

**CITY COUNCIL MEETING
MARCH 10, 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 10TH DAY OF MARCH 2026.**
2. **QUORUM CHECK/COUNCIL PRESENT:** Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Kalinda Westbrook, Jon Salter, Aaron Smith, Joe Patterson, and Travis VanBibber.

CITY STAFF PRESENT: City Manager Brad Hunt, City Secretary Holly Owens, Deputy City Manager/Finance Director Mike Halsema, Zeb Veazey, and Shea Harp.

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

3. **INVOCATION:** Jon Salter and **PLEDGE OF ALLEGIANCE:** Led by Mayor Gary Chumley.

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

Leo Corona came forward to express appreciation in regard to the new website.

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 2026-025:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **February 24th, 2026.**
 - b. Discussion and possible action regarding the Lightning J Creekside Replat.

- c. **Resolution 2026-027:** Discussion and possible action regarding approving amendment No. 3 to the contract with Walker Partners for the Stillhouse Rehabilitation.

Councilman Patterson requested Item 4b be removed from Consent and discussed separately.

CONSENT AGENDA: Motion by Joe Patterson, seconded by Greg Casey to **APPROVE** the **CONSENT AGENDA, ITEMS A AND C** as presented. All six voting “Aye”, motion passed, 6-0-0.

Councilman Patterson asked about the approval process. Ms. Owens explained the reason for the item being placed on consent. This item was scheduled to be heard at the Planning and Zoning Commission meeting on March 2nd; however, a quorum could not be reached. Due to the 30-day approval law in TGLC 212.009, I had to bring it forward to Council for consideration. I placed the replat on Consent because the property is located within the ETJ and the City of Gatesville does not have jurisdiction and cannot enforce the City’s subdivision regulations upon the plat. Texas law does state that even though the property is located in the county and out of our jurisdiction, the City is required to act appropriately dividing the property according to the Texas platting laws.

LIGHTNING J CREEKSIDE REPLAT: Motion by Kalinda Westbrook, seconded by Jon Salter to **APPROVE** the replat of Renfro Valley to Lightning J Creekside Estate West Subdivision, Block 1, Lots 1-7 located on Woodhollow Drive. All six voting “Aye”, motion passed, 6-0-0.

OTHER BUSINESS:

5. Discussion and possible action regarding WSC contract amendments.

Mr. Hunt explained the timeline of approval from Council regarding the retail water rates and the approval to amend all contracts with Water Supply Corporations (WSC). Currently, all WSC representatives have refused to sign the amended contracts and are not paying the approved new rates.

RESOLUTION 2026-026: Motion by Aaron Smith, seconded by Travis VanBibber to authorize the City Manager to notify the wholesale water customers of the City of the revised rates approved on October 28th, 2025, with the discretion to offset the rates charged on the invoices for water services provided between January 1 and March 31, 2026, to the rates in place prior to such revised rates.

6. Consideration and approval of a resolution by the City Council of the City of Gatesville, Texas authorizing and approving publication of notice of intention to issue certificates of obligation.

Mr. Halsema explained as part of the FY2025-26 Water and Sewer budget, a rate study was conducted by NewGen Strategies & Solutions. The rate study was for Gatesville customers and wholesale Water Supply Corporations (WSC’s) that receive drinking water from the City’s production system. Water production system repairs and improvements were identified by Freese and Nichols Engineering (FNI). Staff worked with FNI and identified critically urgent repairs needed for the water production system. Rates were developed to cover a bond sale to fund these improvements. To have a bond sale, the City must publish a Notice of Intention (NOI) to issue Certificates of Obligation. The Resolution for Council’s consideration establishes a \$25 million maximum for the issuance. The final issuance recommended by staff will likely be less than \$25M, and in the \$20-23M range.

Mayor Chumley expressed concern because Stillhouse was brought to the attention of the Council in 2014 due to a letter from TCEQ and the City is just now at the end of the project.

Mr. Halsema explained with the issuance of bonds, the City has control over the distribution which allows for quicker responses and payouts to contractors.

RESOLUTION 2026-028: Motion by Greg Casey, seconded by Jon Salter to **ADOPT** a Notice of Intention Resolution. All six voting “Aye”, motion passed, 6-0-0.

7. Discussion of the Zoning Ordinance Article VIII.

Ms. Owens explained the additions to the off-street parking and off-street loading within the zoning ordinance amendment.

Mayor Chumley asked if these regulations would affect the historical areas of downtown. Ms. Owens stated no, the parking count is for new construction only.

8. Discussion and possible action regarding a zoning change request located at 511 Saunders Street, 3rd and final Reading.

9. City Council adjourned at 6:36 p.m.

Mayor, Gary Chumley

ATTEST:

City Secretary, Holly Owens

Date 3/24/2026

Agenda Item 8

Resolution 2026-030



CITY COUNCIL MEMORANDUM

Date: March 24, 2026

To: Mayor & City Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action regarding the Fiscal Year 2025 Annual Comprehensive Financial Report and special examination by Pattillo Brown and Hill.

Information:

The city has engaged Pattillo Brown and Hill (PBH) PC for auditing services beginning in 2025. PBH have successfully completed the FY25 audit. The city received an unmodified or "clean" audit, devoid of any management comments or findings.

Staff Recommendation:

The staff recommends that the city council accept the Fiscal Year 2025 Annual Comprehensive Financial Report and special examination by PBH.

Motion:

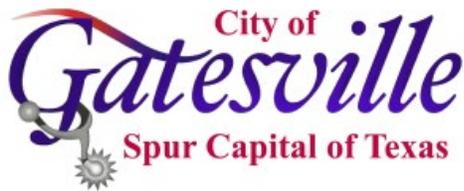
I move to accept the Fiscal Year 2025 Annual Comprehensive Financial Report by Pattillo Brown and Hill.

Attachments:

Fiscal Year 2025 Annual Comprehensive Financial Report by Pattillo Brown and Hill.

Staff Contacts:

Mike Halsema, Deputy City Manager mhalsema@gatesvilletx.com



Date 3/24/2026

Agenda Item 9

Resolution 2026-031

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and Possible Action Regarding a Resolution Committing Matching Funds for the Texas Department of Transportation's Master Plan for the Gatesville Airport

Information:

City Manager Hunt and staff have met with representatives of the Texas Department of Transportation's Aviation Division to discuss a potential airport master plan. TXDOT proposed a 90% grant-funded project dubbed the "CSJ 26ALGATES Airport Project," whereupon the City's proposed matching funds are estimated at \$30,000. TXDOT would manage all aspects of the master planning process, including acting as City's agent for the purpose of applying for, receiving and disbursing all funds, and for the administration of contracts necessary for the implementation of the project.

City staff, under Mr. Hunt's direction as the main point of contact, would provide input on the selection of the contracted consultant, and provide the parameters and data necessary for the master plan. The steps for this process are as follows:

1. Council resolution to support the project committing the necessary matching funds.
2. Designation of Sponsor's Authorized Representative – City Manager Hunt
3. Certification of Project Funds
4. Designation of Sponsor's Consultant Selection Committee – this committee will be authorized to determine the selection criteria, review qualifications of the candidate firms, conduct interviews, if necessary, and select a firm for award of the contract, based on a consensus ranking by the committee members.
5. TxDOT Aviation Division Public Hearing on April 6, 2026 – opportunity for sponsor and public comments on financial assistance grants.
6. Transportation Commission Approval requested on May 21, 2026

Financial Impact:

Potentially \$270,000 in grant funding, with another \$30,000 from Gatesville's existing Nonprimary Entitlement funds held in TXDOT Aviation's account for the City of Gatesville Airport. Per TXDOT:

Nonprimary Entitlement (NPE): Each classified NPIAS airport receives an annual "allowance" of the lesser of \$150K/yr or 1/5 of their five-year NPIAS development costs. NPE and IJA are the only federal sources that can be spent on revenue-producing projects such as hangars and fuel systems (if airside needs are met). An airport can "bank" three years of NPE and combine it with the fourth

current year for \$600K towards a project. Airports must be aware of and proactive in planning to use their NPE as it expires after four years.

Total General Fund expenditure is anticipated to be \$0.

Staff Recommendation:

Staff recommends adopting this resolution to request financial assistance and program management from the Texas Department of Transportation Aviation Division and committing matching funds of up to \$30,000.

Motion:

I make a motion to adopt a resolution to request financial assistance and program management from the Texas Department of Transportation Aviation Division, and to commit matching funds of up to \$30,000.

Attachments:

1. Resolution
2. TXDOT's Airport Project proposal

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

RESOLUTION 2026-031
CITY OF GATESVILLE

WHEREAS, City of Gatesville intends to make certain improvements to Gatesville City Airport; and

WHEREAS, the general description of the project is described as: the City of Gatesville Municipal Airport Master Plan, designated by Texas Department of Transportation as “CSJ 26ALGATES Airport Project;” and

WHEREAS, City of Gatesville intends to request financial assistance from the Texas Department of Transportation for these improvements; and

WHEREAS, total project cost are estimated to be \$299,250, and the City of Gatesville will be responsible for 10% of the total project costs currently estimated to be \$29,925; and

WHEREAS, City of Gatesville names the Texas Department of Transportation as its agent for the purposes of applying for, receiving and disbursing all funds for these improvements and for the administration of contracts necessary for the implementation of these improvements.

