

NOTICE
THIS NOTICE IS POSTED IN COMPLIANCE WITH THE OPEN MEETING ACT
(TEX. GOV'T CODE CHAPTER 551, SEC. 551.041)

AGENDA
REGULAR CITY COUNCIL MEETING
5:30 P.M
GATESVILLE CITY COUNCIL CHAMBERS
110 NORTH 8TH STREET, GATESVILLE, TEXAS 76528
January 13, 2026

An Open Meeting will be held concerning the following subjects:

1. Call to Order
2. Quorum check
3. Invocation and Pledge of Allegiance

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.

PROCLAMATION:

4. Recognize Fire Chief Billy Vaden.

Recess Regular Meeting for 15 Minutes to celebrate Billy Vaden.

Reconvene Regular Meeting

EXECUTIVE SESSION:

5. Recess Regular Meeting and Call for an Executive Session – Closed Meeting.

*The City Council of the City of Gatesville will convene into a closed Executive Session pursuant to **Texas Government Code section 551.087** (Deliberation Regarding Economic Development Negotiations)*

6. End Executive Session and Reconvene the Open Meeting.

7. Discussion and possible action to provide directions to the City Manager regarding matters discussed in Executive Session.

CONSENT:

8. 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 2026-001:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **December 9, 2025**. (Holly Owens)
 - b. **Resolution 2026-002:** October 2025 Financials (Mike Halsema)
 - c. **Resolution 2026-003:** November 2025 Financials (Mike Halsema)
 - d. **Resolution 2026-004:** Discussion and possible action to adopt a resolution authorizing the participation in the LOGIC Investment Pool. (Mike Halsema)

OTHER BUSINESS:

9. Discussion and possible action regarding adjusting solid waste fees, *Second Reading*. (Mike Halsema)
10. Discussion and possible action to approve and ratify a Change Order in the amount of \$43,625.00 to the contract for Hughes Elevated Storage Tank Rehabilitation with Maguire Iron, Inc. (Mike Halsema)
11. Discussion and possible action authorizing the City Manager or his designee to negotiate and execute an agreement for repairs to the Intermediate Lift Station with B-Corp Utilities, Inc. for a price not to exceed \$70,852.
12. Discussion and possible action to express support for Gatesville Terrace Development. (Brad Hunt)
13. Discussion and possible action to approve submission of a CCN Amendment Application to the PUC. (Brad Hunt)
14. Discussion and possible action to adopt the 2025 Comprehensive Plan. (Brad Hunt)
15. Discussion and possible action regarding additions and amendments to City Ordinance, Chapter 40, Parks and Recreation, *Third & Final Reading*. (Brad Hunt)
16. Discussion and possible action to adopt the 2021 International Existing Building Code, *First Reading*. (Holly Owens)

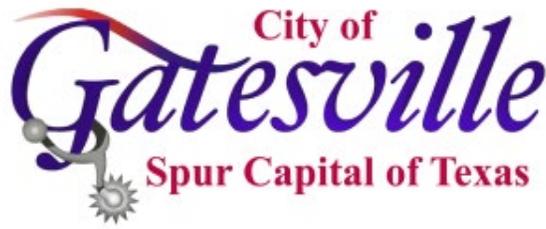
17. Discussion and possible action regarding a variance request located at 410 Bridge Street. (Holly Owens)
18. Discussion and possible action regarding a request for a zoning designation for Residential Single-Family at 209 River Rd. *First Reading* (Holly Owens)
19. Discussion and possible action regarding a substandard case located at 411 S 7th Street. (Holly Owens)
20. Adjourn Meeting

I hereby attest that the above agenda was posted on this the 7th January, 2026 by 5:00 p.m. on the official City of Gatesville website, www.gatesvilletx.com and the official bulletin boards at the Gatesville City Hall, 803 E. Main Street and Gatesville Council Chambers, 110 N. 8th Street, Gatesville, Texas.

Holly Owens

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

The City of Gatesville council chambers are wheelchair accessible and accessible parking spaces are available at the back entrance of City Hall. Requests for accommodations or interpretive services must be made 24 hours prior to this meeting. Please contact the city secretary's office at 254-865-8951 or FAX 254-865-8320, or email howens@gatesvilletx.com for further information.



Office of the Mayor
Gatesville, Texas

Proclamation

RECOGNITION OF GATESVILLE FIRE DEPARTMENT CHIEF BILLY VADEN

We are honored to proclaim our appreciation to Chief Billy Vaden and to honor his distinguished 55-year career with the Gatesville Volunteer Fire Department; and

WHEREAS, Billy began his career as the Fire Chief for the Gatesville Fire Department in December 1970; and

WHEREAS, Billy's primary duties included preparing the annual budget and securing funding for the Department, building the volunteer fire department from a small inventory to over 30 vehicles, outfitting a new building, coordinating hundreds if not thousands of volunteers, and securing all attendant equipment; and

WHEREAS, in just the past 25 years, Chief Vaden's service record as Fire Chief includes personally responding to over 12,200 calls for service, roughly 80% of all fire department calls; and

WHEREAS, during his 55 years as Fire Chief, Billy worked with four different Mayors, seven different City Managers, and six different County Judges; and

WHEREAS, Billy has always been a strong supporter of the City of Gatesville and has served the City well; and

WHEREAS, on behalf of the entire City Council, I want to express my sincere appreciation to Billy for his incredible and exemplary loyalty to the City of Gatesville over the past half of a century and wish him much happiness as he begins this exciting new chapter in his life.

NOW, THEREFORE, I, Gary Chumley, Mayor of the City of Gatesville, do hereby proclaim
Tuesday, January 13, 2025, as:

“CHIEF BILLY VADEN DAY”

In the City of Gatesville and urge all citizens and employees to join me and the City Council in congratulating Billy on an outstanding career with the Gatesville Fire Department and expressing our sincere appreciation for his unwavering dedication and service to the City of Gatesville. We wish him many years of happiness and good health.

PROCLAIMED this 13th day of January, 2026.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Mayor, Gary Chumley

Attest:

City Secretary, Holly Owens

**CITY COUNCIL MEETING
DECEMBER 9, 2025
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 **9TH DAY OF DECEMBER 2025.**
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, Acting City Secretary Nicole Clark, Deputy City Manager/Finance Director Mike Halsema, Chief Jeff Clark, Jessica Stiles, Chad Newman, Seth Phillips, Patrice Gilbert, and Shea Harp.

OTHERS: Tina Zimmerman, Leo Corona, Lisa and Donnie Robuck, Steve and Carla Manning, Kelly Garcia, and Gatesville Messenger.

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 2025-129:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **November 18, 2025.**

CONSENT AGENDA: Motion by Greg Casey, seconded by Jon Salter to **APPROVE** the **CONSENT AGENDA** as presented. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

OTHER BUSINESS:

5. Presentation and Information from Steve Manning, of NRS Solutions.

Kelly Garcia came forward to present the building plans and concept for the Emergency Management Facility.

No action taken.

6. Discussion and possible action regarding award of a contract for Fitness Center HVAC replacement services.

RESOLUTION 2025-130: Motion by Aaron Smith, seconded by Travis VanBibber to **APPROVE** the award of a contract for the FRP for Fitness Center HVAC services to Muegge Air Conditioning and Heating for a price not to exceed \$206,458 and to authorize the City Manager or his designee to negotiate and execute the contract on behalf of the City. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

7. Discussion and possible action to approve and ratify a Change Order in the amount of \$7,500.00 to the contract for replacement of a drainage culvert under Cottonwood Drive with Gribble Construction, LLC.

RESOLUTION 2025-131: Motion by Jon Salter, seconded by Kalinda Westbrook to **APPROVE** and ratify the change order for an expenditure of the additional \$7,500 paid to Gribble Construction, for a change order which provided an additional culvert replacement. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

8. Discussion and possible action to approve disposal of an asset, purchase of heavy equipment, and lease agreements.

RESOLUTION 2025-132: Motion by Travis VanBibber, seconded by Aaron Smith to **APPROVE RESOLUTION 2025-132**. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

9. Discussion and possible action regarding adjusting solid waste fees, *First Reading*.

ORDINANCE 2025-24: Motion by Jon Salter, seconded by Travis VanBibber to **PASS ORDINANCE 2025-24**, adjusting the solid waste fees in Chapter 18 to the next meeting, first reading. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

10. Comprehensive Plan Review Chapters 5 & 7.

Brad Hunt presented Chapters 5 and 7 of the amended Comprehensive Plan.

No action taken.

11. Discussion regarding additions and amendments to City Ordinance, Chapter 40, Parks and Recreation, *Second Reading*.

ORDINANCE 2025-23: Motion by Greg Casey, seconded by Jon Salter to **PASS** **ORDINANCE 2025-23** to amend City Ordinance, Chapter 40, of the City of Gatesville Code of Ordinances to the next meeting., second reading. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

12. City Manager Report.

No action taken.

13. City Council adjourned at 6:32 p.m.

Mayor, Gary Chumley

ATTEST:

City Secretary, Holly Owens

Date: 01/13/2026
Agenda Item: 8b
Resolution: 2026-002



FY 2025-2026 Monthly Financial Report OCTOBER 2025



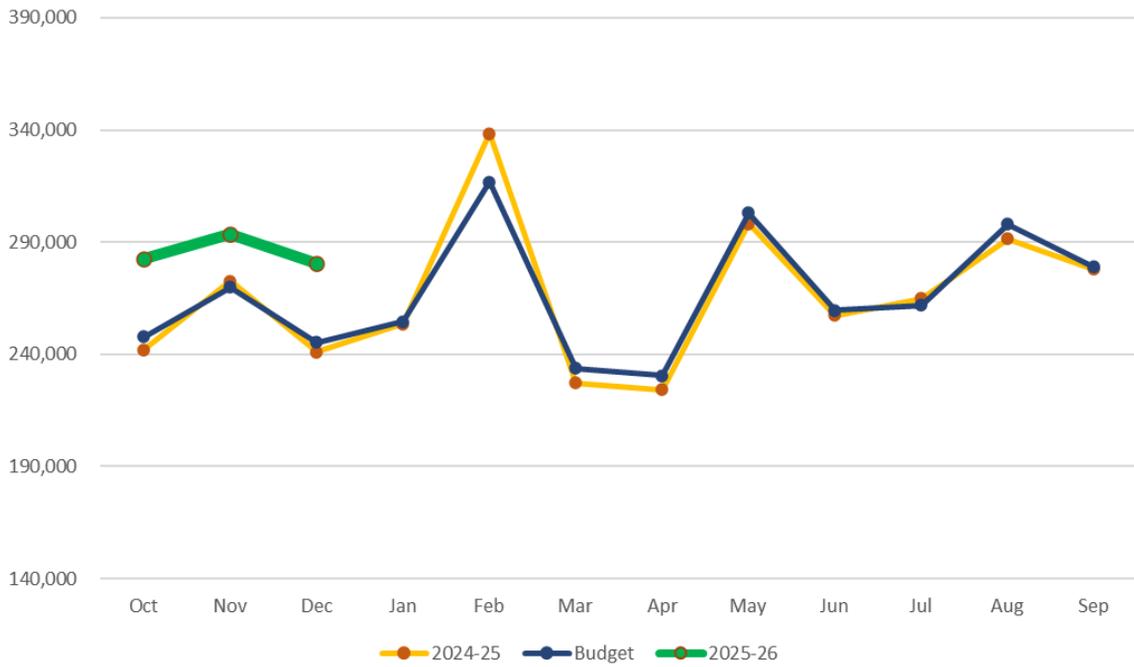
General Fund

Revenues	OCTOBER	2025-26 Budget	2025-26 YTD	% YTD
AV Taxes	127,140	3,207,455	127,140	4.0%
Sales Tax	282,508	3,200,000	282,508	8.8%
Franchise Fees	42,468	822,000	42,468	5.2%
Fines & Fees	9,360	152,000	9,360	6.2%
Other taxes	1,472	15,000	1,472	9.8%
Licenses & Permits	7,607	183,100	7,607	4.2%
Rental Income	2,805	52,000	2,805	5.4%
Parks & Rec	21,415	460,000	21,415	4.7%
Misc. Revenues	18,786	161,500	18,786	11.6%
Intergovernmental	31,868	403,879	31,868	7.9%
Inter fund Transfers	47,657	599,526	47,657	7.9%
TOTAL REVENUES	593,086	9,256,460	593,086	6.4%

Expenditures	JUNE	2025-26 Budget	2025-26 YTD	% YTD
LIBRARY	26,246	342,872	26,298	7.7%
ADMINISTRATION	130,209	1,491,849	130,209	8.7%
PLANNING	29,281	379,948	29,281	7.7%
POLICE	292,909	3,126,649	292,909	9.4%
COURT	12,449	165,292	12,449	7.5%
FIRE	63,482	370,678	63,482	17.1%
STREET	148,460	1,338,501	148,460	11.1%
FLEET SERVICES	22,796	158,589	22,796	14.4%
BUILDING INSPECTIONS	11,527	0	11,527	0.0%
PARKS & RECREATION	66,197	824,137	66,197	8.0%
FT HOOD REC MGMT	14,789	371,459	14,789	0.0%
FITNESS CENTER	25,055	345,283	25,055	7.3%
SWIMMING POOL	3,802	123,848	3,802	3.1%
CIVIC CENTER	12,623	114,352	12,623	11.0%
TRANSFER EXPENSE	0	102,003	0	0.0%
TOTAL EXPENDITURES	859,824	9,255,460	859,875	9.3%

Gain (Loss) **1,000** **(266,790)**

FY 26 Monthly Sales Tax



Expenditures	Budget	YTD	
Salaries	\$4,694,734	\$335,286	7.1%
Benefits	\$1,383,553	\$75,450	5.5%
Professional Services & Training	\$693,736	\$43,957	6.3%
Utilities	\$288,620	\$30,320	10.5%
Materials & Supplies	\$403,595	\$30,123	7.5%
Maintenance & Operations	\$1,357,905	\$301,929	22.2%
Lease & Rental	\$165,996	\$42,739	25.7%
Miscellaneous	\$49,062	\$71	0.1%
Grant Expenses	\$0	\$0	0.0%
Debt Service	\$68,112	\$0	0.0%
Transfers	\$102,003	\$0	0.0%
Capital Outlay	\$48,144	\$0	0.0%
Total Expenditures:	\$9,255,460	\$859,875	9.3%

- Sales tax collections are exceeding budget, and higher than prior year.
- Property tax collections are as expected for YTD.
- M&O is elevated due to general liability insurance due in October
- Lease and Rental is elevated due to annual payments at beginning of year.

