

CITY COUNCIL MEETING
JUNE 23, 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 **23rd DAY OF JUNE 2026.**
2. **QUORUM CHECK/COUNCIL PRESENT:** Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Jon Salter, Aaron Smith, Kalinda Westbrook, and Travis VanBibber.

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

OTHERS: Leo Corona, Allyson Hinkle, Amanda Ashby, Tina Zimmerman, Bianca Daniels, Ashton Daniels, Brent Kirchmeyer, and Jason Shields.

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 comments.

EXECUTIVE SESSION:

4. Recess Regular Meeting and Call for an Executive Session – Closed Meeting. **5:31 PM**

*The City Council of the City of Gatesville will convene into a closed Executive Session pursuant to **Texas Government Code section 551.071** (Consultation with Attorney).*

*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)*

5. End Executive Session and Reconvene the Open Meeting. **5:42 PM**

- 6. Resolution 2026-071:** Discussion and possible action to authorize the City Manager to negotiate and sign a 380 Agreement with Whataburger Restaurants, LLC.

RESOLUTION 2026-071: Motion by Travis VanBibber, seconded by Aaron Smith to authorize the City Manager to negotiate and sign a 380 Agreement with Whataburger Restaurants, LLC. All five voting “Aye”, motion passed, 5-0-0 (Patterson absent).

CONSENT

7. 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 2026-072:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **June 9, 2026**.

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:

8. Discussion of the proposed Fiscal Year 2026-2027 Budget. (Brad Hunt)

No action was taken.

9. **Resolution 2026-073:** Discussion and possible action regarding the purchase of a crane truck for Public Works. (Mike Halsema)

RESOLUTION 2026-073: Motion by Jon Salter, seconded by Kalinda Westbrook to **APPROVE** the purchase of one 2018 Ram 5500 Crane Truck through the vendor Boom & Bucket. All five voting “Aye”, motion passed, 5-0-0 (Patterson absent).

- 10. Ordinance 2026-09:** Discussion and possible action to amend Chapter 18 “Fees”. (Holly Owens)

ORDINANCE 2026-09: Motion by Aaron Smith, seconded by Jon Salter to **APPROVE** **ORDINANCE 2026-09**, amending Chapter 18 “Fees”. All five voting “Aye”, motion passed, 5-0-0 (Patterson absent).

- 11. Ordinance 2026-10:** Discussion and possible action regarding an ordinance regulating Vape Shops and Cannabis-Related Shops. (Holly Owens)

Amanda Ashby, 1907 E Main St., came forward. Ms. Ashby believes the ordinance is too restrictive.

Mayor Chumley stated Council has heard Ms. Ashby’s concerns and believes that they have been appropriately addressed.

Brad Hunt explained that there will be an educational period.

ORDINANCE 2026-10: Motion by Travis VanBibber, seconded by Aaron Smith to **APPROVE** **ORDINANCE 2026-10** setting regulations for Vape Shops and Cannabis-Related Shops. All five voting “Aye”, motion passed, 5-0-0 (Patterson absent).

12. Ordinance 2026-12: Discussion and possible action to amend Chapter 48 regarding fire hydrants and on-site sewage facilities. (Holly Owens)

ORDINANCE 2026-12: Motion by Kalinda Westbrook, seconded by Travis VanBibber to **PASS ORDINANCE 2026-12**, amending Chapter 48 of the City of Gatesville Code of Ordinances to the next meeting. All five voting “Aye”, motion passed, 5-0-0 (Patterson absent).

13. Ordinance 2026-13: Discussion and possible action to amend Chapter 54 regarding parking in city owned lots and time limit parking. (Holly Owens)

ORDINANCE 2026-13: Motion by Jon Salter, seconded by Kalinda Westbrook to **PASS ORDINANCE 2026-13** amending Chapter 54 of the City of Gatesville Code of Ordinances to the next meeting. All five voting “Aye”, motion passed, 5-0-0 (Patterson absent).

14. City Manager’s Report.

No action was taken.

15. City Council adjourned at 6:59 P.M.

Mayor, Gary Chumley

ATTEST:

City Secretary, Holly Owens



FY 2025-2026 Monthly Financial Report MAY 2026



General Fund

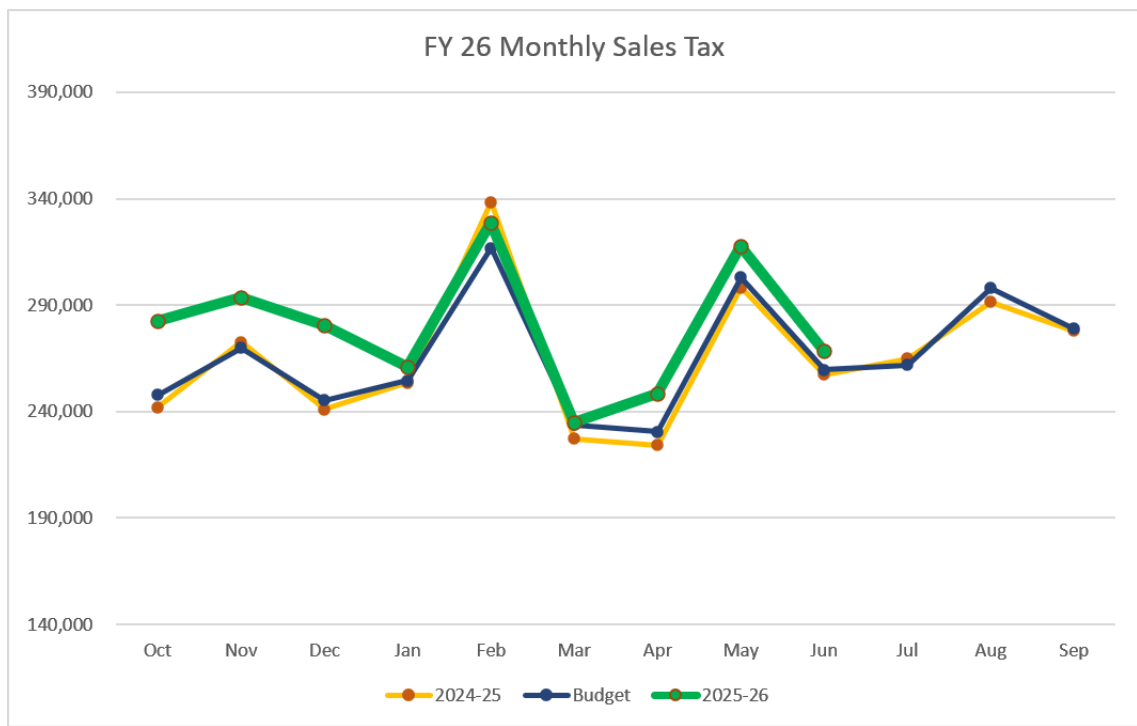
	MAY	2025-26 Budget	2025-26 YTD	% YTD
Revenues				
AV Taxes	38,583	3,207,455	3,262,796	101.7%
Sales Tax	317,572	3,200,000	2,247,185	70.2%
Franchise Fees	75,630	822,000	614,816	74.8%
Fines & Fees	13,935	152,000	108,884	71.6%
Other taxes	1,048	15,000	8,178	54.5%
Licenses & Permits	15,218	183,100	118,697	64.8%
Rental Income	8,845	52,000	43,260	83.2%
Parks & Rec	38,849	460,000	282,842	61.5%
Misc. Revenues	25,187	161,500	117,688	72.9%
Intergovernmental	31,868	403,879	254,941	63.1%
Inter fund Transfers	47,682	599,526	381,522	63.6%

TOTAL REVENUES	614,417	9,256,460	7,440,811	80.4%
-----------------------	----------------	------------------	------------------	--------------

	MAY	2025-26 Budget	2025-26 YTD	% YTD
Expenditures				
LIBRARY	29,253	342,872	223,908	65.3%
ADMINISTRATION	80,958	1,491,849	1,015,168	68.0%
PLANNING	33,708	379,948	288,751	76.0%
POLICE	235,409	3,126,649	2,080,036	66.5%
COURT	10,420	165,292	106,057	64.2%
FIRE	32,109	370,678	206,052	55.6%
STREET	6,804	1,338,501	761,949	56.9%
FLEET SERVICES	17,206	158,589	115,482	72.8%
PARKS & RECREATION	75,310	824,137	535,033	64.9%
FT HOOD REC MGMT	22,897	371,459	170,353	45.9%
FITNESS CENTER	32,123	345,283	227,555	65.9%
SWIMMING POOL	10,505	123,848	33,263	26.9%
CIVIC CENTER	6,792	114,352	76,251	66.7%
TRANSFER EXPENSE	0	102,003	102,023	100.0%