NOW, THEREFORE, BE IT RESOLVED, that City of Gatesville hereby directs Bradford Hunt, Gatesville City Manager, to execute on behalf of City of Gatesville, at the appropriate time, and with the appropriate authorizations of this governing body, all contracts and agreements with the State of Texas, represented by the Texas Department of Transportation, and such other parties as shall be necessary and appropriate for the implementation of the improvements to Gatesville City Airport.

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

That the above stated recommendation is hereby approved and authorized.

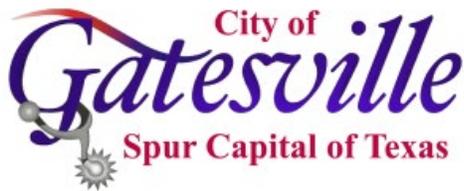
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APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 3/18/2026

Agenda Item 10

Resolution 2026-032

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and possible action regarding disbursement of HOT Funds

Information:

The HOT Fund Disbursement Committee convened for its regular semi-annual meeting on March 16, 2026. Committee members present were:

- City Manager: Brad Hunt (Committee Chair)
- Deputy City Manager: Mike Halsema
- City Secretary: Holly Owens
- Council Member: Kalinda Westbrook
- Citizen: Leo Corona
- Citizen: Michael Wilie

Committee members absent were:

- Local Business Owner: Gerald Pelkey

The Committee conducted a brief overview of the Standard Operating Procedure for HOT Fund Disbursement, as previously approved by Council., as well as state law pertaining to HOT fund expenditures. Members discussed two applications which were received during the recent application period, then followed a scoring matrix prior to voting on each application. The Committee decided previously that scoring would be one factor considered and that a vote amongst members would be the final deciding factor on any recommendations to Council.

The Committee's actions were as follows:

1. Gatesville Chamber of Commerce
 - a. Information: The Chamber submitted an application for the November 14 Corks & Kegs event. The amount requested was \$13,500.
 - b. Overall Committee score (average amongst 6 graders): 83.33
 - c. Votes to approve: 5 yea, 0 nay (Chair did not vote)
 - d. Caveats:
 - i. The HOT Fund Disbursement Committee recommends allotment of \$8,500 to Chamber of Commerce for the upcoming "Corks & Kegs" Event, to cover the costs of advertising (media, lanyards, signs, other) and event entertainment (stage, performer).

- ii. The Committee recommends that all promotional materials do not include the year of the event, so they may be reused in future years.
 - e. City Attorney opinion: on review prior to potential approval, the disbursement of \$8,500 for Corks & Kegs as recommended by the HOT Fund Disbursement Committee meets the requirements under law for the use of HOT funds as the event is likely to attract overnight tourists and the funds are used to promote the entertainment/performing arts and for advertisements for the event and in promotion of the City.
2. Gatesville Riding Club
- a. Information: The Riding Club submitted an application on March 4, 2026, for the 89th Annual Rodeo. The amount requested was \$20,000, with the intended use being advertising & promotion of the event.
 - b. Overall Committee score (average amongst 6 graders): 60.67
 - c. Votes to approve: 5 yea, 0 nay (Chair did not vote)
 - d. Caveats:
 - i. Funding was approved at \$5,000, not the fully requested amount of \$20,000. The HOT Fund Disbursement Committee found the application to be incomplete but allowed that this was the first such application that the Riding Club has submitted under the new SOP. Specifically, the Club did not provide anticipated attendance figures, which should be based on previous events held. Additionally, Section d, Funding Request, contained check marks rather than dollar amounts for funding.
 - ii. The Committee received a report from City Manager Hunt regarding the Riding Club's contractual requirements for use of the rodeo arena. The Committee recommends approval of funding only if the Riding Club meets the following contractual requirements before July 1, 2026:
 - 1. Provide proof of active non-profit status to City Manager.
 - 2. Prove proof of liability insurance to the City Manager.
 - 3. Conduct repairs to two (2) support pillars and receive final approval of repairs from City Building Inspector.
 - e. City Attorney's opinion: on review prior to potential approval, the disbursement of \$5,000 for the Gatesville Riding Club Rodeo as recommended by the HOT Fund Disbursement Committee meets the requirements under law for the use of HOT funds as the event is likely to attract overnight tourists and the funds are to be used for promotion of the event which is culturally significant and in promotion of the City.

Financial Impact: Up to \$13,500 in HOT Funds.

Staff Recommendation: see above

Motion: Motion to approve Resolution 2026-032 disbursing \$8,500 in Hotel Occupancy Tax Funds to the Gatesville Chamber of Commerce, and \$5,000 in Hotel Occupancy Tax Funds to the Gatesville Riding Club.

Date 3/18/2026

Agenda Item 10

Resolution 2026-032

Attachments:

1. HOT Fund Disbursement Committee Meeting Agenda
2. HOT Fund Disbursement Committee Overall Scores
3. Gatesville Chamber of Commerce application
4. Gatesville Riding Club application

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.*

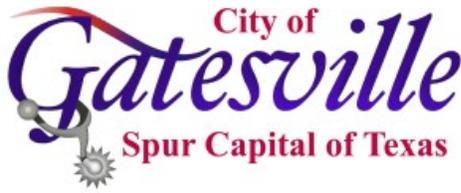
APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary

4901-5592-9195, v. 1



CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council
From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action to appoint members to the Planning and Zoning Commission/Building Standards Commission.

Information: The Planning and Zoning Commission / Building Standards Commission consists of seven members that serve for two (2) years. The commission members are appointed by Resolution and approved by the City Council.

Terms of Office: The terms of four (4) of the members shall begin on May 1st of each odd-numbered year and expire on April 30th two years thereafter and the terms of three of the members shall begin on May 1st of each even-numbered year and shall expire on April 30th two years thereafter. The members of the Commission shall be identified by place numbers one (1) through seven (7). The odd-numbered places expire in odd-numbered years and the even places expire in even-numbered years. Newly appointed members shall be installed at the first regular Commission meeting after their appointment.

Planning and Zoning Commission	Place	Term Expires	History
Teresa Johnson Chair	1	April 30, 2027	July 2017 - current Resident
Wyllis Ament	2	April 30, 2026	March 2019 - current Resident
Charles Ament	3	April 30, 2027	March 2019 - current Resident
Yvonne Williams	4	April 30, 2026	February 2025 - current Resident
Loni Jones	5	April 30, 2027	February 2025 - current ETJ
John Westbrook Vice-Chair	6	April 30, 2026	May 2023 - current Resident
Niki Foster	7	April 30, 2027	February 2025 - current ETJ

Wyllis Ament does not wish to be re-appointed to the board and Niki Foster has requested to step down as a board member. Both Yvonne Williams and John Westbrook’s terms expire this year but have requested to be re-appointed. This leaves two openings. Staff have received one application but have had a couple of applications picked up. Staff will bring forward additional applications when they are received.

Selection of Members:

Members shall be appointed and approved by the city council by resolution.

(1) Members shall have the following qualifications:

- a. Resident citizen; or
- b. ETJ citizen or individual who lives within three miles of the city limits and owns property within the city limits; and
- c. Not indebted to the City of Gatesville (taxes paid, no citations, no code violations, no liens).
- d. Four members are required to live within the city limits.
- e. Allowing up to three members to reside within the ETJ or within three miles of the city limits.

(2) The council may appoint members to fill unexpired terms in the case of vacancies for any member whose term is not completed. A member shall continue to serve until a successor has been appointed and approved by the city council.

(3) Appointments shall be made at the second council meeting during April or as soon thereafter as practical, and the terms of office shall commence on May first. No member shall be appointed for a single term in excess of two years. Newly appointed members shall be installed at the first regular commission meeting after their appointment.

Staff Recommendation: Staff recommends approving **Resolution 2026-033**.

Motion: Motion to approve **Resolution 2026-033**, **appointing** Mance Wurtz to Place 7 of the Planning & Zoning Commission /Building Standards Commission and **re-appointing** John Westbrook to Place 6 and Yvonne Williams to Place 4.

Attachments:

- Current Roster with attendance
- Application(s)
- Board Action Reports

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

That the above stated recommendation is hereby approved and authorized.

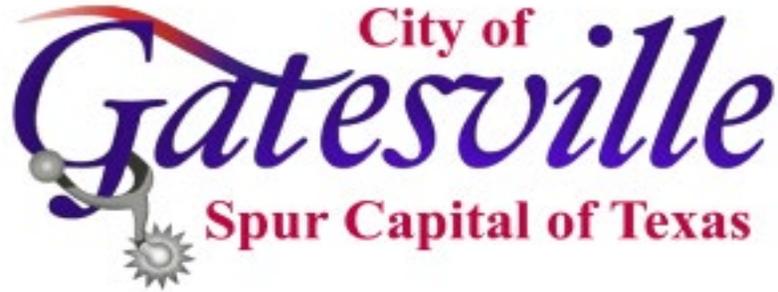
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APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Boards and Commission Action Report 2025/2026

Planning & Zoning Commission Actions

During the reporting period, the Planning & Zoning Commission reviewed and acted on several development applications, zoning requests, variances, and zoning ordinance amendments. The following cases were approved and forwarded through the appropriate process:

January 2025

- **Gatesville Crossing Preliminary Plat** – Approved preliminary plat for a proposed residential subdivision.
- **Parkview Preliminary Plat** – Approved preliminary plat establishing the layout for a new residential subdivision.
- **Washburn Preliminary Plat and Zoning (Stillhouse Road)** – Approved preliminary plat and associated zoning designation for property located along Stillhouse Road.

