



Date 10/28/2025

Agenda Item 7

Ordinance 2025-20

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and Possible Action regarding repealing and replacing Chapter 18 (Fees), Section 18-1 (Fee Schedule) of the City of Gatesville Code of Ordinances

Information:

This fee schedule amendment is to only consider the water and sewer rates. The remaining fee schedule was approved with the third reading held on September 9, 2025.

Staff Recommendation:

The staff recommends passing **Ordinance 2025-20** to consider repealing and replacing Chapter 18 (Fees), Section 18-1 (Fee Schedule) of the City of Gatesville Code of Ordinances.

Motion: Motion to approve **Ordinance 2025-20** repealing and replacing Chapter 18. "Fees", Section 18-1. "Fee Schedule" of the Code of Ordinances of the City of Gatesville, **third and final reading**.

Attachments:

- Draft Ordinance 2025-20

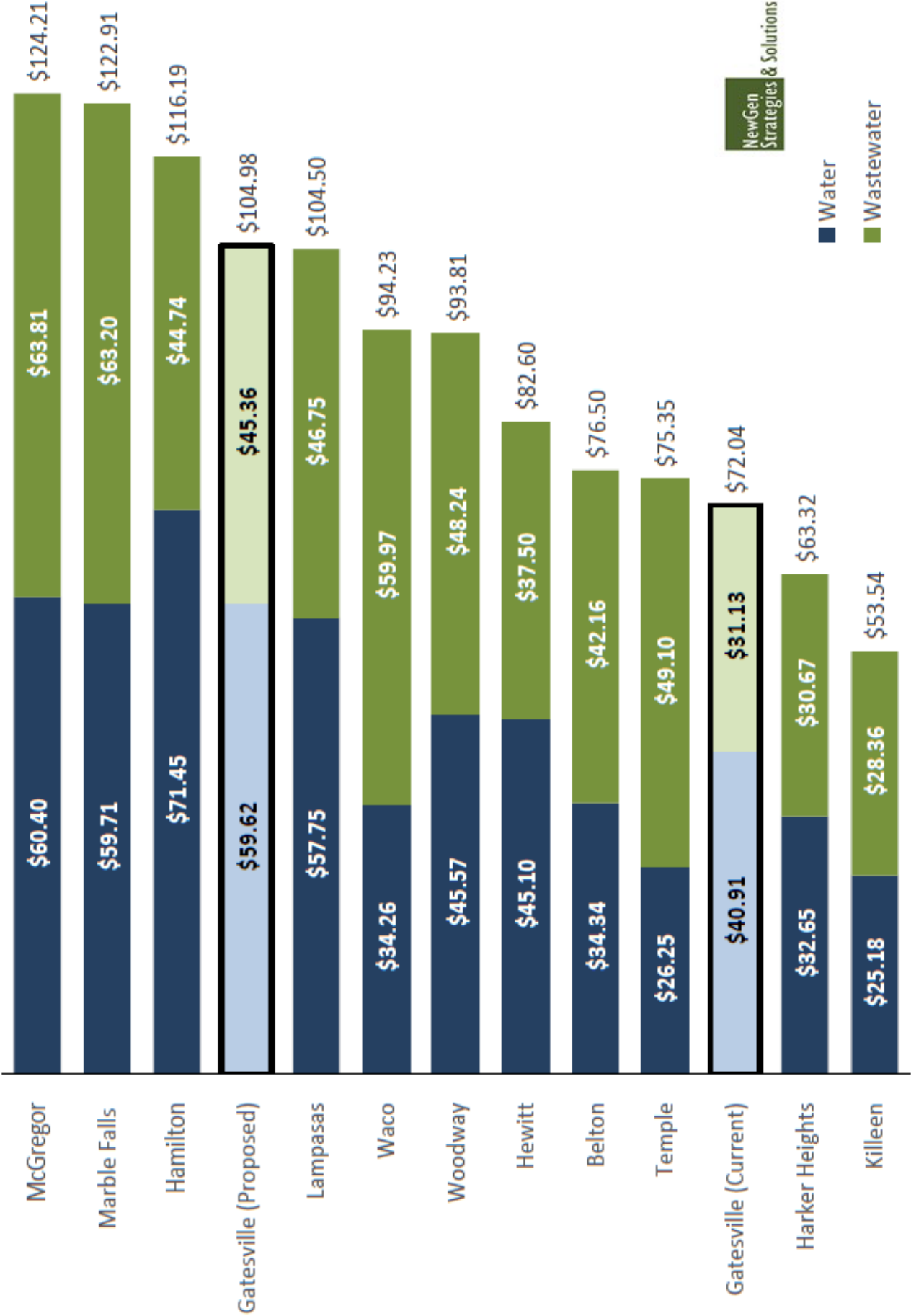
COMBINED REGIONAL BILL COMPARISON*

Residential ¾”
5,000 Gallons

*updated info on next page

Bill Comparisons are based on
NewGen’s interpretation of publicly
available data as of July 2025.

Residential 3/4-inch Monthly Bill for 5,000 gallons



NewGen
Strategies & Solutions

Water
Wastewater

Note: Lampasas assumes Urban rates

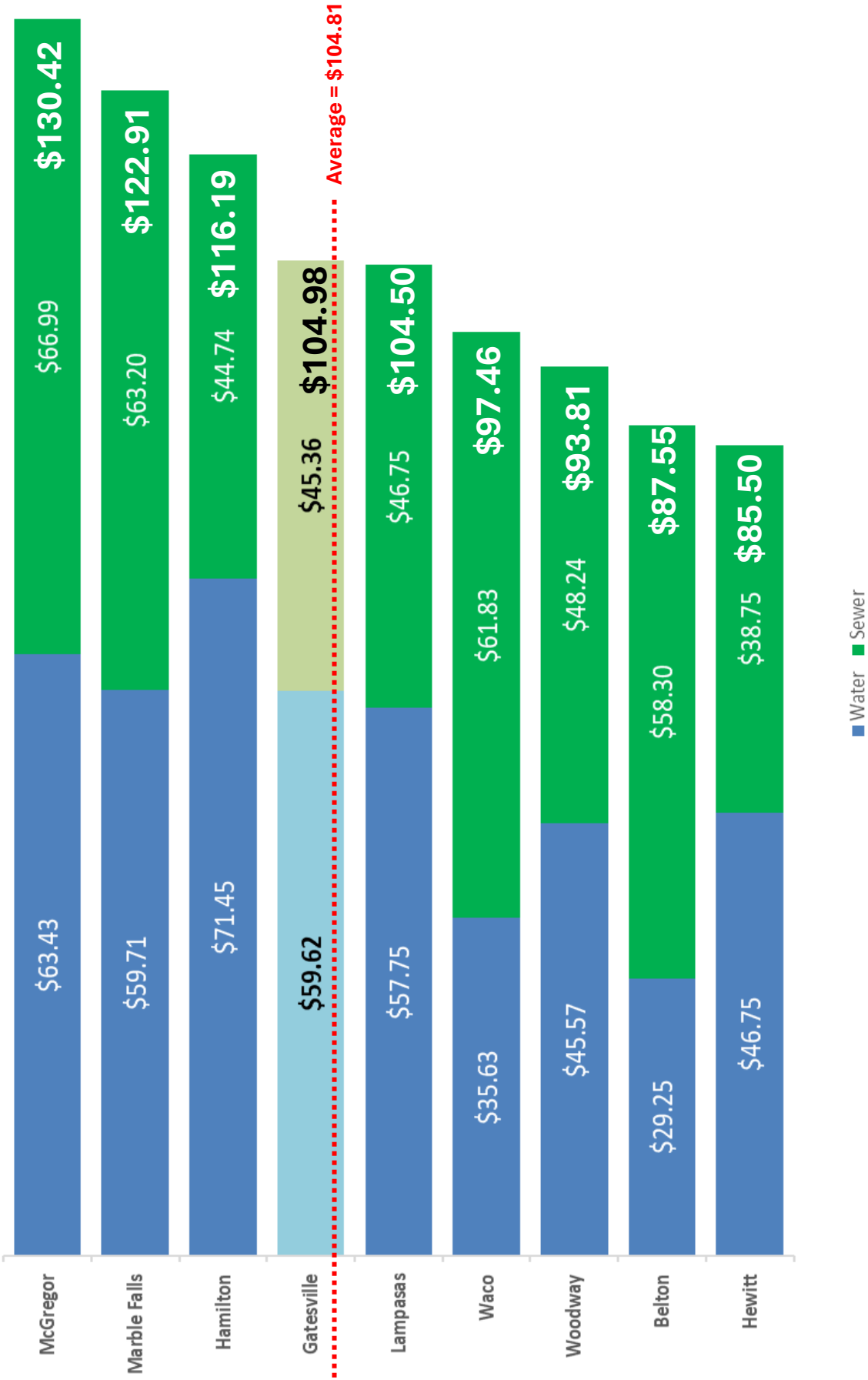
Combined Regional Bill Comparison

Updated
October 2025

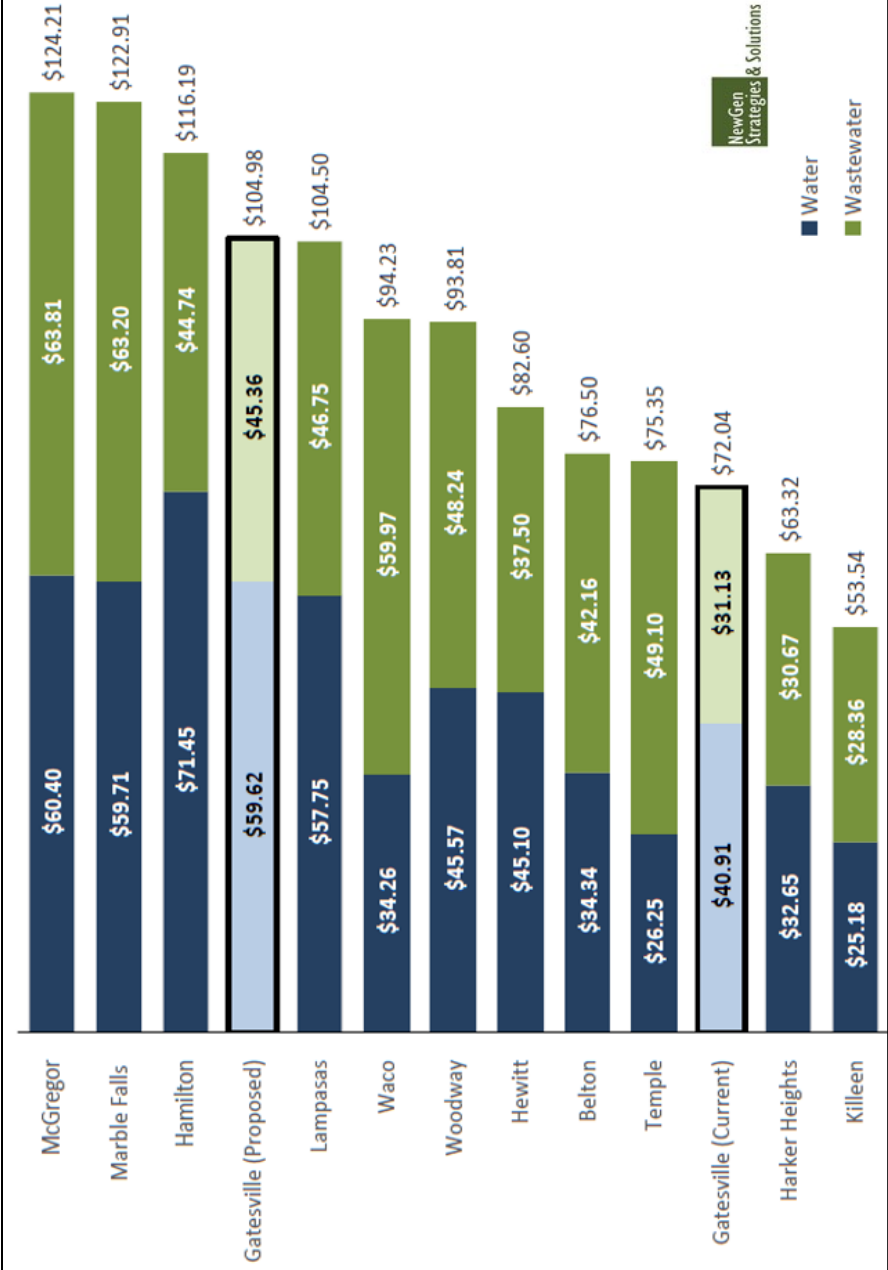
Residential
3/4", 5,000 gallons

Based on NewGen Solutions interpretation of publicly available data as of October 16, 2025

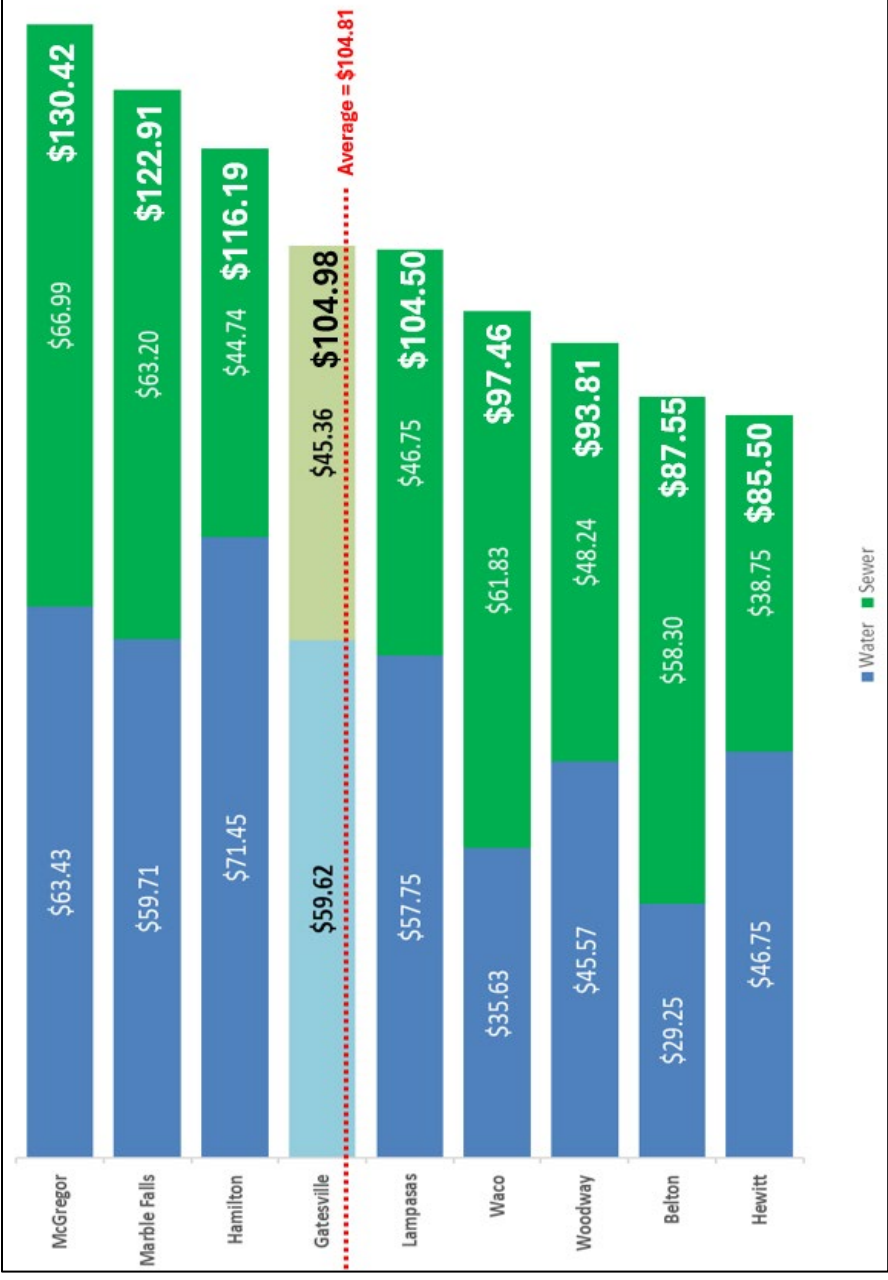
October 2025 Updated Info, Total Bill Comparisons



July 2025



October 2025





Date 10/28/2025

Agenda Item 8

Resolution 2025-115

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsema, Deputy Manager/CFO

Agenda Item: Discussion and possible action regarding award for engineering services RFQ 2026-1, related to EPA 2024 Consolidated Appropriations Act (PL118-42) funded project CG – 02F95501-0.

Information:

The city received notification after application to the Federal Fiscal Year (FFY) 2024 Congressionally Directed Project funding that it was eligible for funding. The total project budget is \$582,500 based upon an 80/20 grant. The City of Gatesville received a maximum award of \$466,000 for the purpose of a Wastewater Main Replacement project. The city has identified an 1100-foot section of 10-inch gravity sewer main along Highway 36 that needs replaced and expanded to a 12-inch line. The line connects a manhole that is nearing capacity to a 12-inch sewer line. In June of 2024 the city was notified that it was invited to apply for the grant from EPA, complete federal pre-award requirements such as the National Environmental Policy Act (NEPA) and then receive the award. The necessary actions were taken by staff to move the grant forward to the next phase of procuring engineering services for the project. RFQ 2026-1 was advertised for engineering services and closed October 20, 2025, 3:00 PM. Five firms submitted responses: WTC, TRC, SPI, KPA and MRB Group. Staff (Brad Hunt, Mike Halsema, Chad Newman) evaluated the RFQ's and scored KPA as the highest. Results in the table below:

RFQ 2026-1

EPA 2024 Consolidated Appropriations Act (PL118-42) funded project CG – 02F95501-0EPA

	Mike Halsema	Brad Hunt	Chad Newman	Total
Vendor				
1 MRB	99	92	100	291
2 WTC	90	91	97	278
3 TRC	90	87	100	277
4 KPA	100	98	100	298
5 SPI	92	96	91	279

Financial Impact:

Engineering services will be part of the total project costs.