TOTAL EXPENDITURES	593,493	9,255,460	5,930,653	64.1%
---------------------------	----------------	------------------	------------------	--------------

Gain (Loss)		1,000	1,510,158	
--------------------	--	--------------	------------------	--



Expenditures	Budget	YTD	
Salaries	\$4,694,734	\$2,942,682	62.7%
Benefits	\$1,383,553	\$746,022	53.9%
Professional Services & Training	\$693,736	\$482,847	69.6%
Utilities	\$288,620	\$259,281	89.8%
Materials & Supplies	\$403,595	\$274,420	68.0%
Maintenance & Operations	\$1,357,905	\$913,104	67.2%
Lease & Rental	\$165,996	\$76,260	45.9%
Miscellaneous	\$49,062	\$17,077	34.8%
Grant Expenses	\$0	\$0	0.0%
Debt Service	\$68,112	\$10,090	14.8%
Transfers	\$102,003	\$102,023	100.0%
Capital Outlay	\$48,144	\$106,848	221.9%
Total Expenditures:	\$9,255,460	\$5,930,653	64.1%

- Sales tax collections YTD are meeting budget, and slightly higher than prior year.
- Property tax collections are above budget for YTD.
- License and Permits revenues are elevated due increased development activity.
- Utilities are above budget due to one time Police communication equipment.
- Capital outlay is increased due to unplanned drainage culvert replacement, and budgeted expenditures.

Water & Sewer Fund

	MAY	2025-26 Budget	2025-26 YTD	% YTD
Water				
Revenues				
Water Sales				
Residential	215,152	2,728,209	1,512,419	55.4%
Commercial And Institutional	280,950	3,685,563	1,855,051	50.3%
Wholesale	124,847	1,404,183	707,381	50.4%
Connections & Installs	341	31,300	22,537	72.0%
Misc.	11,134	71,000	57,229	80.6%
Subtotal	632,425	7,920,255	4,154,616	52.5%
Expense				
Distribution & Collections				
Personnel	60,788	783,874	514,163	65.6%
O&M	68,632	516,924	395,408	76.5%
Debt Service	-	221,225	194,450	
Capital Outlay	58,413	1,659,852	59,383	3.6%
Production				
Personnel	49,186	609,216	397,790	65.3%
O&M	68,130	1,892,096	893,079	47.2%
Debt Service	-	936,977	168,952	
Capital Outlay	61,053	1,178,660	260,503	22.1%
Subtotal	366,202	7,798,824	2,883,728	37.0%
Sewer				
Revenues				
Sewer Fees				
Residential	161,022	1,949,999	1,132,449	58.1%
Commercial And Institutional	256,175	2,874,730	1,740,189	60.5%
Connections & Installs	341	9,300	36,085	388.0%
Misc.	842	29,000	14,565	50.2%
Subtotal	418,380	4,863,029	2,923,287	60.1%
Expense				
Personnel	55,485	656,198	478,500	72.9%
O&M	88,505	1,237,321	773,281	62.5%
Debt Service	-	945,366	42,248	
Capital Outlay	309,529	10,546,705	2,886,119	27.4%
Subtotal	453,518	13,385,590	4,180,148	31.2%
Sanitation				
Revenues	76,745	905,868	610,676	67.4%
Expense	75,138	879,000	603,832	68.7%
Non Departmental				
Revenues				
Grants & reimbursements	-	9,842,551	2,735,188	27.8%
Interest	21,264	153,600	185,200	120.6%
Subtotal	21,264	9,996,151	2,920,388	29.2%
Expense				
Transfers and Franchise fees	83,824	982,363	661,511	67.3%
Grand Total				
Revenues	1,148,813	23,685,303	10,608,967	44.8%
Expense	978,682	23,045,777	8,329,220	36.1%
Gain (Loss)	170,131	639,526	2,279,747	

- Water and Sewer revenues are increasing due to rate increases taking effect.
- Water expenditures are as expected, P&I debt service payments are in August and September.
- Installations are elevated due to duplex tap and meters.
- Major capital expenses continue to be Stillhouse rehab Phase 1.

Airport Fund

AIRPORT REVENUE		FY26	YTD	% of
		Budget	MAY	Budget
060-4-101-4203	RECEIPTS OF GAS/OIL SAL	23,000	10,523	45.8%
060-4-011-4302	RECEIPTS OF HANGAR RENT	28,500	27,240	95.6%
060-4-101-4303	RECEIPT OF BUILDING LEASES	-	-	
060-4-101-4550	MISCELLANEOUS	-	204	
060-4-011-4600	GRANT REIMBURSEMENTS	5,000	90,373	1807.5%
060-4-011-4400	INTEREST	-	3,771	
TOTAL REVENUE		\$ 56,500	\$ 132,111	233.82%

EXPENDITURES				
060-5-150-10080	CONTRACT SERVICES	7,200	826	11.5%
060-5-150-20010	UTILITIES	6,000	3,549	59.1%
060-5-150-20020	MAT., SUP., & PRINTING	1,000	1,174	117.4%
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	256	56.8%
060-5-150-30010	GAS & OIL	-	-	
060-5-150-30015	FUEL FOR RESALE	20,000	9,700	48.5%
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	8,855	56.9%
060-5-150-61415	GRANT EXPENDITURES	-	-	
TOTAL EXPENSES		\$ 155,695	\$ 28,372	18.22%

Gain (Loss)

103,739

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. TxDOT aviation grant pursued for master plan.

Hotel Occupancy Tax (HOT) Fund

HOT FUND REVENUE		FY26 Budget	YTD MAY	% of Budget
040-4-008-4400	INTEREST	8,000	234,677	2933.5%
040-4-008-4500	Prior Year Resources	-	-	
040-4-008-4950	HOTEL OCCUPANCY TAX	150,000	182,216	121.5%
TOTAL REVENUE		\$ 158,000	\$ 416,893	263.86%

EXPENDITURES				
040-5-138-60010	TRANSFER TO GENERAL FUND	\$ 28,000	-	0.0%
040-5-138-61000	CVB CENTER EXPENSES	\$ 96,000	32,634	34.0%
040-5-138-61010	ADVERTISING	\$ 18,500	26,740	144.5%
040-5-138-61020	PROMOTION OF THE ARTS	\$ 65,000	61,800	95.1%
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	\$ 121,174	46.94%

* Budget reflects amendments in progress

Gain (Loss) **295,719**

Court Technology and Security Fund - 022

REVENUE		FY26 Budget	YTD MAY	% of 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	3,101	110.8%
022-4-001-4345	TIME PAYMENT FEES	-	2,025	
022-4-001-4346	COURT TECH/BLDG SECURITY	-	6,701	
022-4-001-4350	MUN JUROR REIMB OR SERVIC	50	75	149.7%
022-4-001-4400	INTEREST	350	2,345	670.0%
TOTAL REVENUE		\$ 13,400	\$ 14,247	106.32%

EXPENDITURES				
022-5-002-20185	COURTROOM SECURITY	7,715	100	1.3%
022-5-002-20186	COURT TECHNOLOGY EXP.	450	1,020	226.6%
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		\$ 8,365	\$ 1,120	13.38%

Gain (Loss) **13,128**

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

That the above stated recommendation is hereby approved and authorized.

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

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



Date 7/14/2026
Agenda Item 4c
Resolution 2026--076

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and possible action regarding a request to close South 8th Street for Spur Fest

Information:

The Coryell Museum & Historical Center is planning to host the annual Spur Fest on September 19, 2026. Museum President Ervin Adams has requested the closure of South 8th Street, from Main Street to Leason Street, to allow for a public display of historic military vehicles during the event. The closure will be from 8:00 a.m. to 5:00 p.m. on Sept. 19.

Financial Impact:

none

Staff Recommendation:

Staff recommends approval of the street closure.