February 2025

- **Cedar Ridge Estates Plat** – Approved subdivision plat located within the City's Extraterritorial Jurisdiction (ETJ).
- **Gatesville Crossing Final Plat** – Approved final plat establishing individual lots and public infrastructure.
- **Parkview Final Plat** – Approved final plat finalizing the subdivision layout and lot configuration.
- **Washburn Final Plat** – Approved final plat completing the subdivision process for the Washburn development.

June 2025

- **Crescent Townhomes Preliminary Plat and Zoning** – Approved preliminary plat and zoning designation for a proposed townhome development.

November 2025

- **Barnes Street Variance** – Approved a variance request related to development standards.

January 2026

- **Bridge Street Variance** – Approved a variance request related to development standards.
- **River Road Zoning Change** – Approved a zoning change for property located along River Road.
- **Zoning Ordinance Amendments – Articles I–VI** – Approved amendments updating the first

six articles of the City's zoning ordinance.

February 2026

- **511 Saunders Zoning Change** – Approved a zoning change for property located at 511 Saunders Street.
- **Crescent Townhomes Final Plat** – Approved the final plat for the Crescent Townhomes development.
- **Zoning Ordinance Amendments – Article VII** – Approved amendments updating Article VII of the City's zoning ordinance.

Building Standards Commission Actions

The Building Standards Commission considered several substandard structure cases during the reporting period. Actions included demolition orders, compliance extensions, and confirmation of voluntary demolition by property owners.

August 2025

- **102 E Main Street** – Commission ordered demolition due to unsafe structural conditions.
- **105 N 5th Street** – Property owner demolished the structure following Commission action.
- **106 N 14th Street** – Property owner demolished the structure following Commission action.
- **606 Bridge Street** – Property owner demolished the structure following Commission action.

September 2025

- **1500 Saint Louis Street** – Structure was demolished by the City after non-compliance.

October 2025

- **215 Spindletop Drive** – Property owner granted an extension and has obtained a remodel permit; rehabilitation is currently underway.

January 2026

- **411 S 7th Street** – Structure was demolished by the City after non-compliance.

February 2026

- **1010 Saunders Street** – Commission approved demolition of the structure due to unsafe conditions.

Summary

The Planning & Zoning Commission has processed multiple subdivision plats, zoning changes, variances, and comprehensive updates to the City's zoning ordinance during the reporting period. These actions have supported new residential development, regulatory updates, and land use adjustments within the City and its ETJ.

The Building Standards Commission has continued its efforts to address unsafe and dilapidated structures through demolition orders, voluntary owner compliance, and monitored rehabilitation efforts. These actions contribute to public safety and neighborhood improvement.



CITY COUNCIL MEMORANDUM

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion regarding the Zoning Ordinance Amendments; Article IX.

Information:

The current zoning ordinance was adopted in 1995. Staff recommends repealing the ordinance in its entirety due to numerous changes in the Texas Local Government Code and the Texas Constitution that are inconsistent with the 1995 ordinance. In addition, the City's Code of Ordinances has been amended repeatedly over the past 30 years, resulting in further conflicts and outdated provisions within the existing zoning regulations.

For review and discussion purposes, staff will present the proposed ordinance in segments.

The following definitions were added to Article IV, Definitions for the purpose of Article IX, Lighting:

- Bollard luminaire means a luminaire on a pole not over 42 inches in height designed to project light below a horizontal plane running through the top of the fixture.
- Candela means the unit of luminous intensity in a given direction. It is commonly called one candlepower.
- Correlated Color Temperatures are Color temperature identified in the unit of absolute temperature, the kelvin, having the unit symbol K:
 - Color Temperatures over 4,301 K and above are called cool colors (blueish/white)
 - Color Temperature at 3,000K to 4,300K are called neutral colors
 - Color Temperatures at 2,999 and below are called warm colors (yellowish white through red).
- Diffusing Luminaires means a luminaire that scatters light substantially in all directions as contrasted with a directional luminaire which confines its light principally in an angle of less than 180 degrees.
- Floodlight means a luminaire designed to project its light in a defined area. It is directional in character.
- Floodlight beam means the angular spread of light between two orthogonal planes each of which equal ten percent of the maximum candlepower within the beam.
- Footcandle means the amount of illumination provided by one lumen uniformly distributed on one square foot of surface.
- Footlambert means the luminance of a surface uniformly emitting, transmitting, or reflecting one lumen per square foot of surface.
- Illumination means the density of the luminous flux (lumens) incident on the surface. It is the quotient of the luminous flux divided by the area of the surface, expressed in foot candles.

- Light source means a device (such as a lamp) which produces visible energy as distinguished from devices or bodies that reflect or transmit light, such as a luminaire.
- Light Emitting Diode (LED) are diodes (electronic components that let electricity pass in only one direction) that emit visible light when electricity is applied, much like a light bulb.
- Lumen means the quantity of luminous flux intercepted by a surface of one square foot, all points of which are one foot from a uniform source of one candela. A one-candela source provides 12.57 lumens.
- Luminaire means a device or fixture containing a light source and means for directing and controlling the distribution of light from the source.
- Luminance means the luminous intensity per unit projected area of a given surface viewed from a given direction for purposes of this Ordinance expressed in candelas divided by distance squared.
- Glare means light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see.

SEC. 9-3. Lighting Design explained.

If you install:

- Lights on poles taller than 42 inches, or
- Lights mounted on the outside walls of a building,

Those lights must produce a soft, warm-colored light, not a harsh bright white or blue light.

The approved options are:

1. High-pressure sodium lights (the traditional yellow/orange streetlight type), or
2. LED lights with a color temperature of 4300 Kelvin or lower (neutral white or warm white), or
3. Any other lighting that creates a similar soft lighting effect.

Why this rule exists:

- Reduces glare
- Limits light pollution.
- Keeps lighting comfortable for nearby properties and drivers.

Recessed canopy or overhang lighting:

Lights that are fully recessed into the ceiling of things like:

- gas station canopies
- drive-through covers
- building overhangs

can be any type of light, as long as the brightness (illumination level) does not exceed the limits set in SEC. 9-4.

What "fully recessed" means:

The light fixture is set up inside the ceiling, so the bulb is not sticking out or visible from the side, which helps reduce glare.

Glare restriction

Lights are not allowed if they create glare that can be seen:

- at the property line, or
- in vehicle areas, such as streets or parking lots.

SEC. 9-4. Illumination explained:

When light from one property shines onto another property, the maximum brightness allowed depends on the zoning of the neighboring property.

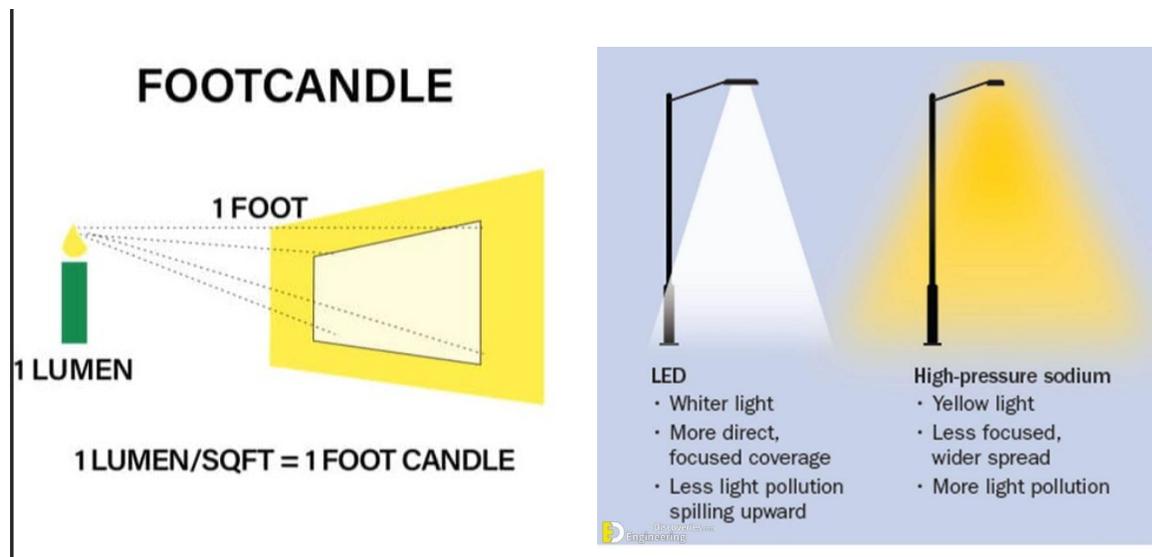
The brightness is measured at the neighbor's property line, not at the light fixture itself.

Two types of measurements are used:

- Horizontal footcandles – light shining down onto the ground
- Vertical footcandles – light shining sideways toward a wall, window, or person

Example:

If a commercial property borders a single-family neighborhood, the light at the property line cannot exceed 0.2 horizontal footcandles.



