

CITY COUNCIL MEETING
MAY 12, 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 12TH DAY OF MAY 2026.

2. QUORUM CHECK/COUNCIL PRESENT: Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Kalinda Westbrook, Jon Salter, Aaron Smith, and Travis VanBibber.

CITY STAFF PRESENT: City Manager Brad Hunt, City Secretary Holly Owens, Deputy City Manager/Finance Director Mike Halsema, Chad Newman, Miguel Gamez, Jolie Archie, Lori McLaughlin, and Shea Harp.

OTHERS: Leo Corona, Travis Nolte, Joe Campbell, Sonia Blanchard, Steve & Carla Manning, Mason Dunam, Pedro Quintro, Allysen Hinkle, and Tina Zimmerman.

3. INVOCATION: Jon Salter 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 Citizen 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 2026-053: Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **April 28, 2026.** (Holly Owens)

b. Resolution 2026-054: Discussion and possible action regarding approval of the March 2026 Financials. (Mike Halsema)

c. Resolution 2026-055: Discussion and possible action regarding approval of a street closure on 27th street for a Gatesville Intermediate School Event. (Chief Clark)

CONSENT AGENDA: Motion by Kalinda Westbrook, seconded by Aaron Smith to **APPROVE** the **CONSENT AGENDA** as presented. All five voting “Aye”, motion passed, 5-0-0.

OTHER BUSINESS:

5. Resolution 2026-056: Discussion and possible action regarding the Wastewater treatment plan for North Fort Hood. (Brad Hunt)

Leo Corona, 409 State School Road, came forward to discuss grant opportunities. A handout of notes was handed to Brad Hunt.

RESOLUTION 2026-056: Motion by Greg Casey, seconded by Jon Salter to **PASS RESOLUTION 2026-057**, petitioning US Army Forces, Command, US Army Material Command, US Congressman John Carter’s Office, US Senator John Cornyn’s Office, and US Senator Ted Cruz’s Office to study the issue and support the construction of a WWTP on Ft. Hood; this proposal being in support of the NFH troops and City of Gatesville’s best interests for immediate and future services for wastewater treatment. All five voting “Aye”, motion passed, 5-0-0.

6. Resolution 2026-057: Discussion and possible action authorizing the submission of a Community Development Block grant - mitigation project application to the General Land Office for the 2024 Disasters Local Communities Program. (Mike Halsema)

RESOLUTION 2026-057: Motion by Travis VanBibber, seconded by Aaron Smith to **APPROVE RESOLUTION 2026-057**, authorizing the submission of a Community Development Block Grant – mitigation project application to the General Land Office for the 2024 Disaster Local Communities Program. All five voting “Aye”, motion passed, 5-0-0.

7. Resolution 2026-058: Discussion and possible action regarding Fiscal Year 2027 Budget Calendar. (Mike Halsema)

RESOLUTION 2026-058: Motion by Kalinda Westbrook, seconded by Travis VanBibber to **APPROVE RESOLUTION 2026-058**, approving the budget calendar for Fiscal Year 2026-2027. All five voting “Aye”, motion passed, 5-0-0.

8. Ordinance 2026-07: Discussion and possible action amending Chapter 32, Article IX. – Coin— Operated Machines and Indoor Amusement Facilities. *1st Reading* (Holly Owens)

Councilman VanBibber asked about police activity around gaming facilities. Ms. Owens stated she would speak with Chief Clark and would bring a call sheet report for the second reading.

ORDINANCE 2026-07: Motion by Jon Salter, seconded by Aaron Smith to **PASS ORDINANCE 2026-07**, amending Chapter 32, Article IX. – Coin-Operated Machines and Indoor Amusement Facilities to the next meeting, first reading. All five voting “Aye”, motion passed, 5-0-0.

9. Ordinance 2026-05: Discussion and possible action regarding an alley abandonment on 22nd St. *3rd and final reading* (Holly Owens)

ORDINANCE 2026-05: Motion by Aaron Smith, seconded by Kalinda Westbrook to **APPROVE ORDINANCE 2026-05**, vacating the alley located along 22nd Street and transferring ownership to Mr. Robert Jenkins. All five voting “Aye”, motion passed, 5-0-0.

10. Resolution 2026-059: Discussion and possible action regarding a Cedar Ridge and Old Osage Annexation Application. (Holly Owens)

RESOLUTION 2026-059: Motion by Travis VanBibber, seconded by Greg Casey to **APPROVE RESOLUTION 2026-059**, accepting the application for annexation of property located in the R H Irvine Survey and approximately 54.25 acres. All five voting “Aye”, motion passed, 5-0-0.

11. Ordinance 2026-08: Discussion and possible action regarding an Ordinance to Annex the property located in the R B Irvine Survey and approximately 54.25 acres. (Holly Owens)

ORDINANCE 2026-08: Motion by Aaron Smith, seconded by Jon Salter to **PASS ORDINANCE 226-08**, approving the annexation of the property located in the R B Irvine Survey and approximately 54.25 acres. All five voting “Aye”, motion passed, 5-0-0.

12. Public Hearing regarding Annexation and Zoning Designation located at 506 Coryell City Rd. (Holly Owens)

OPEN PUBLIC HEARING Mayor Chumley opened the public hearing at 6:00 PM.

Hear comments regarding the annexation and zoning designation of property located at 504 and 506 Coryell City Rd, Salter Subdivision, Block 1, Lot 9. Zoning designation is Residential Mobile Home.

There were no public comments.

CLOSE PUBLIC HEARING Mayor Chumley closed the public hearing at 6:01 PM.