Motion:

I move to approve the closure of South 8th Street, between Main Street and Leon St., on September 19 from 8:00 a.m. to 5:00 p.m.

Attachments:

Map

Letter from Coryell Museum & Historical Center

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

That the above stated recommendation is hereby approved and authorized.

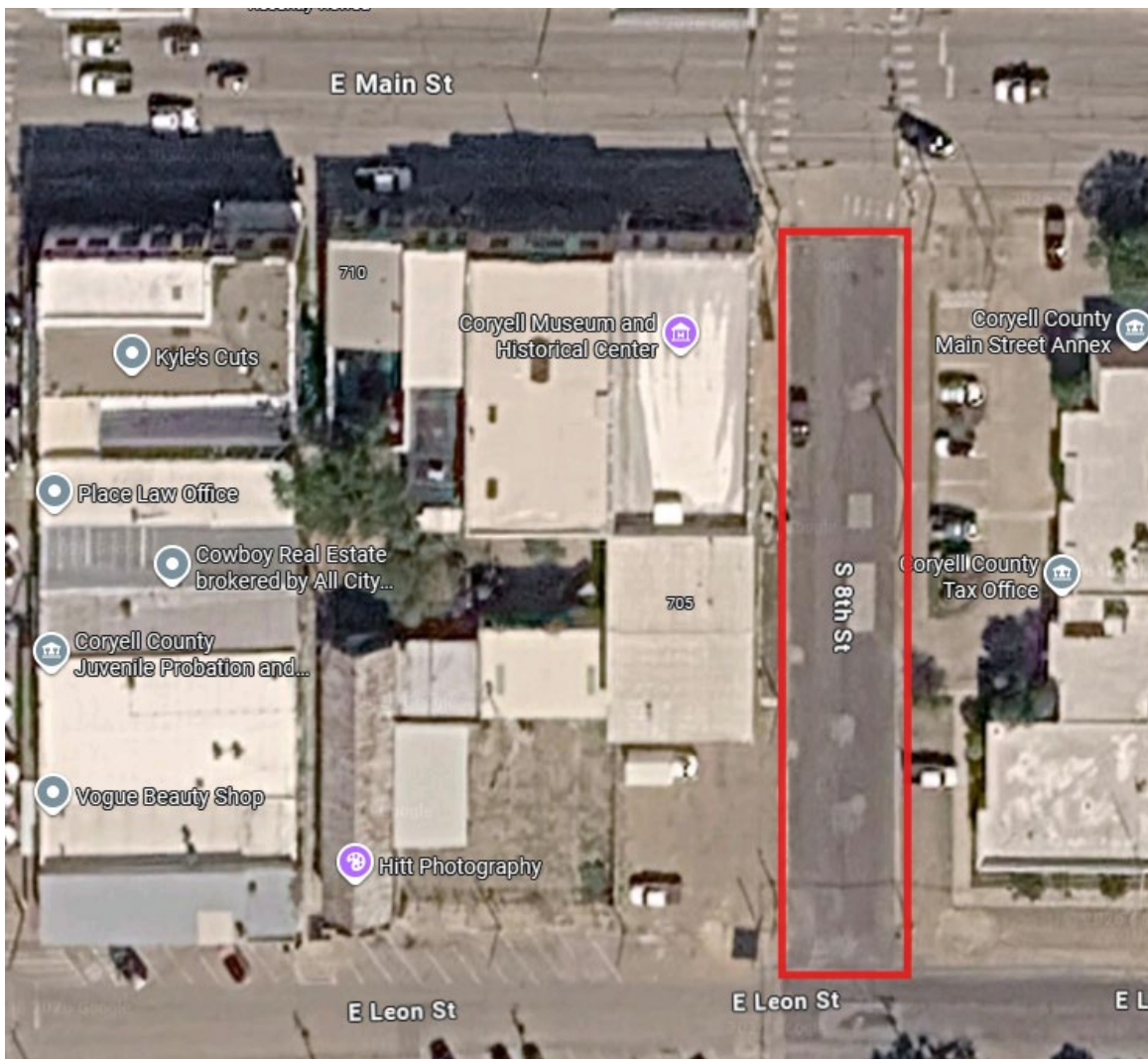
PASSED AND APPROVED at a regular meeting of the City Council of the City of Gatesville, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary





Coryell Museum & Historical Center

June 11, 2026

City of Gatesville

110 N 8th Street

Gatesville, Texas 76528

Dear Sirs:

Please accept this letter as our request to close South Eighth Street (from Main Street south to Leon Street) for the annual Spurfest on September 19, 2026 from 8 a.m. until 5 p.m. We anticipate having numerous vintage military vehicles parked on this street.

We would appreciate the Street Department dropping off barricades on Friday afternoon so we can close streets off early Saturday morning.

Please feel free to contact me if you have any questions or need further information.

Sincerely,

Ervin Adams

President, Coryell Museum & Historical Center



Date 7/14/2026

Agenda Item 4d

Resolution 2026--077

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Consider a resolution calling and ordering a General Election to be held on November 3, 2026, for the purpose of electing Mayor, Ward 2 Place 4, Ward 1 Place 2, and Ward 2 Place 6, all for a two-year term.

Information: Under the provisions of the Charter of the City of Gatesville, the legislative and governing body of the city shall consist of a mayor and six (6) council members which shall be elected at large; Mayor, Place 2, Place 4, and Place 6 shall be elected in even numbered years.

The regular city elections shall be held annually on the first Tuesday after the first Monday of November, at which time officers will be elected to fill those offices. The following Council Members office terms will expire in November 2026:

- Mayor: Gary Chumley
- Ward 2, Place 4: Joe Patterson
- Ward 1, Place 2: Jon Salter
- Ward 2, Place 6: Kalinda Westbrook

Secretary of State Election Calendar	
July 18 th	First day for filing an application for a place on general election ballot.
August 17 th	Last day for filing an application for a place on general election ballot.
August 21 st	Last day for a write-in candidate to declare candidacy in the general election.
August 28 th	Drawing for order of names on the ballot. 4 PM
October 5 th	Last day for submitting voter registration application in time to vote in November election.
October 19 th	First day for early voting by personal appearance.
October 23 rd	Last day to accept applications for a ballot to be voted by mail.
October 30 th	Last day of early voting by personal appearance.
November 3 rd	ELECTION DAY

Financial Impact: Cost for the General Election Services is contracted through Coryell County Tax Assessor Collector, who is the elections administrator and is estimated to cost approximately \$4,097.50.

Staff Recommendation: Staff's recommendation is to approve the Order of Election for the November 3rd General Election.

Date 7/14/2026

Agenda Item 4d

Resolution 2026--077

Motion: Motion to approve **Resolution 2026-077** ordering the General Election for November 3, 2026, to elect Council Members to fill Mayor, Ward 2 - Place 4, Ward 1 - Place 2, and Ward 2 - Place 6 for a two-year term.

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

ATTEST:

Gary Chumley, Mayor

Holly Owens, City Secretary



Date 7/14/2026

Agenda Item 4e

Resolution 2026-078

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Amendment #3 to Walker Partners Professional Services Agreement

Information:

Tonight, the City Council will consider approving amendment No. 3 to the contract with Walker Partners for the Stillhouse rehabilitation. Amendment 1 was approved in June of 2023, for an additional \$222,216. Amendment #2 was for an additional \$17,880, bringing the new agreement to \$2,00,486. The Third Amendment does not change the agreement amount. The amendment is required for housekeeping to reallocate funds and must be Council approved per the Texas Water Development Board (TWDB).

Financial Impact:

N/A

Staff Recommendation:

Staff recommends approval of Change order #3.

Motion:

I move to accept amendment No. 3 for the Stillhouse WWTP improvements engineering agreement with Walker Partners, and authorizing the City Manager to execute said agreement.

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

AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES
Amendment No. 03

The Effective Date of this Amendment is _____.

Background Information:

Effective Date of Original Agreement:	May 2, 2018
Engineer:	Walker Partners, LLC
Owner:	City of Gatesville
Project:	Stillhouse WWTF Permitting, Design and Construction

Nature of Amendment:

- 1. Modifications to Services of Engineer:** This reallocation does not modify the overall scope nor increase the total contractual amount. The purpose of this amendment is to redistribute budget from Design and Resident Project Representative Services to Construction Administration. Construction management has required more engineering participation and less inspection efforts than originally planned.