Staff Recommendation:

Staff recommends that the City Council approve and accept the RFQ from KPA.

Date 10/28/2025

Agenda Item 8

Resolution 2025-115

Motion:

I move to recommend approving the award of engineering services for RFQ 2026-1 to KPA and for City Staff to begin the negotiations for contractual obligation. If the negotiations do not result in a contract for the so-identified project. The negotiations will be formally ended and negotiations with the next highest firm will begin until a contract is reached.

Attachments:

- Exhibit A RFQ
- Exhibit B Submitted RFQ response

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

Request for Qualifications for Engineering Services

The City of Gatesville is seeking to enter into an **engineering services** contract with a State of Texas-registered engineer to assist with engineering services of its EPA 2024 Consolidated Appropriations Act (PL118-42) funded project CG – 02F95501-0EPA gravity sewer main replacement project

The following outlines this Request for Qualifications.

- I. **Scope of Work:** The engineering contract will encompass all project-related engineering services to the City, including but not limited to the following:

- Preliminary and final design plans and specifications
- Bid and Award Support
- Contract Management and Construction Oversight including all field testing and inspections (interim and final) in compliance with Federal EPA grant guidelines.
- Construction closeout
- Other special services

*Please specify actual tasks to be performed under each of these categories.

- II. **Statement of Qualifications:** The city is seeking to contract with a competent engineering firm, registered to practice in the State of Texas. Please provide the following information:

- Brief history of the proposing entity, including general background, knowledge of and experience working with the relevant agency
- Related experience in applying for federally funded construction projects
- A description of work performance and experience with EPA grant projects including a list of at least 3 references from past local government clients
- A statement substantiating the service provider's resource and the ability to carry out the scope of work requested in a timely manner
- Describe the service providers capacity to perform as well as resumes of all employees who will or may be assigned to provide services if your firm is awarded a contract through this solicitation

- III. **Proposed Cost of Services:** The City of Gatesville reserves the right to negotiate with any and all engineers/engineering firms that submit statement of qualifications, per the Texas Professional Services Procurement Act and the Uniform Grant and Contract Management Standards.

- IV. **Evaluation Criteria:** Proposals received will be evaluated and ranked according to the following criteria:

Criteria	Maximum Points
Experience	60
Work Performance	25
Capacity to Perform	<u>15</u>
Total	100

The City of Gatesville will score and rank all eligible respondents. The City will negotiate a contract with the highest scoring respondent. If a contract cannot be reached, then the City will move down the list until a contract can be agreed upon. The City will issue a task order for the identified Scope of work.

V. Submission Requirements

- A copy of your current **certificate of insurance** for professional liability.
- **A statement of conflicts** (if any) the proposing entity or key employees may have regarding these services. The statement should include conflicts, as well as any working relationships that may be perceived by disinterested parties as a conflict. If no potential conflicts of interests are identified, please state so.
- **System for Award Management.** Consultant/Firm is not debarred or suspended from the Excluded Parties List System (EPLS) in the System for Award Management (SAM). Include verification that your company as well as the company's principal is not listed (is not debarred) through the System for Award Management (www.SAM.gov). Enclose a print out of the search results that includes the record date.
- **Form CIQ**, (enclosed). Texas Local Government Code chapter 176 requires that any vendor or person who enters or seeks to enter into a contract with a local government entity disclose in the Questionnaire Form CIQ the vendor or person's employment, affiliation, business relationship, family relationship or provision of gifts that might cause a conflict of interest with a local government entity. Questionnaire form CIQ is included in the RFP and must be submitted with the response.
- **Certification Regarding Lobbying**, enclosed in this packet. Certification for Contracts, Grants, Loans, and Cooperative Agreements is included in the RFP and must be submitted with the response.
- **Form 1295**, (enclosed). Effective January 1, 2016, all contracts and contract amendments, extensions, or renewals executed by the City Council/Commissioners Court will require the completion of Form 1295 "Certificate of Interested Parties" pursuant to Government Code § 2252.908. Form 1295 must be completed by awarded vendor at time of signed contract submission. Form 1295 is included in this RFP for your information.
- **Required Contract Provisions.** Applicable provisions (enclosed) must be included in all contracts executed as a result of this RFP.

VI. Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms. – Small and minority businesses, women's business enterprises, and labor surplus area firms are encouraged to participate in this RFQ. If the awarded vendor is a prime contractor and may use subcontractors, the following affirmative steps are required of the prime contractor:

- 1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- 2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- 3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
- 4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
- 5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

Minority-owned businesses may be eligible for contract procurement assistance with public and private sector entities from MBDA centers:

Dallas MBDA Business Center
8828 N. Stemmons Freeway, Ste. 550B
Dallas, TX 75247
214-920-2436
Website: <https://www.mbdadfw.com>

Email: admin1@mbdadallas.com

El Paso MBDA Business Center
2401 East Missouri Avenue
El Paso, TX 79903
915-351-6232
Website: <https://www.mbda.gov/business-center/el-paso-mbda-business-center>
Email: treed@ephcc.org

Houston MBDA Business Center
3100 Main Street, Ste. 701
Houston, TX 77002
713-718-8974
Website: <https://www.mbda.gov/business-center/houston-mbda-business-center>
Email: MBDA@hccs.edu

San Antonio MBDA Business Center
501 W. Cesar E. Chavez Blvd., Ste. 3.324B
San Antonio, TX 78207
210-458-2480
Website: <https://www.mbda.gov/business-center/san-antonio-mbda-business-center>
Email: orestes.hubbard@utsa.edu

Small and woman-owned businesses may be eligible for assistance from SBA Women's Business Centers:

Dallas Fort Worth WBC
7800 N. Stemmons Fwy., Ste. 120
Dallas, TX 75247
214-572-9452
Website: <https://womensbusinesscenterdfw.com/>
Email: wbcdfw@liftfund.com

WBEA – Women's Business Center
9800 Northwest Freeway, Ste. 120
Houston, TX 77092
713-681-9232
Website: <https://www.wbea-texas.org/womens-business-center>
Email: wbc@wbea-texas.org

LiftFund Women's Business Center
600 Soledad St.
San Antonio, TX 78205
888-215-2373 ext. 3000
Website: <https://womensbusinesscentersa.com/>
Email: wbc@liftfund.com

SBA also provides assistance at Small Business Development Centers located across Texas:

<https://americassbdc.org/small-business-consulting-and-training/find-your-sbdc/>

VII. **Affirmative Action:** The City of Gatesville is an Affirmative Action/Equal Opportunity Employer and strives to attain goals for Section 3 of the *Housing and Urban Development Act of 1968 (12 U.S.C. 1701u)* as amended.

VIII. **Deadline for Submission** – Proposals must be received no later than 3 PM, October 20, 2025. It is the responsibility of the submitting entity to ensure that the proposal is received in a timely manner. Proposals received after the deadline will not be considered for award, regardless of whether or not the delay was outside the control of the submitting firm.

Please submit your proposal to the address below on a thumb drive and submit 3 hardcopies of your proposal of services and a statement of qualifications for the proposed services to the following address:
Attn: MIKE HALSEMA 803 E MAIN, GATESVILLE, TX 76528-1832 Proposals must be received by the City no later than 3 PM, October 20, 2025 to be considered.

Any questions or requests for clarification must be submitted in writing via EMAIL to mhalsema@gatesvilletx.com at least 3 business days prior to the deadline. The City of Gatesville may, if appropriate, circulate the question and answer to all service providers submitted proposals

Engineer/Architect/Surveyor Rating Sheet

Grant Recipient _____

Name of Program _____

Name of Respondent _____

Date of Rating _____

Evaluator's Name _____

Experience -- Rate the respondent for experience in the following areas:

Comments

<u>Factor</u>	<u>Max.Pts.</u>	<u>Score</u>	
1. Has previously designed <u>infrastructure</u> type of projects	20	_____	
2. Has worked on federally funded construction projects	15	_____	
3. Has worked on projects that were located in this general region.	10	_____	
Note: Location for A/E (Architect/Engineer) may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract. 2 CFR 200.319(b)			
4. Extent of experience in project construction management	15	_____	
Subtotal, Experience	60	=====	

Work Performance

<u>Factor</u>	<u>Max.Pts.</u>	<u>Score</u>	
1. Past projects completed on schedule	10	_____	
2. Manages projects within budgetary constraints	5	_____	
3. Work product is of high quality	10	_____	
Subtotal, Performance	25	=====	

NOTE: Information necessary to assess the respondent on these criteria should be gathered by contacting past/current clients.

Capacity to Perform

<u>Factor</u>	<u>Max.Pts.</u>	<u>Score</u>	
1. Staff Level / Experience of Staff	5	_____	
2. Adequacy of Resources	5	_____	
3. Professional liability insurance is in force	5	_____	
Subtotal, Capacity to Perform	15	=====	

TOTAL SCORE

<u>Factor</u>	<u>Max.Pts.</u>	<u>Score</u>	
☐ Experience	60	_____	
☐ Work Performance	25	_____	
☐ Capacity to Perform	15	_____	
Total Score	100	=====	

Insert Certificate of Insurance

**Insert System for Award Management (SAM) record
search for company name and company principal**

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

Certification Regarding Lobbying

(To be submitted with each bid or offer exceeding \$100,000)

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (c) The undersigned shall require that the language paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995).

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

Signature of Contractor's Authorized Official

Printed Name and Title of Contractor's Authorized Official

Date

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitations for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Included prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10(a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503

0348-0046

Disclosure of Lobbying Activities

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure)

Type of Federal Action: _____ a. contract _____ b. grant _____ c. cooperative agreement _____ d. loan _____ e. loan guarantee _____ f. loan insurance	Status of Federal Action: _____ a. bid/offer/application _____ b. initial award _____ c. post-award	Report Type: _____ a. initial filing _____ b. material change
Name and Address of Reporting Entity: _____ Prime _____ Subawardee Tier _____, if Known: Congressional District, if known:		If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime: Congressional District, if known:
Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____	
Federal Use Only	Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)	

(To be completed by awarded vendor)

CERTIFICATE OF INTERESTED PARTIES		FORM 1295																																							
Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.		OFFICE USE ONLY Must file online at www.ethics.state.tx.us/File																																							
1 Name of business entity filing form, and the city, state and country of the business entity's place of business.																																									
2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.																																									
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.																																									
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th rowspan="2" style="width: 35%; padding: 5px; text-align: center;">Name of Interested Party</th><th rowspan="2" style="width: 30%; padding: 5px; text-align: center;">City, State, Country (place of business)</th><th colspan="2" style="width: 35%; padding: 5px; text-align: center;">Nature of Interest (check applicable)</th></tr><tr><th style="width: 50%; padding: 5px; text-align: center;">Controlling</th><th style="width: 50%; padding: 5px; text-align: center;">Intermediary</th></tr></thead><tbody><tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr></tbody></table>				Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)		Controlling	Intermediary																																
Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)																																							
		Controlling	Intermediary																																						
5 Check only if there is NO Interested Party. ☐																																									
6 UNSWORN DECLARATION My name is _____, and my date of birth is _____. My address is _____ (street) _____ (city) _____ (state) _____ (zip code) _____ (country). I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, 20____. (month) (year) _____ Signature of authorized agent of contracting business entity (Declarant)																																									
ADD ADDITIONAL PAGES AS NECESSARY																																									

REQUIRED CONTRACT PROVISIONS

2 CFR 200.327 Contract provisions. The non-Federal entity's contracts should contain applicable provisions described in Appendix II to Part 200—Contract Provisions for non-Federal Entity Contracts Under Federal Awards. The non-Federal entity's contracts must contain the provisions described in Appendix II to Part 200—Contract Provisions for non-Federal Entity Contracts Under Federal Awards, as applicable. ***Language as of November 14, 2023.**

THRESHOLD	PROVISION	CITATION
>\$250,000 (Simplified Acquisition Threshold)	Contracts for more than the simplified acquisition threshold, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908 , must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.	2 CFR 200 APPENDIX II (A)
>\$10,000	All contracts in excess of \$10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.	2 CFR 200 APPENDIX II (B)
None	Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of “federally assisted construction contract” in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 CFR part 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.” 41 CFR 60-1.4 Equal opportunity clause. (b) Federally assisted construction contracts. (1) Except as otherwise provided, each administering agency shall require the inclusion of the following language as a condition of any grant, contract, loan, insurance, or guarantee involving federally assisted construction which is not exempt from the requirements of the equal opportunity clause: The [recipient] hereby agrees that it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan, insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, the following equal opportunity clause: During the performance of this contract, the contractor agrees as follows: (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:	2 CFR 200 APPENDIX II (C) and 41 CFR §60-1.4(b)

	Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause. (2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin. (3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information. (4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment. (5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor. (6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders. (7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted	
--	--	--

	construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law. (8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States. The [recipient] further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, that if the [recipient] so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract. The [recipient] agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance. The [recipient] further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the [recipient] agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the [recipient] under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such [recipient]; and refer the case to the Department of Justice for appropriate legal proceedings.	
--	---	--

>\$2,000	Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland “Anti-Kickback” Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.	2 CFR 200 APPENDIX II (D)
>\$100,000	Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.	2 CFR 200 APPENDIX II (E)
None	Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of “funding agreement” under 37 CFR § 401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.	2 CFR 200 APPENDIX II (F)
>\$150,000	Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended - Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations	2 CFR 200 APPENDIX II (G)

	issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).	
>\$25,000	Debarment and Suspension (Executive Orders 12549 and 12689) - A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.	2 CFR 200 APPENDIX II (H)
>\$100,000	Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) - Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352 . Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.	2 CFR 200 APPENDIX II (I) and 24 CFR §570.303
	See 2 CFR §200.323.	2 CFR 200 APPENDIX II (J)
	See 2 CFR §200.216.	2 CFR 200 APPENDIX II (K)
	See 2 CFR §200.322.	2 CFR 200 APPENDIX II (L)
>\$10,000	A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.	2 CFR 200.323
>\$100,000	<i>§135.38 Section 3 clause</i> <i>All section 3 covered contracts shall include the following clause (referred to as the section 3 clause):</i> A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.	

	B. The parties to this contract agree to comply with HUD’s regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations. C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers’ representative of the contractor’s commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin. D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135. E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor’s obligations under 24 CFR part 135. F. Noncompliance with HUD’s regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts. G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).	
None	Section 889(b)(1) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (FY2019 NDAA) and 2 C.F.R. § 200.216, as implemented by FEMA Policy 405-143-1, Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services (Interim), prohibit the obligation or expending of federal award funds on certain telecommunication products or from certain entities for national security reasons. Effective August	2 CFR 200.216

	13, 2020, FEMA recipients and subrecipients, as well as their contractors and subcontractors, may not obligate or expend any FEMA award funds to: Recipients and subrecipients are prohibited from obligating or expending loan or grant funds to: (1) Procure or obtain; (2) Extend or renew a contract to procure or obtain; or (3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities). (i) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities). (ii) Telecommunications or video surveillance services provided by such entities or using such equipment. (iii) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country. (b) In implementing the prohibition under Public Law 115-232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained. (c) See Public Law 115-232, section 889 for additional information. (d) See also § 200.471.	
--	---	--

None	As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award. For purposes of this section: (1) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States. (2) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.	2 CFR 200.322(a)(b)(1)(2)
None	The Federal awarding agency must establish conflict of interest policies for Federal awards. The non-Federal entity must disclose in writing any potential conflict of interest to the Federal awarding agency or pass-through entity in accordance with applicable Federal awarding agency policy.	2 CFR 200.112
None	The Federal awarding agency and the non-Federal entity should, whenever practicable, collect, transmit, and store Federal award-related information in open and machine-readable formats rather than in closed formats or on paper in accordance with applicable legislative requirements. A machine-readable format is a format in a standard computer language (not English text) that can be read automatically by a web browser or computer system. The Federal awarding agency or pass-through entity must always provide or accept paper versions of Federal award-related information to and from the non-Federal entity upon request. If paper copies are submitted, the Federal awarding agency or pass-through entity must not require more than an original and two copies. When original records are electronic and cannot be altered, there is no need to create and retain paper copies. When original records are paper, electronic versions may be substituted through the use of duplication or other forms of electronic media provided that they are subject to periodic quality control reviews, provide reasonable safeguards against alteration, and remain readable.	2 CFR 200.336
None	Contracting with HUB, small and minority businesses, women's business enterprises, and labor surplus area firms. (a) The non-Federal entity must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. (b) Affirmative steps must include: (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists; (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources; (3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises; (4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;	2 CFR 200.321