Water & Sewer Fund

	OCTOBER	2025-26 Budget	2025-26 YTD	% YTD
Water				
Revenues				
Water Sales				
Residential	159,185	2,728,209	159,185	5.8%
Commercial And Institutional	193,779	3,685,563	193,779	5.3%
Wholesale	85,334	1,404,183	85,334	6.1%
Connections & Installs	5,905	31,300	5,905	18.9%
Misc.	13,052	71,000	13,052	18.4%
Subtotal	457,255	7,920,255	457,255	5.8%
Expense				
Distribution & Collections				
Personnel	62,015	783,874	62,015	7.9%
O&M	60,023	516,924	60,023	11.6%
Debt Service	-	221,225	-	
Capital Outlay	-	1,659,852	-	0.0%
Production				
Personnel	39,202	609,216	39,202	6.4%
O&M	125,257	1,892,096	125,257	6.6%
Debt Service	20,564	936,977	20,564	
Capital Outlay	-	1,178,660	-	0.0%
Subtotal	307,061	7,798,824	307,061	3.9%
Sewer				
Revenues				
Sewer Fees				
Residential	113,205	1,949,999	113,205	5.8%
Commercial And Institutional	183,326	2,874,730	183,326	6.4%
Connections & Installs	8,044	9,300	8,044	86.5%
Misc.	2,168	29,000	2,168	7.5%
Subtotal	306,743	4,863,029	306,743	6.3%
Expense				
Personnel	47,795	656,198	47,795	7.3%
O&M	122,713	1,237,321	122,713	9.9%
Debt Service	-	945,366	-	
Capital Outlay	701	10,546,705	701	0.0%
Subtotal	171,208	13,385,590	171,208	1.3%
Sanitation				
Revenues	75,743	905,868	75,743	8.4%
Expense	77,078	879,000	77,078	8.8%
Non Departmental				
Revenues				
Grants & reimbursements	-	9,842,551	-	0.0%
Interest	26,638	153,600	26,638	17.3%
Subtotal	26,638	9,996,151	26,638	0.3%
Expense				
Transfers and Franchise fees	86,660	982,363	86,660	8.8%
Grand Total				
Revenues	866,378	23,685,303	866,378	3.7%
Expense	642,007	23,045,777	642,007	2.8%
Gain (Loss)	224,371	639,526	224,371	

-Water revenues are inline with seasonal expectations.

-Water expenditures are as expected, with some annual payments due at the beginning of the year.

-The government shutdown did affect payments from Ft Hood, but they are in process

-Sewer revenues are as expected, with installations elevated due to a duplex tap and meters.

Airport Fund

AIRPORT REVENUE		FY25	YTD	% of
		Budget	OCTOBER	Budget
060-4-101-4203	RECEIPTS OF GAS/OIL SAL	23,000	2,167	9.4%
060-4-011-4302	RECEIPTS OF HANGAR RENT	28,500	3,440	12.1%
060-4-101-4303	RECEIPT OF BUILDING LEASES	-	-	
060-4-101-4550	MISCELLANEOUS	-	-	
060-4-011-4600	GRANT REIMBURSEMENTS	5,000	90,373	1807.5%
060-4-011-4400	INTEREST	-	303	
TOTAL REVENUE		\$ 56,500	\$ 96,283	170.41%

EXPENDITURES				
060-5-150-10080	CONTRACT SERVICES	7,200	-	0.0%
060-5-150-20010	UTILITIES	6,000	346	5.8%
060-5-150-20020	MAT., SUP., & PRINTING	1,000	-	0.0%
060-5-150-20045	PROP, LIAB, WC INSURAN	3,700	4,013	108.5%
060-5-150-20090	EQUIPMENT PURCHASE	-	-	
060-5-150-20170	CREDIT CARD SERV FEE	450	50	11.2%
060-5-150-30010	GAS & OIL	-	-	
060-5-150-30015	FUEL FOR RESALE	20,000	-	0.0%
060-5-150-30020	MISCELLANEOUS	600	-	0.0%
060-5-150-30070	SOFTWARE MAINT. AGREEMENT	1,195	-	0.0%
060-5-150-40010	CAPITAL OUTLAY	100,000	-	0.0%
060-5-150-50010	REPAIRS & MAINTENANCE	15,550	-	0.0%
060-5-150-61415	GRANT EXPENDITURES	-	-	
TOTAL EXPENSES		\$ 155,695	\$ 4,409	2.83%

Gain (Loss)

91,875

Fuel tank, POS and pump system replacement completed in FY25, eligible for RAMP grant 90/10. Reimbursement request of \$90,373 received from TxDOT Aviation in October. New fueling system is online and performing well.

Hotel Occupancy Tax (HOT) Fund

HOT FUND REVENUE		FY25	YTD	% of
		Budget	OCTOBER	Budget
040-4-008-4400	INTEREST	8,000	3,109	38.9%
040-4-008-4500	Prior Year Resources	-	-	
040-4-008-4950	HOTEL OCCUPANCY TAX	150,000	17,352	11.6%
TOTAL REVENUE		\$ 158,000	\$ 20,461	12.95%

EXPENDITURES				
040-5-138-60010	TRANSFER TO GENERAL FUND	\$ 28,000	-	0.0%
040-5-138-61000	CVB CENTER EXPENSES	\$ 96,000	-	0.0%
040-5-138-61010	ADVERTISING	\$ 18,500	-	0.0%
040-5-138-61020	PROMOTION OF THE ARTS	\$ 65,000	-	0.0%
040-5-138-61030	SIGNAGE & WAYFINDING	\$ -	-	
040-5-138-61040	PROMOTION OF SPORTING EVENTS	\$ 5,000	-	0.0%
040-5-138-61050	HISTORICAL PRESERVATION	\$ 45,650	-	0.0%
TOTAL EXPENSES		\$ 258,150	\$ -	0.00%

* Budget reflects amendments in progress

Gain (Loss)

20,461

Includes budget amendments in progress for Chamber and Depot

Court Technology and Security Fund - 022

REVENUE		FY25	YTD	% of
		Budget	OCTOBER	Budget
022-4-001-4341	TECHNOLOGY FINES @COURT	5,200	-	0.0%
022-4-001-4342	COURT BLDG SECUR.FINES	5,000	-	0.0%
022-4-001-4344	TRUANCY PREVENT & DIVERSION	2,800	341	12.2%
022-4-001-4345	TIME PAYMENT FEES	-	240	
022-4-001-4346	COURT TECH/BLDG SECURITY	-	556	
022-4-001-4350	MUN JUROR REIMB OR SERVIC	50	7	13.6%
022-4-001-4400	INTEREST	350	293	83.6%
TOTAL REVENUE		\$ 13,400	\$ 1,437	10.72%

EXPENDITURES				
022-5-002-20185	COURTROOM SECURITY	4,515	-	0.0%
022-5-002-20186	COURT TECHNOLOGY EXP.	725	147	20.3%
022-5-002-20188	TRUANCY PREVENTION EXP	-	-	
022-5-002-20195	COURT JUROR REIMB EXP	200	-	0.0%
022-5-002-20197	COURT TECH/BLDG SECURITY	-	-	
TOTAL EXPENSES		\$ 5,440	\$ 147	2.70%

Gain (Loss)

1,290

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: 01/13/2026
Agenda Item: 8c
Resolution: 2026-003



FY 2025-2026
Monthly Financial Report
NOVEMBER
2025

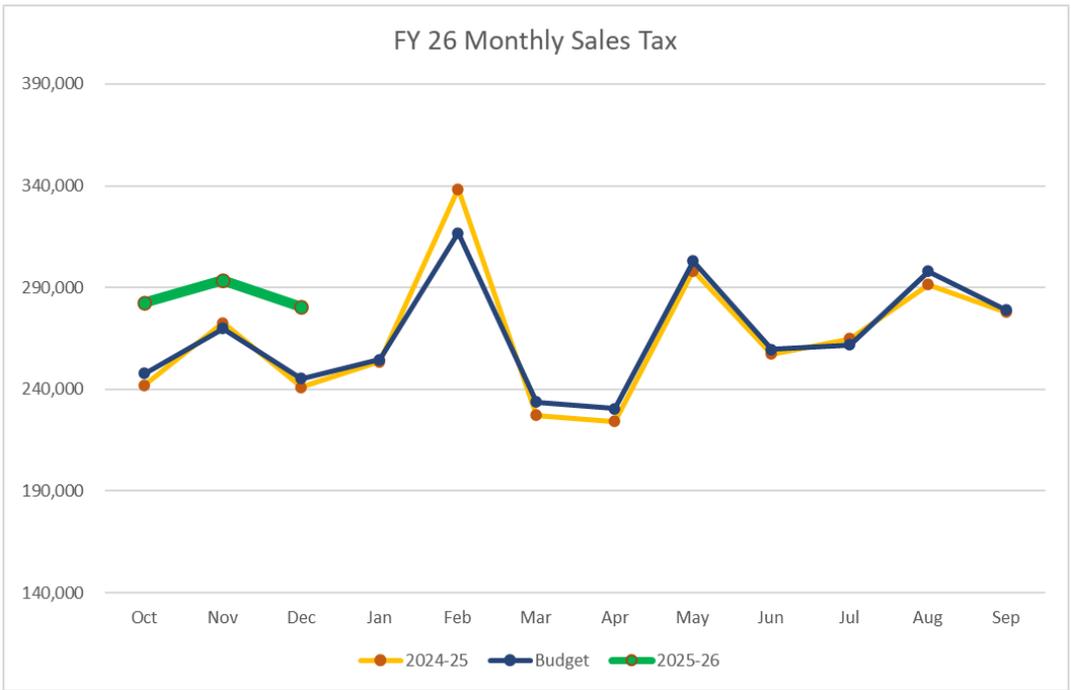


General Fund

Revenues	NOVEMBER	2025-26 Budget	2025-26 YTD	% YTD
AV Taxes	91,964	3,207,455	219,104	6.8%
Sales Tax	293,635	3,200,000	576,143	18.0%
Franchise Fees	48,065	822,000	90,533	11.0%
Fines & Fees	8,670	152,000	18,030	11.9%
Other taxes	978	15,000	2,450	16.3%
Licenses & Permits	10,014	183,100	17,621	9.6%
Rental Income	7,995	52,000	10,800	20.8%
Parks & Rec	19,977	460,000	41,391	9.0%
Misc. Revenues	9,175	161,500	27,961	17.3%
Intergovernmental	31,868	403,879	63,735	15.8%
Inter fund Transfers	47,637	599,526	95,294	15.9%
TOTAL REVENUES	569,976	9,256,460	1,163,062	12.6%

Expenditures	JUNE	2025-26 Budget	2025-26 YTD	% YTD
LIBRARY	27,907	342,872	54,205	15.8%
ADMINISTRATION	201,225	1,491,849	331,434	22.2%
PLANNING	30,509	379,948	59,790	15.7%
POLICE	240,481	3,126,649	533,390	17.1%
COURT	21,603	165,292	34,052	20.6%
FIRE	10,109	370,678	73,647	19.9%
STREET	108,254	1,338,501	256,714	19.2%
FLEET SERVICES	10,642	158,589	42,422	26.7%
BUILDING INSPECTIONS	0	0	0	0.0%
PARKS & RECREATION	56,706	824,137	132,993	16.1%
FT HOOD REC MGMT	19,379	371,459	34,168	0.0%
FITNESS CENTER	24,707	345,283	49,762	14.4%
SWIMMING POOL	1,235	123,848	5,037	4.1%
CIVIC CENTER	8,657	114,352	21,435	18.7%
TRANSFER EXPENSE	0	102,003	0	0.0%

TOTAL EXPENDITURES	761,413	9,255,460	1,629,048	17.6%
Gain (Loss)		1,000	(465,986)	



Expenditures	Budget	YTD	
Salaries	\$4,694,734	\$686,551	14.6%
Benefits	\$1,383,553	\$165,209	11.9%
Professional Services & Training	\$693,736	\$132,077	19.0%
Utilities	\$288,620	\$73,309	25.4%
Materials & Supplies	\$403,595	\$57,816	14.3%
Maintenance & Operations	\$1,357,905	\$423,857	31.2%
Lease & Rental	\$165,996	\$50,744	30.6%
Miscellaneous	\$49,062	\$871	1.8%
Grant Expenses	\$0	\$0	0.0%
Debt Service	\$68,112	\$10,090	14.8%
Transfers	\$102,003	\$0	0.0%
Capital Outlay	\$48,144	\$28,524	59.2%
Total Expenditures:	\$9,255,460	\$1,629,048	17.6%

- Sales tax collections are exceeding budget, and higher than prior year.
- Property tax collections are as expected for YTD.
- M&O is elevated due to general liability insurance due in October
- Lease and Rental is elevated due to annual payments at beginning of year.