ARTICLE IX. – LIGHTING

SEC. 9-1. Purpose and Intent

The purpose and intent of these regulations are to preserve and enhance the lawful nighttime use and enjoyment of property and protect drivers and pedestrians on nearby travel ways from disabling glare from non-vehicular light sources that shine directly into their eyes and thereby impair safe travel. It is also intended to shield neighboring properties from nuisance glare and trespass resulting from improperly directed or unshielded light sources, preclude or lessen light pollution, and promote efficient design and operations with regard to energy conservation.

SEC. 9-2. Exemptions

The following uses shall be exempt from the requirements of this Ordinance:

- a. Lighting installed on property used for single-family or two-family dwelling.
- b. Lighting such as streetlights and traffic signal devices, installed by a governmental agency for traffic safety control purposes on public rights-of-way or property.
- c. Temporary special effects of holiday lighting.
- d. Lighting which is not subject to this Ordinance by state or federal law.

SEC. 9-3. Lighting Design

- a. Lighting systems, including the placement of luminaires, shall meet the requirements of this Ordinance.
- b. Luminaires on poles over 42 inches in height and exterior wall mounted light fixtures shall be either high-pressured sodium lights or neutral or warm correlated color temperature Light Emitting Diode (LED) lights (temperature equal to or less than 4300 degrees Kelvin) or other lights giving a similar soft lighting effect. The building official may approve alternate lighting if he finds that it:
 - i. provides at least approximate equivalence to the applicable specific requirements of this Ordinance; and
 - ii. is otherwise satisfactory and complies with the intent of this Ordinance.
- c. Fully recessed lights in ceilings of canopies or roof overhangs may be of any type provided the level of illumination does not exceed the limitations specified in SEC. 9-4. hereof. See Appendix Illustration B.
- d. Luminaires causing glare at property line or in vehicle areas on streets or parking lots are prohibited.
- e. Incandescent bulbs may be used as decorative lighting provided the individual lamps do not exceed 25 watts and do not otherwise conflict with this Ordinance.

SEC. 9-4. Illumination

- a. The intensity of illumination projected from one property to another property is determined by the zoning district classification of the neighboring property and shall

not exceed the following intensities, as measured from the property line of the neighboring property:

Zoning of Neighboring Property	Footcandles Horizontal	Footcandles Vertical
AG, R-SF, R-TH, R-2-4	0.2	0.5
R-MF, R-MH, MHP, RVP	0.5	0.5
Nonresidential Districts, Streets	3.0	3.0
Industrial Districts	5.0	5.0

- b. The maximum outdoor computed or measured illumination level on a property shall not exceed 20-foot candles outdoors at any point, except that lighting under canopies (such as service stations) shall not exceed 30-foot candles.

SEC. 9-5. Measurement

- a. Meter required. Lighting levels of outdoor lighting shall be measured in foot candles with a direct reading portable light meter with a color and cosine corrected sensor with multiple scales. The meter shall read within an accuracy of plus or minus five percent. It shall have been tested and calibrated by an independent commercial photometric laboratory or the manufacturer within one year of date of use as attested to by a certificate issued by such laboratory.
- b. Horizontal method of measurement. The meter sensor shall be mounted not more than six inches above ground level in a horizontal position. Readings shall be taken only after the cell has been exposed to provide a constant reading. Measurements shall be made when the meteorological optical range is six miles or further so that measurements will not be adversely affected by atmospheric scatter. Measurements shall be made after dark with the existing questioned light sources on, then with the same sources off. This procedure eliminates the effects of moonlight and other ambient light. The difference between the two readings shall be compared to the footcandle ratings listed in SEC. 9- 4(a) hereof.
- c. Vertical method of measurement. The meter sensor shall be mounted at five feet above ground level in a vertical position, perpendicular to the property line and facing the outdoor lighting in question. Reading shall be taken only after the cell has been exposed to provide constant reading. Measurements shall be made after dark with the existing questioned light sources on, then with the same sources off. This procedure eliminates the effects of moonlight and other ambient light. The difference between the two readings shall be compared to the footcandle ratings listed in SEC. 9- 4(a) hereof.
- d. Computation of illumination. Illumination at a point may be computed in lieu of measurement. Computation methods shall consist of a generally accepted Illuminating Engineering society method, using certified photometric data furnished by the fixture manufacturer, lamp manufacturer, photometric laboratory, or other reliable authority satisfactory to the city. Computations shall be based on new, properly seasoned lamps, new and clean fixtures, and at rated voltage and wattage, with ballasts, lenses, shields, diffusers, and other appurtenances in place, and with proper regard taken for mounting height, relative elevation, natural and manmade objects.

SEC. 9-6. Luminance

- a. Limits. The intensity of luminance projected from one property to another is determined by the zoning district classification of the neighboring property and shall not exceed the following limits:

Zoning of Neighboring Property	Luminance
AG, R-SF, R-TH, R-2-4	0.02
R-MF, R-MH, MHP, RVP	0.05
Nonresidential Districts, Streets	0.30
Industrial Districts	0.50

- b. Calculations generally. Because of the lack of a practical means of measuring fixture luminance in the field, and because of the factors involved in glare, a computational method shall be used, the results of which determine compliance with this section. The point from which luminance calculations shall be made is five feet above ground at the property line of the property adjacent to the property with the outdoor lighting.
- c. Luminance calculations using luminaire photometric data. Luminance shall be computed by the formula:

$$L = \frac{I}{d^2 + h^2}$$

where “I” is the fixture candlepower in candelas in the direction of the point from which the calculations are to be made, “d” is the shortest distance in feet measured horizontally from the property line to a point directly under the luminaire, and “h” is the height of the luminaire above the eye level as explained in Appendix A illustration.

SEC. 9-7. Enforcement

- a. Illumination in excess of limits. If the illumination, as measured, exceeds the limits stated in SEC. 9-4 hereof, the illumination shall be reduced until the illumination is equal to or less than the limits prescribed in SEC. 9-4. This may be accomplished by removal of the light, reduction in the quantity of luminaires, reduction of the wattage of the lamps, shielding the luminaires or aiming of the luminaires.
- b. Luminance in excess of limits. If the luminance of a luminaire, as calculated, exceeds the limitations stated in SEC. 9-6 hereof, the luminance shall be reduced until the luminance is equal to or less than the limits prescribed in SEC. 9-6. This may be accomplished by reduction of the wattage of the lamps, shielding the luminaire or by re-aiming of the luminaires.
- c. Shielding. Fixtures or luminous must be fully shielded. Fully shielded means a light fixture or luminous tube constructed and mounted such that all light emitted by the fixture or tube, either directly from the lamp, tube, or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal. Fixture or luminaires shall be aimed in such a manner that the viewer’s eye, five feet above ground at or beyond the property line, shall not be exposed to fixture

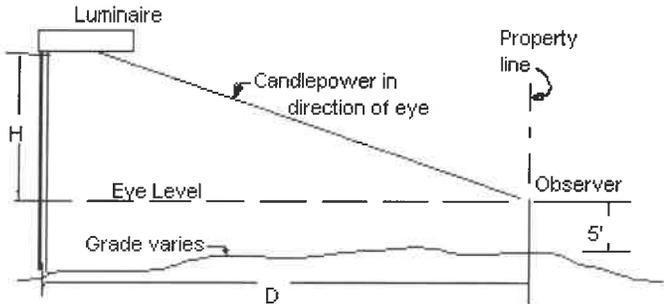
luminance within the floodlight beam of the luminaire. If such luminaires cannot be aimed, they shall be shielded such that the light source is effectively concealed from view from the neighboring property. Shielding may be accomplished by louvers, baffles, visors, or shields placed on the luminaires, or by plantings, fences, berms, elevation, or any other method such that the limitations of SEC. 9-6 hereof are met. Shielding techniques shall be indicated on the lighting plan and approved by the City prior to the issuance of a permit.

SEC. 9-8. Plans and Submittals

- a. Lighting plans submitted for review and approval for concept plans, site plans, and building permits shall include a schematic lay-out of all proposed exterior fixture locations, foot candle data, and a plot demonstrating intensities and uniformities within the limitations established in this Ordinance.
- b. When requested by the building official, the applicant shall submit a visual impact photometric plan that demonstrates both light coverage and light spillage resulting from the proposed lighting plan and the provision for adequate measures to mitigate nuisance from light pollution and disabling glare both on the uses or development site and on adjacent properties.
- c. Should any outdoor light fixture or the type of light source be changed after receiving approval pursuant to this Ordinance, the owner shall submit a change request to the building official for his approval, together with adequate information to assure compliance with this Ordinance.