	(5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and (6) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (b)(1) through (5) of this section.	
None	Financial records, supporting documents, statistical records, and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. The only exceptions are the following: (a) If any litigation, claim, or audit is started before the expiration of the 3-year period, the records must be retained until all litigation, claims, or audit findings involving the records have been resolved and final action taken. (b) When the non-Federal entity is notified in writing by the Federal awarding agency, cognizant agency for audit, oversight agency for audit, cognizant agency for indirect costs, or pass-through entity to extend the retention period. (c) Records for real property and equipment acquired with Federal funds must be retained for 3 years after final disposition. (d) When records are transferred to or maintained by the Federal awarding agency or pass-through entity, the 3-year retention requirement is not applicable to the non-Federal entity. (e) Records for program income transactions after the period of performance. In some cases, recipients must report program income after the period of performance. Where there is such a requirement, the retention period for the records pertaining to the earning of the program income starts from the end of the non-Federal entity's fiscal year in which the program income is earned. (f) Indirect cost rate proposals and cost allocations plans. This paragraph applies to the following types of documents and their supporting records: Indirect cost rate computations or proposals, cost allocation plans, and any similar accounting computations of the rate at which a particular group of costs is chargeable (such as computer usage chargeback rates or composite fringe benefit rates). (1) <i>If submitted for negotiation.</i> If the proposal, plan, or other computation is required to be submitted to the Federal Government (or to the pass-through entity) to form the basis for negotiation of the rate, then the 3-year retention period for its supporting records starts from the date of such submission. (2) <i>If not submitted for negotiation.</i> If the proposal, plan, or other computation is not required to be submitted to the Federal Government (or to the pass-through entity) for negotiation purposes, then the 3-year retention period for the proposal, plan, or computation and its supporting records starts from the end of the fiscal year (or other accounting period) covered by the proposal, plan, or other computation.	2 CFR 200.334
None	CONTRACTS WITH COMPANIES ENGAGED IN BUSINESS WITH IRAN, SUDAN, OR FOREIGN TERRORIST ORGANIZATION PROHIBITED. A governmental entity may not enter into a governmental contract with a company that is identified on a list prepared and maintained under Section 2270.0052, 2270.0102, or 2270.0152. In accordance with Texas Government Code, Chapter 2252, Subchapter F, Respondent hereby represents and warrants that it is not a company identified on the lists prepared and maintained under Texas Government Code §§ 2270.0052 (companies with business operations in	Texas Government Code 2252.152

	Sudan), 2270.0102 (companies with business operations in Iran), or 2270.0152 (companies known to have contracts with or provide supplies or services to a foreign terrorist organization). Notwithstanding the foregoing, a company that the United States government affirmatively declares to be excluded from its federal sanctions regime relating to Sudan, Iran, or to a foreign terrorist organization, is not subject to contract prohibition under this clause. A company claiming such exemption must submit the official copy of the declaration.	
>\$100,000	PROVISION REQUIRED IN CONTRACT. (a) This section applies only to certain solicitations and contracts. Section 2271.002 of the Texas Government Code states the following: (a) This section applies only to a contract that: (1) is between a governmental entity and a company with 10 or more full-time employees; and (2) has a value of \$100,000 or more that is to be paid wholly or partly from public funds of the governmental entity. (b) A governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. Section 2271.001(2) of the Government Code defines "company" to be the meaning assigned by Section 808.001 of the Texas Government Code, except that the term does not include a sole proprietorship.	Texas Government Code 2271.002
Option Contract Language for contracts awarded prior to Grant Award	The contract award is contingent upon the receipt of federal funds. If no such funds are awarded, the contract shall terminate.	Optional
	Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.	42 U.S.C. 6201
	The Firm agrees that no otherwise qualified individual with disabilities shall, solely by reason of his/her disability, be denied the benefits of, or be subjected to discrimination, including discrimination in employment, under any program or activity receiving federal financial assistance.	Section 504 of the Rehabilitation Act of 1973, as amended.

Statement of Qualifications

Gravity Sewer Main Project | CG-02F95501-0EPA

October 20, 2025



19 N. MAIN ST
TEMPLE, TX 76501
(254) 773-3731

800 S. AUSTIN AVE
GEORGETOWN, TX 78626
(512) 819-9478

TABLE OF CONTENTS



Statement of Interest Letter.....03

Firm History.....04

Experience with Federally Funded Projects.....05

Work Performance and Experience.....07

Ability to Carry Out Scope.....15

Capacity to Perform.....17

Required Documents.....26





19 North Main Street • Temple, TX 76501 • (254) 773-3731
800 South Austin Ave • Georgetown, TX 78626 • (512) 819-9478

Texas Firm F-510 • kpaengineers.com

October 20, 2025

City of Gatesville
Attn: Mike Halsema - Deputy City Manager
803 E. Main Street | Gatesville, TX 76528

Mr. Halsema,

For more than four decades, Kasberg, Patrick & Associates, LP (KPA) has partnered with Central Texas communities to plan, design, and deliver essential infrastructure improvements. With deep experience in federally funded utility projects, KPA offers the City of Gatesville a trusted and capable team to guide the EPA-funded Gravity Sewer Main Replacement Project (CG-02F95501-0) from planning through construction completion. Our approach combines proven project management systems with a strong understanding of local operations and permitting requirements, ensuring that every phase moves forward efficiently and transparently.

Experience

KPA has extensive experience providing water and wastewater engineering services for municipalities and utility providers across the region, including Killeen, Harker Heights, Nolanville, Temple, Cameron, Bellmead, Belton, Lorena, Rockdale, and Georgetown. These partnerships have built a foundation of local familiarity with utility systems, permitting agencies, and construction conditions that inform our approach to projects throughout the Central Texas region. Our experience includes gravity sewer replacements, force mains, lift stations, and wastewater collection system upgrades completed through TWDB and USDA funding programs. This background allows our team to navigate environmental documentation, compliance, and reporting requirements efficiently while maintaining project momentum. Additionally, KPA has extensive experience in the evaluation of replacement and/or rehabilitation methods for existing wastewater lines. This experience allows us to review the existing conditions and recommend re-alignment of a new line, replacement of the existing in place or various insitu rehabilitaiton/replacement methods.

Work Performance and Capacity

KPA provides full-service project management, offering continuity from design and permitting through construction and closeout. Our in-house field observation staff maintain consistent coordination with project engineers to ensure quality control, documentation, and compliance with funding program standards. We take a proactive, collaborative approach—coordinating with TxDOT, county representatives, and funding agencies to minimize disruption and maintain service continuity. Backed by a multidisciplinary staff and well-established internal systems, KPA has the capacity and experience to support Gatesville's project needs with responsive service and technical precision.

Building on Regional Strengths

The City of Gatesville deserves a partner who understands both the technical demands and community context of this investment. With decades of experience designing and administering water and wastewater infrastructure throughout Central Texas, KPA is prepared to deliver a project that advances the City's long-term system reliability and operational goals.

We look forward to contributing our regional expertise and proven approach to the success of this project and to the continued growth of the Gatesville community.

Sincerely,

Thomas D. Valle, PE
Principal | tvalle@kpaengineers.com



FIRM HISTORY



Overview

Kasberg, Patrick & Associates, LP (KPA) is a Texas-based civil engineering firm with a deep-rooted legacy of public service and infrastructure planning. Founded in 1983, KPA has spent over four decades partnering with municipalities, water utility providers, and special districts throughout Central Texas to deliver essential public works improvements that support growth, resilience, and quality of life.

From two fully staffed offices in Temple and Georgetown, KPA delivers projects with a team of more than 70 engineers, planners, and technical professionals who bring both responsiveness and technical rigor to every engagement. Our leadership group includes R. David Patrick, PE, CFM; Alvin R. “Trae” Sutton, III, PE, CFM; Rick N. Kasberg, PE; Thomas D. Valle, PE; Ginger R. Tolbert, PE; John A. Simcik, PE, CFM; Travis A. Crow, PLA, CNUA; and Camryn R. Bintz, CPA, CCIFP. Together, they provide broad expertise across civil, utility, and environmental disciplines, grounded in decades of experience working with public clients.

Specialized Expertise

KPA’s technical capabilities include the planning and design of water and wastewater treatment plants, distribution and collection systems, elevated and ground storage tanks, pump and lift stations, and related utility infrastructure. We also provide permitting coordination, utility relocation design, hydraulic modeling, and development review services for public clients. Our approach emphasizes regulatory compliance, constructability, and long-term system performance—priorities that align directly with Gatesville’s continued investment in reliable water and wastewater systems.

Relevant Experience & Regional Familiarity

KPA provides engineering services for cities, water supply corporations, and special utility districts throughout Central Texas, including long-standing partnerships with municipalities such as Temple, Killeen, Harker Heights, Nolanville, Belton, Cameron, and Georgetown. These relationships have built a strong foundation of regional familiarity with utility systems, permitting agencies, and construction conditions—knowledge that enhances our ability to anticipate challenges and deliver effective, locally informed solutions.

Our project history includes work with multiple funding and regulatory entities, including:

- Texas Commission on Environmental Quality (TCEQ)
- EDA Funded Projects
- Texas Department of Transportation (TxDOT)
- BNSF Railroad
- Texas Water Development Board (TWDB)
- TxDOT Federally Funded Grants
- ONCOR
- Texas Department of Licensing and Regulations (TDLR)
- Community Development Block Grants (CDBG)
- Public Utility Commission of Texas (PUC)
- United States Corps of Engineers
- US Department of Housing and Urban Development
- Atmos

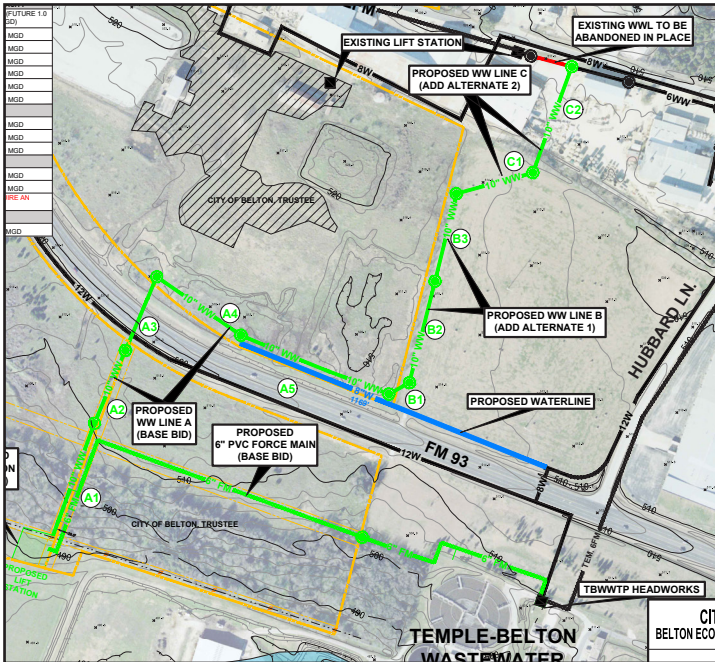
This experience provides our team with a thorough understanding of the documentation, reporting, and compliance measures required of federally funded infrastructure improvements.



800 South Austin Ave. Georgetown, Texas | (512) 819-9478



19 North Main St. Temple, Texas | (254) 773-3731



Project: Rockwool Site Water and Wastewater Improvements

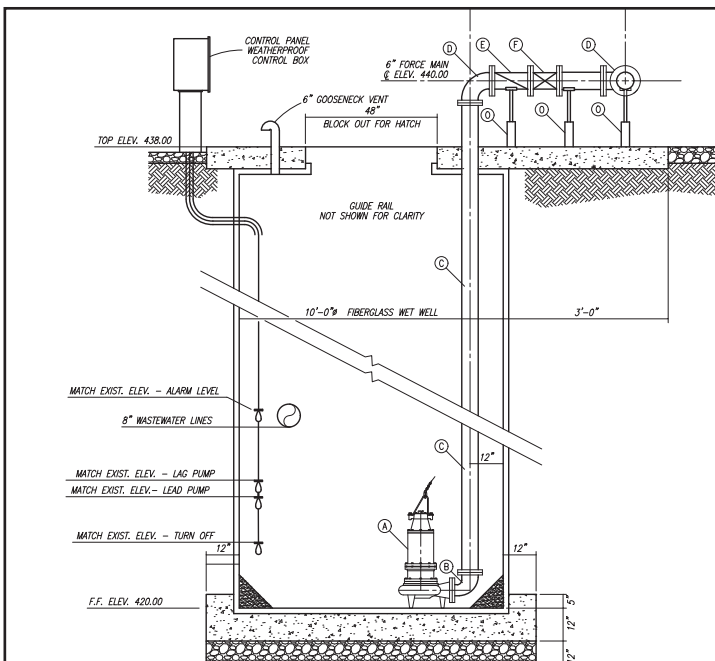
Location: Belton, TX

Reference: Matthew Bates, Assistant City Manager

Phone Number: (254) 933-5818

Description: The Rockwool Site Water and Wastewater Improvements project extends utility infrastructure to serve new industrial development within the former Rockwool Industries site in south Belton. The project includes construction of approximately 3,200 linear feet of 10-inch gravity wastewater main, 70 linear feet of 8-inch wastewater main, 1,590 linear feet of 6-inch force main, 1,370 linear feet of 8-inch waterline, and a duplex submersible lift station with yard piping, valves, fencing, electrical, instrumentation, and site grading improvements. The work also includes abandonment of the existing Taylors Valley Road lift station and elimination of the associated 2-inch force main.

Funded through a \$2.0 million Economic Development Administration (EDA) Economic Adjustment Assistance grant with a \$500,000 local match, the project enhances the City's capacity to attract and support job-creating industrial growth within a designated redevelopment area. KPA served as the prime design engineer, responsible for project design, permitting, and construction-phase services, ensuring compliance with EDA funding and TCEQ regulatory standards.



Project: Hwy 84, Wilson Road & Parrish Street Lift Station Improvements

Location: Bellmead, TX

Reference: Craig Rice, Director of Public Works

Phone Number: (254) 799-2436

Description: The purpose of this project was to replace three lift stations within the City's collection system and utilized American Rescue Plan Act (ARPA) funding. These lift stations were experiencing pump and electrical failures due to deterioration from years of service. The improvements include complete removal of existing equipment and wet wells, replacement of force main piping, site drainage improvements, new inlet manholes and fencing. The project is presently in construction and is expected to be completed in early 2025.



Project: Water System Generators

Location: Rockdale, TX

Reference: Jerald Brunson, Director of Public Works

Phone Number: (512) 446-2511

Description: The City of Rockdale Generator Project utilized funds from the **Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program** to furnish and install emergency generators at their Water Treatment Facilities and Water Wells throughout their City. KPA and its electrical subconsultant analyzed the requirements for Generators at the City's Mill Street WTP, Texas WTP and Wells 7, 8, 9 & 10. The electrical analysis, along with the City's budget led to the following recommendations: 1) 175 kW/220 KVA Fixed Generator at Mill Street WTP, 2) 450 kW/563 KVA Fixed Generator at Texas WTP (to supply both Texas WTP & Well 10) and 3) 150 kW/188 KVA Mobil Generator that can be utilized at either Well 7, 8 or

9, including the applicable connections and infrastructure to allow integration of the generators. KPA coordinated with the City and the City's Grant Administrator to prepare the necessary submittal documents in order to be awarded the funding. We are currently 90% complete with the final design and anticipate the \$1.1 million project to bid prior to the end of 2025.

WORK PERFORMANCE AND EXPERIENCE



KPA has a long-standing record of delivering wastewater and utility infrastructure projects that meet the funding, permitting, and reporting requirements of state and federal programs. Our experience includes projects administered through the Texas Water Development Board (TWDB), Community Development Block Grant (CDBG), USDA Rural Development, and other federally supported funding sources. These projects have involved coordination with multiple agencies, detailed environmental documentation, and compliance with federal construction and procurement standards.

Our portfolio includes gravity sewer main replacements, wastewater collection system expansions, lift station design, and construction-phase services for municipalities and utility districts across Central Texas. KPA's project approach emphasizes proactive coordination, clear communication, and rigorous quality control to ensure each project is completed in accordance with technical, regulatory, and funding program requirements.

The following project examples represent KPA's performance and relevant experience delivering wastewater infrastructure improvements under federally regulated programs and public funding mechanisms.



Project: Synergy Park Wastewater Line

Location: Temple, TX

Reference: James Billeck, PE - City of Temple

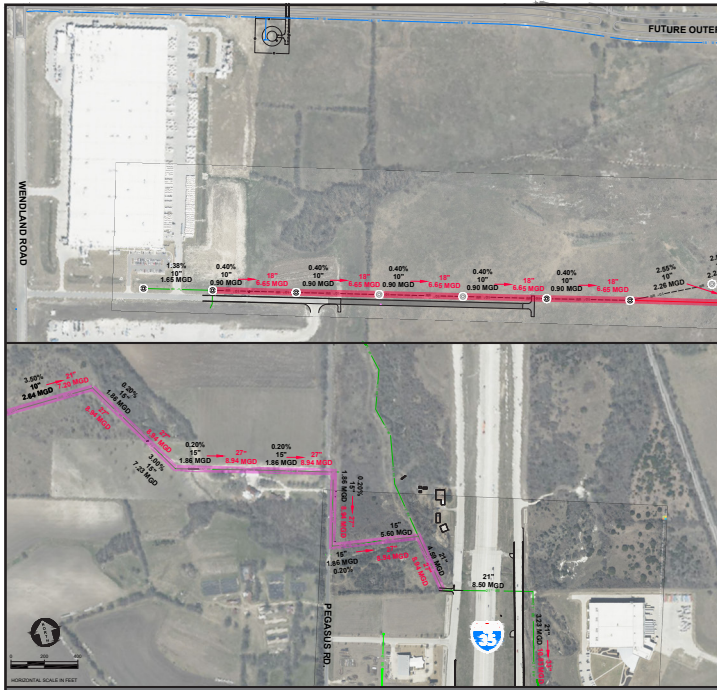
Phone Number: (254) 298-5660

Description: The Synergy Park Wastewater Improvements project extended wastewater infrastructure to serve the developing Synergy Park corridor in southeast Temple. The project included approximately 3,300 linear feet of 12-inch PVC gravity sewer main ranging in depth from 0 to 20 feet, with associated manholes, steel encasement, erosion controls, and site restoration. KPA served as the prime design engineer for the City of Temple, providing coordination with TxDOT, TCEQ, and the City's Engineering Department to align with concurrent roadway and drainage improvements. The project was designed to increase wastewater capacity and support future industrial and commercial growth while maintaining compliance with state and federal construction standards.