Water & Sewer Fund

	NOVEMBER	2025-26 Budget	2025-26 YTD	% YTD
Water				
Revenues				
Water Sales				
Residential	175,170	2,728,209	334,355	12.3%
Commercial And Institutional	172,989	3,685,563	366,768	10.0%
Wholesale	82,279	1,404,183	167,613	11.9%
Connections & Installs	5,704	31,300	11,609	37.1%
Misc.	7,257	71,000	20,309	28.6%
Subtotal	443,400	7,920,255	900,655	11.4%
Expense				
Distribution & Collections				
Personnel	67,606	783,874	129,621	16.5%
O&M	67,203	516,924	127,226	24.6%
Debt Service	-	221,225	-	
Capital Outlay	-	1,659,852	-	0.0%
Production				
Personnel	46,021	609,216	85,223	14.0%
O&M	108,744	1,892,096	234,000	12.4%
Debt Service	-	936,977	20,564	
Capital Outlay	45,480	1,178,660	45,480	3.9%
Subtotal	335,053	7,798,824	642,114	8.2%
Sewer				
Revenues				
Sewer Fees				
Residential	112,700	1,949,999	225,905	11.6%
Commercial And Institutional	168,541	2,874,730	351,867	12.2%
Connections & Installs	2,701	9,300	10,746	115.5%
Misc.	2,752	29,000	4,920	17.0%
Subtotal	286,694	4,863,029	593,437	12.2%
Expense				
Personnel	58,113	656,198	105,908	16.1%
O&M	83,952	1,237,321	206,664	16.7%
Debt Service	-	945,366	-	
Capital Outlay	147,326	10,546,705	148,027	1.4%
Subtotal	289,391	13,385,590	460,599	3.4%
Sanitation				
Revenues	75,893	905,868	151,636	16.7%
Expense	74,436	879,000	151,514	17.2%
Non Departmental				
Revenues				
Grants & reimbursements	-	9,842,551	-	0.0%
Interest	10,270	153,600	36,909	24.0%
Subtotal	10,270	9,996,151	36,909	0.4%
Expense				
Transfers and Franchise fees	85,503	982,363	172,163	17.5%
Grand Total				
Revenues	816,258	23,685,303	1,682,636	7.1%
Expense	784,383	23,045,777	1,426,390	6.2%
Gain (Loss)	31,875	639,526	256,246	

-Water revenues are inline with seasonal expectations.

-Water expenditures are as expected, with some annual payments due at the beginning of the year.

-The government shutdown did affect payments from Ft Hood, but they are in process

-Sewer revenues are as expected, with installations elevated due to duplex tap and meters.

Airport Fund

AIRPORT REVENUE		FY25	YTD	% of
		Budget	NOVEMBER	Budget
060-4-101-4203	RECEIPTS OF GAS/OIL SAL	23,000	3,166	13.8%
060-4-011-4302	RECEIPTS OF HANGAR RENT	28,500	6,760	23.7%
060-4-101-4303	RECEIPT OF BUILDING LEASES	-	-	
060-4-101-4550	MISCELLANEOUS	-	-	
060-4-011-4600	GRANT REIMBURSEMENTS	5,000	90,373	1807.5%
060-4-011-4400	INTEREST	-	784	
TOTAL REVENUE		\$ 56,500	\$ 101,084	178.91%

EXPENDITURES				
060-5-150-10080	CONTRACT SERVICES	7,200	100	1.4%
060-5-150-20010	UTILITIES	6,000	718	12.0%
060-5-150-20020	MAT., SUP., & PRINTING	1,000	-	0.0%
060-5-150-20045	PROP, LIAB, WC INSURAN	3,700	4,013	108.5%
060-5-150-20090	EQUIPMENT PURCHASE	-	-	
060-5-150-20170	CREDIT CARD SERV FEE	450	66	14.7%
060-5-150-30010	GAS & OIL	-	-	
060-5-150-30015	FUEL FOR RESALE	20,000	4,130	20.6%
060-5-150-30020	MISCELLANEOUS	600	-	0.0%
060-5-150-30070	SOFTWARE MAINT. AGREEMENT	1,195	-	0.0%
060-5-150-40010	CAPITAL OUTLAY	100,000	-	0.0%
060-5-150-50010	REPAIRS & MAINTENANCE	15,550	583	3.7%
060-5-150-61415	GRANT EXPENDITURES	-	-	
TOTAL EXPENSES		\$ 155,695	\$ 9,610	6.17%

Gain (Loss)

91,474

Fuel tank, POS and pump system replacement completed in FY25, eligible for RAMP grant 90/10. Reimbursement request of \$90,373 received from TxDOT Aviation in October. New fueling system is online and performing well.

Hotel Occupancy Tax (HOT) Fund

HOT FUND REVENUE		FY25	YTD	% of
		Budget	NOVEMBER	Budget
040-4-008-4400	INTEREST	8,000	6,093	76.2%
040-4-008-4500	Prior Year Resources	-	-	
040-4-008-4950	HOTEL OCCUPANCY TAX	150,000	32,654	21.8%
TOTAL REVENUE		\$ 158,000	\$ 38,747	24.52%

EXPENDITURES				
040-5-138-60010	TRANSFER TO GENERAL FUND	\$ 28,000	-	0.0%
040-5-138-61000	CVB CENTER EXPENSES	\$ 96,000	1,300	1.4%
040-5-138-61010	ADVERTISING	\$ 18,500	-	0.0%
040-5-138-61020	PROMOTION OF THE ARTS	\$ 65,000	-	0.0%
040-5-138-61030	SIGNAGE & WAYFINDING	\$ -	-	
040-5-138-61040	PROMOTION OF SPORTING EVENTS	\$ 5,000	-	0.0%
040-5-138-61050	HISTORICAL PRESERVATION	\$ 45,650	-	0.0%
TOTAL EXPENSES		\$ 258,150	\$ 1,300	0.50%

* Budget reflects amendments in progress

Gain (Loss)

37,447

Includes budget amendments in progress for Chamber and Depot

Court Technology and Security Fund - 022

REVENUE		FY25	YTD	% of
		Budget	NOVEMBER	Budget
022-4-001-4341	TECHNOLOGY FINES @COURT	5,200	-	0.0%
022-4-001-4342	COURT BLDG SECUR.FINES	5,000	-	0.0%
022-4-001-4344	TRUANCY PREVENT & DIVERSION	2,800	679	24.3%
022-4-001-4345	TIME PAYMENT FEES	-	429	
022-4-001-4346	COURT TECH/BLDG SECURITY	-	1,091	
022-4-001-4350	MUN JUROR REIMB OR SERVIC	50	13	25.1%
022-4-001-4400	INTEREST	350	574	163.9%
TOTAL REVENUE		\$ 13,400	\$ 2,785	20.79%

EXPENDITURES				
022-5-002-20185	COURTROOM SECURITY	4,515	-	0.0%
022-5-002-20186	COURT TECHNOLOGY EXP.	725	147	20.3%
022-5-002-20188	TRUANCY PREVENTION EXP	-	-	
022-5-002-20195	COURT JUROR REIMB EXP	200	-	0.0%
022-5-002-20197	COURT TECH/BLDG SECURITY	-	-	
TOTAL EXPENSES		\$ 5,440	\$ 147	2.70%

Gain (Loss)

2,638

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

That the above stated recommendation is hereby approved and authorized.

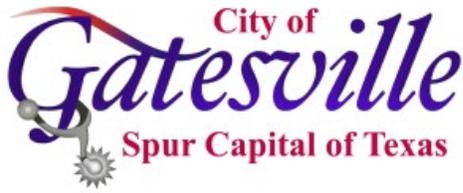
PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 et.seq.

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 01/13/2026

Agenda Item 8d

Resolution 2026-004

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action regarding adopting a resolution authorizing the participation in the LOGIC investment pool.

Information:

The City joined TexStar investment pool in 2021. At the time the City joined the governmental pool and did not join the Local Government Investment Cooperative (referred to as LOGIC) fund. The LOGIC fund is a division of TexStar and invests in commercial paper in addition to governmental securities. This is done in accordance with the Public Funds Investment Act (Section 2256.001 et seq., Texas Government Code) and other relevant Texas laws governing the investment of participant funds.

Under the Trust Agreement, there are four general objectives of the Trust:

- Legality - investing only in investments legally permitted under Texas law
- Safety - minimizing risk by managing portfolio investments to preserve principal, maintain a stable net asset value, and maintain the highest rating for the Funds from a nationally recognized statistical rating organization for so long as such rating is required by Texas law
- Liquidity - managing portfolio investments to ensure that cash will be available as required to finance Participants' operations
- Yield - maximizing current income to the degree consistent with legality, safety, and Liquidity.

LOGIC has been reviewed by staff and has met all required criteria of the City's Investment Policy for approval as an authorized investment. Investing a portion of the City's resources in LOGIC would benefit the city by providing greater diversification and flexibility while providing a competitive return.

Financial Impact:

N/A

Motion:

I move to adopt the attached Resolution authorizing the LOGIC investment pool as an Authorized Investment.

Attachments:

- LOGIC Resolution
- LOGIC Investment pool information sheet

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

Date 01/13/2026

Agenda Item 8d

Resolution 2026-004

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 01/13/2026

Agenda Item 9

Ordinance 2025-24

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action regarding adjusting solid waste fees.

Information:

The solid waste agreement with Waste Management executed in December of 2022 provides for an annual CPI and fuel adjustment in Section 8. The City was notified by Waste Management of the adjustment which will be effective February 2026. Per the calculations specified in the agreement, the rates charged to the City by Waste Management are increasing 2.3%. Residential cart service will increase from \$21.56 to \$22.05, and the At Your Door service increases to \$1.50 per month. Combined, the new total residential service will increase by \$0.53 to \$23.55 per month. Commercial dumpsters will increase by 2.3% as well. The proposed ordinance simply adjusts the rates the City charges customers by the amount of the increase in the rates that Waste Management will charge the City.

Financial Impact:

	Residential		
	<u>Current</u>	<u>Adjusted</u>	<u>Increase</u>
Cart Service	\$ 21.56	\$ 22.05	\$ 0.49
At Your Door	\$ 1.46	\$ 1.50	\$ 0.04
Total	\$ 23.02	\$ 23.55	\$ 0.53
Additional cart	\$ 5.23	\$ 5.35	\$ 0.12

Staff Recommendation:

The staff recommends that the city council approve the Ordinance adjusting the solid waste collection fees effective February 1, 2026.

Motion:

I move to pass Ordinance 2025-24, adjusting the solid waste fees in Chapter 18 to the next meeting, second reading.

Attachments:

- Draft Ordinance 2025-24

**CITY OF GATESVILLE
ORDINANCE NUMBER 2025-24**

AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS AMENDING THE CODE OF ORDINANCES OF THE CITY OF GATESVILLE, TEXAS, AS PREVIOUSLY AMENDED AT CHAPTER 18 “FEES,” SECTION 18-1 “FEE SCHEDULE” BY REPEALING AND REPLACING IN ITS ENTIRETY THE FEES SET FORTH THEREIN FOR SOLID WASTE COLLECTION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Gatesville contracts with Waste Management for solid waste collection within the City; and

WHEREAS, pursuant to the City’s contract with Waste Management, the fees charged to the City by Waste Management will increase effective February 1, 2026, to reflect annual Consumer Price Index and fuel adjustments; and

WHEREAS, the City Council finds it in the best interest of the City and in service of the health, safety and general welfare that the solid waste collection rates charged by the City to customers be increased to reflect this annual rate increase by Waste Management to the City;

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

Section 1. The Code of Ordinances of the City of Gatesville, as previously amended, is hereby amended at Chapter 18 “Fees,” Section 18-1 “Fee Schedule” by repealing the fees set forth therein for solid waste collection and replacing them in their entirety with the fees set forth on Exhibit “A” attached hereto and incorporated herein by this reference, said fees to be effective February 1, 2026.