Description of Modifications:

Refer to Exhibit A

Modification in Compensation:

The engineering services agreement total budget amount is **\$2,000,486.00**. The following modifications are based on the engineering services agreement total budget amount of \$2,000,486.00:

Original Agreement Amount:	\$ 1,760,390.00
Total of previously approved changes:	\$ 240,096.00
Agreement amount prior to this change:	\$ 2,000,486.00
Amendment amount:	\$ 0.00
Agreement amount incorporating this Amendment:	\$ 2,000,486.00

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

ENGINEER: Walker Partners, LLC

OWNER: City of Gatesville

By: 

By: _____

Title: Senior Vice President

Title: _____

Date Signed: 2/27/2026

Date Signed: _____

Exhibit A - Additional Scope of Services

Stillhouse Branch WWTF Project CID 01 Project No. 73776

WP Budget Adjustment			
WP Billing Phase	Current Lump Sum Fee	Lump Sum Fee Adjusted	Revised Lump Sum
60 Construction Administration	\$94,845.00	+\$28,295.69	\$123,140.69
40 Final Design	\$384,032.09	\$0.00	\$384,032.09
50 Bidding/Negotiating	\$51,563.00	\$0.00	\$51,563.00
102 JRSA - Electrical Subconsultant	\$130,780.00	-\$780.00	\$130,000.00
103 Encotech - Structural Subconsultant	\$68,500.00	-\$11,650.00	\$56,850.00
106 TRG - Prof. Utility Designating	\$2,750.00	\$0.00	\$2,750.00
103A - MEP	\$33,000.00	\$0.00	\$33,000.00
20 Masterplan/Study/Report	\$25,000.00	\$0.00	\$25,000.00
30 Preliminary Design	\$114,775.00	\$0.00	\$114,775.00
80 TWDB Loan Application	\$24,461.00	+\$4.00	\$24,465.00
22 Environmental Report	\$7,000.00	\$0.00	\$7,000.00
100 Environment Report, EID as Required	\$0.00	\$0.00	\$0.00
101 IES LLC - Environmental Consultant	\$28,986.41	\$0.00	\$28,986.41
107 HOLT - Geotech	\$12,225.00	\$0.00	\$12,225.00
83 Sewer System Evaluation & Master	\$309,849.32	\$0.00	\$309,849.32
104 Jones & Carter - SS Eval & MP	\$375,350.68	\$0.00	\$375,350.68
70 Resident Project Representative	\$190,000.00	-\$85,099.69	\$104,900.31
82 Preparation of O & M Manual	\$10,000.00	\$0.00	\$10,000.00
21 Discharge Permit Application	\$59,317.00	\$0.00	\$59,317.00
81 TPDES Discharge Permit App (See Ph12&	\$0.00	\$0.00	\$0.00
11 Design Survey	\$3,654.00	\$0.00	\$3,654.00
12 Topographic Survey	\$5,000.00	\$0.00	\$5,000.00
16 Easements	\$4,622.50	\$0.00	\$4,622.50
105 David Koberlein - Master Plan Report	\$64,775.00	\$0.00	\$64,775.00
108 FGMA		+\$69,230.00	\$69,230.00
Totals	\$2,000,486.00	\$0.00	\$2,000,486.00



Date 7/14/2026

Agenda Item 5

Ordinance 2026-079

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Update on projects under FEMA Disaster DR 4781 TX; and discussion and possible action regarding a Professional Services Agreement with Freese and Nichols, Inc. (FNI) for Post-Award FEMA Engineering Services

Information:

City staff members Brad Hunt, Mike Halsema, Chad Newman, and Seth Phillips have been extensively involved in the FEMA/TDEM process for DR 4781 TX (April-May 2024 Weather Events) over the past two years. Prior to July 2025, we conducted repairs and/or debris removal to the library, Faunt Le Roy Park, City Hall, and other areas. Since then, we have continued to attend bi-weekly online meetings with FEMA and TDEM representatives, as well as our engineers and grant coordinators.

We have remained on track for all our pending projects, despite going through multiple different FEMA-designated Project Leaders and several FEMA shutdowns of varying lengths. Our remaining large projects are as follows:

Category A (Debris Removal)						
Description	Project #	Notes	FEMA Est.	Fed. Share	State Share	City Share
Funds obligated for reimbursement of costs incurred May – June 2024	n/a	work completed summer 2024	\$64,521	\$48,114	\$16,038	\$0
Category C (Roads and Culvert)						
Description	Project #	Notes	FEMA Est.	Fed. Share	State Share	City Share
Shady Lane Culvert	796891	Closed with FEMA due to Coryell CO. obligating via GLO grant. Pending final approval by Coryell Co. Commissioners. City may incur costs to relocate sewer line.	\$0	\$0	\$0	\$50,000
Category F (Utilities)						
Description	Project #	Notes	FEMA Est.	Fed. Share	State Share	City Share
Stillhouse WWTP Project	796887	Funds obligated & awaiting project commencement.	\$303,210	\$227,407	\$0	\$75,803
Central Sewer/Manhole Project	796890	Project completed & funds obligated, now awaiting reimbursement.	\$23,466	\$17,599	\$0	\$5,867
Leon WWTP Project	796888	Funds obligated & awaiting project commencement.	\$82,013	\$63,760	\$0	\$18,253
Category G (Parks, Recreational Facilities, and Other Items)						
Description	Project #	Notes	FEMA Est.	Fed. Share	State Share	City Share
Brown Park	796880	Alternate Project to relocate sewer line. Project is in FEMA's Recipient Final Review queue.	\$359,522	\$269,642	\$0	\$89,880
Raby Park	796882	Funds obligated & awaiting project commencement.	\$164,972	\$123,729	\$0	\$41,243
Faunt Le Roy Park	796881	Embankment issues – closed. Road and culvert – pending applicant project review with FEMA EHP division.	\$498,505	\$373,878	\$0	\$124,627
Totals						
FEMA Est.			\$1,496,209	\$1,124,129	\$16,038	\$405,673
City GF:			\$305,750			
City W&S:			\$99,923			

Discussion and Possible Action:

The City has employed the services of FNI from the outset of the FEMA process, and now has received a Professional Services Agreement for Post-Award FEMA Engineering Services. As part of the agreement:

- FNI has developed OPCs for each major project tasked to them, with attendant percentages added for Engineering Services.
- FNI will perform professional engineering services associated with Gatesville's recently awarded FEMA Public Assistance funding for the following five repair projects:
 - Stillhouse WWTP Project 796887
 - Leon WWTP Project 796888
 - Brown Park Project 796880
 - Raby Park Project 796882
 - Faunt Le Roy Park Project 79688
- FNI proposed compensation as "...a lump sum fee of \$276,049. Invoices will be itemized by project."

Financial Impact:

City Manager Hunt along with City Attorney negotiated compensation within the Agreement to "not exceed the lump sum proposed amount".

Actual costs for each of the five listed projects will come from either the General Fund or the Water & Sewer fund, as applicable. FNI will provide itemized invoices for services, and staff will present project costs for final consideration in future Council Meetings.

Staff Recommendation:

Staff recommends approval of the Professional Services Agreement with Freese and Nichols, Inc. (FNI) for Post-Award FEMA Engineering Services, and that City Manager Hunt be authorized to execute the Agreement as presented.

Motion:

Motion to approve the Professional Services Agreement with Freese and Nichols, Inc. (FNI) for Post-Award FEMA Engineering Services, and to authorize City Manager Hunt to execute the Agreement as presented.

Attachments:

- Draft Agreement



Date 7/14/2026

Agenda Item 6

Ordinance 2026-80

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and possible action regarding the conveyance of the boy scout hut on Raby Park property from the Lions Club of Gatesville to the City of Gatesville

Information:

The Lions Club of Gatesville President, Oliver Puhr, on behalf of the Club's Board of Directors, notified City Manager Hunt that the Club wishes to convey the boy scout hut located on Raby Park property to the City of Gatesville. The Lions Club no longer has need to own or maintain the building, as no boy scout troops exist to continue its use in that capacity.

