

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

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

- 1) **CALL TO ORDER** THE REGULAR CITY COUNCIL MEETING AT **5:30 P.M. THIS 8th DAY OF JULY 2025.**
- 2) **QUORUM CHECK/COUNCIL PRESENT:** Mayor Pro-Tem Greg Casey, Councilmembers Kalinda Westbrook, Aaron Smith, Jon Salter, and Joe Patterson.

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

OTHERS: Gatesville Messenger Staff Writer Alex Meelbusch, Leo Corona, Wes Bishop, Matt McGowen, Travis VanBibber, and Pete Weston.
- 3) **INVOCATION:** Aaron Smith and **PLEDGE OF ALLEGIANCE:** Led by Mayor Pro Tem Greg Casey.

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.

Mayor Pro Tem Casey announced there will be a coordinated community prayer outside the County Court House on July 9th at 6:00 PM.

PROCLAMATION:

- 4) HEB Contributions to the City of Gatesville.

Mayor Pro Tem Casey read aloud the proclamation.

CONSENT: 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.

- 5) 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 2025-059:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on June 4, 2025.

CONSENT AGENDA: Motion by Jon Salter, seconded by Aaron Smith to **APPROVE** the **CONSENT AGENDA** as written. All four voting "Aye", motion passed, 4-0-0. (Chumley and Rainer absent)

OTHER BUSINESS:

- 6) Discussion and possible action regarding award of a contract for Hughes EST exterior recoating and roof panel repair services.

RESOLUTION 2025-060: Motion by Joe Patterson, seconded by Kalinda Westbrook to **APPROVE RESOLUTION 2025-060**, awarding a contract to Maguire for the Hughes EST exterior recoating and

roof panel repair services not to exceed \$217,201 and authorizing the City Manager to execute the contract on behalf of the City. All four voting "Aye", motion passed 4-0-0. (Chumley and Rainer absent)

- 7) Discussion and possible action regarding a Resolution committing matching funds for the Texas Parks & Wildlife Local Park, Small Community Recreation Grant.

Councilman Patterson requested Staff to follow up to make sure HOT funds can be used for this expenditure.

RESOLUTION 2025-061: Motion by Kalinda Westbrook, seconded by Aaron Smith to **APPROVE RESOLUTION 2025-061**, supporting application for the TPWD Local Parks Grant, and committing matching funds of up to \$150,000 and verify with Legal approving the use of HOT Funds for this project. All four voting "Aye", motion passed 4-0-0. (Chumley and Rainer absent)

- 8) General Summary of FEMA Process regarding April-May 2024 weather events; Discussion and possible action regarding continued pursuit of FEMA Funding to repair Faunt Le Roy Park.

Mr. Corona asked about a previous study done and if additional money was spent for a new study. Mr. Hunt stated the current study was done by Freese and Nicols and yes it did cost money.

RESOLUTION 2025-062: Motion by Jon Salter, seconded by Aaron Smith to **APPROVE RESOLUTION 2025-062**, supporting continuation of the pursuit of FEMA Funding for repairs to Faunt Le Roy Park, in the amount of \$709,339. All four voting "Aye", motion passed 4-0-0. (Chumley and Rainer absent)

- 9) Discussion and possible action regarding a Resolution authorizing emergency culvert and sewer line repair.

RESOLUTION 2025-063: Motion by Joe Patterson, seconded by Jon Salter to **APPROVE RESOLUTION 2025-063**, authorizing the City Manager to negotiate and execute a contract with South Lovers Lane drainage ditch repairs in an amount not to exceed \$59,175 for emergency repair to a box culvert on Lovers Lane in the City of Gatesville; authorizing additional agreements and change orders as may be necessary relating to the repair; and providing an effective date. All four voting "Aye", motion passed 4-0-0. (Chumley and Rainer absent)

- 10) Discussion and possible action regarding Ordinance 2025-13, amending the Comprehensive Zoning Ordinance, Zoning Map, and Comprehensive Plan of the City of Gatesville.

Ms. Owens gave the report on the width of the road (18-22 ft.), traffic is minimal in the area with low crash reports according to TxDOT and the City of Gatesville owns the majority of Old Pidcoke Road to allow for any future improvements.

Matt McGowen with Trafalgar Homes of Texas came forward to discuss the development and answer any questions. Mr. McGowen believes this development will increase property tax and generate additional sales tax from the residents who choose to live there along with water and sewer revenue.

Mr. Hunt explained the traffic count and crash report that was presented in the council packet.

Councilwoman Westbrook asked what part city is and what part is county. Mr. Hunt showed on the map where the city ends, and the county begins and explained that there are gaps throughout the city.

Councilman Patterson asked about the crash report. Mr. Hunt stated the report from TxDOT is the state report.

