

**CITY COUNCIL MEETING
JUNE 24, 2025
5:30 P.M.
COUNCIL CHAMBERS, 110 NORTH 8TH STREET,
GATESVILLE, TEXAS 76528**

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) CALL TO ORDER THE REGULAR CITY COUNCIL MEETING AT 5:31 P.M. THIS 24th DAY OF JUNE 2025.

2) QUORUM CHECK/COUNCIL PRESENT: Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Kalinda Westbrook, Jon Salter, Meredith Rainer, Aaron Smith, and Joe Patterson.

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

OTHERS: Gatesville Messenger Staff Writer Alex Meelbusch, Leo Corona, Travis VanBibber, Dana Barnett, Kandi Luensmann, Paul Harrell, Wendall Jones, Crystal Cowen, Yvonne Williams, Kim Hill, and Matt McGowen.

3) INVOCATION: Mayor Pro Tem Casey and **PLEDGE OF ALLEGIANCE:** Led by Mayor 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.

Kandi Luensmann, 116 Inwood Drive, came forward to address Council regarding the sale of city owned property. Ms. Luensmann expressed that she was disappointed there was no bidding for qualified services to be given the opportunity to work with the City of Gatesville to sell unused city property.

PROCLAMATION:

4) HEB Contributions to the City of Gatesville.
This item was moved to the July 8th City Council Meeting.

RECOGNITION:

5) Commendation Award to Chris Barr
6) Award of Excellence – City Secretary’s Office

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 2025-053: Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on May 27, 2025.

b. Resolution 2025-054: Discussion and possible action regarding approval of minutes from the Budget Retreat held on May 30, 2025.

c. Resolution 2025-055: Discussion and possible action regarding the April 2025 Financials.

- d. Resolution 2025-056:** Discussion and possible action regarding an updated Inter-Governmental Support Agreement between the United States and City of Gatesville, Texas (IGSA-A60RF-23-DPW-004).

Councilwoman Rainer requested Item 7d be considered separately from Consent.

CONSENT AGENDA: Motion by Joe Patterson, seconded by Greg Casey to **APPROVE** the **CONSENT AGENDA**, Items 7a, 7b, and 7c. All six voting “Aye”, motion passed, 6-0-0.

Mr. Hunt stated this agreement is a format change initiated by Fort Hood with no rate change.

RESOLUTION 2025-056: Motion by Meredith Rainer, seconded by Kalinda Westbrook, to **APPROVE RESOLUTION 2025-056**, a revised agreement, “Interlocal Support Agreement” between the United States and the City of Gatesville, Texas (IGSA-A60RF-23-DPW-004), and authorizing the City Manager to sign for the City of Gatesville. All six voting “Aye”, motion passed, 6-0-0.

OTHER BUSINESS:

- 8)** Update on proposed Police Department Building *(No action Item)*.

Brad gave a brief update on the proposed Police Department building with different renderings and a breakdown of cost.

Mayor Chumley asked if option C with the hip roof would be more expensive and would the hip roof require less maintenance. Ms. Cowen, with MRB stated the cost and the maintenance would be relatively the same.

Councilwoman Westbrook asked about preventing leaks and addressing proper roof drainage. Ms. Cowen explained that even a flat roof has a ½” slope which allows for drainage to appropriately placed roof scuppers.

Councilwoman Rainer asked about the roads around the site. Mr. Hunt stated if this project moves forward, the roads would be upgraded to accommodate the project.

No action was taken.

- 9)** Discussion and possible action regarding **Resolution 2025-057**, accepting the Parks Master Plan.

Seth Phillips and Patrice Gilbert gave a brief presentation explaining the Parks Master Plan.

RESOLUTION 2025-057: Motion by Meredith Rainer, seconded by Jon Salter, to **APPROVE RESOLUTION 2025-057**, adopting the Parks Master Plan as presented. All six voting “Aye”, motion passed, 6-0-0.

- 10)** Discussion and possible action regarding **Resolution 2025-058**, accepting Change Order No. 1 for the airport fueling system replacement project.

RESOLUTION 2025-058: Motion by Jon Salter, seconded by Greg Casey, to **APPROVE RESOLUTION 2025-058**, accepting Change Order No. 1 for the airport fueling system replacement project. All six voting “Aye”, motion passed, 6-0-0.

