Phillips

Superintendent

(NFHRC/Aquatics):

Marte Bailey

Fitness Center Director:

Patrice Gilbert

Maintenance Supervisor:

Levi Cole

Aquatics:

- Pool parties – 23
- Total sales at pool - \$33,878.90
- Swim Lessons - 30

Maintenance:

- Cemeteries- mowing continues
- Staff have been busy mowing City parks, facilities, and lots.
- 2025-2026 park maintenance building upgrades completed

JUNE 2026 0900-2100 RECREATION CENTER						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1	2 Pool Tournament 1830-2000	3 Trivia Night 1830-2000	4 Karaoke Night 1830-2030	5 Karaoke Night 1830-2030	6 Cornhole/ Spikball All Day	7 Almost Golf 0930-1700
8	9 Ping Pong Tournament 1830-2000	10 Trivia Night 1830-2000	11 Pool Tournament 1830-2000	12 Karaoke Night 1830-2030	13 Almost Golf 0930-1700	14 Military Heritage Concert 1700-2000 DICK CISCO FIELD
15	16 Pool Tournament 1830-2000	17 Trivia Night 1830-2000	18 Lunch Time Ping Pong Tournament	19 Karaoke Night 1830-2030 3K GLOW RUN	20 Softball Tournament	21 Cornhole/ Spikball All Day
22	23 Ping Pong Tournament 1830-2000	24 Trivia Night 1830-2000	25 Smash Bros Tournament 1830-2000	26 Karaoke Night 1830-2030	27 Almost Golf 0930-1700	28 Almost Golf 0930-1700
29	30 Lunch Time Pool Tournament				BUILDING 56480	



Department Report: Administration

Finance

- FY 26 budget preparations
- Fiber internet connection to city buildings – city hall complete, others in progress

Deputy City Manager / CFO:

Mike Halsema

Airport

- RAMP grant – new grant submission in progress
- Master Plan – 90/10 grant in progress

Human Resources

- Comp & classification study –position titles finalized, job descriptions being released

Library

- TSLAC report (from May 2026)
 - Registered Users: 9015
 - Early Childhood Programming
 - Number of Sessions: 2 ; Total Audience: 38
 - Student Age Programming
 - Number of Sessions: 10 ; Total Audience: 90
 - Young Adult Programming
 - Number of Sessions: 2 ; Total Audience: 15
 - Adult Programming
 - Number of Sessions: 14 ; Total Audience: 142
 - General Interest Programming (all ages)
 - Number of Sessions: 3 ; Total Audience: 275
 - Total Live
 - Number of Sessions:31 Total Audience: 560

HR Director:

Lori McLaughlin

Library Director:

Shea Harp



Department Report: Development Services, Planning, Building Inspection, Code Enforcement



City Secretary:
Holly Owens

Building Official:
Miguel Gamez

Building Maintenance:
Ronald Hornung

Permit Technician:
Nicole Clark

Code Enforcement:
Anna True
Lee Walters

Permits & Inspections: Permits - \$997,949.76 (value)

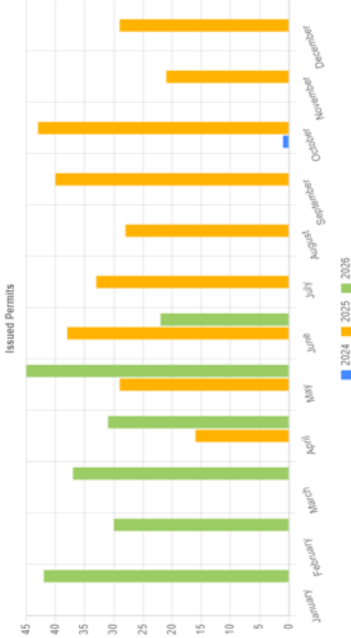
Plan Review

- Home2Suites - Civils only (N Hwy 36)
- 2524 E Main (Restaurant)
- Dominoes (rear concrete pad)
- 606 N Lutterloh (7,600 sq. ft. metal building)
- Crescent Townhomes – Fire Sprinklers
- Parkview Phase 6
- 1512 E Main Street (rear wall)

Permits Issued - 38

Residential – New	1
Residential – Remodel	1
Commercial – New	
Commercial – Remodel	1
Accessory/Storage/Carport	4
Demolition	3
Sign	6
Mech/Elec/ <u>Plmg</u> /Gas	15
Inground Pool	
Solar	
Roof	2
Fence	
Fire	1
Other	4