The subject hut, located in the southeast corner of Raby Park, is a 1,500 square foot building of cinderblock and concrete slab construction, estimated to be built in 1944-1945, and contains electric and gas utilities. City staff and Lions Club board members were unable to find any deed, survey, or other documentation of the actual ownership of the building, either in City or County records. For this reason, the Lions Club will convey to the City all of its ownership right, title, and interest, either real or assumed via historic use of the property.

Financial Impact:

Lions Club of Gatesville wishes to convey the building without compensation. However, there will be some impact to future Parks & Recreation budget for upkeep and improvements to the building, depending on future use.

Staff Recommendation:

Staff recommends approving the conveyance of the building.

Motion:

Motion to approve Ordinance 2026080 conveying the building in the southeast corner of Raby Park known as the "Boy scout Hut" to the City of Gatesville, Texas and to authorize the City Manager to execute all necessary and related documents.

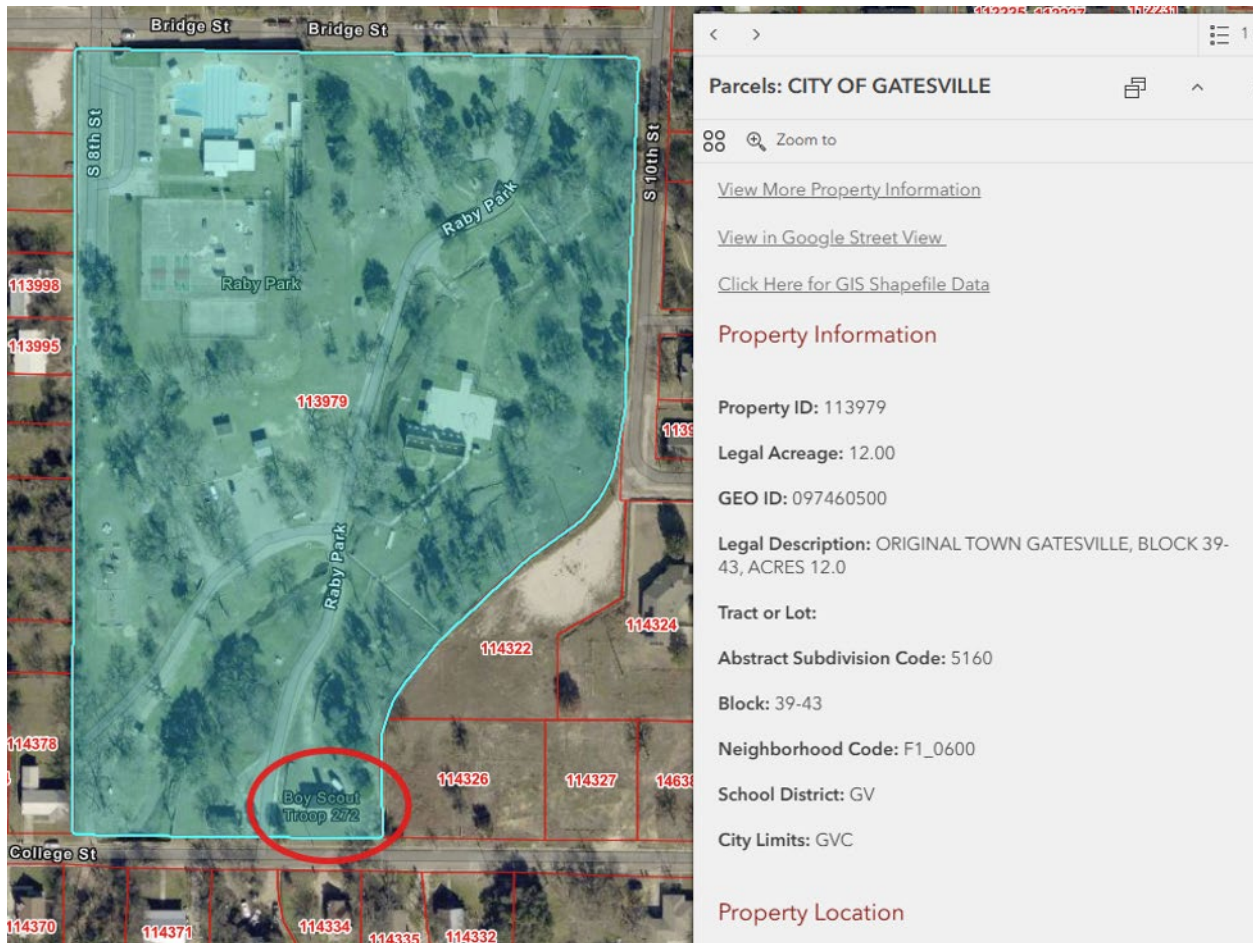
Attachments:

- Draft Agreement

Date 7/14/2026

Agenda Item 6

Ordinance 2026-80



AGREEMENT FOR CONVEYANCE AND ASSUMPTION OF RESPONSIBILITY

STATE OF TEXAS

COUNTY OF CORYELLS

This Agreement is entered into by and between the Lions Club of Gatesville, Texas, a civic organization (the "Owner"), and the City of Gatesville, Texas, a home-rule municipality (the "City"), acting by and through its City Manager, Bradford Hunt.

1. PURPOSE

The purpose of this Agreement is to set forth the terms and conditions under which the Owner will convey to the City all of the Owner's right, title, and interest, either real or assumed via historic use of the property, in and to the Boy scout Hut located on Raby Park property in Gatesville, Coryell County, Texas (the "Subject Property"), and for the City to assume responsibility for said property following conveyance.

2. PROPERTY DESCRIPTION

The Subject Property consists of the Boy scout Hut located on Raby Park property within the City of Gatesville, Coryell County, Texas, together with any fixtures, improvements, and appurtenances associated with the structure, as may be more particularly described in any bill of sale, deed, exhibit, inventory, ownership either real or assumed via historic use of the property, or other instrument executed in connection with this Agreement.

3. CONVEYANCE

3.1 The Owner agrees to convey the Subject Property to the City by execution of a deed in substantially the form of that attached hereto and incorporated herein by this reference as Exhibit "A," and the City agrees to accept such conveyance, subject to the terms of this Agreement and approval by the governing body of the City, if required.

3.2 Upon execution of this Agreement and completion of all required proceedings, the Owner shall convey all of its right, title, and interest in the Subject Property to the City.

3.3 The conveyance shall be documented through appropriate legal instruments, which shall be executed by the parties and, if required, recorded in the Official Public Records of Coryell County, Texas.

4 ASSUMPTION OF RESPONSIBILITY

4.1 Upon conveyance, the City shall assume ownership, control, maintenance, and responsibility for the Subject Property.

4.2 The City agrees to:

4.2.1 Maintain the Subject Property in a clean, safe, and orderly condition;

4.2.2 Comply with all applicable City ordinances, codes, and regulations governing the use, maintenance, and operation of the Subject Property.