Scope of Services:

Preliminary and Final Design, Permitting, Utility Coordination, Bidding Services, and Construction Administration.

WORK PERFORMANCE AND EXPERIENCE



Project: Northwest Little Elm Wastewater Upsizing

Location: Temple, TX

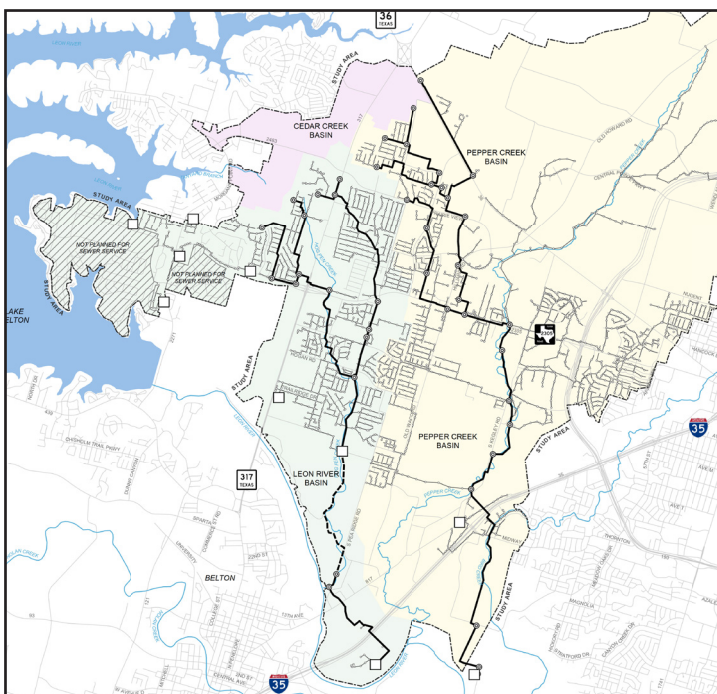
Reference: James Billeck, PE - City of Temple

Phone Number: (254) 298-5660

Description: As part of the City's ongoing infrastructure expansion program, this project increased wastewater conveyance capacity in the northwest service area through upsizing of existing gravity mains and associated structures. Improvements included replacement of existing pipelines with larger-diameter PVC wastewater lines, manhole rehabilitation, and site restoration. KPA provided design and construction phase services, coordinating with the City's Engineering Department and local developers to maintain service continuity and minimize construction impacts. The upgraded system improved hydraulic performance and prepared the network for future growth.

Scope of Services:

Preliminary and Final Design, Hydraulic Analysis, Utility Coordination, Bidding Services, and Construction Administration.



Project: West Temple Wastewater & Lift Station Analysis

Location: Temple, TX

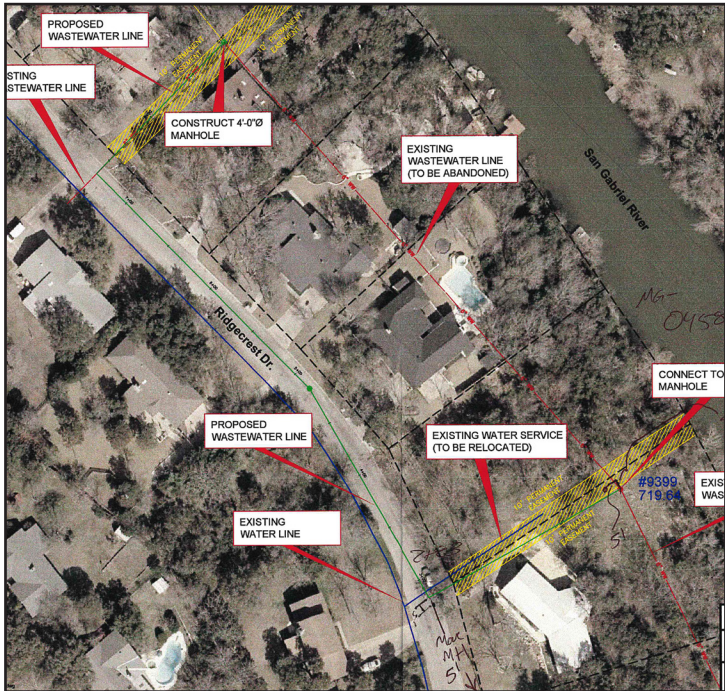
Reference: James Billeck, PE - City of Temple

Phone Number: (254) 298-5660

Description: The West Temple Wastewater and Lift Station Analysis evaluated existing collection system capacity and identified infrastructure needs to support ongoing residential and commercial growth in the City's western service area. The study included flow monitoring, hydraulic modeling, and assessment of lift station performance under projected build-out conditions. KPA developed phased improvement recommendations to optimize system efficiency, reduce potential overflow risk, and plan for future capacity expansion. The analysis also provided coordination with City staff and TCEQ to ensure compliance with permitting and operational standards.

Scope of Services:

System Evaluation, Hydraulic Modeling, Capacity Analysis, Phased Improvement Planning, Regulatory Coordination, and Reporting.



Project: Edwards Aquifer Recharge Zone Projects (from 2003 to 2025)

Location: Georgetown, TX

Reference: David Herzog - City of Georgetown

Phone Number: (512) 930-6576

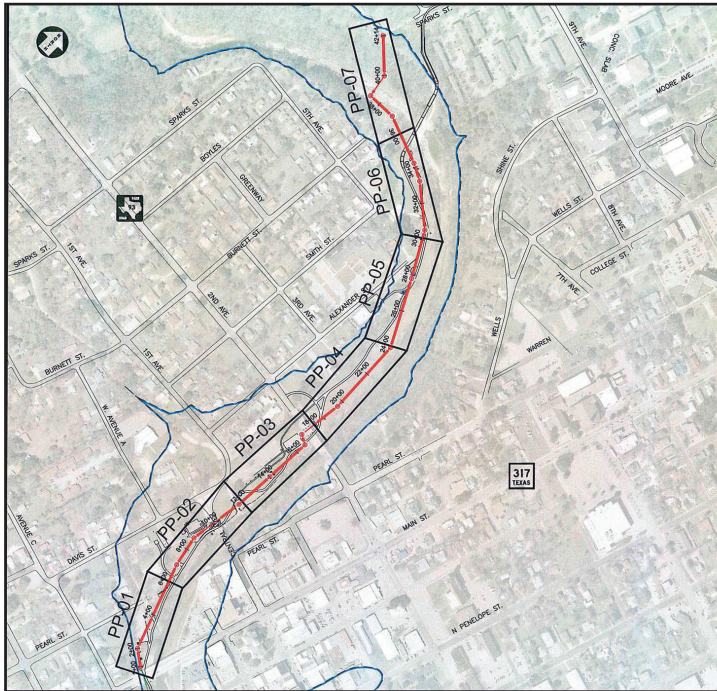
Description: TCEQ requires the existing wastewater collection systems over the Edwards Aquifer to be tested and rehabbed every year with the entire system being observed over a five year period (1/5 of the system a year). KPA has been completing the EARZ Analysis and preparation of Rehabilitation Plans for the City of Georgetown annually since 2003. The Analysis consists of the review of field reports including photos and videos of the existing wastewater infrastructure (manholes and gravity sewer lines). Defects that could result in exfiltration are identified and methods of rehabilitation and/or replacement are recommended based on site specific observations. A preliminary report identifying the defects, rehabilitation method and opinion of probable cost are prepared. The rehabilitation methods utilized in the past consist of: Manholes -- replacement by open cut, interior rehabilitation and coating,

rehabilitation by cured in place method. Gravity Sewer Lines: replacement by open cut, replacement by realigning and abandoning, cured in place pipe (insitu) and pipe bursting (insitu). To date, we have completed 19 construction projects totaling over \$21.7 Million in construction.

Scope of Services:

System Evaluation, Evaluation of System Defects, Preliminary Design, Final Design, Permitting, Bidding, Construction Phase Services

WORK PERFORMANCE AND EXPERIENCE



Project: Nolan Creek Trunk Sewer Phase I

Location: Belton, TX

Reference: Matthew Bates, Assistant City Manager

Phone Number: (254) 933-5818

Description: Due to significant growth and development in the Nolan Creek Basin, portions of the trunk sewer were at capacity and a preliminary design report was initiated to determine the existing flows and ultimate capacity required for the basin. In 2012, the existing 10" Trunk Sewer, from Water Street to the north, was determined to be at capacity and experiencing significant infiltration/inflow during rain events. Generally, this project included evaluation of the Nolan Creek Trunk Sewer, beginning at the BRA Lift Station, to determine the current capacity and condition of the wastewater line. RJN Group provided flow monitoring and manhole inspection services, which included 10 flow meters and 4 rain gauges monitored for 90 days. This provided the data necessary to determine the current base flow in the wastewater line and the magnitude of inflow/infiltration. As part of the Preliminary Design, the recommended

ultimate capacity to accommodate the growth in the area was determined. The report also included preliminary alignment of Phase I Improvements, opinions of probable cost, a phasing plan and project schedule for the replacement of the Nolan Creek Trunk Sewer. KPA completed Final Design of Phase I in 2015, which included approximately 4,000 ft of 24" Wastewater Line. The project was constructed by Bell Contractors, Inc. of Belton and was completed in Summer of 2016.

Scope of Services:

Final Design (Plans and Specifications), Surveying, Permitting, Easement Preparation, Opinion of Probable Cost, Bidding, Review of Bids and Recommendation to Award Contract, and Construction Administration

WORK PERFORMANCE AND EXPERIENCE



Project: Wastewater Collection System Improvements

Location: Salado, TX

Reference: Susan Terry, (Former) Alderman

Phone Number: (254) 760-1150

Description: In May 2015, the Village of Salado passed a Bond Election and received funding from an Economic Development Administration grant for construction of a wastewater collection system and treatment facility. At that time, the Village did not employ a city-wide sewer collection system and the majority of the businesses and residences were served by Onsite Sewage Facilities. The dependence on septic systems greatly limited the type of new residential developments, businesses and expansion of existing facilities in the downtown area.

In late 2015, KPA contracted with the Village of Salado to provide engineering design and construction administration services for a collection system to serve the Main Street, Church Street, Royal Street, West Village and Thomas Arnold Corridors. This system consisted of the installation of 2 Duplex Submersible

Pump Lift Stations, approximately 400 linear feet of 15" Wastewater Line, 3,800 linear feet of 12" wastewater line, 5,300 linear feet of 10" wastewater line, 6,200 linear feet of 8" wastewater line, 63 wastewater manholes, 2,500 linear feet of 8" force main, 8,200 linear feet of 6" force main, 4,000 linear feet of 2" and 3" low pressure force mains to serve areas not available for gravity infrastructure. KPA completed surveys, design and provided assistance in acquisition of 7 permanent utility easements and 0.28 acres along Church Street for a Lift Station site. KPA also coordinated with ONCOR Electric to provide power to the two lift stations and TxDOT Waco Division for approval to construct sewer facilities within their Right-of-Way. A collection system was designed for future expansion up to a peak flow of 2.22 MGD provided by final buildout of service areas.

Additionally, Lift Stations included variable frequency drives to accommodate initial low flow conditions when transferring existing services and new developments along the corridors served by the system. Bidding of the project was delayed until November 2017 due to sensitive environmental clearances required from the US Army Corp of Engineers and US Fish and Wildlife related to the threatened species (Salamander) in Salado Creek. KPA assisted the Village with Section 7 Consultation and coordinated with multiple federal entities to acquire the clearances needed to begin construction. Section 7 Consultation concluded in mid 2017 with the issuance of a Biological Opinion evaluation for the Salado Salamander. The total construction cost for the improvements was \$3,659,520. The WWTP Project (pictured) was completed in 2019 at a cost of \$ 4.9 Million

Scope of Services:

Surveying, Final Design (Plans and Specifications), Permitting, Utility Coordination, Easement Preparation and Acquisition Assistance, Opinion of Probable Cost, Bidding, Review of Bids and Recommendation to Award Contract, and Construction Administration

WORK PERFORMANCE AND EXPERIENCE



Since 2020, KPA has provided water and wastewater engineering services to the following Texas public water utilities and municipalities:

City of Harker Heights

Project(s): Jamie Road Wastewater Relocation; Highland Oaks Wastewater Extension; Beeline Drive Waterline Replacement

City of Killeen

Project: Waterline Rehab Phase III

City of Belton

Project(s): Water and Wastewater Master Plans; Northwest Belton Water Modeling; North Belton 820 EST & 16" Transmission Main

Belton Economic Development Corporation

Project(s): IH-14 Sewer Extension; South IH-35 Waterline; US 190/FM 1670 Water and Wastewater

City of Nolanville

Project(s): Plaza Wastewater Line Rehabilitation; Lift Station

City of Temple

Project(s): Water & Wastewater Development Modeling; South Temple Tower Road Waterline Improvement; West Temple Wastewater & Lift Station Analysis; Synergy Park Wastewater Line; Old Howard Road Wastewater Line; Northwest Little Elm Wastewater Upsizing; Pepper Creek Wastewater Extension & Equalization Basin; Cedar Creek Wastewater Treatment Plant; Water Treatment Plant Improvements & Expansion; Aquifer Storage and Recovery Improvements to Lower Trinity Well

City of Jarrell

Project(s): 2025 Water / Wastewater Master Plans; Water / Wastewater Feasibility Studies for New Development; General Services Contract

Jarrell-Schwertner Water Supply Corporation

Project(s): Water Master Planning; Royal Street Ground Storage Tank & Booster Pump Station Improvements, including Lower Trinity Well; FM 487/CR 303 Booster Pump Station & Ground Storage Tank; Water Master Plan; CR 314 Waterline Relocation; FM 1105 Water Line Extension; Blackberry/FM 2268 Water Line Extension

City of Georgetown

Project(s): San Gabriel Park Lift Station Improvements; Ronald Reagan Waterline; Carriage Oaks Waterline; I-35 Waterline Improvements; Southwest Bypass Waterline Improvements; Church Street Wastewater Improvements; CR 228 Waterline Improvements; NE Inner Loop Waterline Improvements; Downtown Waterline Improvements

City of Bellmead

Project(s): Ground Storage Tank Rehabilitation; Lift Station Replacements; Water System SCADA Improvements

City of Lorena

Project(s): Water Master Planning; TIRZ Wastewater Improvements; Well 3 Generator and Plan Review

City of Waco

Project(s): Utilities as part of road rehabilitation projects

WORK PERFORMANCE AND EXPERIENCE



Cross Country Water Supply Corporation

Project(s): General Services

Levi Water Supply Corporation

Project(s): Falls County Water Plant Site, including Lower Trinity Well; Waterline Improvements; General Services.

Armstrong Water Supply Corporation

Project(s): Water Master Planning & Waterline Improvements.

Manville WSC

Project(s): Well 4A Chlorination System Improvements; Noack Standpipe Improvements; Murchison Plant Hydro Tank Improvements; Blue Well No. 7 Site Improvements; FM 619 Filtration Improvements; Cele Plant Improvements

WCID No. 3

Project(s): FM 439 Waterline & 0.20 MG EST; Standby Electric Generator for Pump Stations; Plan Review

City of Rockdale

Project(s): Water Treatment Plant Modifications – Post Oak Savannah GCD Grant; Water System Generators; NE Development Water & Wastewater Analysis

City of Round Rock

Project(s): Wastewater Main Rehabilitations-Cycle; Lake Creek 24" Waterline / Mays Street Waterline

City of Corsicana

Project(s): Water Master Plan; Wastewater Master Plan; Water System Evaluation for Future Developments; Water Plant; Lake Halbert Water Treatment Plant Improvements

City of Marble Falls

Project(s): Update to Existing Water System Hydraulic Model; General Services

City of Pflugerville

Project(s): Rehabilitation of 1.5 MG South Standpipe; Update Water & Wastewater Details & Specifications

Whitney Resorts, Inc.

Project(s): Water System Improvements

WCMUD #38

Project(s): Wastewater Treatment Plant Preliminary Design

GOVERNMENT CLIENT REFERENCES



City of Georgetown
Wesley Wright, PE
Systems Engineer
300 Industrial Avenue
Georgetown, Texas 78626
(512) 948-1300
wesley.wright@georgetowntexas.gov

City of Lorena
Kevin Neal
City Manager
107 S Frontage Rd A
Lorena, Texas 76655
(254) 857-4641
kneal@lorenatx.gov

City of Jonestown
James McCrory
Public Works Director
18649 FM 1431, Ste. 4
Jonestown, TX 78654
(512) 267-3243
jmccrory@jonestowntx.gov

City of Rockdale
Jerald Brunson
Public Works Director
505 W Cameron Avenue
Rockdale, Texas 76567
(254) 627-1594
jbrunson@rockdalecityhall.com

City of Temple
James Billeck, PE
Deputy City Engineer
3210 E. Ave. H, Bldg. A
Temple, Texas 76501
(254) 298-5660
jbilleck@templetx.gov

City of Nolanville
Teresa Chandler
City Manager
101 N 5th Street
Nolanville, TX 75669
(254) 698-6335
tchandler@nolanvilletx.gov

City of Harker Heights
Mark Hyde
Assistant City Manager
305 Miller's Crossing
Harker Heights, Texas 76548
(254) 953-5641
mhyde@harkerheights.gov

City of Belton
Matthew Bates
Assistant City Manager
333 Water Street
Belton, Texas 76513
(254) 933-5819
mbates@belontexas.gov



APPROACH TO REQUESTED SERVICES

KPA approaches every water and wastewater improvement project with a deliberate, methodical process designed to ensure technical accuracy, regulatory compliance, and efficient project delivery. Our design philosophy centers on proactive coordination, constructability, and cost awareness—factors that are critical to maintaining schedule and budget for publicly funded infrastructure projects.