Section 2. This resolution shall be effective as of February 1, 2026.

The foregoing Ordinance No. 2025-24 was read the first time December 9th and passed to the second reading on the 13th day of January 2026.

The foregoing Ordinance No. 2025-24 was read the second time on January 13 and passed to the third reading on the 27th day of January 2026.

The foregoing Ordinance No. 2025-24 was read the third time and was passed and adopted as an Ordinance of the City of Gatesville, Texas this 27th day of January 2026 and will take effect February 1, 2026.

THE CITY OF GATESVILLE, TEXAS

Gary M. Chumley, Mayor

ATTESTED:

Holly Owens, City Secretary

APPROVED AS TO FORM AND SUBSTANCE

Victoria Thomas, City Attorney

Exhibit A

City of Gatesville Schedule "A" Effective 2-1-26

Residential Unit Base Rates

Curbside Waste Collection Once (1) Per Week in Polycarts
Recyclables Collection Every Other Week in Polycarts
Bulky Waste and Bundles Once (1) Per Month up to a maximum of 4 cubic yards collected per Residential Unit

Residential Unit Base Rate: \$22.23 per Residential Unit, per month

"At Your Door" Special Collection Program: \$1.51 Per Residential Unit, per month

Charge for Each Additional Waste or Recyclables Polycart: **\$5.39 per cart, per month**
Residential Unit Unusual Accumulation/Overage Charge: \$10.00 per Cart for each Overage

Light Commercial Unit Base Rates

Light Commercial Unit Base Rate of Waste collection once per week in Polycarts: **\$27.29 per Polycart, per month (Limit 4 Carts per business)**

Light Commercial Unit Unusual Accumulation/Overage Charge: \$10.00 per Cart for each Overage

(The Rates above DO NOT include 3 % City franchise fee)

Commercial Unit Base Rates

Container Size / Type	1XWK	2XWK	3XWK	4XWK	5XWK
2 Yard FEL Container	\$99.71	\$142.58	\$206.74	\$248.11	\$277.89
3 Yard FEL Container	\$116.22	\$213.01	\$319.72	\$377.84	\$441.25
4 Yard FEL Container	\$163.51	\$253.44	\$344.66	\$437.69	\$525.30
6 Yard FEL Container	\$201.80	\$363.39	\$551.04	\$677.78	\$806.54
8-Yard FEL Container	\$263.17	\$435.81	\$651.97	\$808.78	\$961.49

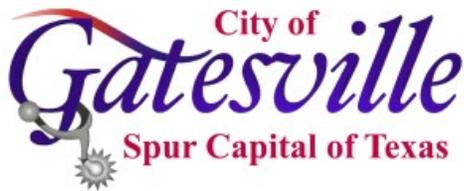
Commercial Unit Unusual Accumulation/Overage Charge: \$150.00 per Dumpster overage

(Rates above INCLUDE 3% City franchise fee)

Permanent Roll Off Unit Rates

Container Size / Type	Delivery Rate	Rental Rate per day	Haul Rate per Pull	Disposal Rate per ton
20 Yard Roll-Off Bin	\$198.55	\$4.30	\$393.04	\$41.11
30 Yard Roll-Off Bin	\$198.55	\$4.30	\$393.04	\$41.11
40 Yard Roll-Off Bin	\$198.55	\$4.30	\$393.04	\$41.11
30 Yard Roll-Off Bin	Install Negotiated	Negotiated	\$563.62	\$41.11

(Rates above INCLUDE 3% City franchise fee)



Date 01/13/2026

Agenda Item 10

Resolution 2026-005

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and possible action to approve and ratify a Change Order in the amount of \$43,625.00 to the contract for Hughes Elevated Storage Tank Rehabilitation with Maguire Iron, Inc.

Information:

At the July 8, 2025 regular council meeting, Council authorized City Manager Hunt to enter into a contract with Maguire Iron, Inc. to rehabilitate the Hughes Elevated Storage Tank (EST), at a cost not to exceed \$207,201.

Upon commencement of the project on or about December 19, 2025, Maguire Iron, Inc noted additional areas of deterioration on the top of the EST, specifically at hatch and other access points that were rusted through and creating a contamination issue. PW Director Newman advised that delaying the repairs until after January 13 would be cost prohibitive, as the contractor would have to pause the project and then re-deploy their resources at an unknown timeframe after January 13. Thus, Mr. Hunt authorized the change order for the additional \$43,625.00, and the full repair remains in progress.

Financial Impact:

This change order was less than 25% of the total value of the contract, and thereby did not alter it to the point of voiding it and requiring a re-bid process. The value of the change order is \$43,625.00.

Staff Recommendation:

Staff recommends approving and ratifying the Change Order in the amount of \$43,625.00 for the City's contract with Maguire Iron, Inc, for additional repairs to the Hughes EST.

Motion:

I move to approve and ratify the Change Order in the amount of \$43,625.00 for the City's contract with Maguire Iron, Inc, for additional repairs to the Hughes EST.

Attachments:

Contract amendment.

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

That the above stated recommendation is hereby approved and authorized.

Date 01/13/2026

Agenda Item 10

Resolution 2026-005

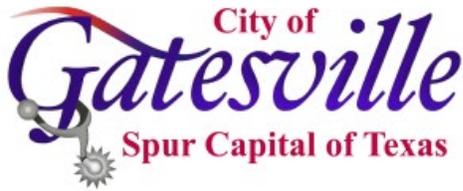
PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 01/13/2026

Agenda Item 11

Resolution 2026-006

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action authorizing the City Manager or his designee to negotiate and execute an agreement for repairs to the Intermediate Lift Station with B-Corp Utilities, Inc. for a price not to exceed \$70,852.

Information:

The Intermediate Lift Station is in need of repairs soon as it has deteriorated and will become inoperable if repairs are not made soon. Staff received three quotes for repairs: B-Corp \$70,852, Staas Plumbing \$71,129, and Gribble Construction \$89,462.40. Staff recommend B-Corp as they provided the lowest cost quote and their ability to perform the repairs.

Financial Impact:

Recent changes to purchasing law have raised the sealed RFP process to items over \$100k. Staff did reach out to 3 vendors, and B-Corp had the best pricing.

Staff Recommendation:

Staff recommend accepting the B-Corp quote for the Intermediate Lift Station repairs.

Motion:

I move to authorize the City Manager or his designee to negotiate and execute agreement for repairs to the Intermediate Lift Station with B-Corp Inc., for an amount not to exceed \$70,852.

Attachments:

- Quote

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.*

Date 01/13/2026

Agenda Item 11

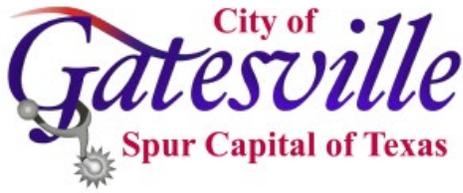
Resolution 2026-006

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 01/13/2026

Agenda Item 12

Resolution 2026-007

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Resolution to express support for Gatesville Terrace Development.

Information:

January 23, 2024, Council considered and approved Resolution 2024-07, expressing support for the Gatesville Terrace Development located in the 300 Block of South Hwy 36 Bypass. Gatesville Terrace LP is requesting a newly updated support resolution for affordable rental housing for seniors.

Gatesville Terrace LP intends to submit an application to the Texas Department of Housing and Community Affairs for 2026 Low Income Housing Tax Credit Program funds for Gatesville Terrace.

Financial Impact:

N/A

Staff Recommendation:

Staff recommends supporting Gatesville Terrace LP in the development of affordable rental housing for seniors.

Motion:

Motion to approve a resolution, expressing support for Gatesville Terrace Development located in the 300 Block of South Hwy 36 Bypass.

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.*

Date 01/13/2026

Agenda Item 12

Resolution 2026-007

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary

CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS

RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS SUPPORTING GATESVILLE TERRACE, LP'S PROPOSED DEVELOPMENT OF AFFORDABLE RENTAL HOUSING FOR SENIORS KNOWN AS GATESVILLE TERRACE TO BE LOCATED AT THE 300 BLOCK OF SOUTH HIGHWAY 36 BYPASS IN THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS; FINDING AND DETERMINING THIS MEETING WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Gatesville Terrace, LP has proposed a development for affordable rental housing for seniors known as Gatesville Terrace to be located at the 300 block of South Hwy 36 Bypass in the City of Gatesville, Texas; and

WHEREAS, there is a need for affordable housing for City of Gatesville citizens of modest means;

WHEREAS, Gatesville Terrace, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2026 Low Income Housing Tax Credit Program funds for Gatesville Terrace; and

WHEREAS, there is a requirement for a de minimus commitment of development funding by the local political subdivision;

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

Section 1. The City Council hereby confirms that it supports the proposed Gatesville Terrace development and that this formal action has been taken to put on record the opinion expressed by the City of Gatesville Texas on the date set forth below.

Section 2. The City Council further hereby confirms that the City of Gatesville will provide financial support for the Gatesville Terrace development in the form of waivers and/or reductions of fees otherwise due to the City regarding the development, with said financial support not to exceed in total Two Hundred, Fifty Dollars and No/100 (\$250.00).

Section 3. The City Council hereby authorizes and directs the City Manager and the City Secretary to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 4. The meeting at which this resolution was passed was open to the public as required by law.

Section 5. This resolution shall take effect immediately from and after its passage, and it is accordingly resolved.

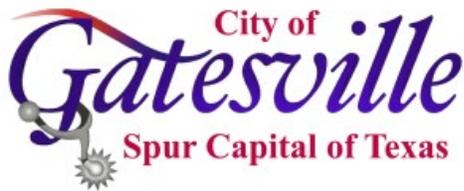
DULY RESOLVED AND ADOPTED by the City Council of the City of Gatesville, Texas, this the ____ day of _____ 2026.

APPROVED:

Gary Chumley, Mayor

Attest:

Holly Owens, City Secretary



Date 01/13/2026

Agenda Item 13

Resolution 2026-008

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and Possible Action to Approve Submission of a CCN Amendment Application to the PUC

Information:

The City of Gatesville water service area is generally known as its "CCN," an acronym for Certificate of Convenience and Necessity under the Texas Administrative Code, Chapter 24. The Texas Public Utilities Commission (PUC) governs the legal boundaries of the service areas for Gatesville and all bordering Water Supply Corporations (WSCs).

Gatesville's CCN map is overdue for an update, as our current and potential service areas do not accurately reflect on the current map. As development interest grows and future annexations become imminent, the proper delineation of water service providers becomes a paramount concern for City and developer interests. An accurate and updated water CCN will streamline the process for new water service applications and help address potential conflicts with neighboring water providers. Therefore, staff commissioned Freese & Nichols (FNI) to study the service areas and produce an Application for submission to the PUC, including attendant revised service areas.

Types of CCN applications include:

- Amendment / Expansion
 - Gatesville's request to expand areas of service.
 - Expansion areas do not conflict with other WSCs.
- Transfer
 - Negotiated changes in existing service areas.
 - Either party (Gatesville or a WSC) may approach the other and request transfer.
 - Transfer can occur by:
 - Simple transfer with no compensation
 - Swapped areas of service, as agreed-upon by both parties
 - Negotiated purchase of certain service area.
- Decertification

The general process for the CCN application is as follows:

- Compile Application
- File application
- Administratively Complete
- Noticing
- Public Hearing
- Final Processing
- Final Recommendation and Order

Staff met with FNI staff members to discuss CCN types, data needed from City to complete the process for amendments, and strategies for implementation. FNI's goal was to update the proposed CCN application map with the received data and symbolize areas by application type. The proposed considerations were as follows:

- The primary objective is to fill out CCN to city limits and existing customer base
- Areas currently unserved require proof of service request from development to expand CCN
- Areas currently included in other utility CCNs require an agreement with the utility to transfer the CCN
- Linear CCNs have potential for decertification or dual certification

Staff now seeks council's input and potential approval to proceed with the amendment application, based on the updated service area map (Figure 1) and current water distribution facilities (Figure 2).