SO AGREED, this the ____ day of _____, 2026

Lions Club of Gatesville, Texas

City of Gatesville, Texas

By: _____

By: _____

Shawnee Miller, President

Bradford Hunt, City Manager

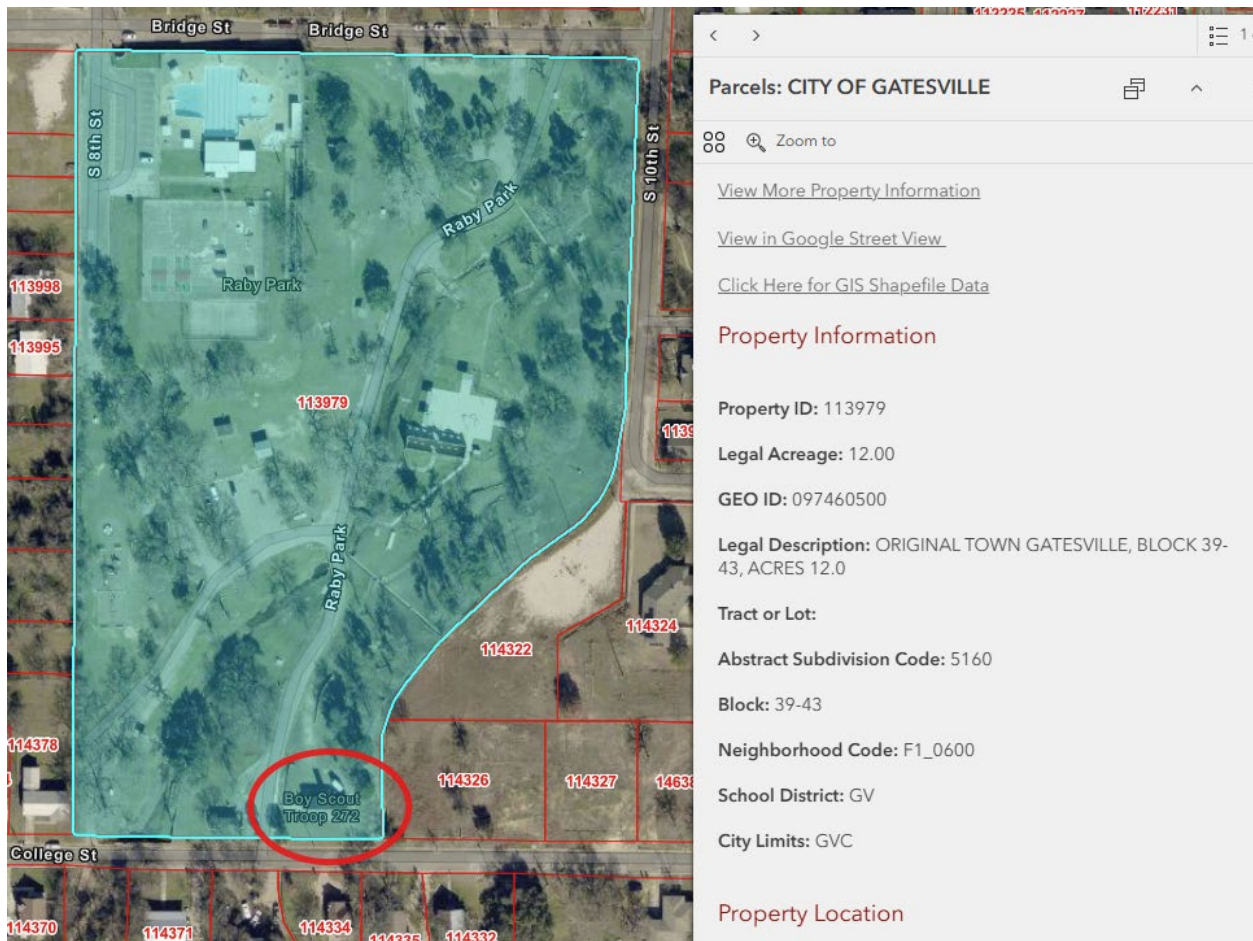




EXHIBIT A

[Form of Deed]

After Recording, Return to:

City of Gatesville
Attn: City Manager
803 E. Main Street
Gatesville, Texas 76528

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTIES

Date: _____, 2026

Grantor: LIONS CLUB OF GATESVILLE, TEXAS

Grantor's Mailing Address: 1216 TX-36 N, Gatesville, Coryell County, Texas 76528

Grantee: CITY OF GATESVILLE, TEXAS (a Texas municipal corporation)

Grantee's Mailing Address: 110 N. 8th Street, Gatesville, Coryell County, Texas 76528

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, including the mutual civic benefits derived by the public, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All right, title, and interest in and to that certain building structure and all related improvements, fixtures, and appurtenances associated with the structure, known as the **Boy Scouts Hut**, located within the boundaries of the municipal public park property known as **Raby Park** (situated at or near 400 South 8th Street, Gatesville, Texas 76528), which underlying real property is owned by the Grantee, the City of Gatesville, and recorded in the Real Property Records of Coryell County, Texas.

Reservation from Conveyance: None.

Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to any and all restrictions, covenants, easements, rights-of-way, and mineral reservations affecting the underlying real property, if any, to the extent the same are valid and existing of record in Coryell County, Texas.

Conveyance: Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee all of Grantor's right, title, and interest in and to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever, without express or implied warranty. All warranties that might arise

by common law as well as the implied warranties implied by Section 5.023 of the Texas Property Code (or its successor) are excluded.

EXECUTED effective as of the date first written above.

GRANTOR:

LIONS CLUB OF GATESVILLE, TEXAS

By: _____

Name: _____

Title: Authorized Representative / President

STATE OF TEXAS

COUNTY OF CORYELL

This instrument was acknowledged before me on the _____ day of _____, 2026, by Oliver Puhr, acting in his capacity as President and Authorized Representative of the LIONS CLUB OF GATESVILLE, TEXAS on behalf of said organization.

Notary Public, State of Texas

My Commission Expires: _____



Date 7/14/2026

Agenda Item 7

Resolution 2026-081

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsem, Deputy City Manager

Agenda Item: Discussion and possible action regarding a Resolution to authorize applying for a grant through the Texas Water Development Board and designating representatives.

Information:

House Bill 500, passed during the 89th Legislative Session, appropriated \$1.038 billion in funds for water supply and infrastructure projects to the Texas Water Development Board. The TWDB will provide this funding in the form of a 100 percent grant. This is a one-time opportunity for a limited number of Texas communities to receive grant funding to implement water supply/water infrastructure projects.

HB 500 from the 89th Texas Legislative Session appropriated \$1,038,000,000 from the general revenue fund to the TWDB. Further, the purpose for the appropriation was stated in the HB 500 legislation as "water infrastructure and supply projects and grants as determined by the board." As the language is specific to water infrastructure and supply, the plan excludes wastewater and flood projects. Additionally, water supply corporations (WSCs) would not be eligible for funding as the Texas Constitution prohibits the grant of public funds to private purposes.

The proposed project is to rehabilitate Booster Pump #7 (BP7). BP7 is located near the hospital and has some visible corrosion that needs to be addressed. BP7 is not under any kind of TCEQ notice, this project is proactive.

Financial Impact:

Potentially up to \$450,000 in non-matching funds for the project.

Motion:

I move to approve Resolution 2026-081 to authorize applying for a House Bill 500 grant through the Texas Water Development Board and designating representatives.

Attachments:

- Resolution
- Authorized Representatives form
- Project Photos

Application Filing and Authorized Representative Resolution

A RESOLUTION by the _____ of the _____ requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE _____ OF THE _____:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$_____ to provide for the costs of _____.

SECTION 2: That _____ be and is hereby designated the authorized representative of the _____ for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the _____ before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: _____

Engineer: _____

Bond Counsel: _____

PASSED AND APPROVED, this the _____ day of _____, 20____.

ATTEST: _____

By: _____

(Seal)

