

CITY COUNCIL MEETING
JANUARY 27, 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 27TH DAY OF JANUARY 2026.
2. **QUORUM CHECK/COUNCIL PRESENT:** Mayor Gary Chumley, Mayor Pro-Tem Greg Casey, Councilmembers Kalinda Westbrook, Jon Salter, Aaron Smith, and Travis VanBibber.
- CITY STAFF PRESENT:** City Manager Brad Hunt, City Secretary Holly Owens, Deputy City Manager/Finance Director Mike Halsema, Chief Jeff Clark, Chad Newman, Seth Phillips, and Shea Harp.

OTHERS: Leo Corona

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 citizen comments.

CONSENT:

4. All consent agenda items are considered routine by the City Council and will be enacted by a single motion. There will be no separate discussion of these items unless a Councilmember requests an item to be removed and considered separately.
 - a. **Resolution 2026-012:** Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on **January 13, 2026.** (Holly Owens)
 - b. **Resolution 2026-013:** Discussion and possible action regarding the December 2025 Financials. (Mike Halsema)
 - c. **Resolution 2026-014:** Discussion and possible action regarding the First Quarterly Investment Report. (Mike Halsema)
- CONSENT AGENDA:** Motion by Aaron Smith, seconded by Jon Salter to **APPROVE** the **CONSENT AGENDA** as presented. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

OTHER BUSINESS:

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

ORDINANCE 2025-24: Motion by Jon Salter, seconded by Travis VanBibber to **APPROVE**
ORDINANCE 2025-24, adjusting the solid waste fees in Chapter 18, third and final reading. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

6. Auditorium Assessment Discussion (Brad Hunt)

Mr. Hunt went over the report regarding the auditorium.

Conor Mitchell with FNI joined the meeting via Teams Meeting to answer questions.

Mayor Chumley asked about the electrical system that affects the stage. Mr. Hunt stated what is needed for the stage lighting has to do with the sound board and possibly wiring.

Councilwoman Westbrook asked what percent is affected by mold and asbestos. FNI stated most of the mold and asbestos are in the council chambers closet and upstairs which will need to be abated before any future construction takes place.

Councilwoman Westbrook asked about future renovations for the building and how that affected the historical designation of the building and ADA requirements. FNI stated that ADA requirements do not have to be met unless it is feasibly possible due to the historical designation. However, the stairs will need to be replaced because they do not meet the building code at all.

Leo Corona came forward to express appreciation for the use of the auditorium and explained that only the sound board needs to be replaced, the sound system was recently upgraded.

No action was taken.

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

ORDINANCE 2026-02: Motion by Greg Casey, seconded by Kalinda Westbrook to **PASS**
ORDINANCE 2026-02, to adopt the 2021 International Existing Building Code to the next meeting, second reading. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

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

Ms. Owens stated that information was added to the memorandum regarding stock ponds and pools.

ORDINANCE 2026-01: Motion by Travis VanBibber, seconded by Aaron Smith to **PASS**
ORDINANCE 2026-01, designating 209 River Road as Residential Single-Family, second reading. All five voting “Aye”, motion passed, 5-0-0. (Patterson absent)

9. Zoning Ordinance Article I – VI Discussion. (Holly Owens)

Ms. Owens explained the information that was added, updated, and removed.

Councilwoman Westbrook asked about Sec. 2-1.2. Ms. Owens gave an example of what “most restrictive” means. When you have two different zonings on one property, the most restrictive zoning applies.

Ms. Owens asked Council about the possibility of splitting business commercial into three categories, light neighborhood, medium, and heavy/industrial. This will allow for a smooth transition and buffer from residential to commercial. Another district is an overlay district which does not change the zoning, it only adds additional restrictions to the zoning in a specific area. This will be part of Article VII, “Districts” which will hopefully be presented in the second meeting of February.

Councilwoman Westbrook asked about permits, expiration dates, and being completed within two years. Ms. Owens explained that all permits are valid for six months, according to the building code. All permits are automatically renewed with each inspection. The inspections give the inspector an opportunity to check on the work being done along with the progress of the project. Each project is unique and can be extended with proper communication. This keeps the project moving forward without stalling out and leaving a mess.

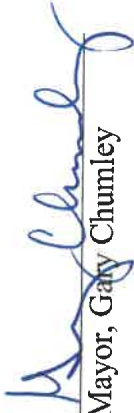
No action was taken.

10. City Manager Report (Brad Hunt)

Mr. Hunt presented the monthly report for December 2025.

No action was taken.

11. City Council adjourned at 6:45 p.m.



Mayor, Gary Chumley

ATTEST:



City Secretary, Holly Owens