Preliminary Design Phase

The Preliminary Design phase establishes the foundation for the entire project. KPA begins by compiling and reviewing all available data related to existing water and wastewater infrastructure, including record drawings, GIS files, and as-built documentation. We delineate easements and rights-of-way, identify existing utilities and crossings, and perform topographic surveys to capture surface features, manholes, valves, and drainage structures. Early coordination with environmental specialists ensures that site conditions and permitting requirements are clearly defined from the outset.

Using this data, our engineers develop design alternatives and conduct hydraulic modeling to evaluate system capacity, constructability, and lifecycle cost. Each alternative is reviewed collaboratively with City staff to confirm priorities such as alignment, service continuity, and long-term maintenance access.

Deliverables at this phase typically include:

- A 30% preliminary design plan set showing proposed alignments and key features.
- An engineering memorandum summarizing hydraulic analysis, regulatory considerations, and basis of design decisions.
- An opinion of probable construction cost (OPCC) developed from recent bid data and local construction trends. A draft implementation schedule outlining anticipated design, bidding, and construction milestones.

This stage provides the City with a clear technical and financial roadmap before advancing into final design.

Final Design Phase

The Final Design phase transforms the selected alternative into detailed, biddable construction documents. This phase incorporates input from City staff, regulatory agencies, and utility stakeholders to finalize the project's technical and permitting components. KPA's team prepares comprehensive plan sheets and specifications that meet all applicable standards and funding program requirements. Typical plan components include detailed layouts of water and wastewater systems, pump station or lift station design (if applicable), erosion and sediment control, and restoration details. Our specifications outline material standards, testing procedures, and construction methods to ensure a complete and coordinated bid package.

Throughout design development, KPA manages structured submittals at the 30%, 60%, 95%, and 100% stages. Each submittal includes an updated cost estimate, project schedule, and response to prior review comments. These checkpoints maintain transparency, support informed decision-making, and ensure that the project remains aligned with available funding.

During this phase, KPA coordinates all required permits and clearances, including TCEQ wastewater collection and reuse approvals, EDA and EPA Site Certificate Approvals, TxDOT utility crossing permits, environmental documentation, and other agency reviews as applicable. Our design process emphasizes constructability—ensuring the plans are practical to build, minimize conflicts, and optimize long-term system performance.



Project Communication

Consistent and clear communication with The City will be a top priority throughout the project. We begin each engagement with a kick-off meeting to confirm scope, expectations, and communication preferences. At every design milestone (30%, 60%, 95%, 100%), we will schedule formal review meetings to walk through plan sets, receive input, and confirm alignment. Between these checkpoints, KPA's project manager will maintain frequent contact with CLSUD staff through scheduled progress calls and email updates. Minor coordination issues will be addressed promptly via phone or email.

We understand that proactive communication helps avoid delays, ensures early identification of concerns, and builds trust throughout the life of the project. Our team is committed to responsiveness and clarity in every interaction. Quality is a process by which clearly defined procedures are followed to ensure engineering products and services meet the declared measurable objectives. As part of KPA's Quality Assurance/Quality Control plan, we have developed a systematic process that assures that products and services are prepared to the standards of quality set forth.

Control of Quality

Q/A consists of design, plan, and report reviews before project milestones (i.e., preliminary engineering, 30%, 60%, 95%, and 100% plan and specification submittals). Q/A reviews on our work and our sub-consultants are performed by a project principal, the project manager, and individuals not associated with the project design as a third-party quality check. Client milestone reviews are an equally critical component of the Q/A process, as well as a valuable opportunity to obtain formal input on the City's preferences and participation in the design process. Q/C is a continuous process adhered to throughout design and product preparation that maximizes the overall quality of the product. Two essential elements for Q/C are Understanding and Review:

Understanding: For every task performed by an individual (i.e., designer, engineer, reviewer), the reasoning and logic (technical and non-technical) related to the job are understood by the individual performing the task. No guesswork is involved. The individual will not be asked to complete the task until the reasoning and logic are understood.

Review: Multiple individuals (i.e., designer, engineer, manager, reviewer) engage in completing each task. Control of construction costs, prevention of cost escalations, and overruns begin with preparing well-crafted construction plans, technical specifications, and contract documents that are detailed, unambiguous, and internally consistent, as the outcome of an effective QA/QC process during the design phase of the project.

Project Management, Schedule, and Budget Control

KPA's structure, staffing, and internal project management systems allow us to deliver projects efficiently and on schedule. Our multidisciplinary team provides the capacity to support concurrent workloads while maintaining the responsiveness required for active coordination with client staff. Each project is tracked through internal scheduling software that assigns milestones, review dates, and progress checkpoints to ensure deliverables are submitted on time.

We work collaboratively with our clients to align project scope with available budgets from the earliest stages of design. Cost awareness is integrated throughout our process—preliminary cost opinions are refined at each milestone to reflect current market conditions, contractor feedback, and historical bid data. This proactive approach enables informed decision-making, minimizes change orders, and supports adherence to budget.

KPA has an established record of completing public infrastructure projects within schedule and budget parameters. Our familiarity with federally funded and compliance-based projects, including those administered through the Texas Water Development Board and CDBG programs, reinforces our ability to meet documentation and reporting requirements while maintaining accountability for scope, cost, and schedule.

PROJECT TEAM



THOMAS D. VALLE, PE
(NO. 92791)
PRINCIPAL
PROJECT MANAGER



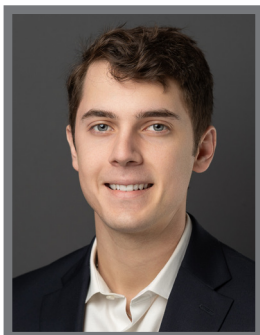
RICK N. KASBERG, PE
(NO. 70136)
PRINCIPAL
PROFESSIONAL ENGINEER



GINGER R. TOLBERT, PE
(NO. 87067)
PRINCIPAL
PROFESSIONAL ENGINEER



SAMUEL K. BLUMENTHAL, PE, CFM
(NO. 144406)
ASSOCIATE
PROFESSIONAL ENGINEER



BRYCE W. BRASHEAR, EIT, CFM
(NO. 77642)
DESIGN ENGINEER



EMMA A. COX, EIT
(NO. 73738)
DESIGN ENGINEER



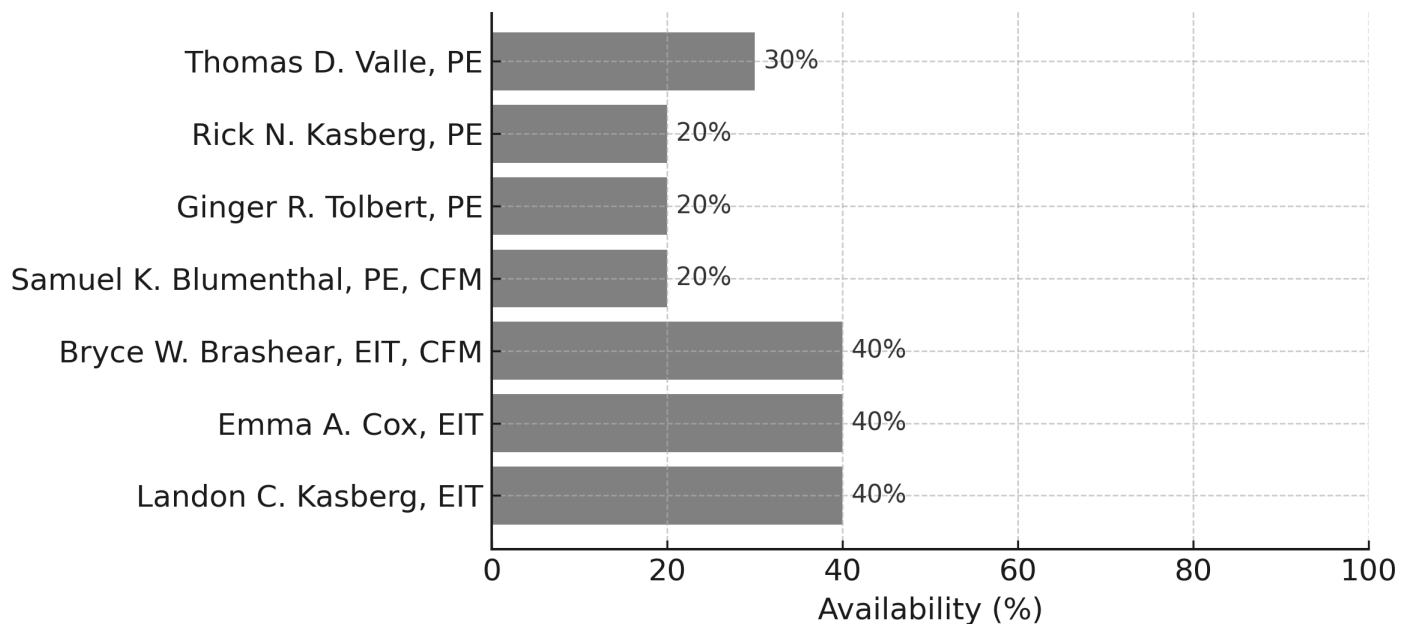
LANDON C. KASBERG
(NO. 67290)
DESIGN ENGINEER

Team Capacity and Resource Allocation

KPA maintains the staff depth and flexibility necessary to deliver multiple concurrent projects while ensuring each receives the level of attention required for successful completion. The team identified for this project includes senior leadership, project management, and technical staff with demonstrated experience in water and wastewater infrastructure design and construction administration.

The chart below represents each team member's current and projected availability based on active workloads. This level of staffing ensures that resources are balanced across ongoing commitments while maintaining ample capacity to perform the requested services in a timely manner.

KPA's internal scheduling, QA/QC, and workload management processes allow project managers to proactively allocate staff, monitor milestone progress, and adjust resources as needed to maintain delivery schedules. This deliberate approach to workload management enables KPA to consistently meet client expectations for responsiveness, schedule adherence, and technical quality.





THOMAS D. VALLE, PE

Principal | Project Manager



Tommy is a Partner and Principal at KPA Engineers with over 25 years of experience in civil engineering. He specializes in project management, design, preparation of construction plans and specifications, and construction administration for water supply, water distribution, water treatment plants, wastewater collection systems, and wastewater treatment plants. He has led numerous studies and investigations, including water distribution, wastewater collection, rate studies, feasibility studies for water and wastewater treatment plants, and preliminary design reports.

As an experienced Project Manager, Tommy has overseen large-scale projects such as wastewater and water treatment plant improvements, large-diameter pipelines, pump stations, lift stations, and utility relocations for Texas Department of Transportation (TxDOT) road widening projects. He has also worked on several grant projects and has significant experience collaborating with TxDOT

and the Texas Water Development Board (TWDB). Tommy has received recognition for his contributions to the field, including being named Engineer of the Year in 2008 by the Texas Society of Professional Engineers and receiving the Texas Section American Water Works Association Young Professionals Service Award in 2004. Tommy is actively involved in several industry organizations, including the American Society of Civil Engineers (where he served as President), the Texas Society of Professional Engineers, the Water Environment Association of Texas (President), and the American Water Works Association.

EDUCATION

Bachelor of Science in
Civil Engineering, 1999
Texas A&M University

CERTIFICATIONS

Professional Engineer
(No. 92791)

AFFILIATIONS

American Society of Civil
Engineers

Texas Society of
Professional
Engineers

Council of Engineering
Companies of Texas

American Water Works
Association

Water Environment
Federation

SELECTED PROJECT EXPERIENCE

- Temple-Belton Wastewater Treatment Plan Evaluation & Preliminary Design | Belton, TX
- Water System Emergency Generators (FEMA) | Rockdale, TX
- Leon River Trunk Sewer Project | Temple, TX
- Southwestern Interceptor Upgrade | Georgetown, TX
- Water's Edge Trunk Wastewater Lines & Lift Station Improvements | Belton, TX
- Pecan Branch Wastewater Interceptor | Georgetown, TX
- EARZ Projects (2003-2025) | Georgetown, TX
- Ortega Wastewater Improvements | Rockdale, TX
- Wastewater Line | Rockdale, TX
- Temple Belton Wastewater Treatment Plant Improvements | Belton, TX
- Cedar Creek Wastewater Treatment Plan | Temple, TX
- Water and Wastewater Analysis | Rockdale, TX
- Northside Baptist Church Wastewater Improvements | Temple, TX
- Shallowford Lift Station & Force Main Improvements | Temple, TX
- CDBG Wastewater Improvements | Cameron, TX
- Austin Avenue Water & Wastewater Improvements | Georgetown, TX
- Smith Branch Lift Station | Georgetown, TX
- I-35 Utility Relocations | Belton, TX
- Loop 363 Utility Relocation, Phases I-III | Temple, TX
- FM 2305 Utility Relocations | Temple, TX



RICK N. KASBERG, PE

KPA Engineers | Principal | QA/QC



Rick serves as the Chief Technical Officer and has been with the firm since 1987. With decades of experience, he leads project management, design, construction documentation, and construction administration for water supply, distribution, treatment, and wastewater systems. He has also conducted numerous studies on water distribution networks, wastewater collection, and water quality. Rick has partnered with communities, water districts, and river authorities across Central and South-Central Texas to deliver reliable engineering solutions.

He is a past president of both the American Society of Civil Engineers and the Texas Society of Professional Engineers, and an active member of several industry organizations, including the Texas Council of Engineering Companies, the American Water Works Association, and the Water Environment Association of Texas. His contributions have been recognized with honors such as Central Texas Young Engineer of the Year (1991) and Engineer of the Year (2000) by TSPE.

EDUCATION

Bachelor of Science in Civil Engineering, 1986
Texas A&M University

CERTIFICATIONS

Professional Engineer
(No. 70136)

AFFILIATIONS

American Society of Civil Engineers

Texas Society of Professional Engineers

National Society of Professional Engineers

Texas Council of Engineering Companies

American Water Works Association

Water Environment Association of Texas

SELECTED PROJECT EXPERIENCE

- Rockwool Site Wastewater & Lift Station Improvements | Belton, TX
- Doshier Farm Wastewater Line & Lift Station Improvements | Belton, TX
- Water & Wastewater Master Plan | Belton, TX
- Water & Wastewater Master Plan | Corsicana, TX
- Water & Wastewater Master Plan Updates 2008, 2015 | Belton, TX
- Water & Wastewater Master Plan, WCID No. 3 | Nolanville, TX
- Southeast Temple Water & Wastewater Improvements | Temple, TX
- FM 487/CR 303 BPS and Ground Storage | Jarrell-Schwertner WSC
- Royal St. BPS, GST, and Lower Trinity Well Improvements | Salado, TX
- Avenue G Pump Station Improvements | Temple, TX
- East Temple Water and Wastewater Improvements | Temple, TX
- Membrane Water Treatment Plant Expansion | Temple, TX
- 822 Service Area 500,000 Gallon Elevated Storage Tank | Belton, TX
- Leon River Basin Study | Belton, TX
- Pump Station Improvements, WCID No. 3 | Nolanville, TX
- Recycle Pump Station Improvements, Bluebonnet WSC | Temple, TX
- South Belton/Lampasas Basin Study | Belton, TX
- South Temple Transmission Main | Temple, TX
- Water Master Plan | Jarrell Schwertner WSC
- Water Master Plan 1994, 2000, 2006, 2019 | Temple, TX
- Water Master Plan | Morgan's Point Resort, TX
- WCID No. WWTP Expansion - Preliminary Design | Belton, TX
- San Gabriel Lift Station Improvements | Georgetown, TX

**GINGER R. TOLBERT, PE**

KPA Engineers | Principal

Ginger has been practicing Civil Engineering for 30 years. Her experience includes project management, design, preparation of construction plans and specifications, and construction administration for site design, water distribution lines, reclaimed water systems, transmission mains, pump stations, water storage tanks, wastewater interceptors and collection lines and lift stations.

Ginger has also prepared network analyses of water distribution systems, water and wastewater projections, master plans, utility rate studies, and preliminary design reports. Early in her career, Ginger was the Assistant County Engineer for McLennan County, where she managed right of way acquisition required for TxDOT projects within the county. She was honored as Engineer of the Year by the Texas Society of Professional Engineers in recognition of her professional contributions during that time.