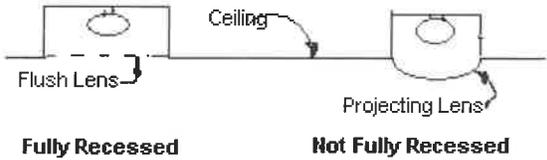
APPENDIX ILLUSTRATIONS

A



Factors for Luminance Determination

B



Ceiling Light in Canopy or Overhang

City Manager Report to City Council

March 24, 2026

WELCOME

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

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

Thank you,

Bradford Hunt
City Manager



Table of Contents

- City Manager Update
 - City-Wide Staffing Report
 - Current Projects
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- Department Updates
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 - Parks and Recreation
 - Administration
 - City Secretary, Permits & Code Compliance
- C.I.P. & Major Project Updates
- Upcoming Community Events
- Follow-Ups



City Manager Update:

City-Wide Staffing Report

Open Positions, total: 2 FTE, 1 PT, 25 Seasonal

- PD
 - 2 Officer (FTE)
- Parks
 - 1 NFH Rec Center Specialist (PT)
 - 25 Lifeguards (Seasonal)

City Manager Update:

Current Projects

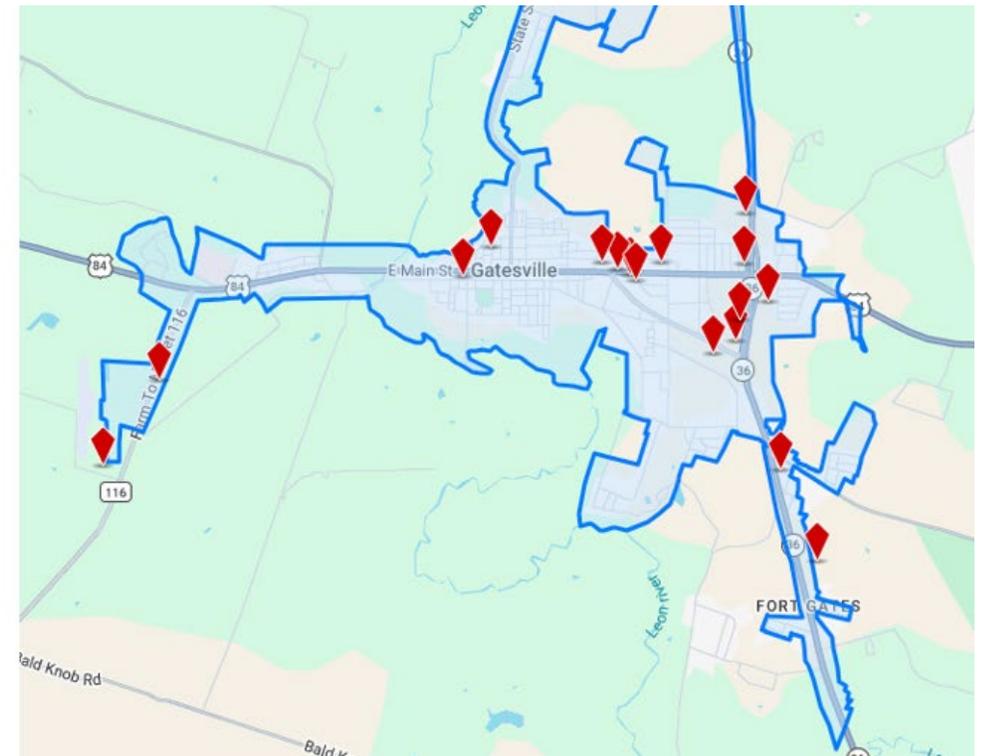
- Downtown Historic District – grant application for revitalization, signage
- Auditorium – mold abatement, discussions with local colleges reference adult education facility
- Airport – Master Plan, land acquisition on south side
- PD building – funding application update
- Wholesale Water Rates
- Comprehensive Plan update –will be published online soon
- FEMA final project planning in progress
- Development inquiries / meetings / agreements
- July 4, 2026 (America's 250th) planning
- Water & Wastewater Master Plans
- Budget pre-planning
- March 31 Supervisor training session

City Manager Update: Development

Development Completed Past 12 Months		
	Description	Completed
1	Laerdal expansion	Mar-25
2	Laundromat by Beall's	Mar-25
3	Laundromat by Bealls	May-25
4	Summer's RV Park	June-25
5	Downtown Boutiques	June-25
6	Starbucks	August-25
7	7 Brew Coffee	August-25
8	River Oaks Office Suites	August-25
9	Watts Lane - Motel Remodel	September-25
10	Oso Clean Carwash	October-25
11	Dominoes Pizza	October-25
12	Wild Flour Café	October-25
13	Washburn Duplexes	November-25
14	Integrity Urgent Care	December-25
15	Dunkin - Inside Walmart	February-26

March 2026
Commercial
Lots for Sale

https://www.loopnet.com/search/commercial-real-estate/gatesville-tx/for-sale/?bb=kkpp_or9vJizlq3Q&view=map



Development Update, March 2026

IN PROGRESS

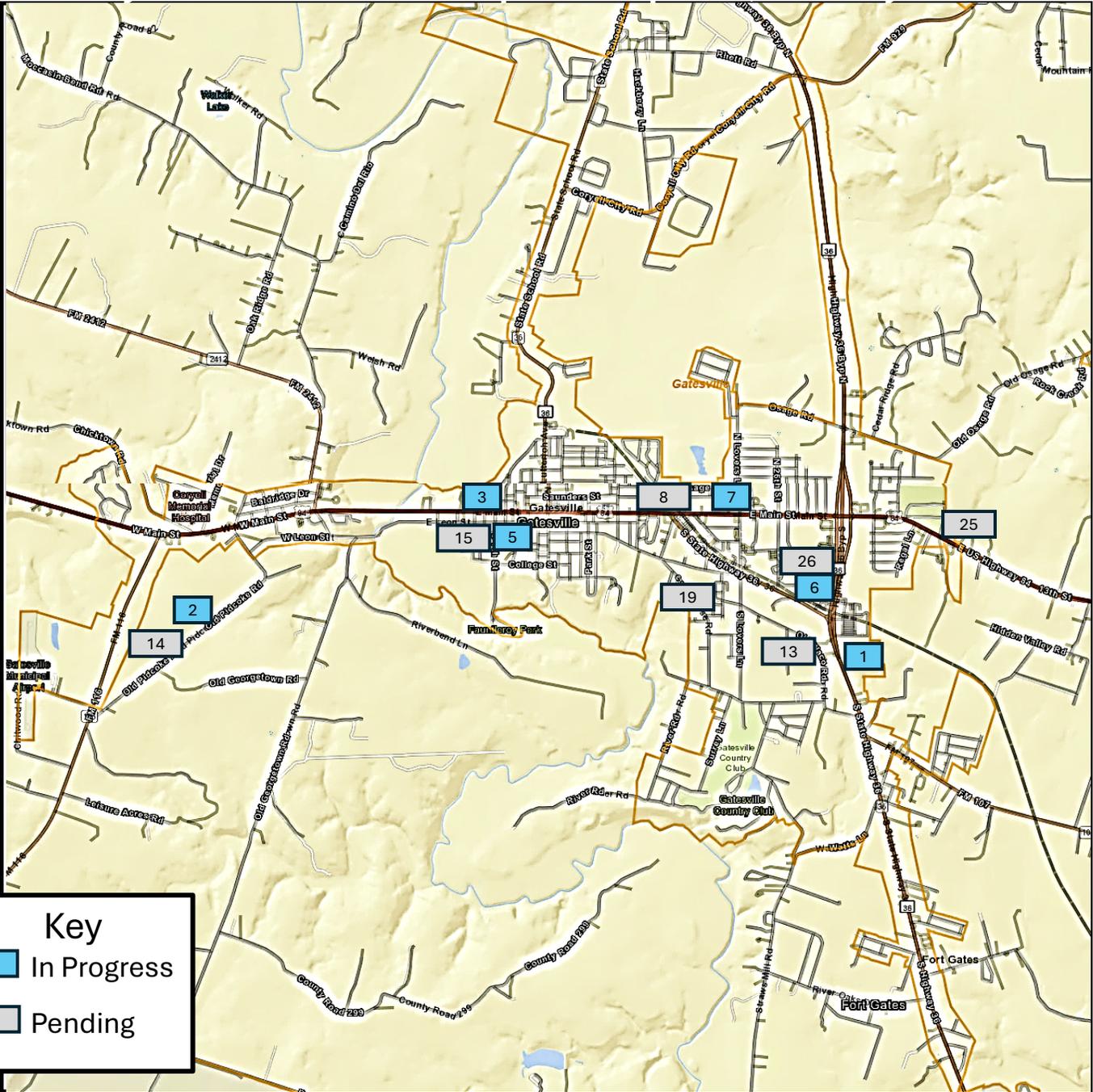
1. Gatesville Crossing
2. Crescent Townhomes
3. Leon River Mercantile, Main St. across from courthouse
4. SF Homes north of Osage, east of SH 36 Bypass
5. Public Service Office Downtown
6. Chain Restaurant Bus. 36 / SH 36
7. Chain Restaurant Lovers Lane / Main St.