Figure 1

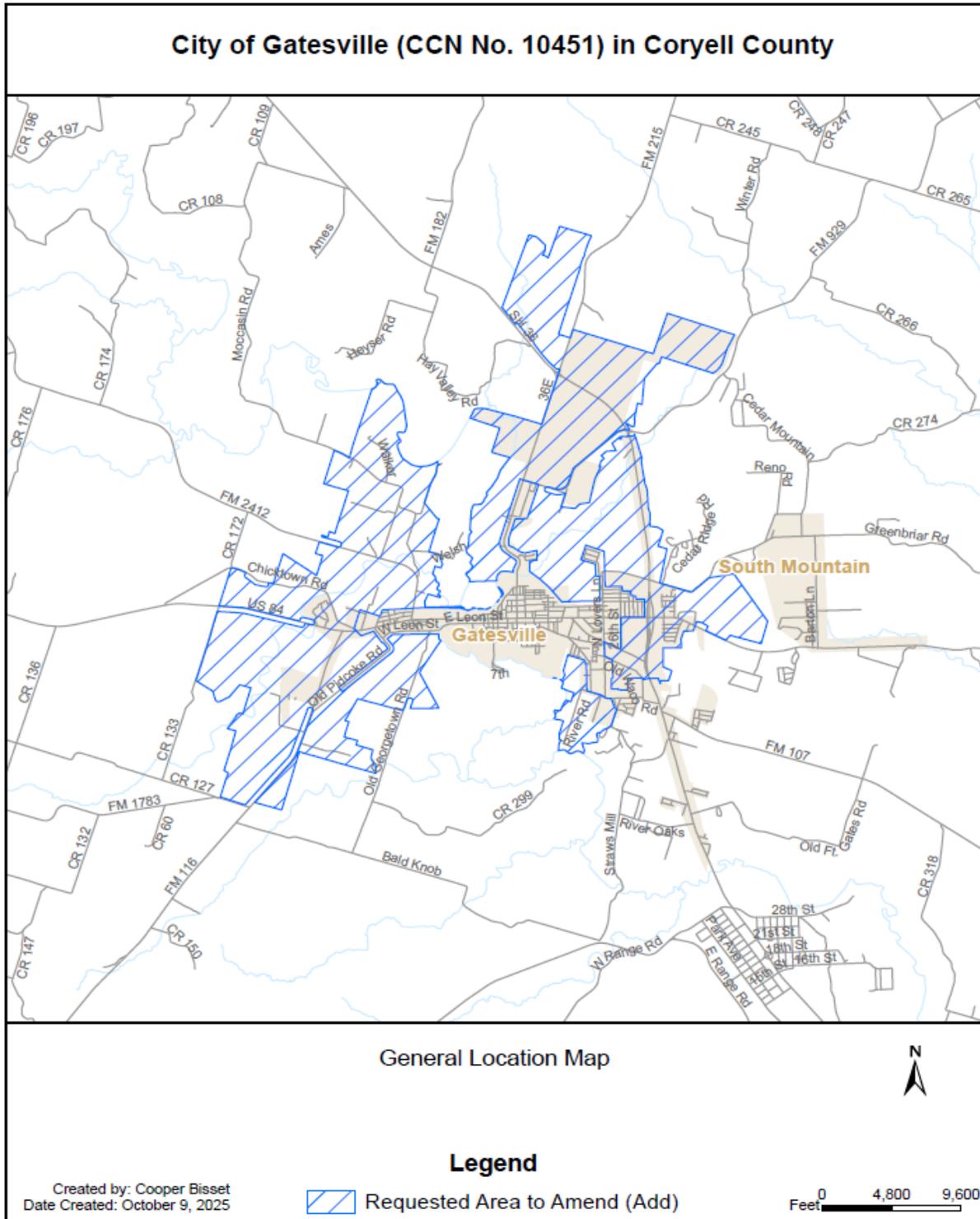
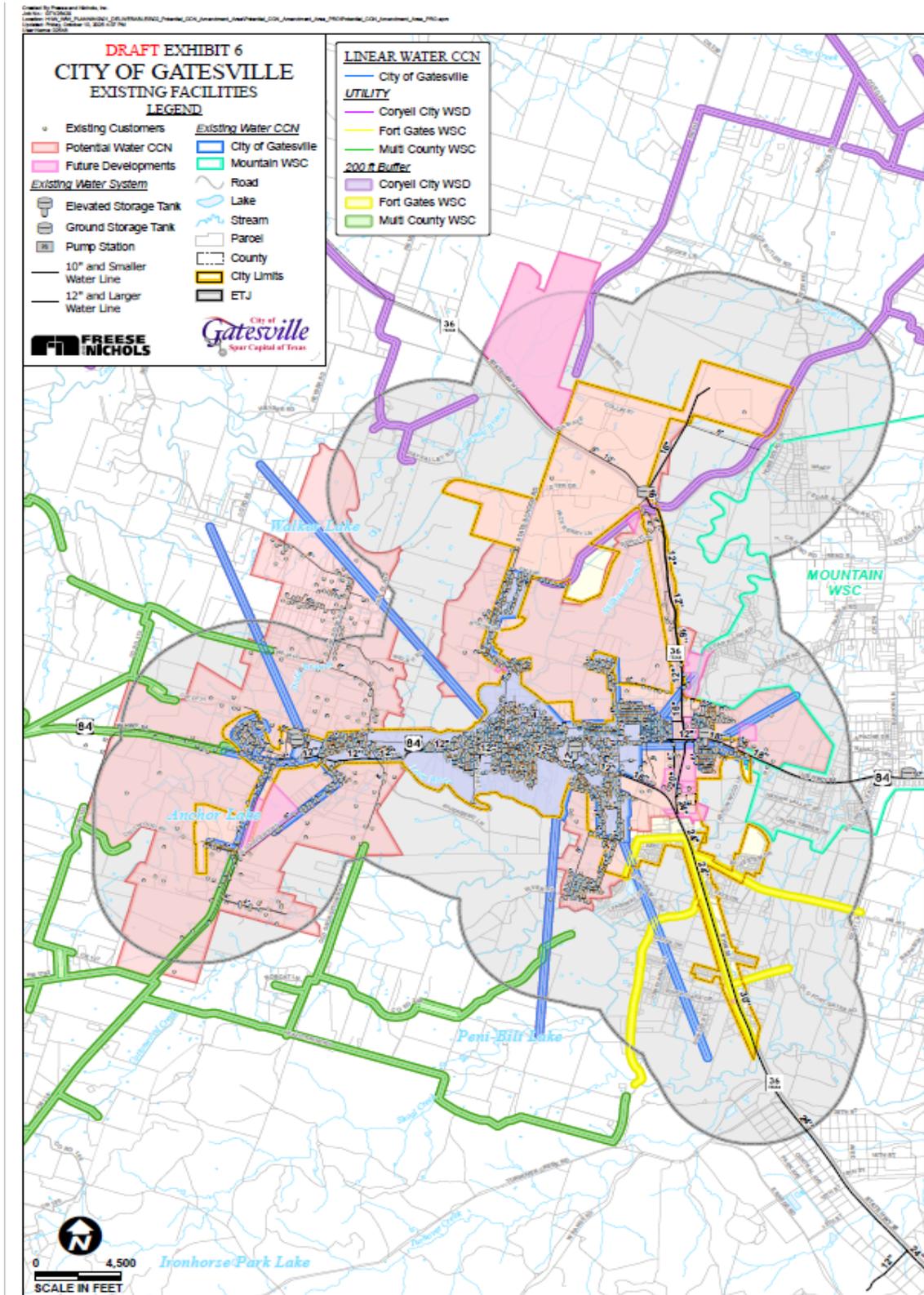


Figure 2



Date 01/13/2026

Agenda Item 13

Resolution 2026-008

Financial Impact:

No immediate impact.

Staff Recommendation:

Staff recommends council authorize City Manager Hunt or his designee to proceed with the CCN amendment application, based on the updated service area map, as presented.

Motion:

I move to authorize City Manager Hunt or his designee to proceed with the CCN amendment application, based on the updated service area map, as presented.

Attachments:

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

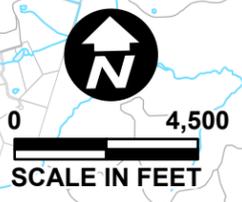
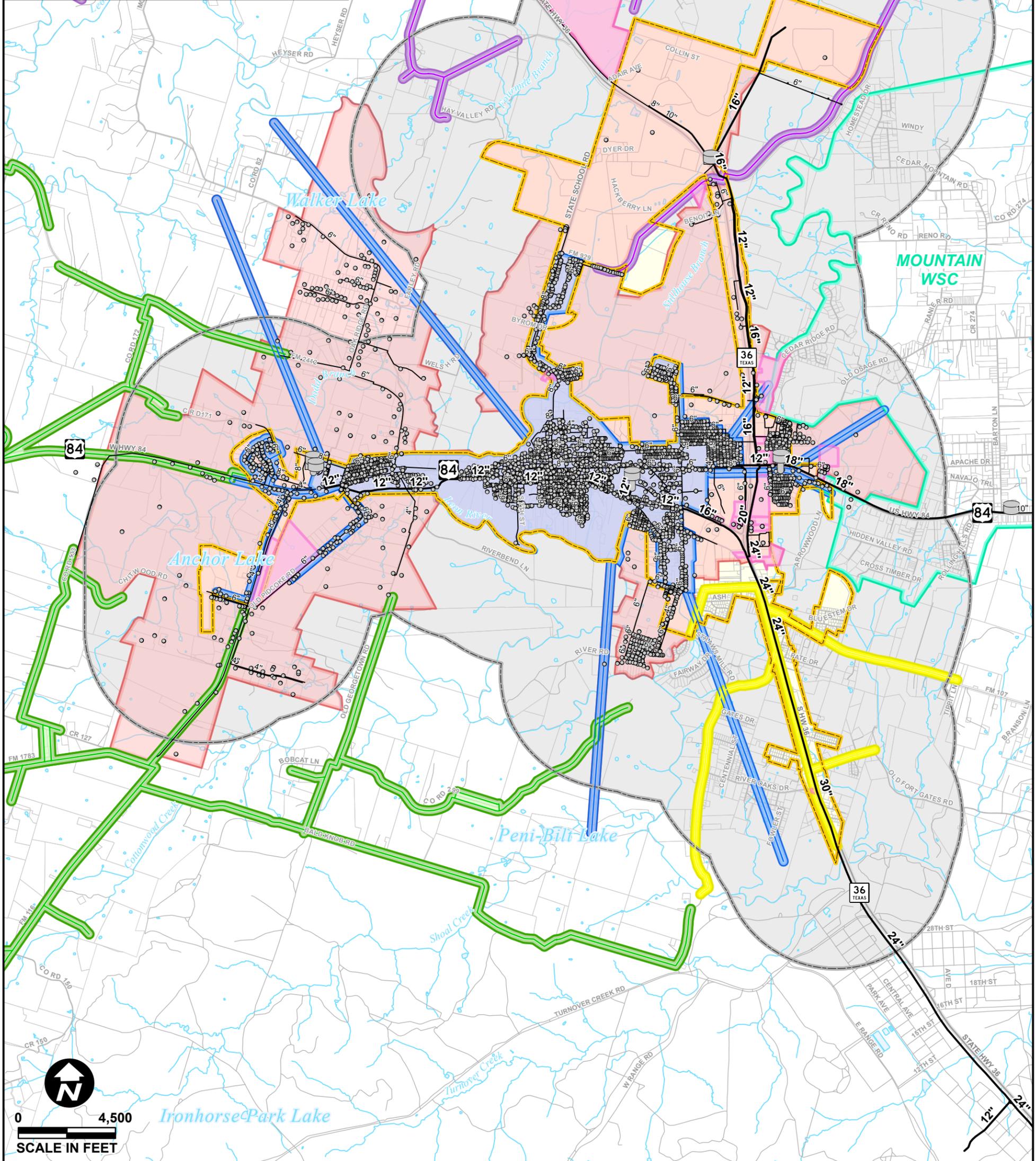
ATTEST:

Holly Owens, City Secretary

DRAFT EXHIBIT 6 CITY OF GATESVILLE EXISTING FACILITIES LEGEND

- Existing Customers
- Existing Water CCN
 - City of Gatesville
 - Mountain WSC
- Existing Water System
 - Road
 - Lake
 - Stream
 - Parcel
 - County
 - City Limits
 - ETJ
- Elevated Storage Tank
- Ground Storage Tank
- Pump Station
- 10" and Smaller Water Line
- 12" and Larger Water Line

- ### LINEAR WATER CCN
- City of Gatesville
- ### UTILITY
- Coryell City WSD
 - Fort Gates WSC
 - Multi County WSC
- ### 200 ft Buffer
- Coryell City WSD
 - Fort Gates WSC
 - Multi County WSC