EDUCATION

Bachelor of Science in Civil Engineering, 1995
Texas A&M University

CERTIFICATIONS

Professional Engineer
(No. 87067)

AFFILIATIONS

American Society of Civil Engineers

Texas Society of Professional Engineers

Council of Engineering Companies of Texas

American Water Works Association

Water Environment Federation

American Public Works Association

SELECTED PROJECT EXPERIENCE

- Synergy Park Wastewater Line | Temple, TX
- Pepper Creek Wastewater Extension & Equalization Bin | Temple, TX
- Water and Wastewater Master Plan | Temple, TX
- Water and Wastewater Development Modeling | Temple, TX
- Little River Wastewater Improvements | Temple, TX
- Water and Wastewater Master Plan | Belton, TX
- Wastewater Improvements | Lorena, TX
- Water and Wastewater Master Plan | Corsicana, TX
- Water and Wastewater Master Plan | Marble Falls, TX
- Water and Wastewater Details and Specifications Update | Pflugerville, TX
- Water Transmission Main | Bluebonnet WSC
- Water System Mapping, Review & Analysis | Levi WSC
- Falls County Water Plant Site | Levi WSC
- Rehabilitation of Elevated Storage Tanks | Temple, TX
- 920 3MG Elevated Storage Tank | Temple, TX
- Airport Pump Station and Transmission Line | Temple, TX
- Doshier Farm Reclaimed Water System | Temple, TX
- Groundwater Feasibility Study | Temple, TX
- West Temple Water Distribution Assessment | Temple, TX
- South Temple Water Transmission Main, Pump Station & Ground Storage | Temple, TX
- I-35 Utility Relocations | Belton, TX
- Nolan Creek Trunk Sewer | Belton, TX
- North Belton Elevated Storage Tank & 16" Transmission Main | Belton, TX
- Water System SCADA Improvements | Bellmead, TX

**SAMUEL K. BLUMENTHAL, PE, CFM**

KPA Engineers | Associate

Sam has been practicing Civil Engineering for over 8 years. His professional practice focuses on hydraulic modeling of wastewater systems, water distribution networks and stream systems. His experience includes master planning, hydraulic modeling of gravity and pressurized systems, hydrologic and hydraulic studies, hydraulic analysis of riverine systems, scour analyses, modeling and design of storm water systems, design of gravity wastewater collection as well as preliminary and final design of lift stations.

Sam has assisted municipalities in creating capital improvement plans, worked with improving burgeoning municipal GIS systems, and created unique data visualizations to assist municipalities in understanding and communicating infrastructure issues and solutions.

EDUCATION

Bachelor of Science in Civil Engineering, 2016
Texas A&M University

CERTIFICATIONS

Professional Engineer
(No. 144406)

Certified Floodplain Manager
(4545-23N)

AFFILIATIONS

American Society of Civil Engineers

Texas Society of Professional Engineers

American Water Works Association

Water Environment Association of Texas

SELECTED PROJECT EXPERIENCE

- Water & Wastewater Master Plans | Belton, TX
- Water & Wastewater Master Plans | Temple, TX
- Water and Wastewater Master Plan | Jarrell, TX
- Water and Wastewater Master Plan | Marble Falls, TX
- Water Master Plan | Corsicana, TX
- Water Master Plan | Jarrell-Schwertner WSC
- Water Master Plan | Levi WSC
- Rockdale MDD Drainage Plan | Rockdale, TX
- Groundwater Feasibility Study | Temple, TX
- San Gabriel Park Lift Station | Georgetown, TX
- Kegley Road Improvements | Temple, TX
- Drainage Assessment Modeling | Temple, TX
- Friars Creek Detention Pond Study | Temple, TX
- Hog Pen Creek LOMR | Temple, TX



BRYCE W. BRASHEAR, EIT, CFM

KPA Engineers | Design Engineer

Bryce is an Engineer-In-Training with the firm and has passed the Professional Engineering (PE) exam. He holds an Engineer-in-Training (EIT) certification in the State of Texas (EIT No. 77642) and graduated Magna Cum Laude from Texas A&M University with a Bachelor of Science degree in Civil Engineering in December 2022. Throughout his undergraduate studies, Bryce interned with KPA, gaining valuable experience in various civil engineering functions. His engineering experience includes drainage designs, sizing calculations for sewer systems, quantity takeoffs, OPCs, and detention pond modeling.

Bryce is also skilled in researching, compiling, and evaluating project data, reviewing construction plans, working with AutoCAD, conducting construction site visits, attending progress meetings, and gathering field data for design purposes. Bryce is an active member of the Texas Society of Professional

Engineers (TSPE) and the American Society of Civil Engineers (ASCE), currently serving as Secretary of the ASCE chapter.

EDUCATION

Bachelor of Science in Civil Engineering, 2022
Texas A&M University

CERTIFICATIONS

Engineer-In-Training
(No. 77642)

Certified Floodplain Manager
(4912-25N)

AFFILIATIONS

American Society of Civil Engineers

Texas Society of Professional Engineers

SELECTED PROJECT EXPERIENCE

- Belton Wastewater Master Plan | Belton, TX
- North Belton Elevated Storage Tank | Belton, TX
- Rockwool Water & Wastewater Improvements | Belton, TX
- 13th Avenue Sidewalk Improvements | Belton, TX
- Jonestown Street Maintenance | Jonestown, TX
- Nolanville Feasibility Studies | Nolanville, TX
- Cearley to Eberhardt Waterline | Temple, TX
- Loop 363 Transmission Main | Temple, TX
- Pepper Creek Wastewater Extension | Temple, TX
- Range Road Waterline | Temple, TX
- Temple 920 MG EST | Temple, TX
- Lott Wastewater Treatment Plant | Lott, TX

**EMMA A. COX, EIT**

KPA Engineers | Design Engineer

Emma is an Engineer-In-Training with the firm and is a licensed Engineer-In-Training in the State of Texas (73738). She graduated from Texas A&M University with a Bachelor of Science Degree in Civil Engineering in May of 2021 with a 4.0 GPA. Emma has also passed her Principles and Practice of Engineering (PE) examination. Once Emma meets the four-year active practice requirement in engineering work, she will obtain her Professional Engineer (PE) license. While studying at Texas A&M University, Emma interned with KPA, where she gained experience assisting and performing various civil engineering functions.

Her engineering experiences include researching, compiling, and evaluating project data, preparing quantity takeoffs, assisting with the design of utility projects, and preparing opinions of probable construction costs. She has also been exposed to construction plan reviews, working with AutoCAD, and participated in construction site visits, progress meetings, and field visits to

obtain design data. Emma is an active member of the American Society of Civil Engineers and the Texas Society of Professional Engineers.

EDUCATION

Bachelor of Science in Civil
Engineering, 2021
Texas A&M University

CERTIFICATIONS

Engineer-In-Training
(No. 73738)

AFFILIATIONS

American Society of Civil
Engineers

Texas Society of Professional
Engineers

SELECTED PROJECT EXPERIENCE

- Water & Wastewater Master Plan | Belton, TX
- North Belton Elevated Storage Tank & Transmission Main | Belton, TX
- West Temple Wastewater & Lift Station Analysis | Temple, TX
- Synergy Park Water & Wastewater Improvements | Temple, TX
- Downtown Utility Assessment | Temple, TX
- Pepper Creek Wastewater Extension | Temple, TX
- Temple 920 MG EST | Temple, TX
- Wastewater Treatment Plant Improvements & Feasibility Study | Bell County, WCID No. 3
- West Temple Water Distribution System Assessment | Temple, TX
- Water Master Plan | Corsicana, TX
- Loop 363 Transmission Main | Temple, TX
- Cearley to Eberhardt 12" Waterline | Temple, TX
- Range Road Transmission Main | Temple, TX
- Water Master Plan | Jarrell Schwertner WSC
- Water Master Plan | Armstrong WSC
- Edwards Aquifer Recharge Zone, Wastewater Rehabilitation | Georgetown, TX

**LANDON C. KASBERG, EIT**

KPA Engineers | Design Engineer

Landon is an Engineer-In-Training with the firm and is a licensed Engineer-In-Training in the State of Texas. He graduated from Texas A&M University with a Bachelor of Science Degree in Biological and Agricultural Engineering in May 2019 and has passed the Principles and Practice of Engineering (PE) examination. Once Landon meets the four-year civil engineering active practice requirement, he will obtain his Professional Engineer (PE) license.

Throughout his bachelor's studies at Texas A&M University, Landon interned with KPA . His engineering experience includes researching, compiling, and evaluating project data, water system modeling using WaterCAD, assisting with quantity takeoffs, and preparing opinions of probable construction costs. Landon is also skilled in designing and preparing construction plans and specifications for roadways, pedestrian facilities, drainage systems, water distribution, and pump stations.

EDUCATION

Bachelor of Science in
Biological Agriculture
Engineering, 2019
Texas A&M University

CERTIFICATIONS

Engineer-In-Training
(No. 67290)

AFFILIATIONS

American Society of Civil
Engineers

Texas Society of Professional
Engineers

SELECTED PROJECT EXPERIENCE

- Doshier Wastewater and Lift Station
- Rockwool Wastewater and Lift Station Improvements | Belton, TX
- Avenue G Pump Station Improvements | Temple, TX
- Royal Street Pump Station & Well Project | Salado, TX
- Pump Station Improvements, WCID No. 3 | Nolanville, TX
- FM 487/CR 303 BPS and Ground Storage | Jarrell-Schwertner WSC
- East Temple Water and Wastewater Improvements | Temple, TX

REQUIRED DOCUMENTS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Risk Strategies 12801 North Central Expy. Suite 1725 Dallas, TX 75243	CONTACT NAME: Simran Patel PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: RSCcertrequest@risk-strategies.com																					
INSURED Kasberg, Patrick & Associates, LP 19 North Main Street Temple TX 76501	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr> <tr> <td colspan="2">INSURER A : Travelers Casualty and Surety Co of Amer</td><td>31194</td></tr> <tr> <td colspan="2">INSURER B :</td><td></td></tr> <tr> <td colspan="2">INSURER C :</td><td></td></tr> <tr> <td colspan="2">INSURER D :</td><td></td></tr> <tr> <td colspan="2">INSURER E :</td><td></td></tr> <tr> <td colspan="2">INSURER F :</td><td></td></tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A : Travelers Casualty and Surety Co of Amer		31194	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A : Travelers Casualty and Surety Co of Amer		31194																				
INSURER B :																						
INSURER C :																						
INSURER D :																						
INSURER E :																						
INSURER F :																						

COVERAGES

CERTIFICATE NUMBER: 87631509

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED ☐ HIRED AUTOS ONLY ☐ AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability		108077860	7/1/2025	7/1/2026	Per Claim \$2,000,000 Annual Aggregate \$4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The claims made professional liability coverage is the total aggregate limit for all claims presented within the annual policy period and is subject to a deductible. Thirty (30) day notice of cancellation in favor of certificate holder on all policies.

CERTIFICATE HOLDER

CANCELLATION

City of Gatesville 110 N. 8th St. Gatesville TX 76528	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE RSC Insurance Brokerage
---	--

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



Statement of Conflicts

Kasberg, Patrick & Associates, LP (KPA Engineers) affirms that no known conflicts of interest exist with respect to this solicitation for professional engineering services. KPA has no personal or financial relationships with any officials, employees, or representatives of the City of Gatesville that would in any way impair our ability to provide objective and independent professional services.

KPA further certifies that it is not currently engaged in, nor anticipates entering into, any contractual or other obligations that would conflict with the interests of the City of Gatesville in connection with this project. Should any potential conflict arise during the course of work, KPA will immediately disclose such information in writing to the City and take all necessary steps to resolve the matter in accordance with applicable regulations and ethical standards.

REQUIRED DOCUMENTS

Last updated by Sara Williams on Jun 20, 2025 at 11:38 AM

KASBERG, PATRICK & ASSOCIATES, LP



KASBERG, PATRICK & ASSOCIATES, LP

Unique Entity ID NTAFMYKV5CD3	CAGE / NCAGE 86KD8	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Jun 20, 2026	
Physical Address 19 N Main ST Temple, Texas 76501-7629 United States	Mailing Address 19 N Main ST Temple, Texas 76501-7631 United States	

Business Information

Doing Business as (blank)	Division Name Kasberg, Patrick & Associates, Lp	Division Number (blank)
Congressional District Texas 31	State / Country of Incorporation Texas / United States	URL www.kpaengineers.com

Registration Dates

Activation Date Jun 24, 2025	Submission Date Jun 20, 2025	Initial Registration Date Aug 20, 2018
--	--	--

Entity Dates

Entity Start Date Jan 1, 2006	Fiscal Year End Close Date Dec 31
---	---

Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Partnership or Limited Liability Partnership	Entity Type Business or Organization	Organization Factors (blank)
Profit Structure For Profit Organization		

REQUIRED DOCUMENTS

Last updated by Sara Williams on Jun 20, 2025 at 11:38 AM

KASBERG, PATRICK & ASSOCIATES, LP

Socio-Economic Types

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments	Debt Subject To Offset
No	No
EFT Indicator	CAGE Code
0000	86KD8

Points of Contact

Electronic Business

✎	19 N. Main ST.
R. David Patrick	Temple, Texas 76501
	United States

Government Business

✎	19 N Main ST.
R. David Patrick	Temple, Texas 76501
	United States

Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	541330	Engineering Services

Disaster Response

This entity does not appear in the disaster response registry.

REQUIRED DOCUMENTS

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Kasberg, Patrick, & Associates, LP
19 N Main St, Temple, TX 76501

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No ☐ N/A

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No ☐ N/A

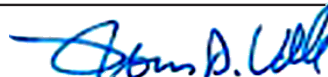
5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

Thomas D. Valle, PE

Name of signatory



Signature

10/17/2025

Date

REQUIRED DOCUMENTS

Certification Regarding Lobbying

(To be submitted with each bid or offer exceeding \$100,000)

The undersigned certifies, to the best of his or her knowledge and belief, that:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(c) The undersigned shall require that the language paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995).

The Contractor, KPA Engineers, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.



Signature of Contractor's Authorized Official

Thomas D. Valle, PE - Principal

Printed Name and Title of Contractor's Authorized Official

10/20/2025

Date

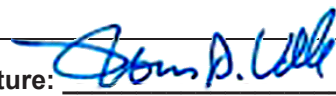
REQUIRED DOCUMENTS

0348-0046

Disclosure of Lobbying Activities

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure)

Type of Federal Action: <u>N/A</u> a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	Status of Federal Action: <u>N/A</u> a. bid/offer/application b. initial award c. post-award	Report Type: <u>N/A</u> a. initial filing b. material change
Name and Address of Reporting Entity: ____ Prime ____ Subawardee Tier____, if Known: N/A Congressional District, if known:	If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
Federal Department/Agency: N/A	7. Federal Program Name/Description: N/A CFDA Number, if applicable: _____	
Federal Action Number, if known: N/A	9. Award Amount, if known: N/A \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Thomas D. Valle, PE</u> Title: <u>Principal</u> Telephone No.: <u>254-773-3731</u> Date: <u>10/20/2025</u>	
Federal Use Only	Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)	

Statement of Qualifications

Gravity Sewer Main Project | CG-02F95501-0EPA

October 20, 2025



19 N. MAIN ST
TEMPLE, TX 76501
(254) 773-3731

800 S. AUSTIN AVE
GEORGETOWN, TX 78626
(512) 819-9478



Date 10/28/2025

Agenda Item 9

Resolution 2025-116

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Discussion and possible action regarding disbursement of HOT Funds for Assessment of City Auditorium

Information:

At the City Manager's request, the City's contract engineering firm, Freese & Nichols, provided a quote to assess the current condition of the City Auditorium. Concerns about the building include:

- Structural – no known assessment of the auditorium/stage area, nor the former city hall area, since the 1938 construction.
- Electrical – outdated control panels, wiring, circuit breakers, and multiple sources into building.
- Hazardous materials – asbestos, mold, or other.
- Future renovation – the initial assessment will guide the scope and necessity of any future renovation projects for the stage/auditorium area, former city hall area, and current city council chambers.

FNI will conduct field investigations and document building deficiencies relative to compliance with current code, life safety, accessibility, and energy efficiency regulations. Documentation will include systems and equipment noting those items which may be at, near or past the end of their useful life cycle. They will then submit a final report to the City, upon which we will base the necessary decisions for the building.

This proposed expenditure has been reviewed by City Attorney Thomas and qualifies for HOT funds in the following manner:

- Part 1:
 - Events do bring out of town guests currently, estimated to be 50-100 per year.
 - Renovation of the auditorium would bring many more visitors from out of town.
- Part 2:
 - The auditorium is historic, built in 1938, and would be renovated to match its historic appearance.
 - The auditorium promotes the arts currently, with monthly music and dance events.
 - The auditorium would promote many more arts events, including theatrical performances, once renovated.

Financial Impact: Up to \$45,650 in HOT Funds; current balance of HOT Fund is \$928,646.

Date 10/28/2025

Agenda Item 9

Resolution 2025-116

Staff Recommendation: Staff recommends approving a resolution authorizing the City Manager to sign an agreement with Freese & Nichols, Inc., which allots the expenditure of Hotel Occupancy Tax Funds in an amount not to exceed \$45,650, to support the assessment of the Gatesville Auditorium.

Motion: Motion to approve **Resolution 2025-116**, authorizing the City Manager to sign an agreement with Freese & Nichols, Inc., which allots the expenditure of Hotel Occupancy Tax Funds in an amount not to exceed \$45,650, to support the assessment of the Gatesville Auditorium.

Attachments:

1. City of Gatesville Auditorium Evaluation Proposal

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

October 14, 2025

Mr. Brad Hunt
City Manager
City of Gatesville
803 Main Street
Gatesville, TX 776528

Re: Evaluation of Gatesville Auditorium Building

Dear Mr. Hunt:

Freese and Nichols, Inc. (FNI) is pleased to submit this proposal for providing professional architectural and engineering services to the City of Gatesville (City) for the evaluation/assessment of the Auditorium Building at 110 North 8th Street. This proposal is based on a request to re-engage on a previous proposal (submitted in 2023) on September 29, 2025. Conor Mitchell, P.E. will serve as project manager.