PENDING

8. Commercial development near Main St. / Bus. 36
9. Duplexes - E. Main Street
10. National Chain Hotel South SH 36
11. SF Homes FM 107
12. Duplexes near SH 36 / Old Waco
13. SF Homes SH 36
14. SF Homes - FM 116
15. Boutique downtown
16. Commercial development near SH36/Old Osage
17. Multi-Family near Woods Drive
18. Single-Family near Jackson Drive
19. Single-Family near Golf Course Rd.
20. National Chain Hotel North SH 36
21. Manufacturing/Warehouse FM 116 or TBD
22. Industrial Supply distribution center TBD
23. Family-style restaurant US 84
24. Mexican restaurant US 84
25. Parkview Apartments addition, US 84
26. Multi-Family senior community SH 36

NOT MAPPED

- 4
- 9
- 10
- 11
- 12
- 16
- 17
- 18
- 20
- 21
- 22
- 23
- 24



Key

- In Progress
- Pending

Development Update March 2026

Development in Progress									
	<u>Description</u>	<u>Inquiry</u>	<u>Follow-up</u>	<u>Annexation</u>	<u>Platting</u>	<u>Zoning</u>	<u>Permits</u>	<u>C/O</u>	<u>Completed</u>
1	Gatesville Crossing			N/A	February-25	March-25	October-25		
2	Crescent Townhomes	April-25		November-23	August-25	August-25	November-25		
3	Leon River Mercantile, Main St. across from courthouse						Dec-25	Temp by 3/15	
4	SF Homes north of Osage, east of SH 36 Bypass		Dec-25	pending	pending	pending			
5	Public Service Office Downtown	May-25	July-25	N/A	N/A	N/A	November-25		
6	Chain restaurant - Bus. 36 / SH 36	January-25	September-25	n/a	n/a	n/a			
7	Chain restaurant - Lovers Lane / Main St.			n/a	n/a	n/a	March-26		

Development Pending									
	<u>Description</u>	<u>Inquiry</u>	<u>Follow-up</u>	<u>Annexation</u>	<u>Platting</u>	<u>Zoning</u>	<u>Permits</u>	<u>C/O</u>	<u>Completed</u>
8	Commercial development near Main St. / Bus. 36	January-25	April-25	n/a					
9	Duplexes - E. Main Street	May-25	July-25	N/A		N/A			
10	Nat'l Chain Hotel South SH 36	January-25		N/A	N/A	N/A			
11	SF Homes FM 107			n/a					
12	Duplexes near SH 36 / Old Waco	Dec. 2025							
13	SF Homes SH 36		Dec. 2025						
14	SF Homes - FM 116	May-25	Dec. 2025						
15	Boutique downtown	Nov. 2025	Dec. 2025						
16	Commercial development near SH36/Old Osage	Dec. 2025							
17	Multi-Family near Woods Drive		August-25						
18	Single-Family near Jackson Drive		August-25						
19	Single-Family near Gofl Course Rd.		August-25						
20	Nat'l Chain Hotel North SH 36	July-25	August-25	N/A		N/A			
21	Manufacturing/Warehouse FM 116 or TBD		September-25						
22	Industrial supply distribution center TBD	Nov-25							
23	Family-style restaurant US 84	Oct-25	Nov-25						
24	Mexican restaurant US 84								
25	Parkview Apartments/Duplexes - US 84			N/A	January-25	February-25	November-25		
26	Multi-Family senior community SH 36	Dec. 2025	Jan-26						

Department Update:

Public Works Overview

PW Director: Chad Newman

Water Dist.: Taylor Donaldson

Streets: Gary Proctor

Water Production: Zeb Veazey

Wastewater: Bobby Buster

Fleet: Derek Lawrence

- **Projects**

- Stillhouse WWTP Expansion
- HWY 36 Sewer main Rehab 10" to 12"
- FNI mini-CIP planning
- FEMA Projects

- **Current Activity**

- Clearing brush on the north side of the airport
- Cleaning Drainage right of ways
- Clearing right of ways
- Stillhouse Expansion
- FEMA Projects

- **3-Month Look-Ahead**

- Water Service Replacements
- Stillhouse Effluent FEMA project
- Brown Park Sewer relocate
- Drainage Cleaning
- Water Loss Audit due May 1st

- **Long-Term**

- Water & Wastewater Master Plans

Department Update: Public Works

PW Director: Chad Newman

Water Dist.: Taylor Donaldson

Streets: Gary Proctor

Water Production: Zeb Veazey

Wastewater: Bobby Buster

Fleet: Derek Lawrence

- **Streets**

- Open Hole Repairs- 12
- Over 30 pothole repairs
- Ditch Maintenance- 308 Old Waco Rd and 306 State School Rd.
- Street Sweeper- 111 miles
- Replacing faded street signs.
- Brush removal – Grandview Drive, Ave B, Pleasant St and Fennimore St, Elm Ln and Shady Ln.
- Mowed city lots
- Look ahead: cleaning drainage ditches, trimming ROWs, paving prep for summer

- **Water Distribution / Sewer Collections**

- Replaced 2" meter with a ¾" meter at 1012 ½ Golf Course rd.
- Replaced 1 ½" meter with a ¾" meter at 2115 hwy 84 west.
- Inspected 8" Water and Force main sewer for subdivision beside Walmart.
- Inspected 6" Water tap for subdivision on old Pidcoke.
- Locating water and sewer lines for GAC daily.
- 9 water service leaks
- 7 Water main leaks
- 8 Meter leaks

Department Update: Public Works

PW Director: Chad Newman

Water Dist.: Taylor Donaldson

Streets: Gary Proctor

Water Production: Zeb Veazey

Wastewater: Bobby Buster

Fleet: Derek Lawrence

- **Water Production**

- Raw water pumped and treated : 119.732 MG
- Average pumped & treated per day: 4.276 MG
- Replaced conduit for SCADA signal wires to level transducer at Hughes Elevated.
- Replaced dilapidated roof on building at Mountain Clearwell Storage site.
- Replaced screens on the air vents on top of water storages at the Plant, BP#1, and South Mountain.
- New pump on order for BP1.

- **Wastewater Collections & Treatment**

- Collections
 - 19 Sewer stop ups & 4 sewer main leaks
 - Checked Lift Stations Daily
- Leon WWTP
 - Sent a RAS pump to get repaired; replaced a belt on the drum screen.
- Stillhouse WWTP
 - Expansion was on track for Phase 1 completion February 2026, now behind schedule to est. timeframe of May 2026.
 - 24-hour crews onsite during bypass operations for plant expansion project.

Department Update: Police Department

Chief: Jeffrey Clark

Captain: Keith Mueller

Patrol LT: Sid Post

Dispatch Superv.: Jessica Stiles

Administrative Bureau

Personnel Summary	Budgeted	*Actual	Lmt/FMLA
Sworn Law Enforcement	19	16	0
Non-Sworn	12	12	0
Total	31	28	0

Property & Evidence	February 2026	February 2025	2026 YTD	2025 YTD	YTD %
Items Disposed	78	5	116	70	+65.4%
Items Received	47	15	63	31	+103.2%
Total # of Items	1991	1963	1991	1963	+1.4%

Records Unit	February 2026	February 2025	2026 YTD	2025 YTD	YTD %
Open Records Requests	141	83	244	200	+22.0%

Community Events Attended	February 2026	February 2025	2026 YTD	2025 YTD	YTD %
Community Events	1	1	2	1	+100%

Department Update: Police Department

Chief: Jeffrey Clark

Captain: Keith Mueller

Patrol LT: Sid Post

Dispatch Superv.: Jessica Stiles

Patrol Bureau

Use of Force Report	February 2026	February 2025	2026 YTD	2025 YTD	YTD %
Total # of Use of Force Incidents	0	0	0	0	0%
Computer Aided Dispatch	February 2026	February 2025	2026 YTD	2025 YTD	YTD % Changed
Calls for Service	531	432	1,051	866	+21.4%
Self-Initiated Activity	1041	1257	1946	2787	-30.2%
Total Events	1572	1689	2997	3653	-17.9%
Activities	February 2026	February 2025	2026 YTD	2025 YTD	YTD %
Total Arrests (# of Offenders)	24	23	41	45	-8.8%
Misdemeanor	13	15	27	35	-22.8%
Felony	17	9	21	13	+61.5%
Class C	2	11	4	18	-77.7%
Federal	0	0	0	0	0%
Total Offense Charges	32	35	52	66	-21.2%
Department Traffic Enforcement	February 2026	February 2025	2026 YTD	2025 YTD	YTD %
Citation (Tickets)	115	62	204	164	+24.4%
Citation Charges	154	64	262	197	+33.0%
Citation Warnings	273	205	474	380	+24.7%
Traffic Stops (CAD data)	363	225	639	466	+37.1%
DWI Arrests	3	1	5	2	+150.0%
Accidents Reported by Officers (CRIS)	9	6	16	16	0%
Accident Exchange Information	9	11	18	19	-5.3%
Fatality Accident	0	0	0	0	0%

Department Update: Police Department

Chief: Jeffrey Clark

Captain: Keith Mueller

Patrol LT: Sid Post

Dispatch Superv.: Jessica Stiles

Animal Services

Administrative Activities	February 2026	February 2025	2026 YTD	2025 YTD	YTD %
Calls for Service	86	94	110	156	-29.5%
Warnings	0	2	1	4	-75.0%
Citations	2	1	8	3	+166.7%
Criminal Investigations	0	0	1	0	+100%
Dogs	February 2026	February 2025	2026 YTD	2025 YTD	YTD %
Field Intake	5	15	16	32	-50.0%
Total Dogs Received	5	15	16	32	-50.0%
Reclaimed	3	6	8	14	-42.8%
Adopted	5	6	13	15	-13.3%
Transferred Out	0	4	2	4	-50.0%
Total Live Outcomes	13	14	28	30	-6.7%
Euthanized	0	1	0	2	-100%
Died in Shelter	0	0	0	0	0%
Cats	February 2026	February 2025	2026 YTD	2025 YTD	YTD %
Field Intake	12	10	20	24	-16.7%
Total Cats Received	12	10	20	31	-35.5%
Reclaimed	0	0	0	0	0%
Adopted	1	4	3	12	-75.0%
TNR	8	10	16	17	-5.9%
Transferred Out	0	0	0	2	-200%
Total Live Outcomes	21	10	31	31	0%
Euthanized	0	0	0	0	0%
Died in Shelter	0	0	0	0	0%
Other (Wildlife/Livestock)	February 2026	February 2025	2026 YTD	2025 YTD	YTD %
Intake	0	0	0	0	0%
Released to Owner (Livestock)	0	0	0	0	0%
Released (Wildlife)	0	0	0	1	-100%
Euthanized	0	0	0	1	-100%

