

**CITY COUNCIL MEETING
JANUARY 13, 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 13TH DAY OF JANUARY 2026.
2. **QUORUM CHECK/COUNCIL PRESENT:** Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Kalinda Westbrook, Jon Salter, Joe Patterson, and Travis VanBibber.

CITY STAFF PRESENT: City Manager Brad Hunt, City Secretary Holly Owens, Deputy City Manager/Finance Director Mike Halsema, Chief Jeff Clark, Jessica Stiles, Chad Newman, Seth Phillips, Patrice Gilbert, Miguel Gamez, Lee Walters, Bobby Buster and Shea Harp.

OTHERS: Tina Zimmerman, Leo Corona, Michael Fogel, Brenon Smith, Wendy Cole, Ethan Shires, Chris Miller, Donnie Norrell, Robert Featherston, Robert Ferguson, Sam Hendricks, Alex Johnson, and Gatesville Messenger.

3. **INVOCATION:** Greg Casey 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.

Brenon Smith came forward to request Council and Staff to bring in businesses that are geared toward teenagers. Mayor Chumley stated Council agrees with Mr. Smith.

Alex Johnson came forward and handed out a copy of the petition Mr. Johnson is working on getting signed. The petition is requesting amendments to the City Charter. Mayor Chumley stated that even though he agrees with Mr. Johnson, currently, there are more pressing issues that need to be addressed first. Charter amendments are on the list of improvements that Staff is currently working towards.

PROCLAMATION:

4. Recognize Fire Chief Billy Vaden.

Mayor Chumley read aloud the proclamation honoring and summarizing Chief Billy Vaden's career. Mayor Chumley recessed the Regular Meeting at 5:41 PM.

Recess Regular Meeting for 15 Minutes to celebrate Billy Vaden.

Reconvene Regular Meeting

Mayor Chumley reconvened the Regular Meeting at 6:00 PM.

EXECUTIVE SESSION:

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

Mayor Chumley recessed the Regular Meeting at **6:00 PM**.

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

6. End Executive Session and Reconvene the Open Meeting.

Mayor Chumley reconvened the Regular Meeting at **6:25 PM**.

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

No action.

CONSENT:

8. All consent agenda items are considered routine by the City Council and will be enacted by a single motion. There will be no separate discussion of these items unless a Councilmember requests an item to be removed and considered separately.

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

CONSENT: Motion by Joe Patterson, second by Greg Casey to **APPROVE** the **CONSENT AGENDA** as written. All five voting “Aye”, motion passed, 5-0-0. (Smith absent)

9. Discussion and possible action regarding adjusting solid waste fees, *Second Reading*. (Mike Halsema)

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

10. Discussion and possible action to approve and ratify a Change Order in the amount of \$43,625.00 to the contract for Hughes Elevated Storage Tank Rehabilitation with Maguire Iron, Inc. (Brad Hunt)

RESOLUTION 2026-005: Motion by Travis VanBibber, seconded by Greg Casey to **APPROVE** and ratify the change order in the amount of \$43, 625 for the City’s contract with Maguire Iron, Inc. for additional repairs to the Hughes EST. All five voting “Aye”, motion passed, 5-0-0. (Smith absent)

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

Mayor Chumley asked what the timeframe would be for the contractor to start the repairs. Bobby Buster stated the contractor is ready to go and waiting for approval.

Kalinda Westbrook asked how long the repairs would take. Bobby Buster stated 3-4 days.

Travis VanBibber asked if the contractor would be able to keep the lift functioning while making the repairs. Bobby Buster stated a bypass was installed to allow for the repairs.

RESOLUTION 2026-006: Motion by Jon Salter, seconded by Joe Patterson to authorize the City Manager or his designee to negotiate and execute agreement for repairs to the Intermediate Lift Station with B-Corp Inc., for an amount not to exceed \$70,852. All five voting “Aye”, motion passed, 5-0-0. (Smith absent)

12. Discussion and possible action to express support for Gatesville Terrace Development. (Brad Hunt)

Michael Fogel with Gatesville Terrace Development came forward to answer any questions.