13. Ordinance 2026-04: Discussion and possible action regarding a Coryell City Rd Annexation and Zoning Designation. *3rd Reading and final reading* (Holly Owens)

ORDINANCE 2026-04: Motion by Greg Casey, seconded by Travis VanBibber to **APPROVE**
ORDINANCE 2026-04, authorizing the annexation and zoning designation of property located in the Salter Subdivision, Block 1, Lots 9 and 10, consisting of 0.6818 acres in Coryell County and addressed as 504 and 506 Coryell City Road and approve the zoning as Residential Mobile Home. All five voting “Aye”, motion passed, 5-0-0.

14. Ordinance 2026-06: Discussion and possible action regarding zoning ordinance articles I-X. *1st Reading* (Holly Owens)

ORDINANCE 2026-06: Motion by Jon Salter, seconded by Kalinda Westbrook to **PASS**
ORDINANCE 226-06, creating Chapter 49, Articles I-X Zoning Ordinance to the next meeting, first reading. All five voting “Aye”, motion passed, 5-0-0.

15. Resolution 2026-060: Discussion and possible action regarding 1807 Bridge Street. (Holly Owens)

Mayor Chumley asked if the property poses a threat to the community or neighborhood. Ms. Owens stated that the structure is secure, however, it could get knocked down with a strong wind.

Mayor Chumley asked if this is something that should wait. Ms. Owens stated that if the property or any property poses an eminent threat, staff will find the funds to demolish the structure.

RESOLUTION 2026-060: Motion by Travis VanBibber, seconded by Aaron Smith to **APPROVE**
RESOLUTION 2026-060 to begin the demolition process for 1807 Bridge Street. All five voting “Aye”, motion passed, 5-0-0.

16. Resolution 2026-061: Discussion and possible action on a request to waive a fee as established by Chapter 18, City Ordinances. (Brad Hunt)

Brad Hunt presented a timeline of events that occurred.

Mason Dunnam, attorney representing Steve and Carla Manning. Joe Campbell, contractor of the job site, is also present. Mr. Dunnam stated the penalty fees should be waived on three grounds: 1) claims the contractor had pre-authorization from the building inspector, Miguel Gamez, 2) the sign permit is exempt under Sec. 42-10 (e), and 3) the exterior work is cosmetic and the interior work for the ceiling had approval from the building inspector, Miguel Gamez and as the ceiling came down, the walls became unstable and it was addressed as an emergency. Mr. Dunnam also believes the fees were miscalculated based on the fee schedule. Mr. Dunnam continued with his believed timeline and a hearsay conversation between Mr. Campbell and Mr. Gamez. Mr. Dunnam addressed the “stop and start” work on April 29th and 30th. Mrs. Manning emailed the plans and received an email to not start work until a permit is issued and paid for. Mr. Dunnam held up the letter from Mrs. Owens claiming it to be an issued permit. It was the letter explaining the details of the review, listing the permit number, and the amount due. It was further stated that Mrs. Manning handed the letter to Mr. Campbell telling him this was the permit and Mrs. Manning then headed to City Hall to pay for the permit with the intention of not paying the penalty. The payment was rejected since it was not the full amount.

Mr. Hunt explained that the current fee schedule has not been codified into the Code of Ordinances yet, which is why the fee schedule has been included in the Council packet.

Councilwoman Westbrook asked if the asbestos survey was submitted. Mr. Hunt stated yes, on April 29th.

Councilman Casey asked about what Mr. Gamez had to say about the sideline conversations. Mr. Hunt stated he had Mr. Gamez type a synopsis of the conversations along with a timeline and this was included in the Council packet.

Councilwoman Westbrook explained she is not concerned with what was filled in but rather with what was cut out. Westbrook asked when the new cuts were made. Mr. Campbell stated the cuts were made after having a conversation with Mr. Gamez on site. Mr. Campbell claims Mr. Gamez stated a permit was not needed.

Mayor Chumley asked why a general contractor was not hired for the job. Mr. Manning stated he plans to hire a general contractor once the interior portion of the job begins. The plans are still being drawn. Mr. Campbell added that Mr. Manning hired a professional for the job Mr. Manning wanted to do, which in this case was the exterior of the site.

Councilman VanBibber stated that once the first stop work order was issued, the line kept getting pushed. Mr. Dunnam stated the contractor had a permit. Councilman VanBibber stated he may have had a permit, but it is not an active permit unless it is paid for. Mr. Manning added that according to him, Mr. Gamez was on site, and he stated they could continue working.

Mayor Chumley believes there was miscommunication on both sides along with fault on both sides.

Councilman Casey stated those new rules and ordinances need to be on the website.

Ms. Owens stated that when new ordinances get approved, they are immediately put on the website since it does take time for them to be codified into the Code of Ordinances. The fee schedule is also placed on the website easily accessible in many areas.

Mr. Hunt added the rules have not changed, only the fees, and Mr. Hunt believes that Mr. Gamez is being taken advantage of and possibly even having words put in his mouth.

Mr. Dunnam stated that the sign does not require a permit, which is why the work on the sign continued so that it could be stabilized. Ms. Owens stated that Sec. 42-10 (f) states a permit is required if support members are changed or the sign face is changed. The face of the sign was removed.

RESOLUTION 2026-061: Motion by Kalinda Westbrook, seconded by Travis VanBibber to accept the adjustment of the permit fee to \$606.59 for the interior building permit with a penalty of \$606.59 and \$100.00 for the sign permit with a total amount due of \$1,313.18 for the project located at 1512 E Main Street. All five voting "Aye", motion passed, 5-0-0.

17. City Council adjourned at 7:09 P.M.


Mayor, Gary Chumley

ATTEST:


City Secretary, Holly Owens