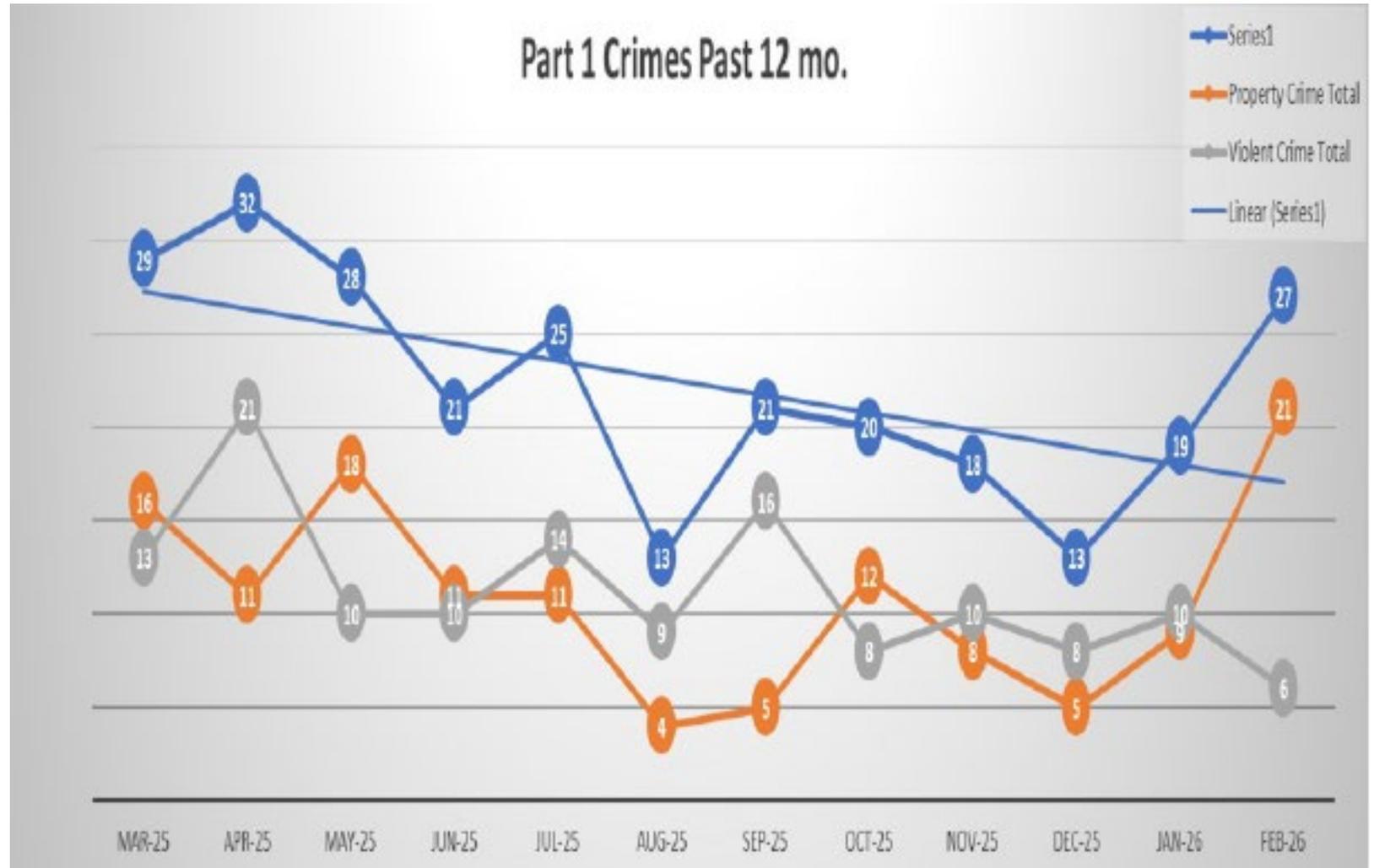
Department Update: Police Department

Chief: Jeffrey Clark

Captain: Keith Mueller

Patrol LT: Sid Post

Dispatch Superv.: Jessica Stiles



Department Update: Fire Department

Chief: Robert Featherston

- Chief: Robert Featherston
- Assistant Chief: Bobby Buster
- Engine 2 operational, needs upgrade/repair
- Projects
 - Working on getting Grants out, for 2026.
 - Updating fire service contacts SFFMA, TFS, and Others as needed

Department Update: Parks & Recreation

Director: Seth Phillips

Superintendent (NFHRC/Aquatics):
Marte Bailey

Fitness Center Director: Patrice
Gilbert

Maintenance Supervisor: Levi Cole

Ongoing Projects:

- FEMA Damaged Park Sites (Faunt Le Roy, Raby, Brown)
- Fitness Center Repairs
- Parks Master Plan
- TPWD Grant (awarded January 22nd)

Upcoming Events:

- KGB Spring Clean (Meet at the Library- 8:30am-12pm on March 21)
- Day of the Child (Freedom Park- 10am-2pm on May 2)
- Centex Sustainability Partnership Watershed Cleanup (Brown Park- May 16)

Athletics:

- Youth Soccer Registration- 401 (45 Teams) (season ends March 26)
- Youth Baseball/Softball Registration- 645 (50 Teams) (season starts April 13)
- Spring 2026 Tournaments (February 21-22, March 14-15, March 21-22, March 28-29, April 11-12, April 18-19, April 25-26, May 9-10, May 16-17, June 6-7)
- Applications have been submitted for the Texas Teen-Age District and State Tournaments.

Department Update: Parks & Recreation

Director: Seth Phillips

Superintendent (NFHRC/Aquatics):
Marte Bailey

Fitness Center Director: Patrice
Gilbert

Maintenance Supervisor: Levi Cole

Fitness Center:

- Membership:
 - 960 Memberships
 - 4.341 Member visits
 - 210 Day Passes Sold
- Group Exercise:
 - 94 Group Exercise Classes
 - 784 Class Participants
- Notes
 - Pool room insulation project was completed on February 9
 - HVAC replacement will begin on March 18
 - Short month, insurance reimbursements coming in early March
- Sales (Total \$22,392)
 - Memberships, Passes, Etc.- \$20,548.31
 - Retail- \$1,368.79
 - Insurance Reimbursement- \$475.50

North Ft. Hood Recreation Center:

- Total Visits- February 1-28 (6,563)
- February Events
 - NFH Super Bowl Party (February 8)- 500 soldiers in attendance
 - Trivia Night- February 5, 12, 19, 26
 - Karaoke Night- February 6, 13, 20, 27
 - Ping Pong Tournament- February 7, 21
 - Billiards Tournament- February 11, 14, 25, 28

Department Update: Parks & Recreation

Director: Seth Phillips

Superintendent (NFHRC/Aquatics):
Marte Bailey

Fitness Center Director: Patrice
Gilbert

Maintenance Supervisor: Levi Cole

Aquatics:

- Lifeguard Job Applications- January 1 - April 25 (26 applications received)
- New Sundeck spray texture was installed February 16-19 in the restrooms and office/concession area at the City Pool
- Splash Pad Opens- May 1
- Lifeguard Certification Class- April 29-May 4
- City Pool Opens- May 23 (swim lessons/private party bookings open May 1)

Maintenance:

- Mowing of City parks and facilities
- Faunt Le Roy Park – awaiting FEMA fund approval to repair culvert, reopen lower portion to allow vehicle access to parking lot

Upcoming Events:

- KGB Spring Clean (Meet at the Library- 8:30am-12pm on March 21)
- Day of the Child (Freedom Park- 10am-2pm on May 2)
- Centex Sustainability Partnership Watershed Cleanup (Brown Park- May 16)

Department Update: Administration

Deputy City Manager / CFO:
Mike Halsema

HR Director: Lori McLaughlin

Library Director: Shea Harp

Finance

- FY 26 budget preparations
- Improved internet services for most City buildings – contract w/Nextlink
- Audit in progress

Airport

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

Court, Water, Cemeteries

- Mowing contract re-signed and mowing began first week of March
- Cemetery clean-up date set for April 17

Human Resources

- Comp & classification study –position titles finalized
- Working on training & rollout of new handbook

Library

- Tocker grant – next furniture shipment in 2-4 weeks
- Homebound program – 25+ participants

Development Services & CSO Planning, Building, Code Enforcement

City Secretary
Holly Owens

Building Official
Miguel Gamez

Building Maintenance
Ronald Hornung

Permit Technician
Nicole Clark

Code Enforcement
Anna True
Lee Walters

February 2026

Permits (Review/Issued) (28 permits issued)

5 New SF Homes

1 Commercial Remodels

2 Residential Remodels

Miscellaneous

Inspections (57 inspections performed)

New SF Homes

- Crescent Townhomes – 44 units, Leasing Office, Dog Park (5 buildings total)

- Gatesville Crossing – 26 units, Community Office, Tennis Court, Walking Trails (2 buildings total)

Commercial New

- 804 E Leon (Emergency Mgmt. Services)

Commercial Remodels

- Vision Concepts

- 601 E Main St. (Façade remodel only)

- 605 E Main St., Ste A (Leon River Mercantile)

- 605 E Main St., Ste B (Tenant Finish Out)

- 1409 E Main St. (Tenant Finish Out)

- 4808 S Hwy 36 (Mobile Tex Speedy Repair)

- 1703 E Main St. (Rowdy's Smoke Shop)

Miscellaneous

Development Services & CSO Planning, Building, Code Enforcement

City Secretary
Holly Owens

Building Official
Miguel Gamez

Building Maintenance
Ronald Hornung

Permit Technician
Nicole Clark

Code Enforcement
Anna True
Lee Walters

February 2026

Planning/Building Standards Commission

Plat(s) Processed:

- Final Plat - 1015 Old Pidcoke Road
- *Minor - Bridge Street

BSC: February 2nd

- 1010 Saunders Street

PZC: February 2nd

- Old Pidcoke Final Plat
- 511 Saunders Zoning Change Request
- Zoning Amendment Article VII

*All minor plats listed were reviewed and processed in-house.