DRAFT FIGURE 1

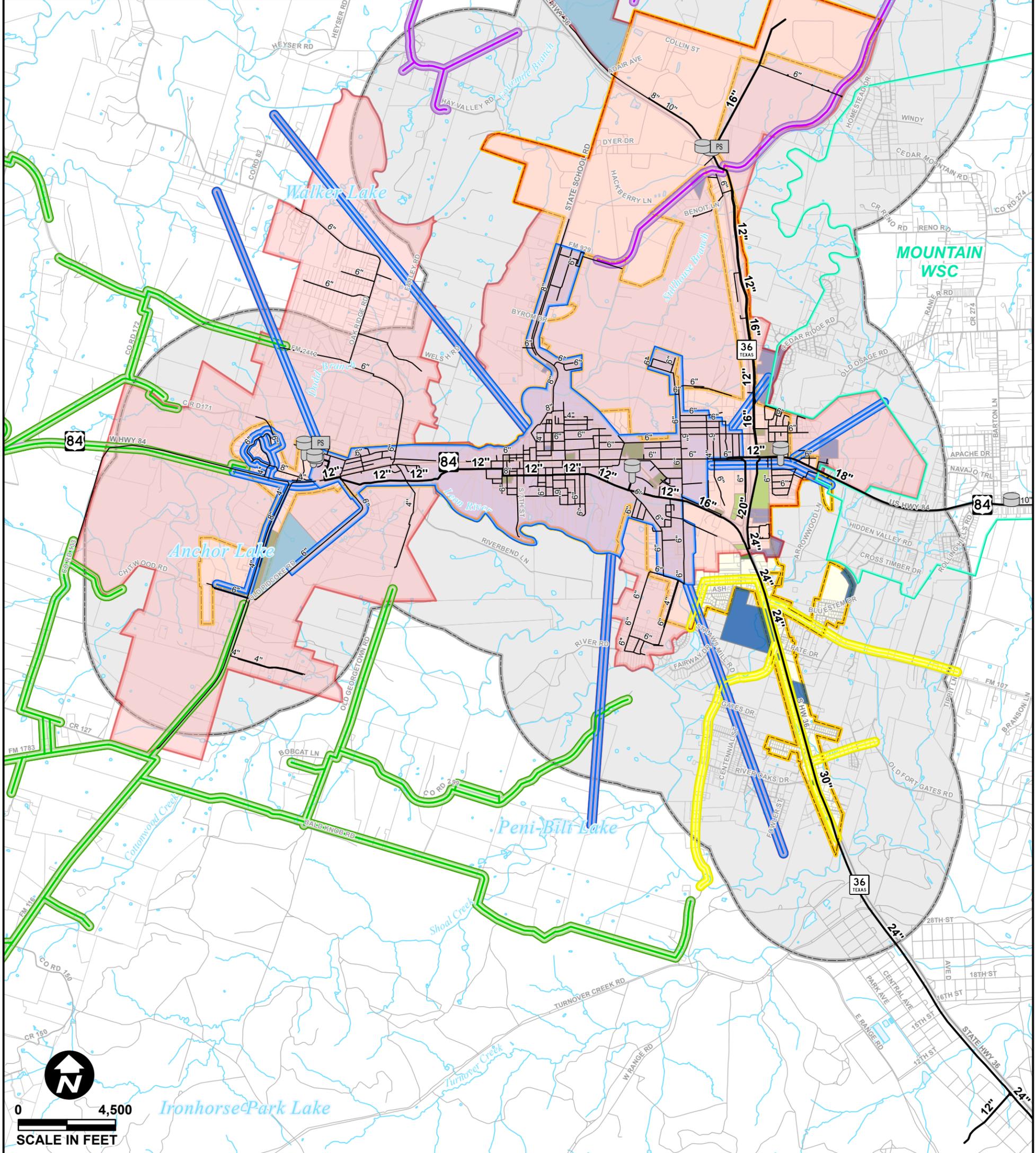
CITY OF GATESVILLE

POTENTIAL WATER CCN SERVICE AREA

LEGEND

	Potential Water CCN		12" and Larger Water Line
Existing Water CCN			
	City of Gatesville		Road
	Mountain WSC		Stream
Existing Water System			
	Pump Station		Lake
	Elevated Storage Tank		Parcel
	Ground Storage Tank		County
	10" and Smaller Water Line		City Limits
			ETJ

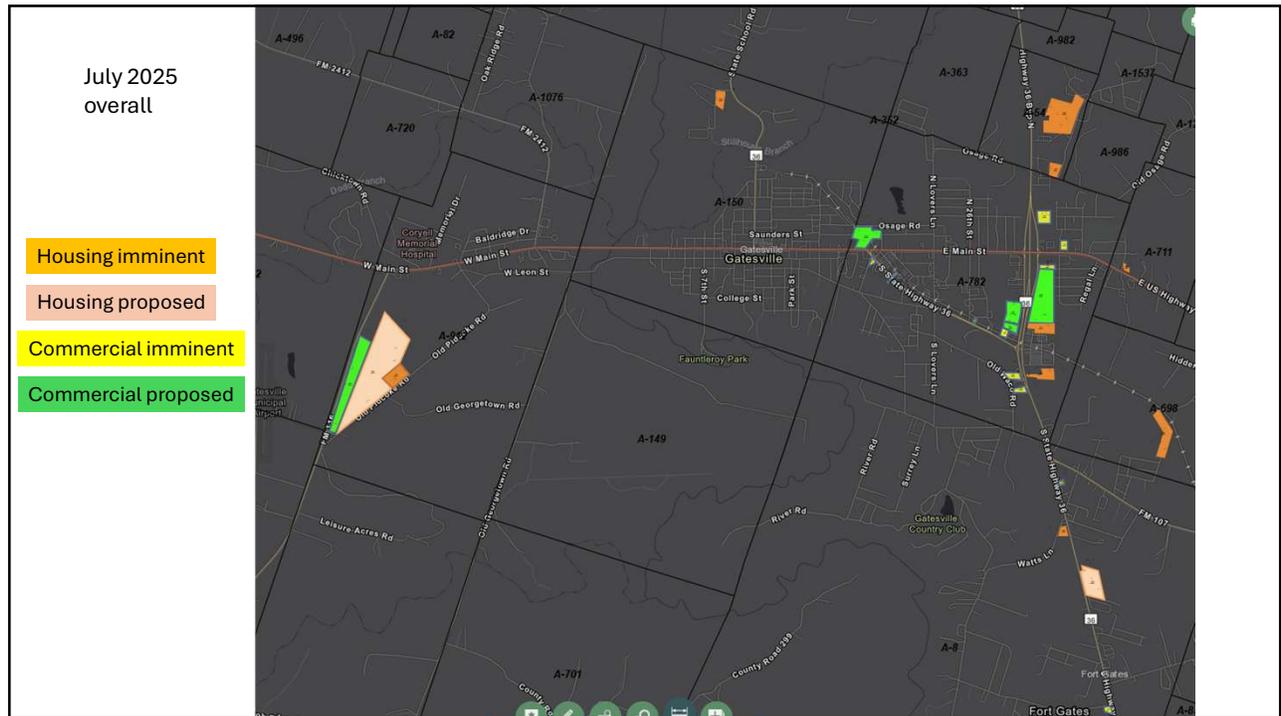
LINEAR WATER CCN	
	Coryell City WSD
	Fort Gates WSC
	Multi County WSC
	City of Gatesville
200 ft Buffer	
	Coryell City WSD
	Fort Gates WSC
	Multi County WSC
	City of Gatesville
Developments	
Land Use Type	
	Commercial
	Commercial Imminent
	Residential
	Residential Imminent



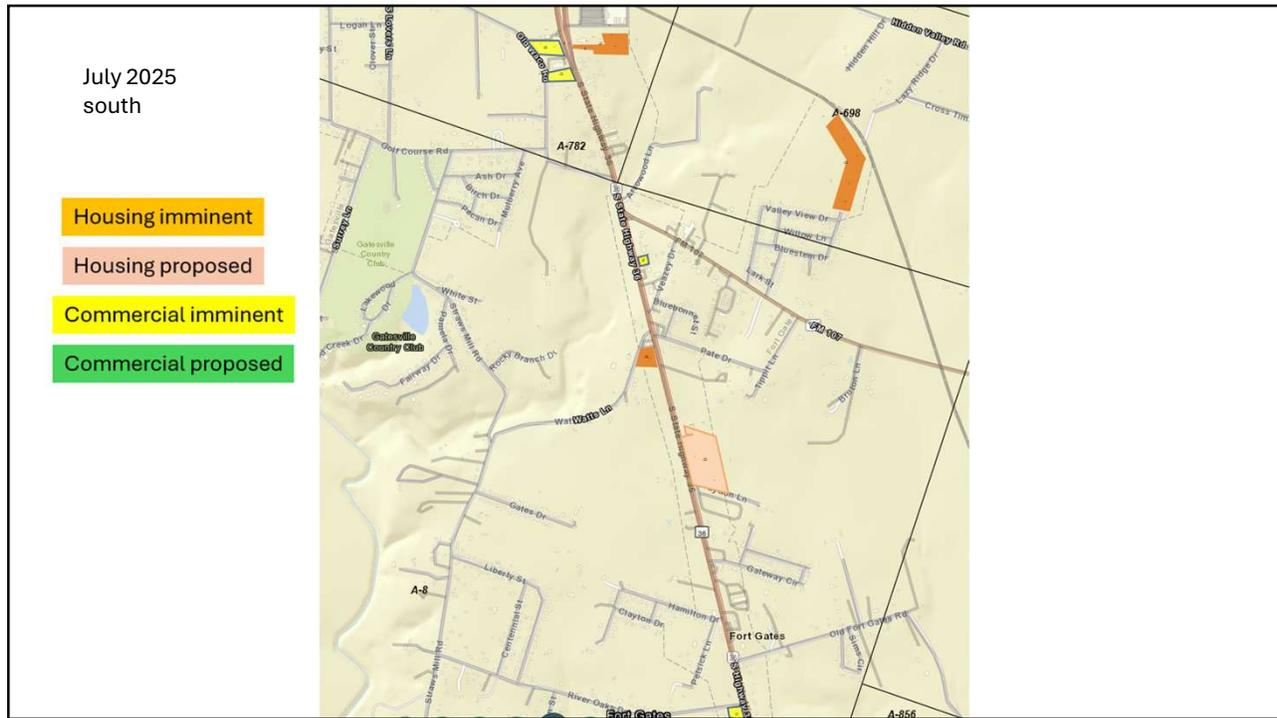
FNI CCN Research

Known Development Properties
In Gatesville
July 2025

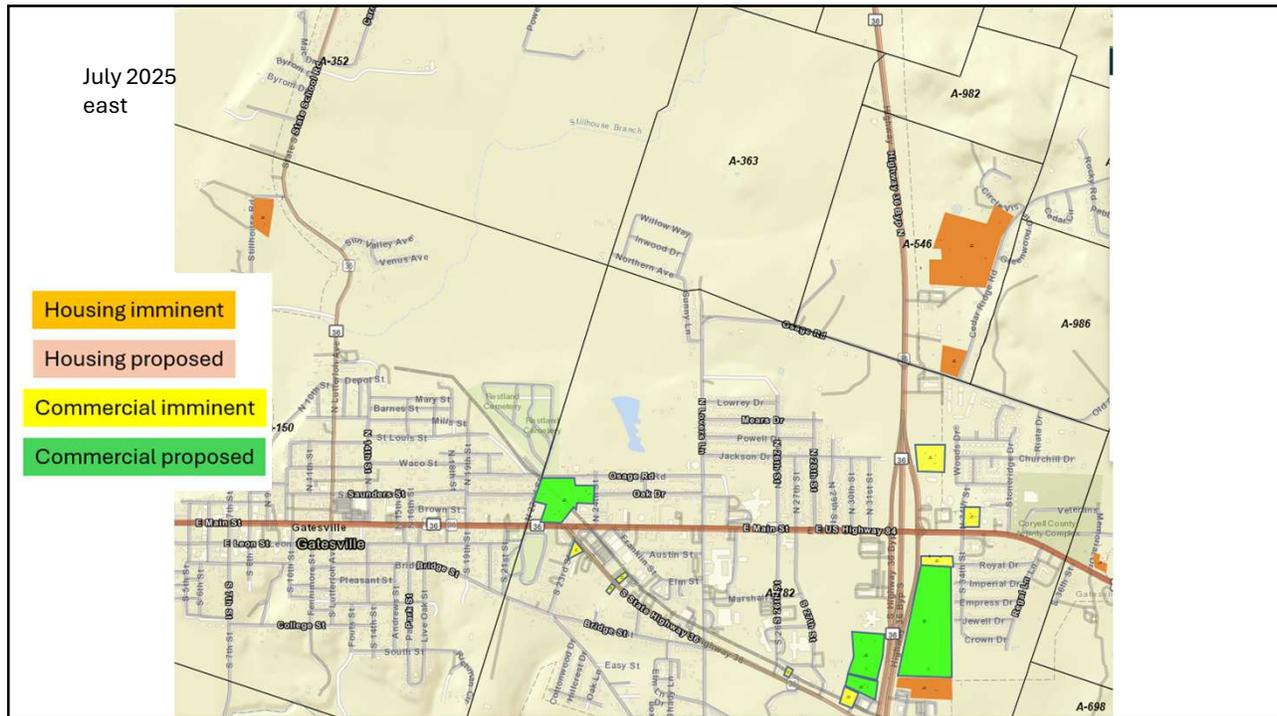
1



2



3



4

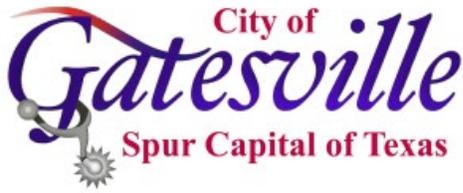
PROJECT: Gatesville CCN Assistance
NAME OF MEETING: Kickoff Meeting
RECORDED BY: Ethan Shires
DATE: July 21, 2025
LOCATION:
DATE SENT FOR APPROVAL: July 25, 2025
ATTENDEES: Bradford Hunt (City) Stephanie Neises (FNI)
 Chad Newman (City) Ethan Shires (FNI)
 Mike Halsema (City) Anica Mata (FNI)

The following reflects our understanding of the items discussed during the subject meeting. Please notify us of any changes within five working days. Otherwise, we will assume that you are in agreement with our understanding.

