

CITY COUNCIL MEETING

JULY 28, 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 **28th DAY OF JULY 2026**.
- 2. QUORUM CHECK/COUNCIL PRESENT:** Mayor Gary Chumley, Councilmembers Jon Salter, 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, Marte Bailey, and Shea Harp.
- OTHERS:** Leo Corona, Allyson Hinkle, Tina Zimmerman, Rob Erwin, Bill Barton, Johnnie Wardell, Ray Ashby, and Meredith Rainer.

- 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.

Bill Barton, 405 State School Road, came forward to address the City Council.

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 2026-085:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **July 14th, 2026**.
- b. Resolution 2026-086:** Discussion and possible action regarding the City of Gatesville FY 2025-2026 3rd Quarter Investment Report.
- c. Resolution 2026-089:** Discussion and possible action regarding disposing of excess assets.

CONSENT AGENDA: Motion by Jon Salter, seconded by Travis VanBibber to **APPROVE** the **CONSENT AGENDA** as presented. All four voting “Aye”, motion passed, 4-0-0 (Casey and Smith absent).

OTHER BUSINESS:

- 5.** Fiscal Year 26-27 Budget Update; Discussion only.

Brad Hunt gave a presentation covering the Fiscal Year 26-27 Proposed Budget. No action was taken.

- 6. Resolution 2026-087:** Discussion and possible action to authorize the sale of a City Building located at 805 E Main Street.

Ray Ashby and Johnnie Wardell with Central County Services came forward to answer questions from Council and gave a handout to Council. Ms. Wardell explained what the intended use of the building will be and is excited about being located centrally downtown. Mr. Ashby stated that it is his understanding that if a government entity purchases from another government entity the listing requirements are lifted but did request that the City Manager verify with the City Attorney.

Mayor asked how many employees will be at the location. Ms. Wardell stated five at this location.

Councilwoman Westbrook asked about client traffic. Ms. Wardell stated that it is spread throughout the day and a great deal of the clientele is counseled through telehealth.

Leo Corona, 4409 State School Road, came forward and gave a handout to Council. Mr. Corona expressed his concerned about the condition of the building and the possibility of CCS not obtaining the building due to the listing requirements.

RESOLUTION 2026-087: Motion by Joe Patterson, seconded by Travis VanBibber 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 E 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. All four voting “Aye”, motion passed, 4-0-0 (Casey and Smith absent).

- 7. Resolution 2026-088:** Discussion and possible action to set date/time/place for Budget Public Hearing and call Special Council Meeting.

RESOLUTION 2026-088: Motion by Kalinda Westbrook, seconded by Jon Salter to **APPROVE RESOLUTION 2026-088** calling for a Special Meeting on September 1, 2026, at 5:30 PM at City Hall, 1110 North 8th Street, Gatesville, TX 76528 for the purpose of conducting the Budget Public Hearing. All four voting “Aye”, motion passed, 4-0-0 (Casey and Smith absent).

- 8. Ordinance 2026-12:** Discussion and possible action to amend Chapter 48 regarding fire hydrants and on-site sewage facilities. *3rd Reading*

Holly Owens explained that this is the third reading with no changes from the first two readings. There were no questions or comments.

ORDINANCE 2026-12: Motion by Travis VanBibber, seconded by Joe Patterson to **APPROVE ORDINANCE 2026-12** amending Chapter 48 of the City of Gatesville Code of Ordinances, third and final reading. All four voting “Aye”, motion passed, 4-0-0 (Casey and Smith absent).

- 9. Ordinance 2026-13:** Discussion and possible action to amend Chapter 54 regarding parking in city owned lots and time limit parking. *3rd Reading*

Holly Owens explained that this is the third reading with no changes from the first two readings. There were no questions or comments.

ORDINANCE 2026-13: Motion by Jon Salter, seconded by Kalinda Westbrook to **APPROVE ORDINANCE 2026-13** amending Chapter 54 of the City of Gatesville Code of Ordinances, third and final reading. All four voting “Aye”, motion passed, 4-0-0 (Casey and Smith absent).

10. Public Hearing

OPEN PUBLIC HEARING – 6:38 PM

Hear comments regarding the zoning designation and variance request for
El Elyon Estates located at 301 Cedar Ridge Road; R B Irvine Survey;
Coryell County and being on 54.25 acres.

There were no public comments.

CLOSE PUBLIC HEARING – 6:43 PM

- 11. Ordinance 2026-14:** Discussion and possible action to consider a Zoning Change and Variance for El Elyon Estates located at 301 Cedar Ridge Road. *2nd Reading*

Holly Owens read aloud an email from Mr. Bolfin expressing concern about drainage for the area. Ms. Owens explained that all drainage and civil plans have been sent to Freese & Nichols for review and the preliminary plat will not come before Council until all comments have been addressed specific to drainage and run-off. Ms. Owens continued to explain that the item before Council tonight is the zoning designation and variance for the subdivision and not the actual plat.

ORDINANCE 2026-14: Motion by Travis VanBibber, seconded by Jon Salter to **PASS ORDINANCE 2026-14**, considering the request for the El Elyon Estates development, establishing Residential Single-Family zoning or 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.

- 12. City Manager Report;** Discussion only.

Brad Hunt gave a presentation regarding departmental activities. No action was taken.

- 13. The City Council Meeting was ADJOURNED at 7:03 PM.**


Mayor, ~~Gary Chumley~~ Greg Casay
10:17pm

ATTEST:




City Secretary, Holly Owens