- 11)** Discussion and possible action regarding **Ordinance 2025-12**, annexing 1.16 acres and the north-adjacent 17.47 acres situated in A Wood Survey, Abstract No. 1062, Coryell County, Texas. *(3rd and Final Reading)*

ORDINANCE 2025-12: Motion by Kalinda Westbrook, seconded by Aaron Smith, to **APPROVE ORDINANCE 2025-12**, annexing 1.16 acres and north-adjacent 17.47 acres situated in A Wood Survey, Abstract No. 1062, Coryell County, Texas, third and final reading. All six voting “Aye”, motion passed, 6-0-0.

- 12) Discussion and possible action regarding **Ordinance 2025-11**, abandoning a portion of Mesquite Street. (*3rd and Final Reading*)

ORDINANCE 2025-11: Motion by Kalinda Westbrook, seconded by Aaron Smith, to **APPROVE ORDINANCE 2025-11**, abandoning a portion of Mesquite Street as shown on Exhibit “A”, third and final reading. All six voting “Aye”, motion passed, 6-0-0.

- 13) Recess Regular Meeting and call a Public Hearing.

Mayor Chumley opened the public hearing at 6:34 p.m.

OPEN PUBLIC HEARING

Hear comments on **Ordinance 2025-13**, amending the Comprehensive Zoning Ordinance, Zoning Map, and Comprehensive Plan of the City of Gatesville for property located on a portion of 911 Old Pidcoke Road from AG Suburban to Residential Multi-Family.

Matt McGowen with Trafalgar Homes of Texas, LLC came forward to address questions.

Councilman Patterson asked about where the concern for traffic came from. Ms. Owens stated the Planning & Zoning Commission expressed concern about the traffic.

Yvonne Williams, Planning and Zoning Commission Member came forward to state she is concerned with the drainage, and she is concerned about the width of Old Pidcoke Road.

Councilman Patterson stated he was excited when this property was annexed into the City of Gatesville with a prospect of AG suburban type homes being built. It was never imagined that a large multi-family apartment complex would be proposed.

Mr. McGowen stated a developer’s goal is to find property that has utilities available and is developable which will allow for a profit. This property is Trafalgar’s opportunity to invest a couple of million dollars in the Gatesville community.

Council Members expressed concern about the condition of the road and the traffic this development will create. Mayor Chumley requested staff to bring back traffic count for the area along with the current width of Old Pidcoke Road. Mayor Chumley would also like to know who owns Old Pidcoke Road.

Mayor Chumley closed the public hearing at 6:59 p.m.

CLOSE PUBLIC HEARING

- 14) Discussion and possible action regarding **Ordinance 2025-13**, amending the Comprehensive Zoning Ordinance, Zoning Map, and Comprehensive Plan of the City of Gatesville. (*1st Reading*)

ORDINANCE 2025-13: Motion by Joe Patterson, seconded by Greg Casey, to **PASS ORDINANCE 2025-13**, approving the zoning change of a portion of 911 Old Pidcoke Road located in the William Suggett Survey, Abstract 912 from AG Suburban to Residential Multi-family, **First Reading**, to the next meeting with information showing traffic count, traffic accidents, the width of Old Pidcoke Road, and who owns the road. All six voting “Aye”, motion passed, 6-0-0

- 15) Discussion and possible action regarding **Ordinance 2025-14**, amending Chapter 32, adding Article IX. – Coin Operated Machines and Indoor Amusement Facilities. (*1st Reading*)


ORDINANCE 2025-14: Motion by Aaron Smith, seconded by Jon Salter, to **PASS ORDINANCE 2025-14**, amending Chapter 32, adding Article IX. – Coin-Operated Machines and Indoor Amusement Facilities, **First Reading**, to the next meeting. All six voting “Aye”, motion passed, 6-0-0.

- 16) City Manager’s Report


Brad Hunt gave a presentation updating the Council on City Departments.

17) Adjourn Meeting

City Council **adjourned at 8:03 p.m.**


Mayor ProTem, Greg Casey

ATTEST:


City Secretary, Holly Owens