ITEM	DESCRIPTION
<p>Types of CCN Applications</p>	<ul style="list-style-type: none"> • FNI provided definitions for each type of CCN Application and discussed the strategy of submitting individual CCN applications depending on the type of requested area. <ul style="list-style-type: none"> ○ Amendment/Expansion ○ Transfer ○ Decertification • FNI and the City reviewed the proposed areas for the water CCN application <ul style="list-style-type: none"> ○ The primary objective is to fill out CCN to city limits and existing customer base ○ Areas currently unserved require proof of service request from development to expand CCN ○ Areas currently included in other utility CCNs require an agreement with the utility to transfer the CCN ○ Linear CCNs have potential for decertification or dual certification
<p>General Process/ Schedule</p>	<ul style="list-style-type: none"> • FNI presented a summary of the general process and schedule for the CCN application <ul style="list-style-type: none"> ○ CCN Application Process <ul style="list-style-type: none"> ▪ Compile Application ▪ File application ▪ Administratively Complete ▪ Noticing ▪ Public Hearing ▪ Final Processing ▪ Final Recommendation and Order
<p>Data Request</p>	<ul style="list-style-type: none"> • FNI presented a summary of the items required for the CCN application <ul style="list-style-type: none"> ○ Requests for service ○ Billing data and meter data ○ Financial audit info ○ Operator license number information

ITEM	DESCRIPTION
Transfer Application	<ul style="list-style-type: none"> • FNI presented the actions needed to complete a 13.248 petition <ul style="list-style-type: none"> ○ FNI listed the additional information needed ○ Both utilities to submit agreement for transfer ○ Both parties require public hearing/notice ○ Mapping of proposed area required
Path Forward	<ul style="list-style-type: none"> • FNI presented the project steps summarized below. <ul style="list-style-type: none"> ○ Identify areas proposed for amendment, decertification, or transfer ○ Categorize areas to each application type ○ Work through individual area applications

ACTION ITEMS			
WHAT	WHO	WHEN	STATUS
1. Data Request <ul style="list-style-type: none"> a. Known development/service request information <ul style="list-style-type: none"> i. Developer applications with requested parcel ID's if needed by PUC b. 2024 Financial information c. TWDB Water Conservation Reports d. Export of water billing data e. Operator license number information 	City	ASAP	<ul style="list-style-type: none"> a. Complete b. Complete c. Complete d. Ongoing e. Ongoing
2. FNI to send the following to City <ul style="list-style-type: none"> a. Maps of proposed areas for CCN application presented in meeting b. Meeting Agenda/Data Request presented c. Meeting minutes 	FNI	ASAP	Completed
3. FNI to update proposed CCN application map with the received data and symbolize areas by application type.	FNI	ASAP	Ongoing



Date 01/13/2026

Agenda Item 14

Resolution 2026-009

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and Possible Action to Adopt the Updated City of Gatesville Comprehensive Plan

Information:

One major goal for City staff in 2025 was to complete an update of the 2020 Comprehensive Plan. Council considered individual chapter revisions on October 28, November 18, and December 9, 2025. Council received the final draft, including all chapters, on December 15, 2025 for final review. The draft was also posted with the January 13, 2026 council packet as a separate attachment.

Financial Impact: n/a

Staff Recommendation:

Staff recommends that council formally adopt the 2025 Update to City of Gatesville 2020 Comprehensive Plan, as presented.

Motion:

I recommend formal adoption of the 2025 Update to City of Gatesville 2020 Comprehensive Plan, as presented.

Attachments:

Full draft sent electronically to council on December 15, 2025; posted as a separate attachment to council packet prior to Jan. 13, 2026

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.*

Date 01/13/2026

Agenda Item 14

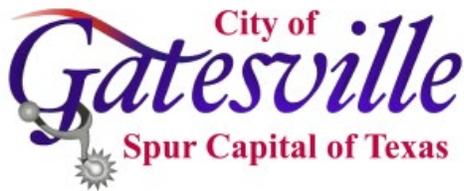
Resolution 2026-009

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 01/13/2026

Agenda Item 15

Ordinance 2025-23

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion regarding additions and amendments to City Ordinance, Chapter 40, Parks and Recreation, 3rd and Final Reading

Information:

The existing city ordinance regarding Parks and Recreation, Chapter 40, does not address the use of motorized, off-highway, or self-propelled vehicles within city parks. City Manager Hunt and staff seek to establish rules to prohibit certain vehicles within parks, since their operation, especially in crowded areas, can create significant risks to pedestrians, cyclists, children, wildlife, and park staff.

The 2nd reading of the ordinance added definitions of vehicles and clarified areas where prohibited. The 3rd reading corrects one typographical error in Section (e).

Financial Impact:

N/A

Staff Recommendation:

The staff recommends approving Ordinance 2025-23 to amended City Ordinance, Chapter 40, of the City of Gatesville Code of Ordinances.

Motion:

I move to approve Ordinance 2025-23 amending City Ordinance Chapter 40 of the City of Gatesville Code of Ordinances, third and final reading.

Attachments:

- Ordinance

ORDINANCE NO. 2025-23

AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS, AMENDING THE GATESVILLE CODE OF ORDINANCES AT CHATER 40, “PARKS AND RECREATION” BY ADDING AN NEW SECTION 40-9 “RECREATIONAL OFF-ROAD VEHICLES IN CITY PARKS; PROHIBITIONS AND EXCEPTIONS;” PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gatesville is committed to ensuring the safety, accessibility, and enjoyment of public parks for all residents and visitors; and

WHEREAS, the operation of off-road motorized vehicles such as all-terrain vehicles, dirt bikes, utility terrain vehicles, and similar motor-driven equipment, within city parks creates significant risks to pedestrians, cyclists, children, wildlife, and park staff; and

WHEREAS, off-road motorized vehicles contribute to soil erosion, damage to vegetation, disturbance of wildlife habitats, and deterioration of park facilities and trails; and

WHEREAS, the City Council finds that restrictions on such vehicles within city parks supports the City’s goals for environmental conservation, public safety, and responsible stewardship of community resources while preserving parks as safe and sustainable public spaces;

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

SECTION 1. The Code of Ordinances of the City of Gatesville is hereby amended by amending Chapter 40, “Parks and Recreation,” by adding a new Section 40-9 “Recreational Off-Road Vehicles in City Parks” to read in its entirety as follows:

“Sec. 40-9 Recreational Off-Road Vehicles in City Parks; Prohibitions and Exceptions

(a) Definitions

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them by Texas Transportation Code Chapter 551, 551a and 552A.0101, except where the context herein clearly indicates a different meaning:

1. *Motorized mobility device* means a device designed for transportation of persons with physical disabilities that:
 - a. has three or more wheels;
 - b. is propelled by a battery-powered motor;
 - c. has not more than one forward gear; and
 - d. is not capable of speeds exceeding eight miles per hour.

For the purposes of this section, a person operating a nonmotorized wheelchair or motorized mobility device is considered to be a pedestrian.

2. *Electric personal assistive mobility device* means a two non-tandem wheeled device designed for transporting one person that is:
 - a. self-balancing; and
 - b. propelled by an electric propulsion system with an average power of 750 watts or one horsepower.
3. *Neighborhood electric vehicle* means a vehicle that can attain a maximum speed of 35 miles per hour on a paved level surface and otherwise complies with Federal Motor Vehicle Safety Standard 500 (49 C.F.R. Section 571.500).
4. *Motor-assisted scooter* means a self-propelled device:
 - a. with:
 - i. at least two wheels in contact with the ground during operation;
 - ii. a braking system capable of stopping the device under typical operating conditions;
 - iii. a gas or electric motor not exceeding 40 cubic centimeters;
 - iv. a deck designed to allow a person to stand or sit while operating the device; and
 - v. the ability to be propelled by human power alone; and
 - b. does not include a pocket bike or a mini motorbike.
5. *Pocket bike* or *mini motorbike* means a self-propelled vehicle that is equipped with an electric motor or internal combustion engine having a piston displacement of less than 50 cubic centimeters, is designed to propel itself with not more than two wheels in contact with the ground, has a seat or saddle for the use of the operator, is not designed for use on a highway, and is ineligible for a certificate of title under Chapter 501. The term does not include:
 - a. a moped or motorcycle;
 - b. an electric bicycle;
 - c. a motorized mobility device, as defined by Section 552A.0101;
 - d. an electric personal assistive mobility device, as defined by Section 551.201;or
 - e. a neighborhood electric vehicle, as defined by Section 551.301.
6. *Golf cart* means a motor vehicle designed by the manufacturer primarily for use on a golf course.
7. *All-terrain vehicle* means a motor vehicle that is:
 - a. equipped with a seat or seats for the use of:

- i. the rider; and
 - ii. a passenger, if the motor vehicle is designed by the manufacturer to transport a passenger;
 - b. designed to propel itself with three or more tires in contact with the ground;
 - c. designed by the manufacturer for off-highway use;
 - d. not designed by the manufacturer primarily for farming or lawn care; and
 - e. not more than 50 inches wide.
- 8. *Off-highway vehicle* means:
 - a. an all-terrain vehicle or recreational off-highway vehicle;
 - b. a sand rail; or
 - c. a utility vehicle.
- 9. *Recreational off-highway vehicle* means a motor vehicle that is:
 - a. equipped with a seat or seats for the use of:
 - i. the rider; and
 - ii. a passenger or passengers, if the vehicle is designed by the manufacturer to transport a passenger or passengers;
 - b. designed to propel itself with four or more tires in contact with the ground;
 - c. designed by the manufacturer for off-highway use by the operator only; and
 - d. not designed by the manufacturer primarily for farming or lawn care.
- 10. *Utility vehicle* means a motor vehicle that is not a golf cart, as defined by Section 551.401, or lawn mower and is:
 - a. equipped with side-by-side seating for the use of the operator and a passenger;
 - b. designed to propel itself with at least four tires in contact with the ground;
 - c. designed by the manufacturer for off-highway use only; and
 - d. designed by the manufacturer primarily for utility work and not for recreational purposes.

(b) Restriction.

It shall be unlawful for any person to operate any motor vehicle in any public park within the city, except legally on roadways constructed and designed for such motor vehicle traffic or except as provided in subsection (d) herein.

(c) Prohibition.

Except as provided in subsection (d) herein, it shall be unlawful for any person to operate any of the following types of self-propelled vehicles within any portion of the grounds of a city park inside the city limits. Prohibited self-propelled vehicles include:

- 1. Neighborhood electric vehicle;

2. Motor-assisted scooter;
3. Pocket bike or mini motorbike;
4. Golf cart;
5. All-terrain vehicle;
6. Off-highway vehicle;
7. Recreational off-highway vehicle; and
8. Utility vehicle

(d) Exceptions.

This section does not apply to:

- (1) Motor vehicles used by city staff while performing duties related to a public service; or used with city permission by event organizers/staff when carrying out essential functions for permitted community events;
- (2) Self-propelled vehicles used by city staff while performing duties related to a public service; or used with city permission by event organizers/staff when carrying out essential functions for permitted community events;
- (3) A self-propelled vehicle that is not capable of speeds exceeding eight miles per hour and is designed by the manufacturer exclusively for children under age 12;
- (4) A motorized mobility device; or
- (5) An electric personal assistive mobility device.

(e) Penalty.

Any person violating this section shall be punished by a fine of not less than \$50.00 nor more than \$200.00.

SECTION 2. If any section, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance, or the application thereof to any person or under any circumstances is held invalid by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council of the City of Gatesville, Texas, hereby declares it would have enacted such remaining portions despite any such invalidity.

SECTION 3. It is officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and the public notice of the time, place and purpose of this meeting was given as required by law.

SECTION 4. This Ordinance shall become effective immediately upon its passage and approval.

The foregoing Ordinance No. 2025-23 was read the first time and passed to the second reading on this 18th day of November 2025.

The foregoing Ordinance No. 2025-23 was read the second time and passed to the third reading on this 9th day of December 2025.

The foregoing Ordinance No. 2025-23 was read the third time and was passed and adopted as an Ordinance to the City of Gatesville, Texas, this 13th day of January 2026.

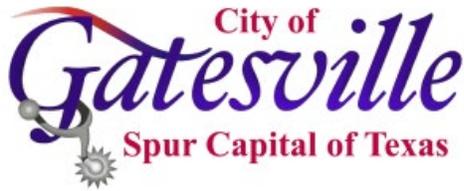
BY: _____
GARY M. CHUMLEY, MAYOR

ATTESTED:

APPROVED AS TO FORM:

HOLLY OWENS
CITY SECRETARY

VICTORIA THOMAS
CITY ATTORNEY



Date 01/13/2026

Agenda Item 16

Ordinance 2026-02

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action to adopt the 2021 International Existing Building Code.