**The BSC has recommended demolition of 8
substandard structures since August 2025.
2 – Demolition abatements
6 – Owner demolished**

Code Enforcement

68 Case(s) opened

15 Case(s) Closed (22.058% compliance)

Lien(s) paid \$100.00

Abatement lien(s) filed

13 Citation(s) issued

1 Dismissed (7.692% compliance)

Licenses \$1,323.00

Open Records Requests

3 Livestock

Solicitor

1 Food Truck

2 Microchips

Gamerrooms

1 Special Event

9 Alarm (Res/Com)

1 TABC

7 Pet Tags

Kennel

Coin-operated Machines

1 Vendor

3 Zoning Verification Letters

17 Other

C.I.P. Updates

CAPITAL PROJECTS FY 25-26--Quarterly Timeline				
Project Description	FY26	Oct-25 UPDATE	Jan-26 UPDATE	Mar-26 UPDATE
Faunt Leroy Park Flooding DR4781 FEMA grant	177,335	In Progress	In Progress	In Progress
POLICE INTERCEPTOR ADDITION	87,000	Pending Order	Ordered	Ordered
FIRE ENGINE REPLACEMENT *	550,000	Placeholder	Placeholder	Placeholder
SCBA WASHER	28,000	TBD	TBD	TBD
FLEET SERVICES MECHANIC VEHICLE REPLACEMENT	80,000	On order	Complete	Complete
CODE ENFORCEMENT VEHICLE ADDITION	25,000	Pending Order	Complete	Complete
FITNESS CENTER DEHUMIDIFIER REPLACEMENT	175,000	RFP pending	Pending work	In progress
FITNESS CENTER ROOF REPLACEMENT	88,000	Quotes pending	Pending work	Pending work
FITNESS CENTER WEIGHT EQUIPMENT REPLACEMENT YEAR 4	25,588	On Order	Pending delivery in January	Complete
Total General Capital Fund Projects	1,235,923			
STREET DEPARTMENT TRAILER <i>Arrowboard</i>	7,500	Pending Order	Complete	Complete
PARKS <i>Power Rake</i>	11,000	Pending Order	Complete	Complete
FITNESS CENTER INSULATION	11,644	Quotes pending	Pending work	Complete
FIRE STATION DRIVEWAY REPLACEMENT (multi year)	18,000	No Update	Pending quotes	TBD
Total General Fund Operating	48,144			
STILLHOUSE WASTEWATER TREATMENT PLANT REHAB	8,000,000	No Update	Est. completion Feb. '26	Est. completion delayed to May-June '26
WATER PRODUCTION ELECTRIC SYSTEM REHAB - TWDB GRANT	-	No Update	Beginning RFP process	Beginning RFP process
WATER PRODUCTION FILTER MEDIA REPLACEMENT	1,018,660	No Update	Beginning RFP process	TBD
HUGHES ELEVATED STORAGE TANK	204,000	Scheduled Nov. '25	Work in progress	Complete
EASTERN 10" WATER TRUNKLINE PHASE 2	850,703	Moved to 2028	Moved to 2028	Moved to 2028
HWY36 GRAVITY MAIN REPLACEMENT - EPA GRANT	582,500	RFP pending	RFP approved, scheduling work	RFP approved, scheduling work
PICKUP TRUCK REPLACEMENT	20,000	Complete	Complete	Complete
VAC TRUCK STORAGE BUILDING	80,000	No Update	Quotes under consideration	Quotes under consideration
LEON WEST TRUNK REPLACEMENT PHASE 1	2,616,243	Moved to 2030+	Moved to 2030+	Moved to 2030+
LEON PLANT SLUDGE THINNER	871,500	Pending rate approvals	Pending RFP process	Pending RFP process
LEON PLANT BAR SCREEN REPLACEMENT	30,000	Pending rate approvals	Pending RFP process	Pending RFP process
BROWN PARK SEWER LINE RELOCATE	544,800	In progress	In progress w/FEMA	In progress w/FEMA
LEON SEWER LINE REPLACEMENT	559,200	No Update	Planning process	Planning process
MANHOLE REHABILITATION	100,000	No Update	Planning process	Planning process
Total Water and Sewer Projects	15,477,606			

Summary of Major Projects, Mar. 2026 Update

	Goal / Project	Status as of Dec. 2025	Status as of Mar. 2026	Notes
1	Conduct a Comp & Class Study for all funded positions	Near completion	Near completion	contracted firm will provide final report in next few weeks
2	Ensure we meet the guidelines for FEMA grant and begin work on recovery / mitigation from 2024 flood.	Near completion	Near completion	final projects pending funding approval include: All projects except FLR are obligated or pending obligation; project engineering RFQs being published in Feb.
3	Old Leon River Bridge assessment	Pending	Pending	\$100K to assess by FNI - KPA also assessing & recommends TXDOT involvement
4	New PD building	In progress	In progress	Debt / grant consideration is due to clear USDA underwriting in next few weeks
5	Re-write Zoning Ordinance	In progress	Near completion	Chapters 1-6 reviewed by Council; 7 & 8 in editing process
6	Auditorium assessment & follow-up	Complete	In progress	Mold abatement pending
7	Fitness Center renovations of HVAC, insulation, roof	Near completion	Near completion	Insulation complete; HVAC in progress; roofing to follow
8	City Hall renovations	In progress	In progress	Conference room expanded, windows repaired, fixtures in progress, more pending
9	Brown Park sewer line relocate	Pending	In progress	Final FEMA obligation in process; project engineering RFQs in Feb.
10	Shady Lane bridge	Pending	In progress	Project obligated by Coryell Commissioners Feb. 24
11	Stillhouse WWTP Phase 1	Near completion	Near completion	project is behind schedule from Nov. 2025 completion, now est. completion May 2026
12	Water Production Electric System Rehab	In Progress	In Progress	RFPs for major projects will be issued in next few months
13	Water Production Filter Media Replacement	In Progress	Pending	Postponed, or will RFP be issued in next few months ?
14	Hwy 36 gravity main replacement - EPA grant	In Progress	In Progress	RFP approved, contractor identified, work to begin soon
15	Amend CCNs	In progress	In progress	application submittal to PUC in next few weeks
16	Downtown Historic District Designation	In progress	Complete	public information meeting end of Feb.; wayfinding signs in progress
17	USA 250 Planning	In progress	In progress	funding approved, event committees moving forward with planning
18	Airport Master Plan	n/a	In progress	TXDOT assisting with project planning and 100% funding

Upcoming Events

**WATCH OUR FACEBOOK PAGE
FOR UPCOMING EVENTS,
DEPARTMENT NEWS, AND
MORE!**

Upcoming Events

Date	Time	Event	Location
April 3		Good Friday HOLIDAY	
April 17	8a-12p	Cemetery Clean Up	Restland Cemetery
May 2	10a-2p	Day of the Child	Freedom Park
May 16	7:30-11am	Crime Stoppers Donut Dash	Raby Park
May 30	11a-2p	BBQ w/Badge	Raby Park
May 25		Memorial Day Holiday	
Jun. 6	all day	Chamber of Commerce Shivarree	downtown
Jun. 27	TBD	City Employee & Family Pool Party	City Pool
Jul. 2-5	varies	Gatesville's USA 250 Celebration	various

4TH OF JULY EVENTS

Thursday

2

North Fort Hood VS The World

Friday

3

USA 250 Pickleball Tournament

Friday

3

Inaugural Gatesville Picklefest

Saturday

4

Annual Military Appreciation Luncheon

Saturday

4

The American Heroes Rodeo

Saturday

4

Kids Toy Parade

Saturday

4

Gatesville's USA 250 4th of July Parade

Saturday

4

Gatesville's USA 2026 Pre-Fireworks Festival

Saturday

4

Annual 4th of July Fireworks Show

Contact us to have your event listed on our calendar!

Follow- Ups

- Is there anything else that Council would like to see added to next month's report?
- Are there any agenda items that Council would like see in the near future?