Issued Permits



179 Inspections
Performed = 8.52 daily



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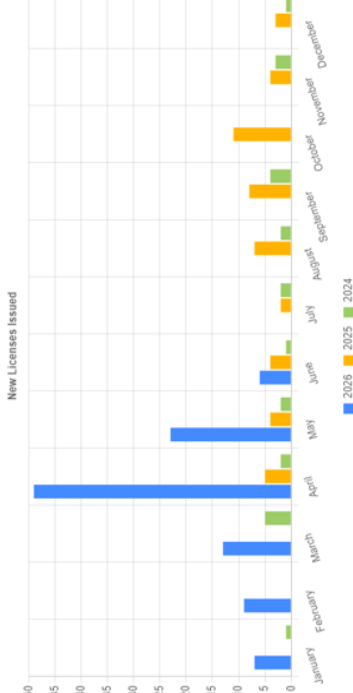
Planning/Building Standards Commission

Zoning/Development Ordinance(s):

- Vape & Cannabis-Related Shops
- Fee Schedule – Development Services

Licenses

Alarm (Comm/Res)	4
Amusement/ <u>Gameroom</u>	
Kennel	
Livestock	4
Machines	
Mobile Home Park	
Microchip	2
Pet Tags	5
Recreational Vehicle Park	
Solicitor	1
Special Event	1
TABC	2
Vape/Cannabis Shop	
Vendor/Food Truck	3



Letters were generated to existing Amusement Gamerooms, Vape Shops, Cannabis Shops, RV Parks, and MH Parks to inform and educate the current businesses of the recently approved ordinances. Implementation will begin in September.



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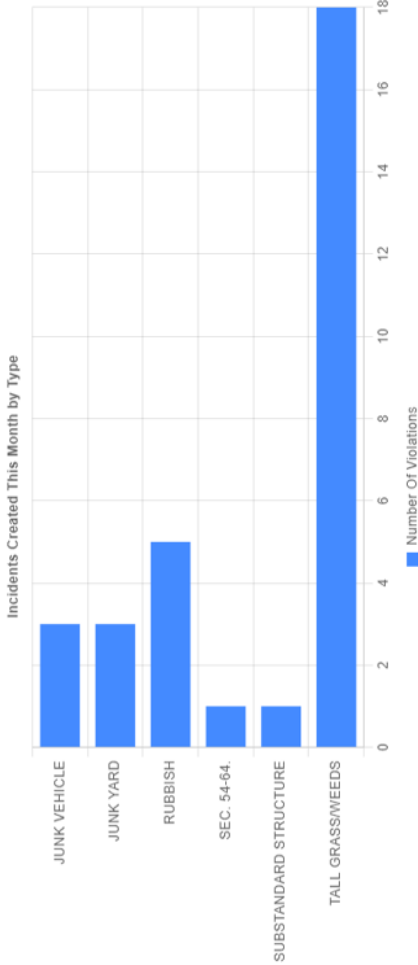
Code Enforcement:
Anna True
Lee Walters

Code Enforcement

31 Case(s) opened
• 14 Case(s) closed
1 Citation(s) issued

Lien(s) paid \$2,382.20
Abatement lien(s) filed
• 16 Released

Incidents Created This Month by Type



Records Requests

49 Open Records Requests
3 Zoning Verification Letter

\$ CIP Updates



CAPITAL PROJECTS FY 25-26

General Fund, Project Description		FY26	Jul-26 UPDATE
Faunt Leroy Park Flooding	DR4781 FEMA grant	177,335	In Progress
POLICE INTERCEPTOR ADDITION		87,000	Ordered
SCBA WASHER		28,000	TBD
FITNESS CENTER ROOF REPLACEMENT		88,000	Complete
FIRE STATION DRIVEWAY REPLACEMENT (multi year)		18,000	TBD
FITNESS CENTER DEHUMIDIFIER REPLACEMENT		175,000	Complete
FLEET SERVICES MECHANIC VEHICLE REPLACEMENT		80,000	Complete
CODE ENFORCEMENT VEHICLE ADDITION		25,000	Complete
FITNESS CENTER WEIGHT EQUIPMENT REPLACEMENT YEAR 4		25,588	Complete
STREET DEPARTMENT TRAILER Arrowboard		7,500	Complete
PARKS <i>Power Rake</i>		11,000	Complete
FITNESS CENTER INSULATION		11,644	Complete