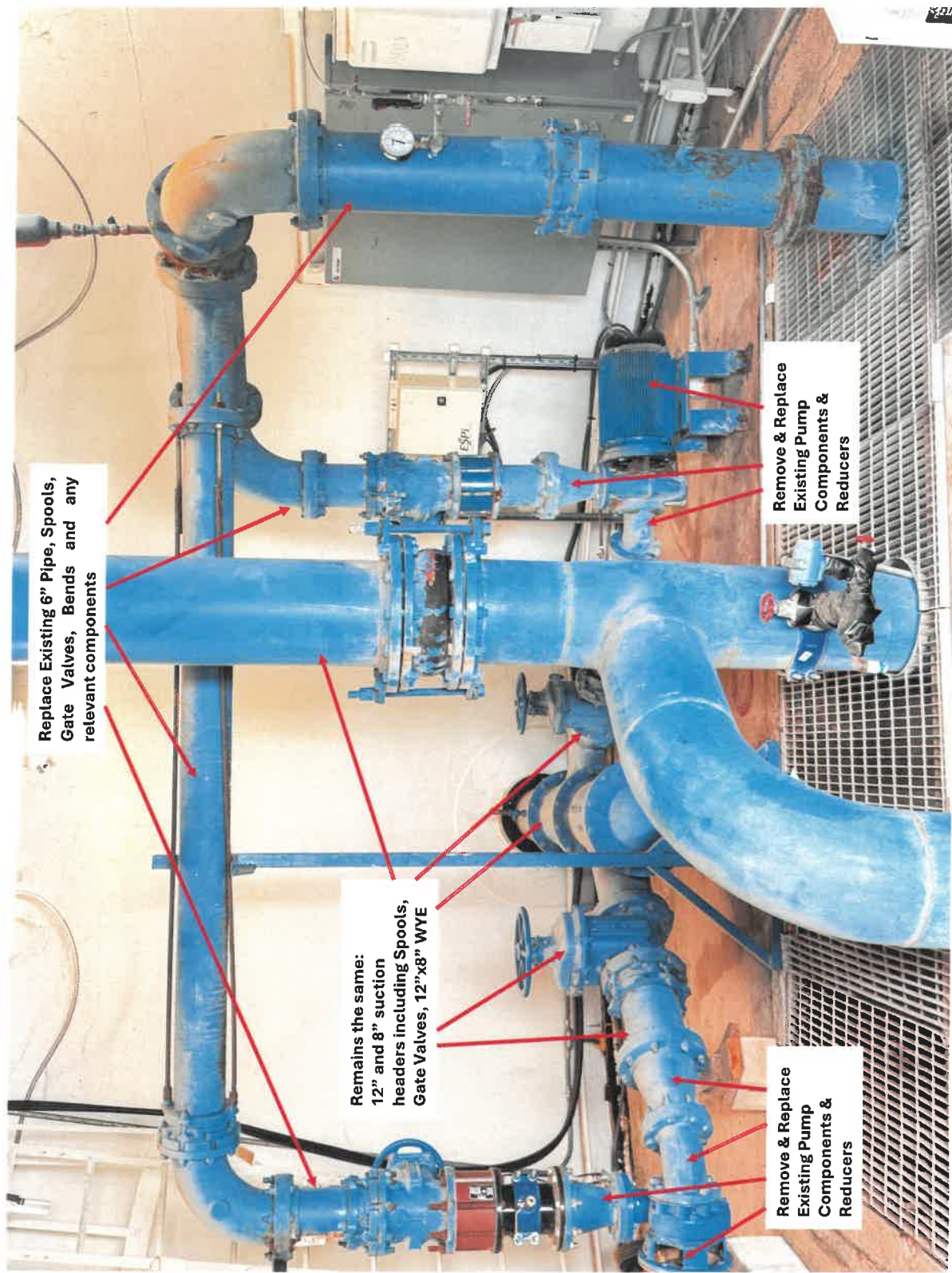


Replace Existing 6" Pipe, Spools,
Gate Valves, Bends and any
relevant components

Remove & Replace
Existing Pump
Components &
Reducers

Remove & Replace
Existing Pump
Components &
Reducers

Remains the same:
12" and 8" suction
headers including Spools,
Gate Valves, 12"x8" WYE



Replace Existing 6" Pipe, Spools, Gate Valves, Bends and any relevant components

Remains the same: 12" and 8" suction headers including Spools, Gate Valves, 12"x8" WYE

Remove & Replace Existing Pump Components & Reducers

Remove & Replace Existing Pump Components & Reducers



Date 7/14/2026

Agenda Item 8

Resolution 2026-082

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Seth Phillips, Parks and Recreation Director & Mike Halsem, Deputy City Manager

Agenda Item: Discussion and possible action regarding a Resolution committing matching funds for the Local Parks Non-Urban Indoor Recreation Grant.

Information:

The Texas Parks and Wildlife Department (TPWD) Local Parks Non-Urban Indoor Recreation Grant application deadline is August 3, 2026. The grant is for up to \$1,500,000, with matching funds of 50%. Staff has identified expansion of the Fitness Center as a potential project for submission. Staff contacted an architectural firm to provide a cost estimate for the expansion. Staff have not received the estimate from architects at this time. Staff are requesting a match for up to \$150,000 for the project. If the project estimate exceeds \$300,000 staff will not apply for the grant.

Financial Impact:

Potentially \$150,000 of matching funds

Motion:

Motion to approve Resolution 2026-082 committing matching funds for the TPWD Local Parks Non-Urban Indoor Recreation Grant, not to exceed \$150,000.

Attachments:

- Resolution



Local Park Grant Program Resolution Authorizing Application

A resolution of the City of Gatesville as hereinafter referred to as "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program"; certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

BE IT RESOLVED BY THE APPLICANT:

SECTION 1: That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

SECTION 2: That the Applicant hereby certifies that the matching share for this application is readily available at this time.

SECTION 3: That the Applicant hereby authorizes and directs the City Manager or his designee to act for the Applicant in dealing with the Department for the purposes of the Program, and that the City Manager or his designee is hereby officially designated as the representative in this regard.

SECTION 4: The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as the Gatesville Fitness Center in the City of Gatesville for use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Introduced, read and passed by an affirmative vote of the "Applicant" on this 14th day of July, 2026.

Signature of Local Government Official

Typed Name and Title

ATTEST:

Signature

Typed Name and Title



Date 7/14/2026

Agenda Item 9

Resolution 2026-083

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action regarding approving rules for the electronic receipt of bids or proposals.

Information:

Staff has identified an Electronic bidding system that meets the States legal requirements regarding security, confidentiality, for accepting bids and qualifications electronically. The system ensures bids or proposals remain effectively unopened until the proper time.

Section 252.0415 of the Texas Local Government Code, as amended, provides, in part, that “[a] municipality may receive bids or proposals under this chapter through electronic transmission if the governing body of the municipality adopts rules to ensure that the identification, security, and confidentiality of electronic bids or proposals and to ensure that the electronic bids or proposals remain effectively unopened until the proper time”. The following resolution establishes rules for electronic bid and qualifications.

Staff Recommendation:

Staff recommends that the City Council approve rules for the electronic receipt of bids or proposals.

Motion:

Motion to approve Resolution 2026-083 approving rules for the electronic receipt of bids or proposals; making findings; and providing for an effective date.

Attachments:

- Resolution
- Exhibit A

**CITY OF GATESVILLE
RESOLUTION 2026-083**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GATESVILLE, TEXAS, APPROVING
RULES FOR THE ELECTRONIC RECEIPT OF BIDS OR PROPOSALS; MAKING FINDINGS; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Gatesville, Texas ("City") is a home-rule municipal corporation duly organized under the laws of the State of Texas; and

WHEREAS, Section 252.0415 of the Texas Local Government Code, as amended, provides, in part, that "[a] municipality may receive bids or proposals under this chapter through electronic transmission if the governing body of the municipality adopts rules to ensure that the identification, security, and confidentiality of electronic bids or proposals and to ensure that the electronic bids or proposals remain effectively unopened until the proper time"; and

WHEREAS, the attached rules ensure the identification, security and confidentiality of electronic bids or proposals and that the electronic bids or proposals remain effectively unopened until the proper time.

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

Section 1: All of the above premises are found to be true and correct and are incorporated into the body of this Resolution, as if copied in their entirety.

SECTION 2: The Rules for the Electronic Receipt of Bids or Proposals, attached hereto and incorporated herein by this reference as Exhibit "A" are hereby approved.

SECTION 3: This resolution shall become effective immediately upon its passage.

DULY ORDERED by the City Council of the City of Gatesville, Texas, this the ____ day of July, 2026.

APPROVED:

GARY CHUMLEY, MAYOR

ATTEST:

Holly Owens, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney

EXHIBIT A

City of Gatesville Texas Rules for the Electronic Receipt of Bids or Proposals

Pursuant to Resolution 2026-083 and Section 252.0415 of the Texas Local Government Code, as amended, the City of Gatesville adopts the following rules to ensure the identification, security, and confidentiality of electronic bids or proposals, and to ensure that the electronic bids or proposals remain effectively unopened until the proper time:

1. Users of the system shall be assigned unique usernames and passwords.
2. Access to the system by authorized users shall be logged and tracked to record pages and certain data accessed.
3. Transmittal of data through the Internet shall be encrypted using SSL technology. All sensitive data within the system shall also be encrypted utilizing an updated encryption type that appropriately maintains the integrity of the data.
4. All data related to sealed bids and proposals shall be encrypted using a time-sensitive mechanism that allows the data to be decrypted only after the due date and time.
5. The system shall be synchronized to a nuclear time server to ensure exact recording of the due date and time, and the receipt date and time of each submission.
6. The contents of a sealed bid or proposal will not be accessible until the due date and time and can only be decrypted by an authorized user.
7. The City will maintain control of releasing appropriate information for public disclosure, pursuant to Texas law.
8. The Deputy City Manager will serve as the City's e-Procurement system administrator.

The City's Finance Department is responsible for ensuring that any system used for the electronic receipt of bids or proposals with an estimated value of more than \$100,000, or the competitive bid limit as defined by current State law, complies with the aforementioned rules.