Information:

The Building Department currently operates under the following code:

1. 2021 International Building Code
2. 2021 International Residential Code
3. 2021 International Fire Code
4. 2021 International Mechanical Code
5. 2021 International Plumbing Code
6. 2020 National Electrical Code
7. 2021 International Fuel Gas Code
8. 2021 International Energy Conservation Code
9. 2021 International Property Maintenance Code

The adoption of the 2021 International Existing Building Code will support the proper repair and rehabilitation of existing commercial buildings, with particular benefit to historically significant structures.

Financial Impact:

N/A

Staff Recommendation:

Staff recommends the adoption of the 2021 IEBC.

Motion:

Motion to pass Ordinance 2026-02, to adopt the 2021 International Existing Building Code to the next meeting, first reading.

Attachments:

- Draft Ordinance

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS, AMENDING THE GATESVILLE CODE OF ORDINANCES AT CHATER 10, “BUILDINGS AND BUILDING REGULATIONS” BY ADDING TO ARTICLE II. – “TECHNICAL CODES” SECTION 10-22 “ADOPTED”; ADOPTING THE 2021 INTERNATIONAL EXISTING BUILDING CODE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the governing body of the City of Gatesville finds that the adoption of up-to-date building codes is necessary to protect the public health, safety, and welfare; and

WHEREAS, the International Existing Building Code (IEBC) provides minimum regulations for the repair, alteration, change of occupancy, addition to, and relocation of existing buildings; and

WHEREAS, the 2021 edition of the International Existing Building Code has been reviewed and is deemed appropriate for adoption within the City of Gatesville.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GATESVILLE.

Section 1. Adoption of Code

That the 2021 International Existing Building Code, as published by the International Code Council, Inc., including all appendices adopted therein, is hereby adopted by reference as the Existing Building Code of the City of Gatesville except as amended herein.

Section 2. Scope and Applicability

The provisions of the 2021 International Existing Building Code shall apply to all existing buildings and structures within the jurisdiction of the City of Gatesville including repairs, alterations, additions, changes of occupancy, and relocations.

Section 3. Administration and Enforcement

The Building Official or designee is hereby authorized and directed to administer and enforce the provisions of the 2021 International Existing Building Code.

Section 4. Amendments

The following local amendments to the 2021 International Existing Building Code are hereby adopted:

(a) Section 101.1 Title. Insert City of Gatesville for Name of Jurisdiction.

(b) Section 103.0 Creation of Agency. Insert Building Department for Name of Department.

(c) Repeal Appendix D Board of Appeals.

Section 5. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Repealer

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. Effective Date

This ordinance shall take effect on _____, following its adoption and publication as required by law.

The foregoing Ordinance No. 2026-02 was read the first time and passed to the second reading
this ____ day of _____, 2026.

The foregoing Ordinance No. 2026-02 was read the second time and passed to the third reading
this ____ day of _____, 2026.

The foregoing Ordinance No. 2026-02 was read the third time and was passed and adopted as an
Ordinance to the City of Gatesville, Texas, this ____ day of _____, 2026.

BY: _____
GARY M. CHUMLEY, MAYOR

ATTESTED:

HOLLY OWENS
CITY SECRETARY



Date 01/13/2026

Agenda Item 17

Resolution 2026-010

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding a variance request located at 410 Bridge Street.

Information:

Carlos Gonzalez, with Ultimate Services Group LLC, is the owner of the property located at 408 and 410 Bridge Street. According to the Coryell County Appraisal District (CCAD), the property is officially addressed as 410 Bridge Street; however, separate water accounts currently exist for both 408 and 410 Bridge Street. The property is zoned Residential 2–4 Family. At present, there are two single-family structures located on the property. While the zoning ordinance allows for pyramid zoning, the existence of two single-family dwellings on a single lot—each served by independent water and sewer connections—is considered a legal nonconforming use.

The applicant is requesting to subdivide the property to remedy the nonconforming condition. This subdivision will require a variance for minimum lot size. The minimum required lot size for a single-family residence is 8,000 square feet. One lot will contain approximately 7,720 square feet, and the second lot will contain approximately 6,664 square feet. Setback requirements are not applicable, as the existing structures will remain unchanged. Staff is requiring an access easement be placed on the minor plat to guarantee property access from Bridge Street.

The Planning & Zoning Commission heard this case on January 5, 2026, recommending approval to City Council for the variance request. If approved, the applicant will submit a minor plat for administrative approval.

Financial Impact:

N/A

Staff Recommendation:

Staff recommends approval of the requested variance.

Motion:

Motion to approve a Resolution allowing for a variance to subdivide the two lots for less than the required 8,000 square foot lots per the zoning ordinance for the property located at 410 Bridge Street; Original Town Gatesville, Block 97, Lot 3 PT.

Attachments:

- Application
- Conceptual division of property

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

That the above stated recommendation is hereby approved and authorized.

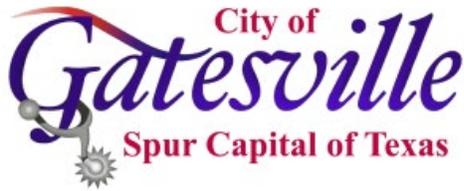
PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A, Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 01/13/2026

Agenda Item 18

Ordinance 2026-01

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding a request for a zoning designation for Residential Single-Family at 209 River Road.

Information:

Santiago Gonzales, the owner of the property addressed at 209 River Rd. annexed his property into the City of Gatesville and is now requesting a zoning designation of Residential Single-Family. The property is located in the Summer Addition and is approximately 3.46 acres.

The Planning and Zoning Commission heard this case on January 5th and have recommended the zoning designation to City Council.

Financial Impact:

N/A

Staff Recommendation:

Staff supports the zoning designation.

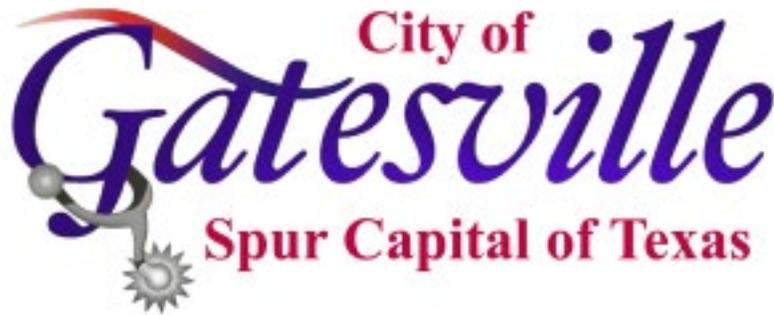
Motion:

Motion to pass Ordinance 2026-01, designating 209 River Rd. as Residential Single-Family Zoning to the next meeting, first reading.

Attachments:

- Zoning Map
- Public Notice (published 1/10/2026)
- Letter to property owners (mailed 12/31/2025) within 200-ft.
- Mailing list with response information
- Ordinance

COPY



December 31, 2025

Dear Property Owner,

This letter is to inform you that the City of Gatesville is considering a zoning designation for the property located at **209 River Road, Gatesville, Texas 76528**.

The proposed action involves designating the property as **Residential Single-Family zoning**. This item will be reviewed as part of the City's zoning process and may be considered for discussion and possible action at a public meeting of the Planning and Zoning Commission and the Gatesville City Council.

You are receiving this notice because your property is located within the area required by law to be notified of zoning actions. This notice is provided to ensure that nearby property owners are informed and have the opportunity to participate in the public process.

Additional information regarding the proposed zoning designation may be obtained by contacting City staff at City Hall during regular business hours.

Public comments may be made at the scheduled public meeting(s) or submitted in accordance with City procedures.

Public Hearing is scheduled for January 27, 2026 / 110 N 8th Street / 5:30 P.M.

Holly Owens, City Secretary T.R.M.C. / Director of Development Services
howens@gatesvilletx.com

City of Gatesville
803 E Main Street
Gatesville, Tx 76528
254-865-8951
www.gatesvilletx.com

PUBLIC NOTICE

The City of Gatesville will hold a Public Hearing on **January 27, 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 on approximately 3.46 acres of property located at 209 River Road in the Summer Addition to Residential Single-Family. This property was annexed into the City of Gatesville on November 18,, 2025.

The purpose of this zoning designation request is to allow for the construction of a single-family home on the subject property.

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

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

Holly Owens
City Secretary

ORDINANCE 2026-01

AN ORDINANCE OF THE CITY OF GATESVILLE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ZONING MAP AND COMPREHENSIVE PLAN OF THE CITY OF GATESVILLE, TEXAS, AS HERETOFORE AMENDED, BY ESTABLISHING AN INITIAL ZONING DESIGNATION OF RESIDENTIAL SINGLE-FAMILY DISTRICT (“RES. SINGLE-FAMILY”) FOR AN APPROXIMATELY 3.46 ACRE TRACT SITUATED IN THE SUMMER ADDITION IN THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 18, 2025, with regard to an approximately 3.46 acre tract situated in the Summer Addition in the City of Gatesville, Coryell County Texas (the “Property”), the City Council of the City of Gatesville, Texas granted the voluntary petition of the owner of the Property or annexation of the Property into the corporate limits of the City of Gatesville; and

WHEREAS, the City Planning and Zoning Commission of the City of Gatesville, Texas, and the governing body of the City of Gatesville in compliance with the laws of the State of Texas and the Ordinances of the City of Gatesville, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council has concluded that the Comprehensive Zoning Ordinance, Zoning Map, and Comprehensive Plan should be amended with regard to the Property as set forth hereinbelow.

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

SECTION 1. The recitals set forth above are found and determined to be true and correct and are incorporated herein by this reference, including the designated shorthand terms established therein.

SECTION 2. The Comprehensive Zoning Ordinance, Zoning Map, and Comprehensive Plan of the City of Gatesville, Texas, as heretofore amended (collectively, the “Zoning Ordinance”), shall be and it is hereby amended by establishing an initial zoning district classification for the Property, which Property is more particularly described and depicted in Exhibit “A” attached hereto and incorporated herein by this reference, of Residential Single-Family District (“Res. Single-Family”).

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Gatesville governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 4. All provisions of the Ordinances of the City of Gatesville, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City of Gatesville, Texas, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. An offense committed before the effective date of this Ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. 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 Comprehensive Zoning Ordinance of the City of Gatesville, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

The foregoing Ordinance No. 2026-01 was read the first time and passed to the second reading this 13th day of January, 2026.

The foregoing Ordinance No. 2026-01 was read the second time and passed to the third reading this 27th day of January, 2026.

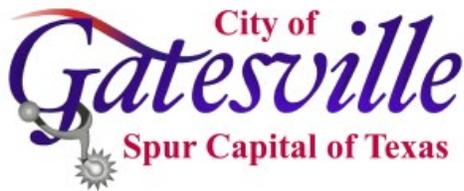
The foregoing Ordinance No. 2026-01 was read the third time and duly approved, passed and adopted this the 10th day of February, 2025.

APPROVED:

Gary Chumley, Mayor

ATTESTED:

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



Date 01/13/2026

Agenda Item 19

Resolution 2026-011

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action regarding a substandard case located at 411 S 7th Street.

Information:

The structure located at 411 S 7th Street, meets the definition of a substandard building according to Sec. 10-163. – Substandard buildings defined.

Sec. 10-166. – Pre-hearing notices; identification of owner, lienholder, and mortgagee requires the following steps:

- appropriate notification to all owners of record,
- notice placed on front door of structure
- file a notice with the Coryell County Clerk

This property currently has 12 liens filed on the property dating back to 2014 with a total amount due \$1,678.00 not including the 10% annual interest. Property taxes have not been paid since 2012 with a total amount due \$26,388.01.

The requested demolition is for all structures located on the property which include:

- Main structure – 1,524 sq. ft. built in 1940
 - 2 open porches – 182 sq. ft.
 - 1 Storage – 600 sq. ft.

The Building Standards Commission heard this case on January 5, 2026, and recommended the demolition of all structures located at 411 S. 7th Street, subject to City Council approval. Chairman Johnson and City staff are coordinating efforts to seek assistance from Coryell County in addressing properties with outstanding property tax balances, including this property, where the owner is deceased and no heirs have been identified.

The proposed course of action would involve the sale of the property at a public tax sale (“on the courthouse steps”), with the understanding that the new owner would be responsible for removing the existing blight at their own expense and redeveloping the site. Any assistance or support from the City Council in facilitating this process would be greatly appreciated. This action

would serve the best interests of both the City of Gatesville and Coryell County by eliminating blight and promoting productive redevelopment.

Financial Impact:

\$35,000

This amount includes the house and the trash/rubbish filled storage building along with 9 dead trees on the property.

Staff Recommendation:

The staff's recommendation is to approve the demolition of the substandard structure located at 411 S 7th St.

Motion:

Motion to approve a Resolution, granting authority to Staff to demolish the structures located at 411 S 7th Street.

Attachments:

- Letter to owner
- Public Notice filed with Coryell County Clerk
- Pictures

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