Councilman Patterson stated when this property was annexed into the City of Gatesville, there was the idea that the property would be developed as AG Suburban and Business Commercial along FM 116. Councilman Patterson stated he wants to be pro-growth, but it cannot be at the expense of the existing residents. This development will increase traffic to Old Pidcoke Road which will affect the existing people who live along Old Pidcoke Road. This request is for only 8 acres to be rezoned to multi-family, but it is also the possibility of 192 units being built which may or may not fill up and is a massive change to the area. Councilman Patterson would prefer it was located closer to the edge along FM 116.

Councilman Smith agrees with Councilman Patterson.

Councilwoman Westbrook stated she was on the fence as she explained that there is a great deal of young people who cannot afford a house but can afford an apartment and the housing is very much needed. This also applies to the aging demographics who are looking to downsize.

Councilman Patterson stated the development would make more sense in an already developed area versus along a country road away from any development. This puts a strain on city services such as police and first responders along with road improvements and overall infrastructure without any cost to the developer.

Wes Bishop with Trafalgar Homes of Texas came forward and stated that Trafalgar Homes has not requested any road or infrastructure improvements/costs. The company installs all public works on the property at the company's expense. Trafalgar Homes works with the community and the local government to improve the area with a market rate product. Trafalgar Homes remains the owner and works to be good neighbors. Typically, a development like this prefers to be away from high density areas.

Councilman Patterson expressed his concern that once these 8 acres is rezoned, the City has no leg to stand on. There is nothing that the City can require once there are several units out there and there are fatalities every other week and traffic concerns.

Mr. Bishop stated if a situation is created by our development, it is important that as a partner with the City, Trafalgar Homes and the City work together to elevate the problems. Development is a balance between rooftops and commercial. One cannot survive without the other.

Councilman Casey asked why Trafalgar Homes chose the spot in the middle of Old Pidcoke Road versus more towards FM 116. Mr. Bishop stated the availability of water and sewer along with the owners of the property played a large part for the choice. The owner prefers to see commercial and retail along FM 116.

Councilman Patterson asked if Trafalgar Homes had considered accessing the development from FM 116 instead of Old Pidcoke Road. Mr. Bishop stated in the future that is a possibility once the area along FM 116 is developed, and an agreement can be made between the commercial development and Trafalgar for a right-of-way access easement.

Councilman Patterson stated what is the point of zoning if it is changed from AG Suburban to Multi-Family.

Kim Hill came forward to speak in favor of this development and stated that affordable housing is needed.

Councilman Patterson asked Staff if this sets the precedence for developers with the mindset that they are creating property and sales tax, so they can build what they want and where they want leaving the City to figure out how to make it work and deal with the future. Mr. Hunt stated from a law enforcement perspective, the traffic is not a concern and drainage and civils will be required for review. Phase 1 will not have an impact on the road, however, if additional phases are considered, it will be addressed as needed.

Ms. Owens added that there have been moments that Staff has spoken to a developer and what they wanted to build or develop did not fit within the zoning and the developer was informed it was something that would not be supported by Staff for a variance or a zoning change.

Councilman Salter explained that he was on the fence too and believes the road is acceptable for phase 1, however, some work would need to be done on the road for additional phases.

Councilman Patterson expressed his concern and stated it is not phase 1 that he is worried about; it is the additional phases that the City will not have any control over. Councilman Smith added, once the property is rezoned it does not matter whether the development is successful or not. Rezoning opens doors for the next developer who may or may not care about the long-term effects of the development.

Mr. Hunt stated the City does maintain control regarding permits and inspections. Each phase will be required to submit for permits that included structural, civils, and drainage.

Councilman Patterson stated if the City had a Planning Director, they would disagree with that statement. Ms. Owens stated phase 1 is a blank slate and as additional phases are introduced, additional information is taken into consideration. Councilman Patterson stated that is more of a commonsense stance but does not believe it can be required. Ms. Owens stated that it can be required under the International Code Council which the City has adopted.

Mr. McGowen explained that anytime our developments have impacted on the infrastructure, Trafalgar helps to improve the infrastructure.

ORDINANCE 2025-13: Motion by Kalinda Westbrook, seconded by Jon Salter to **PASS ORDINANCE 2025-13** approving the zoning change of a portion of 911 Old Pidcock Road located in the William Suggett Survey, Abstract 912 from AG Suburban to Residential Multi-Family, **second reading**, to the next meeting. Three voting “Aye”, One voting “Nay” motion passed 3-1-0 (Smith Against) (Chumley and Rainer absent).

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

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, **second reading**, to the next meeting. All four voting “Aye”, motion passed 4-0-0 (Chumley and Rainer absent).

12) Adjourn Meeting

City Council **adjourned at 7:47 p.m.**


Mayor Pro Tem, Greg Casey

ATTEST:


City Secretary, Holly Owens