Date 7/14/2026

Agenda Item 10

Resolution 2026-084

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Holly Owens, Director of Development Services

Agenda Item: Discussion and possible action regarding the Building Standards Commission recommendation.

Information for 1102 Saint Louis Street (Anna True – Code Enforcement Official)

The property located at 1102 Saint Louis Street has delinquent property taxes for tax year 2025 in the amount of \$2,154.47. At this time, there are no known municipal liens filed against the property. Utility records indicate that water service has been inactive since July 5, 2023.

Multiple attempts have been made to contact the property owners of record, Judy Miller and Scott Miller, without success.

A former occupant of the residence was previously cited for occupying the structure without active water and sewer service. That individual has since vacated the property. Based on staff observations, it appears the individual was residing at the property without the knowledge or authorization of the property owners.

Given the property's current unsecured condition, staff have concerns that it may become susceptible to unauthorized entry, squatting, vandalism, or other nuisance activities. Prompt action to secure the structure is recommended to protect public health and safety and prevent further deterioration.

Financial Impact:

Securing the Structure: Approximately \$250

Nuisance Abatement: Approximately \$3,000

Staff Recommendation:

Staff recommends that the City Council authorize the securing of the structure and the abatement of existing nuisance conditions.

Based on staff's assessment, the structure appears to be repairable. Securing the building while removing nuisance conditions will protect the public and preserve the structure, allowing the property owners the opportunity to rehabilitate the residence should communication be established.

Code Enforcement staff will continue to perform periodic inspections to monitor the condition of the property, verify that the structure remains secure, and ensure continued compliance with applicable City ordinances. Staff will also continue efforts to contact the property owners to discuss the condition of the property and encourage rehabilitation and compliance.

Information for 410 S 14th Street (Lee Walters – Code Enforcement Official)

The property located at 410 S. 14th Street has delinquent property taxes for tax years 2022 through 2025 totaling \$13,115.55. At this time, there are no known municipal liens filed against the property. Utility records indicate that water service has been inactive since December 21, 2016.

The property owners of record, Jackie Ray Hall and Peggy Irene Hall, are deceased. The apparent heir, Johnny Hall, has been notified of the property's condition; however, no response has been received. The structure is currently secured and will remain secured until it is demolished. Although there have been no reported criminal incidents associated with the property and there is no immediate public safety emergency, the deteriorated condition of the structure presents a public health nuisance. If left unaddressed, the property may continue to deteriorate and become an attractive nuisance for trespassing, illegal dumping, or vagrant activity.

Staff Recommendation with Financial Impact:

Staff recommends that the City Council consider one of the following options for abatement of the structure:

Option 1 – Demolition by Contract

Authorize staff to solicit competitive bids from qualified demolition contractors to remove the structure. The selected contractor would demolish the building, remove all demolition debris from the site, and leave the property in a clean, graded, bare-earth condition.

Upon completion of the demolition, the City would pursue cost recovery by filing a lien against the property in accordance with applicable state law and City ordinances.

Estimated Cost: \$5,000–\$7,000

Option 2 – Live Fire Training Exercise

Authorize staff to coordinate with the Coryell County Fire Chiefs Association to make the structure available for a live fire training exercise.

This option provides a valuable regional training opportunity for area firefighters while substantially reducing the City's demolition costs. The City of Gatesville would be responsible for providing dumpsters for disposal of non-burnable debris. Participating firefighters would remove materials that cannot be burned prior to the exercise, and equipment would be used to clear brush, trees, and other vegetation surrounding the structure. Where practical, cleared vegetation may be consolidated and disposed of with the remaining debris following completion of the training exercise.

The primary purpose of this option is to provide a realistic and controlled training environment for local fire departments—not simply to eliminate a nuisance structure. Any live fire training would be conducted in accordance with NFPA 1403, utilizing established training objectives, qualified instructors, and comprehensive safety procedures to ensure the exercise is conducted safely and professionally.

Estimated Cost: Approximately \$1,000

Motion:

Motion to approve Resolution 2026-084 to secure and abate the nuisances on the property located at 1102 Saint Louis Street and begin the process to demolish the structures located at 410 S 14th Street using Option ____.

(1 or 2)

Attachments:

- CCAD Property Information and Tax Records
- Notifications

Date 7/14/2026

Agenda Item 10

Resolution 2026-084

- 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



Date 7/14/2026

Agenda Item 11

Ordinance 2026-12

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens

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

Information:

The first reading was held on June 23, 2026, with no requested changes. This is the second reading.

This ordinance is primarily intended to address housekeeping and clarification items identified during the administration of Chapter 48 and ongoing development reviews.

The most significant amendment is the addition of Section 48-43, Fire Hydrant Standards, which establishes requirements that all fire hydrants serving new developments be public hydrants and provides uniform standards for their installation, ownership, maintenance, and accessibility. This change is intended to ensure consistency in fire protection infrastructure and facilitate maintenance and emergency response operations.

Another significant amendment prohibits the installation of new On-Site Sewage Facilities (OSSFs) within the City limits when public sanitary sewer service is available. This change supports the City's long-term infrastructure planning efforts, promotes public health, and encourages connection to the municipal wastewater system.

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

Staff Recommendation:

Staff recommends passing Ordinance 2026-12 to the next meeting.

Motion:

Motion to pass Ordinance 2026-12, amending Chapter 48 of the City of Gatesville Code of Ordinances to the next meeting, second reading.

Attachments:

- Draft Ordinance

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

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

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

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

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

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

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

CHAPTER 48 – SUBDIVISIONS

ARTICLE IV. – PUBLIC WORKS DEVELOPMENT STANDARDS

Sec. 48-41. – Construction standards adopted.

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

Sec. 48-42. - Water standards.

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

Sec. 48-43. – Fire hydrant standards.

(a) Public Fire Hydrants Required.

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

(b) Prohibition of Private Fire Hydrants.

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

(c) Dedication Required.

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

(d) Construction Standards.

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

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

(e) Maintenance Responsibility.

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

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

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

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

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

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

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

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

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

(a) Prohibition.

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

(b) Mandatory Connection to Public Sewer.

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

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

(c) Existing OSSFs.

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

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

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

(d) Exceptions.

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

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

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

(e) Violations.

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

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

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

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

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

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

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

(c) *Street design standards*.

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

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

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

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

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

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

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

(i) *Streetlights*.

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

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

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

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

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

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

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

Sec. 48-~~4749~~. – Oversight.

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

Secs. 48-~~50~~ – 48-65. – Reserved.

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

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

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

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

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

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

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

APPROVED:

Gary Chumley, Mayor

ATTEST

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

DRAFT



Date 7/14/2026

Agenda Item 12

Ordinance 2026-13

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens

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

Information:

The first reading was held on June 23, 2026, with no requested changes. This is the second reading.

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

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

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

Staff Recommendation:

Staff recommends passing Ordinance 2026-13 to the next meeting for consideration.

Motion:

Motion to pass Ordinance 2026-13 amending Chapter 54 of the City of Gatesville Code of Ordinances to the next meeting, second reading.

Attachments:

- Draft ordinance

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

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

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

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

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

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

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

CHAPTER 48 – TRAFFIC AND VEHICLES

ARTICLE IV. – STOPPING, STANDING, AND PARKING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Secs. 54-75—54-94. - Reserved

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

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

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

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

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

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

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

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

APPROVED:

Gary Chumley, Mayor

ATTEST

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



Date 7/14/2026

Agenda Item 13

Ordinance 2026-14

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, Director of Development Services

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

Information:

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

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

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

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

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

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

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

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

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

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

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

Planning and Zoning Commission:

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

Public Notification

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

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

Staff Recommendation:

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

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

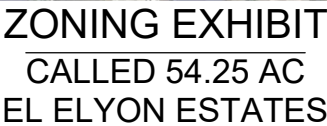
Staff further recommends passing the requested residential setback variances to the next meeting.

Motion:

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

Attachments:

- Zoning Exhibit



FOR INTERIUM REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE
OF REVIEW AND COMMENT UNDER THE
AUTHORITY OF SETH H. BARTON, R.P.L.S., R.P.L.S.
NO. 6878 ON JUNE 10, 2026. THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.