Water/Sewer Fund, Project Description		FY26	May-26 UPDATE
STILLHOUSE WASTEWATER TREATMENT PLANT REHAB	TWDB grant	8,000,000	Est. completion delayed to Aug. '26
WATER PRODUCTION ELECTRIC SYSTEM REHAB	- TWDB grant	-	New engineer review, RFQs to follow
HWY36 GRAVITY MAIN REPLACEMENT	- EPA GRANT	582,500	In progress
LEON PLANT SLUDGE THINNER		871,500	Pending RFP process
LEON PLANT BAR SCREEN REPLACEMENT		30,000	Pending RFP process
BROWN PARK SEWER LINE RELOCATE	FEMA grant	544,800	In progress w/FEMA
MANHOLE REHABILITATION		100,000	In progress
HUGHES ELEVATED STORAGE TANK	US Congress Appropriation grant	204,000	Complete
PICKUP TRUCK REPLACEMENT		20,000	Complete

\$ Major Project Updates



Summary of Major Projects, July 2026 Update

Goal / Project		Status as of Dec. 2025	Status July 2026	Notes
1	Ensure we meet the guidelines for FEMA grant and begin work on recovery / mitigation from 2024 flood.	Near completion	Near completion	FNI to complete Stillhouse, Leon WWTPs; and Raby Park culvert & walls; FLR Park pending FEMA final review
2	Old Leon River Bridge assessment	Pending	Pending	\$100K to assess by FNI - KPA also assessing & recommends TXDOT involvement
3	New PD building USDA Rural Facilities grant	In progress	Near completion	Debt / grant consideration is due to clear USDA underwriting in next few weeks
4	Fitness Center renovations of HVAC, insulation, roof	Near completion	Complete	Insulation complete; HVAC in progress; roofing to follow
5	Brown Park sewer line relocate FEMA grant	Pending	In progress	Final FEMA obligation in process; project engineering RFQs in Feb.
6	Shady Lane bridge	Pending	In progress	Project obligated by Coryell Commissioners Feb. 24; \$30K + for Qty to relocate lines
7	Stillhouse WWTP Phase 1 TWDB grant	Near completion	Near completion	project is behind schedule from Nov. 2025 completion, now est. completion May 2026
8	Water Production Electric System Rehab HB 500/ Governor's office	In Progress	In Progress	RFQs for major projects will be issued in next few months
9	Water Production Filter Media Replacement	In Progress	Scheduled	Postponed, or will RFP be issued in next few months ?
10	Hwy 36 gravity main replacement - EPA grant	In Progress	In Progress	RFP approved, contractor identified, work to begin soon
11	Amend OCNs	In progress	In progress	2nd round of application process
12	Downtown Wayfinding signs	n/a	In progress	HOT funding approved, RFPs pending
13	Downtown Fire - permitting, security, business owner assistance	n/a	Near completion	Demo in progress, possibly complete in 3-4 weeks
14	America 250 Planning	In progress	Near completion	funding approved, event committees moving forward with planning
15	North Ft. Hood WWTP concept planning & submission to USDOD	n/a	In progress	formal request that Ft. Hood build its own WWTP on-base
16	Set Airport Advisory Board	n/a	Complete	ID members & schedule 1st meeting for July 2026
17	Airport Master Plan TXDOT Aviation grant	n/a	In progress	TXDOT assiting with project planning and 90% funding



Recent & Upcoming Community Events



Recent Events

- America 250



Upcoming Events

Date	Time	Event	Location
Jul 30-Aug 1	evening	Rodeo	Rodeo Arena
8-Aug	8:30a-1p	Back to School Bash	Gatesville Elementary
Aug. 12	7am	1st day of school	GISD
Sept. 12	7:30am	Lions/Exchange Golf Tournament	Gatesville CC
Sept. 19	8am-9pm	Spur Fest / Cruizin Cruizers	Downtown Square
Oct. 6	6-8:30pm	National Night Out	Sports Complex
Oct. 17	8a-2p	Harvest Fest (+ Jail&Bail)	First Methodist
Oct. 24	6-8pm	Boozaar	Downtown Square
Nov. 3	8a - 5p	Election	



Check our Facebook page for more community events!

Thank You

Questions & Discussion

City of Gatesville • 803 Main Street • (254) 865-8951 • gatesvilletx.com