Kalinda Westbrook asked how big the units will be. Mr. Fogel stated the one bedroom is roughly 650 square feet and the two bedrooms are roughly 950 square feet.

RESOLUTION 2026-007: Motion by Greg Casey, seconded by Jon Salter to **APPROVE** a resolution, expressing support for Gatesville Terrace Development located in the 300 block of South Hwy 36 Bypass. All five voting “Aye”, motion passed, 5-0-0. (Smith absent)

13. Discussion and possible action to approve submission of a CCN Amendment Application to the PUC. (Brad Hunt)

Ethan Shires with Freese and Nichols came forward to answer any questions.

RESOLUTION 2026-008: Motion by Jon Salter, seconded by Kalinda Westbrook to authorize City Manager Hunt or his designee to proceed with the CCN amendment application, based on the updated service area map, as presented. All five voting “Aye”, motion passed, 5-0-0. (Smith absent)

14. Discussion and possible action to adopt the 2025 Comprehensive Plan. (Brad Hunt)

RESOLUTION 2026-009: Motion by Travis VanBibber, seconded by Greg Casey to formally adopt the 2025 update to the City of Gatesville 2020 Comprehensive Plan, as presented. All five voting “Aye”, motion passed, 5-0-0. (Smith absent)

15. Discussion and possible action regarding additions and amendments to City Ordinance, Chapter 40, Parks and Recreation, *Third & Final Reading*. (Brad Hunt)

ORDINANCE 2025-23: Motion by Kalinda Westbrook, seconded by Jon Salter to **APPROVE ORDINANCE 2025-23** to amend City Ordinance, Chapter 40, of the City of Gatesville Code of Ordinances, third and final reading. All five voting “Aye”, motion passed, 5-0-0. (Smith absent)

16. Discussion and possible action to adopt the 2021 International Existing Building Code, *First Reading*. (Holly Owens)

ORDINANCE 2026-02: Motion by Joe Patterson, seconded by Travis VanBibber to **PASS ORDINANCE 2026-02**, to adopt the 2021 International Existing Building Code to the next meeting, first reading. All five voting “Aye”, motion passed, 5-0-0. (Smith absent)

17. Discussion and possible action regarding a variance request located at 410 Bridge Street. (Holly Owens)

RESOLUTION 2026-010: Motion by Kalinda Westbrook, seconded by Greg Casey to **APPROVE** a resolution allowing for a variance to subdivide the two lots for less than the required 8,000 square foot lots per the zoning ordinance for the property located at 410 Bridge Street; Original Town Gatesville, Block 97, Lot 3 PT. All five voting “Aye”, motion passed, 5-0-0. (Smith absent)

18. Discussion and possible action regarding a request for a zoning designation for Residential Single-Family at 209 River Rd. *First Reading* (Holly Owens)

Mayor Chumley asked about the stock tank and what the applicant plans to do with it. Ms. Owens stated the applicant had not disclosed that information.

Mayor Chumley asked about regulations surrounding the possible fencing of stock ponds. Ms. Owens stated there are regulations for pools and it may be possible that it can relate to stock ponds but ultimately not sure. Brad Hunt assured Council that Staff would follow up and report back at the next Council meeting.

ORDINANCE 2026-01: Motion by Greg Casey, seconded by Jon Salter to **PASS** **ORDINANCE 2026-01**, designating 209 River Road as Residential Single-Family Zoning to the next meeting, first reading. All five voting "Aye", motion passed, 5-0-0. (Smith absent)

19. Discussion and possible action regarding a substandard case located at 411 S 7th Street. (Holly Owens)

RESOLUTION 2026-011: Motion by Jon Salter, seconded by Travis VanBibber to **APPROVE** a resolution, granting authority to Staff to demolish the structures located at 411 S 7th St.

20. City Council **adjourned** at 7:26 p.m.


Mayor, Gary Chumley

ATTEST:


City Secretary, Holly Owens