PROJECT UNDERSTANDING

Based on our earlier conversation, it is our understanding that the Auditorium Building in Gatesville was constructed in the 1930s. The two-story building houses not only an auditorium but also the City Council chambers, office and storage space. The City is planning to make significant renovations to the building but is aware of its multiple deficiencies. The City has requested that FNI perform an evaluation of the building and its systems to provide a more accurate scope prior to engaging an AE firm for design services.

The assessment will be conducted by a multi-discipline team of FNI architects, structural and mechanical-electrical-plumbing engineers, and specialty subconsultants. The assessment will conclude with a written report describing the property's conditions and identified deficiencies.

SCOPE OF SERVICES

FNI will provide the following services:

1. Provide overall project management and reporting.
2. Receive and review all pertinent project data from City. This will include, but not be limited to, all existing building construction documents, site surveys, reports, and previous facility analyses.
3. Conduct kick-off meeting and field investigation of the building by architects and engineers. Meet with City staff to identify known issues and maintenance items. Investigations will be visual and include building systems and the building envelope. Photographs will document the investigations.
4. Provide a hazardous material survey of the main building. This will be performed by FNI subconsultant – Industrial Hygiene and Safety Technology (IHST).

5. Following the field investigations document building deficiencies relative to compliance with current code, life safety, accessibility, and energy efficiency regulations. Documentation will include systems and equipment noting those items which may be at, near or past the end of their useful life cycle.
6. Prepare a draft report summarizing the tasks above. Distribute the draft report to City for review and comment.
7. Conduct a virtual meeting between City and FNI to discuss City's review comments.
8. Address City's comments and make revisions to the report.
9. Prepare the final report and transmit to City.

ASSUMPTIONS/CLARIFICATIONS

1. Report will address deficiencies only, no recommendations for repairs are included.
2. Report will not include Opinion of Probable Construction Costs for resolving/repairing deficiencies.
3. It is assumed that the building is not in an historic district or listed with the Texas Historical Commission.
4. Hazardous Material testing will be performed by Industrial Hygiene and Safety Testing (IHST). Their survey will include sampling for mold, asbestos and lead paint, testing of those samples and a written report on their findings.
5. The structural assessment proposed is based on visual observations only and does not include quantitative structural analysis. If structural analysis or more extensive structural investigation is required, that effort is not included in the current scope of work and will be included as a recommendation in the report.

SCHEDULE

FNI will provide services in accordance with the attached schedule. If FNI's services are delayed through no fault of FNI, FNI shall be entitled to equitable adjustment of the contract schedule consistent with the number of days of delay.

RESPONSIBILITIES OF CITY

City shall perform the following in a timely manner so as not to delay the services of FNI:

1. Designate in writing a person to act as City's representative with respect to the services to be rendered under this Agreement. Such person shall have contract authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to FNI's services for the Project.
2. Provide all criteria and full information as to City's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which City will require to be included in the plans and specifications.
3. Assist FNI by placing at FNI's disposal all available information pertinent to the Project including previous reports and any other data relative to the Project.
4. Arrange for access to and make all provisions for FNI to enter upon public and private property as required for FNI to perform services under this Agreement.
5. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents

presented by FNI, obtain advice of an attorney, insurance counselor and other consultants as City deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of FNI.

6. City shall make or arrange to have made all subsurface investigations, including, but not limited, to borings, test pits, soil resistivity surveys, and other subsurface explorations. City shall also make or arrange to have made the interpretations of data and reports resulting from such investigations. All costs associated with such investigations shall be paid by City.
7. Provide such accounting, independent cost estimating and insurance counseling services as may be required for the Project, such legal services as City may require or FNI may reasonably request with regard to legal issues pertaining to the Project.

DELIVERABLES

All deliverables to City shall be in electronic pdf format including draft and final reports.

TERMS AND CONDITIONS

Refer to Attachment TC for Terms and Conditions.

COMPENSATION

FNI proposes to furnish our services as described herein for the lump sum fee of Forty-Five Thousand Six Hundred and Fifty Dollars (\$45,650.00).

We appreciate this opportunity to submit this proposal. If additional information or clarification is desired, please do not hesitate to contact us. If you are in agreement with the services described above and wish for us to proceed with this assignment, please countersign below and return a copy for our records.

Sincerely,

A handwritten signature in dark ink, appearing to read 'V. Nair', with a stylized flourish extending from the end.

FREESE AND NICHOLS, INC.
Vimal Nair, P.E.
Vice President

City of Gatesville

Printed name: _____

Date: _____

cc:

Attachments:
Schedule
Terms and Conditions

Gatesville Auditorium Building Assessment

ID	Task Mode	Task Name	Duration	% Complete	Start	Finish	October				November				December				January					
							10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	
1		Proposal	17 days	0%	Tue 10/7/25	Wed 10/29/25																		
2		Prepare proposal	5 days	0%	Tue 10/7/25	Mon 10/13/25																		
3		Submit Proposal to City	1 day	0%	Tue 10/14/25	Tue 10/14/25																		
4		City review	10 days	0%	Wed 10/15/25	Tue 10/28/25																		
5		Contract / Task order award	1 day	0%	Wed 10/29/25	Wed 10/29/25																		
6		Notice to Proceed	0 days	0%	Wed 10/29/25	Wed 10/29/25																		
7		Quality Management	66 days	0%	Thu 10/30/25	Thu 1/29/26																		
8		Project Setup	2 days	0%	Thu 10/30/25	Fri 10/31/25																		
9		Develop quality management plan	1 day	0%	Mon 11/3/25	Mon 11/3/25																		
10		Quality Assurance reviews	1 day	0%	Thu 12/18/25	Thu 12/18/25																		
11		Project Closeout	1 day	0%	Thu 1/29/26	Thu 1/29/26																		
12		Condition Assessment	65 days	0%	Thu 10/30/25	Wed 1/28/26																		
13		Schedule Site Visit	10 days	0%	Thu 10/30/25	Wed 11/12/25																		
14		Review existing information	2 days	0%	Thu 10/30/25	Fri 10/31/25																		
15		Travel	1 day	0%	Thu 11/13/25	Thu 11/13/25																		
16		Kickoff Meeting, Site visit and condition assessment	1 day	0%	Fri 11/14/25	Fri 11/14/25																		
17		Develop draft report	10 days	0%	Mon 11/17/25	Fri 11/28/25																		
18		Quality Check	7 days	0%	Mon 12/1/25	Tue 12/9/25																		
19		Print for QC, Post to Bluebeam	1 day	0%	Mon 12/1/25	Mon 12/1/25																		
20		QC inbrief to QC review team	1 day	0%	Tue 12/2/25	Tue 12/2/25																		
21		QC	2 days	0%	Wed 12/3/25	Thu 12/4/25																		
22		Pick up QC comments	1 day	0%	Fri 12/5/25	Fri 12/5/25																		
23		Backcheck	2 days	0%	Mon 12/8/25	Tue 12/9/25																		
24		Compile & submit Draft Report to client	1 day	0%	Wed 12/10/25	Wed 12/10/25																		
25		Client review	17 days	0%	Thu 12/11/25	Fri 1/2/26																		
26		Receive Client comments on draft report	1 day	0%	Mon 1/5/26	Mon 1/5/26																		
27		Review client comments	2 days	0%	Tue 1/6/26	Wed 1/7/26																		
28		Review meeting	1 day	0%	Thu 1/8/26	Thu 1/8/26																		
29		Develop Final report	8 days	0%	Fri 1/9/26	Tue 1/20/26																		
30		Quality Check	5 days	0%	Wed 1/21/26	Tue 1/27/26																		
31		Print for QC, Post to Bluebeam	1 day	0%	Wed 1/21/26	Wed 1/21/26																		
32		QC	2 days	0%	Thu 1/22/26	Fri 1/23/26																		
33		Pick up QC comments	1 day	0%	Mon 1/26/26	Mon 1/26/26																		
34		Backcheck	1 day	0%	Tue 1/27/26	Tue 1/27/26																		
35		Compile & submit Final Report to client	1 day	0%	Wed 1/28/26	Wed 1/28/26																		
36																								
37		Mold and Asbestos Assessment	48 days	0%	Thu 10/30/25	Mon 1/5/26																		
38		Authorization from client	1 day	0%	Thu 10/30/25	Thu 10/30/25																		
39		Execute sub-consultant agreement (FNI & IHST)	5 days	0%	Fri 10/31/25	Thu 11/6/25																		
40		Schedule field work	15 days	0%	Fri 10/31/25	Thu 11/20/25																		
41		Field work, collect samples	1 day	0%	Fri 11/21/25	Fri 11/21/25																		
42		Lab work for testing	10 days	0%	Mon 11/24/25	Fri 12/5/25																		
43		Office work to prepare report	20 days	0%	Mon 12/8/25	Fri 1/2/26																		
44		Issue Report	1 day	0%	Mon 1/5/26	Mon 1/5/26																		

TERMS AND CONDITIONS OF AGREEMENT

1. **DEFINITIONS:** As used herein: (1) City refers to the party named as such in the Agreement between the City and FNI; (2) FNI refers to Freese and Nichols, Inc., its employees and agents, and its subcontractors and their employees and agents; and (3) Services refers to the professional services performed by FNI pursuant to the Agreement.
2. **INFORMATION FURNISHED BY CITY:** City will assist FNI by placing at FNI's disposal all available information pertinent to the project, including previous reports and any other data relative to design or construction of the project. FNI shall have no liability for defects or negligence in the Services attributable to FNI's reliance upon or use of data, design criteria, drawings, specifications, or other information furnished by City. To the fullest extent permitted by law, City agrees to indemnify and hold FNI harmless from any and all claims and judgments, and all losses, costs, and expenses arising therefrom. FNI shall disclose to City, prior to use thereof, defects or omissions in the data, design criteria, drawings, specifications, or other information furnished by City to FNI that FNI may reasonably discover in its review and inspection thereof.
3. **STANDARD OF CARE:** FNI will perform all professional services under this Agreement with the professional skill and care ordinarily provided by competent members of the subject profession practicing under the same or similar circumstances and professional license as expeditiously as is prudent considering the ordinary professional skill and care of a competent member of the subject profession. FNI makes no warranties, express or implied, under this Agreement or otherwise, in connection with any Services performed or furnished by FNI.
4. **INSURANCE:** FNI shall provide City with certificates of insurance with the following minimum coverage:

<u>Commercial General Liability</u> \$2,000,000 General Aggregate <u>Automobile Liability (Any Auto)</u> \$1,000,000 Combined Single Limit	<u>Workers' Compensation</u> As required by Statute <u>Professional Liability</u> \$3,000,000 Annual Aggregate
---	---
5. **CHANGES:** City, without invalidating the Agreement, may order changes within the general scope of Services required by the Agreement by altering, adding, and/or deducting from the Services to be performed. If any such change under this clause causes an increase or decrease in FNI's cost or time required for the performance of any part of the Services, an equitable adjustment will be made by mutual agreement and the Agreement will be modified in writing accordingly.

FNI will make changes to the drawings, specifications, reports, documents, or other deliverables as requested by City. However, when such changes differ from prior comments, directions, instructions, or approvals given by City or are due to causes not solely within the control of FNI, FNI shall be entitled to additional compensation and time required for performance of such changes to the Services authorized under this Agreement.
6. **OPINION OF PROBABLE CONSTRUCTION COSTS:** No fixed limit of project construction cost shall be established as a condition of the Agreement, unless agreed upon in writing and signed by the parties hereto. If a fixed limit is established, FNI shall be permitted to include contingencies for design, bidding, and price escalation in the construction contract documents to make reasonable adjustments in the scope of the project to adjust the project construction cost to the fixed limit. Such contingencies may include bid allowances, alternate bids, or other methods that allow FNI to

determine what materials, equipment, component systems, and types of construction are to be included in the construction contract documents. Fixed limits, if any, shall be increased by the same amount as any increase in the contract price after execution of the construction contract.

FNI will furnish an opinion of probable construction or program cost based on present day pricing, but does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by FNI hereunder will be made on the basis of FNI's experience and qualifications and represent FNI's judgment as an experienced and qualified design professional. It is recognized, however, that FNI does not have control over the cost of labor, material, equipment, or services furnished by others or over market conditions or contractors' methods of determining prices. Accordingly, FNI cannot and does not warrant or represent that bids or cost proposals will not vary from the City's project budget or from any estimate or opinion of probable construction or program cost prepared by or agreed to by FNI.

7. **PAYMENT:** Progress payments may be requested by FNI based on the amount of Services completed. Payment for Services shall be due and payable upon submission of a statement for Services to City and in acceptance of Services as satisfactory by City. Statements for Services shall not be submitted more frequently than monthly. Any applicable taxes imposed upon the Services, expenses, and charges by any governmental body after the execution of this Agreement will be added to FNI's compensation.

If City fails to make any payment due FNI for Services, expenses, and charges within 30 days after receipt of FNI's statement for Services therefore, the amounts due FNI will be increased at the rate of 1 percent per month from said 30th day, and, in addition, FNI may, after giving 7 days' written notice to City, suspend Services under this Agreement until FNI has been paid in full for all amounts due for Services, expenses, and charges.

If FNI's Services are delayed or suspended by City or are extended for more than 60 days through no fault of FNI, FNI shall be entitled to equitable adjustment of rates and amounts of compensation to reflect reasonable costs incurred by FNI in connection with such delay or suspension and reactivation and the fact that the time for performance under this Agreement has been revised.

8. **OWNERSHIP OF DOCUMENTS:** All drawings, reports, data, and other project information developed in the execution of Services provided under this Agreement shall be the property of City upon payment of FNI's fees for Services. FNI may retain copies for record purposes. City agrees such documents are not intended or represented to be suitable for reuse by City or others. Any reuse by City or by those who obtained said documents from City without written verification or adaptation by FNI, will be at the City's sole risk and without liability or legal exposure to FNI, or to FNI's independent associates or consultants. To the fullest extent permitted by law, City shall indemnify and hold harmless FNI and FNI's independent associates and consultants from all claims, damages, losses, and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle FNI to further reasonable compensation. FNI may reuse all drawings, report data, and other project information in the execution of Services provided under this Agreement in FNI's other activities. Any reuse by FNI will be at FNI's sole risk and without liability or legal exposure to City, and FNI shall indemnify and hold harmless City from all claims, damages, losses, and expenses including reasonable attorneys' fees arising out of or resulting therefrom.

9. **TERMINATION:** The obligation to provide Services under this Agreement may be terminated by either party upon 10 days' written notice. In the event of termination, FNI will be paid for all Services rendered and reimbursable expenses incurred to the date of termination and, in addition, all reimbursable expenses directly attributable to termination.
10. **CONSTRUCTION REPRESENTATION:** If required by the Agreement, FNI will furnish construction representation according to the defined scope for these Services. FNI will observe the progress and the quality of work to determine in general if the work is proceeding in accordance with the construction contract documents. In performing these Services, FNI will report any observed deficiencies to City, however, it is understood that FNI does not guarantee the contractor's performance, nor is FNI responsible for the supervision of the contractor's operation and employees. FNI shall not be responsible for the contractor's means, methods, techniques, sequences, or procedures of construction or the safety precautions and programs incident to the work of the contractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the project site or otherwise performing any of the work of the project. If City designates a resident project representative that is not an employee or agent of FNI, the duties, responsibilities, and limitations of authority of such resident project representative will be set forth in writing and made a part of this Agreement before the construction phase of the project begins.
11. **GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT:** City agrees to include provisions in the general conditions of the construction contract that name FNI: (1) as an additional insured and in any waiver of subrogation rights with respect to such liability insurance purchased and maintained by the contractor for the project (except workers' compensation and professional liability policies); and (2) as an indemnified party in any indemnification provisions where City is named as an indemnified party.
12. **POLLUTANTS AND HAZARDOUS WASTES:** It is understood and agreed that FNI has neither created nor contributed to the creation or existence of any hazardous, radioactive, toxic, irritant, pollutant, or otherwise dangerous substance or condition at the project site, if any, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss that may be caused by exposures to such substances or conditions. The parties agree that in performing Services required by this Agreement, FNI does not take possession or control of the subject site, but acts as an invitee in performing Services, and is not therefore responsible for the existence of any pollutant present on or migrating from the site. Further, FNI shall have no responsibility for any pollutant during clean-up, transportation, storage or disposal activities.
13. **SUBCONTRACTS:** If, for any reason and at any time during the progress of providing Services, City determines that any subcontractor for FNI is incompetent or undesirable, City shall notify FNI accordingly and FNI shall take immediate steps for cancellation of such subcontract. Subletting by subcontractors shall be subject to the same regulations. Nothing contained in the Agreement shall create any contractual relation between any subcontractor and City.
14. **PURCHASE ORDERS:** If a purchase order is used to authorize FNI's Services, only the terms, conditions, and instructions typed on the face of the purchase order shall apply to this Agreement. Should there be any conflict between the purchase order and the terms of this Agreement, then this Agreement shall prevail and be determinative of the conflict.

15. **CONSEQUENTIAL DAMAGES:** In no event shall FNI be liable in contract, tort, strict liability, warranty, or otherwise for any special, indirect, incidental, or consequential damages (such as loss of product, loss of use of equipment or systems, loss of anticipated profits or revenue, non-operation or increased expense of operation), arising out of, resulting from, or in any way related to this Agreement or the project.
16. **ARBITRATION:** No arbitration, arising out of or relating to this Agreement, involving one party to this Agreement may include the other party to this Agreement without their approval.
17. **SUCCESSORS AND ASSIGNMENTS:** City and FNI and the partners, successors, executors, administrators, and legal representatives of each are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

Neither City nor FNI shall assign, sublet, or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent FNI from employing such independent associates and consultants as FNI may deem appropriate to assist in the performance of Services hereunder.



CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Bradford Hunt, City Manager

Agenda Item: Review and Discuss Proposed Changes to Chapters 1 and 6 of the 2020 Comprehensive Plan

Information:

One major goal for City staff in 2025 was to complete an update of the 2020 Comprehensive Plan. We have developed working drafts for each chapter, and tonight we wish to receive Council input on the proposed changes to Chapters 1 and 6 (attached).

Financial Impact: n/a

Staff Recommendation: n/a

Motion: n/a – this is not an action item

Attachments: Chapter 1 draft & original; Chapter 6 draft & original

Chapter 1: Introduction

1.1 Comprehensive Plan Overview

The City of Gatesville Comprehensive Plan was **adopted in 2020** to establish a cohesive vision for the future growth and development of the community. It is intended to help guide the city's elected and appointed bodies, as well as city staff, property owners, businesses and developers as they prepare for the future. Furthermore, the purpose of the adoption of a comprehensive plan, as stated in the enabling statute (Texas LGC Chapter 213), is to promote sound development, and the health, safety, and welfare of the community. The adoption of a comprehensive plan helps a city to achieve these basic goals by enabling the enactment of zoning regulations (Texas LGC Chapter 211.004), providing strategic guidance on capital investments, and identifying potential transportation improvements. At its core, the plan serves as an expression of a set of basic community ideals that form the basis for ongoing growth and prosperity.

To ensure the Plan remains relevant to current City goals, it is being updated in 2025 by City of Gatesville Staff and Council. The Comprehensive Plan will then be fully re-written in 2030, via process similar in depth as the 2020 Plan.

Prior to 2020, the last time that the City of Gatesville undertook a comprehensive planning process was in 1970 when the city received a HUD grant to develop and adopt a plan in preparation for initially enacting zoning regulations in the city. With a horizon year of 1990, the plan became disused over time as it stopped reflecting the conditions and challenges found in the community as it grew and changed over time (for example: the establishment of the six-unit TDCJ facility in Gatesville beginning in the early 1980s).

Recognizing the need to update the plan to reflect the changes that had taken place in the city over the 45+ years since its adoption, the city embarked on this planning process in mid-2017. Partial funding for the plan was provided by the Office of Economic Adjustment (an agency of the Department of Defense), whose interest in Gatesville's future growth and development is tied to neighboring Fort Hood. As an implementation effort spurred by the Fort Hood Joint Land Use Study (which Gatesville participated in), the plan has some additional focus on Fort Hood, its role in the community, and compatible growth guidance related to military training impacts associated with the installation.

Although growth in Gatesville had slowed somewhat between about 2015 to 2024, the city's proximity to Fort Hood, major transportation corridors, and the booming growth of the Texas Triangle (see Figure 1.1), make it a likely candidate to see new development pressure emerge as businesses, workers and developers seek more affordable options to the 1-35 corridor and cities such as Waco and Temple (see Map I, I). In the short timeframe of May 2024 to August 2025, over 36 new development projects were tracked by the City Manager and City Secretary, ranging from active construction to serious or repeat inquiries. This recent activity has proven the above theory relevant, and Gatesville now firmly stands on the precipice of a much stronger growth trend in the near term, and possibly beyond. With this impending growth pressure, there is a critical need for the city and its leaders to ensure that they are prepared with a vision and policies to aid decision-making that will help to preserve the desired aspects of the city's character, respond to changing conditions in a coordinated manner, and make wise investments with the limited resources available to the city.

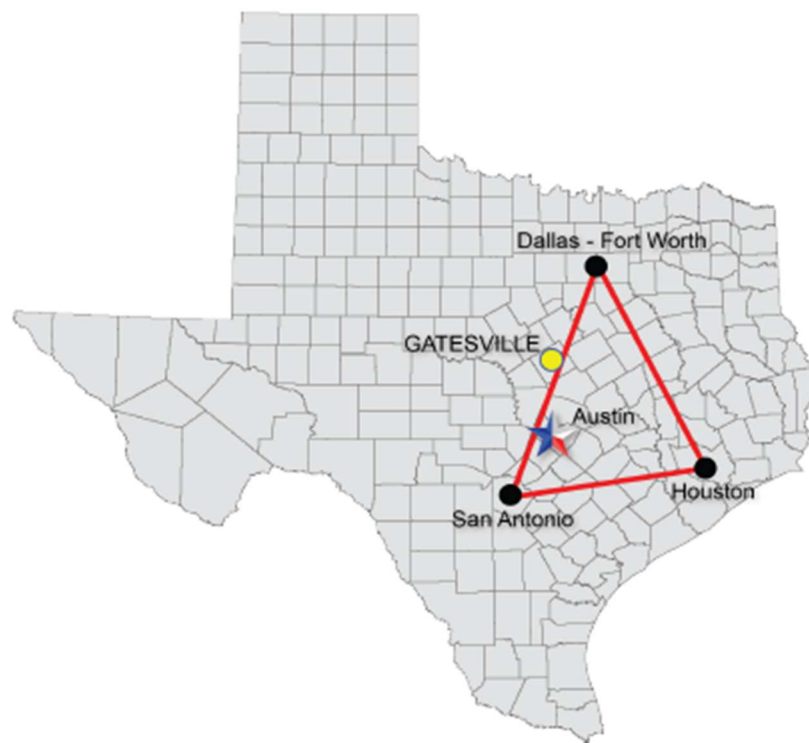
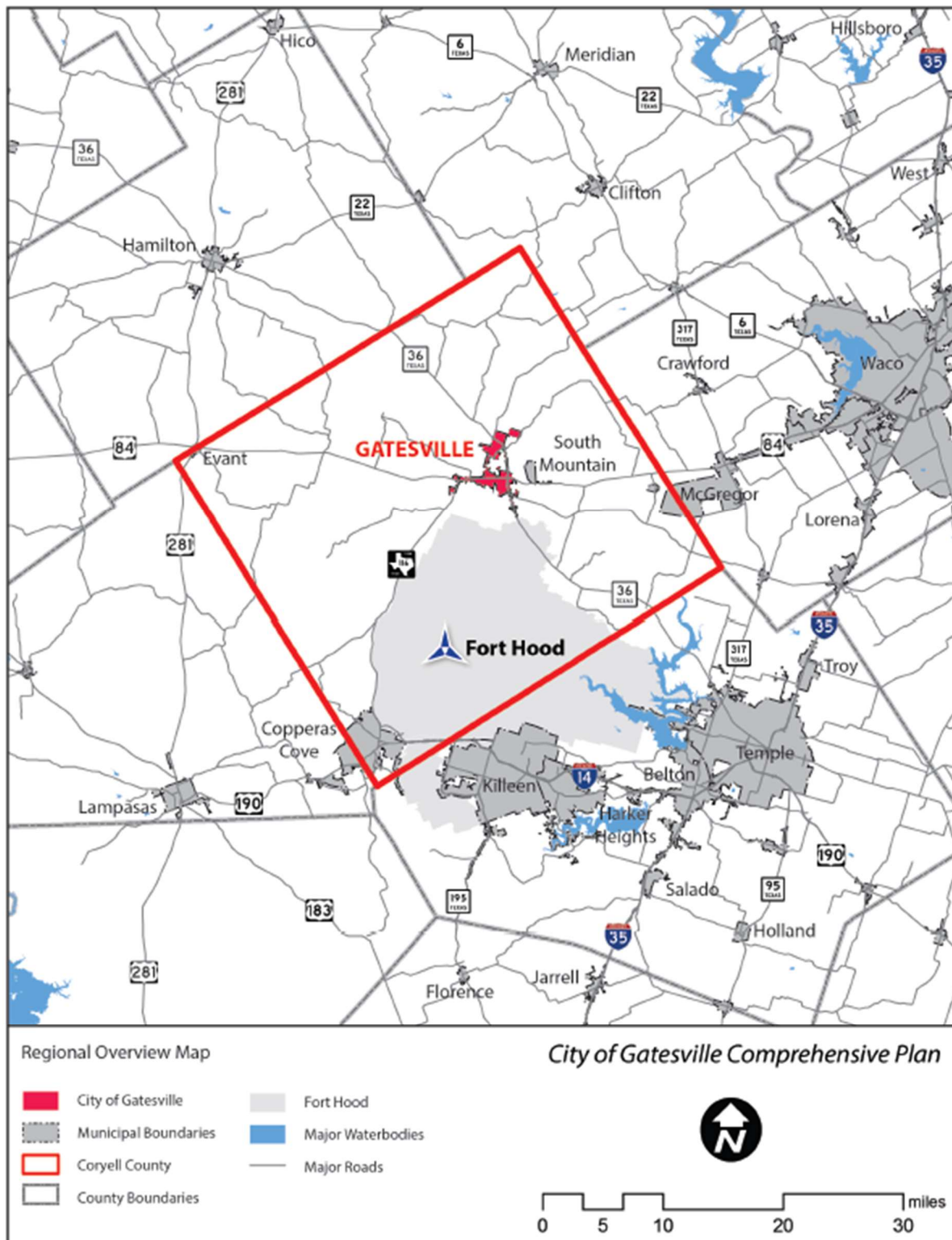


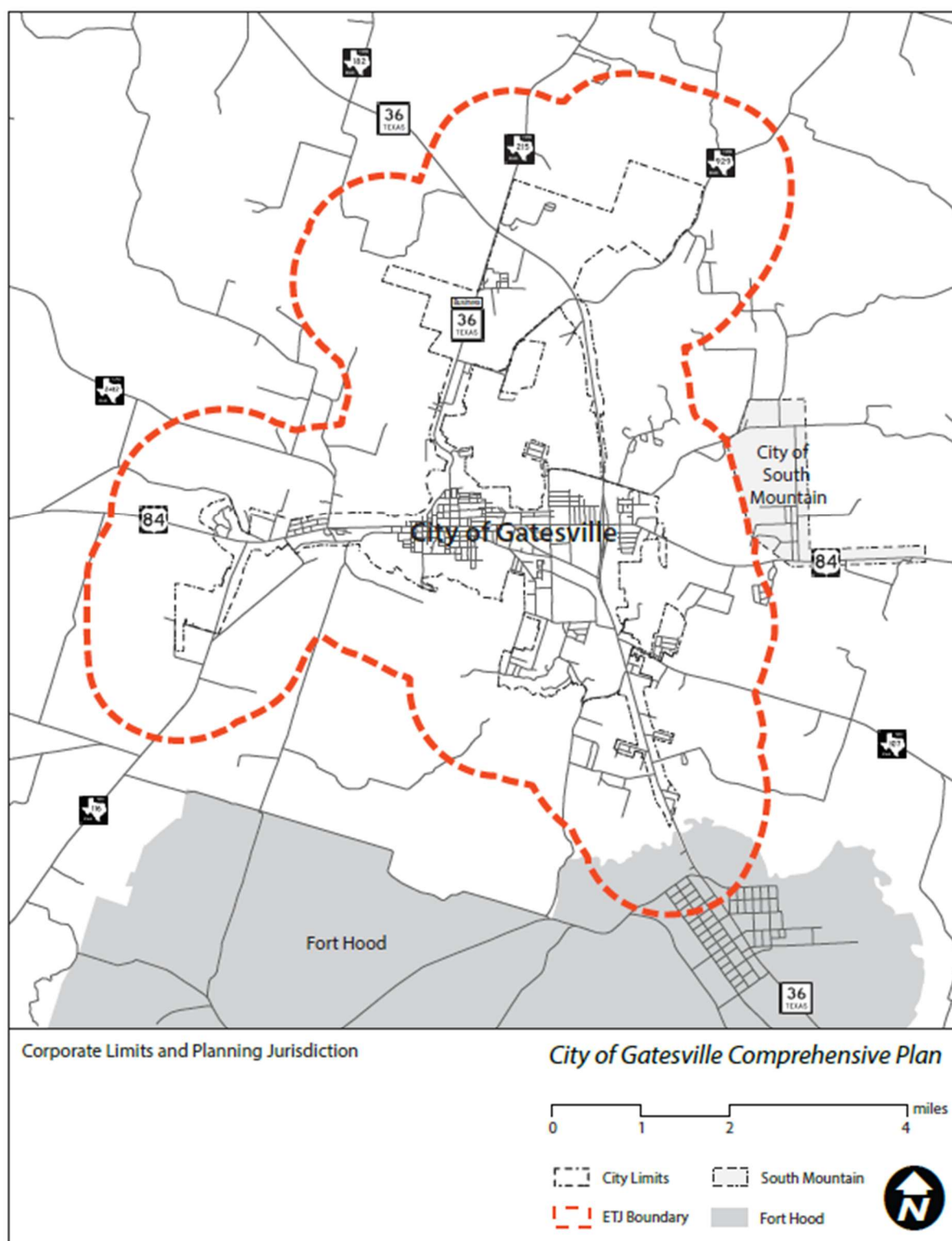
Figure 1.1: The Texas Triangle

The planning area includes the corporate limits of the city of Gatesville, as well as its extraterritorial jurisdiction and adjacent areas into which the city may reasonably be expected to expand over the coming years (see Map 1.2). Within the planning area, the city will need to address a range of issues, spanning land use, utility service, parks and recreation, public safety, transportation, and a host of other issues to prepare for growth and ensure that it is continuing to

provide efficient and effective services to its residents and neighbors. The Comprehensive Plan is organized to identify current conditions and concerns while laying out a strategic vision that will help the city to prepare for the future.



Map 1.1: Regional Context



Map 1.2: Corporate Limits and Planning Jurisdiction

1.2 Community Input

In order to ensure that community concerns were taken into account and addressed as part of the planning process, the city hosted several community forums from **about 2018 to 2020** and gathered additional input through the use of a community survey, **also prior to 2020**. The input received through the process was used to help shape the city's vision and develop a set of guiding principles that will be used to help implement the plan following its adoption. **The next surveys will be conducted in 2028-29, to be used in the complete re-write of this plan in 2030.**

In total, almost 350 surveys were completed during the early phases of the planning process. In order to reach as broad of an audience as possible, the city made the survey available on its website, notified the Gatesville Messenger, distributed fliers in the city library, and reached out to large employers and community organizations. Once completed, the survey results were summarized to identify key trends and issues. The results were then presented back to the community, as well as to the City Council and Planning and Zoning Commission, to ensure that the results were consistent with their thoughts and to identify any anomalies that might warrant further investigation. The survey results and response summaries are included on the following pages.

Throughout the process, the City Manager and the planning consultant made several other presentations to the Council and the Planning and Zoning Commission during open meetings to keep them apprised of progress and get feedback on key points of the plan. As the draft plan was completed, the community was once again invited to provide input on the plan and again at the formal public hearing prior to the plan's adoption.

(Chapter 1 continues, with no recommended changes for 2025)



CITY OF GATESVILLE

Comprehensive Plan

April 2019

CITY OF GATESVILLE

Comprehensive Plan

Prepared by
Benchmark Planning

April 2019

ACKNOWLEDGMENTS

CITY COUNCIL

Gary Chumley, Mayor
David Mitchell (Ward 1)
Randy Hitt (Ward 1)
Meredith Ranier (Ward 1)
Ronnie Viss, Mayor Pro Tem (Ward 2)
Bill Robinette (Ward 2)
Dwight Suson (Ward 2)

PLANNING AND ZONING COMMISSION

Teresa Johnson
Dennis Jones
Charles Ament
Lute Sullins
John Clawson
Joe Patterson
Bob Brown

CITY STAFF

William Parry, City Manager
Wendy Cole, City Secretary
Charlie Olson, City Attorney

PREPARED BY

Benchmark Planning

DATE PREPARED

April 2019

TABLE OF CONTENTS

Acknowledgments.....	i
----------------------	---

1

INTRODUCTION

1.1 Comprehensive Plan Overview.....	1-1
1.2 Community Input	1-1
1.3 Vision and Guiding Principles	1-1

2

COMMUNITY PROFILE

2.1 Introduction	2-1
2.2 Demographic Profile.....	2-2
2.3 Housing Profile	2-10
2.4 Economic Profile	2-17
2.5 Fort Hood	2-29
2.6 Texas Department of Criminal Justice.....	2-32

3

PUBLIC SERVICES AND FACILITIES

3.1 Introduction	3-1
3.2 Public Safety	3-2
3.3 Public Works and Utilities	3-6
3.4 Parks and Recreation	3-11
3.5 Land Use and Development	3-15
3.6 Health, Education and Culture	3-17

4

ENVIRONMENT

4.1 Introduction	4-1
4.2 Topography	4-1
4.3 Hydrology.....	4-3
4.4 Soils.....	4-6
4.5 Land Cover.....	4-9
4.6 Biological Resources	4-11

TABLE OF CONTENTS (CONT.)

5

TRANSPORTATION

5.1 Introduction	5-1
5.2 Existing Conditions.....	5-2
5.3 Freight Mobility	5-5
5.4 Transportation Improvements.....	5-8

6

LAND USE

6.1 Introduction	6-1
6.2 Existing Conditions.....	6-2
6.3 Military Land Use Compatibility	6-8
6.4 Future Land Use Strategy	6-30

7

IMPLEMENTATION

7.1 Overview	7-1
7.2 Vision and Guiding Principles	7-2
7.3 Implementation Strategies.....	7-3

CHAPTER 1: INTRODUCTION

1.1 COMPREHENSIVE PLAN OVERVIEW

The City of Gatesville Comprehensive Plan was developed to establish a cohesive vision for the future growth and development of the community. It is intended to help guide the city's elected and appointed bodies, as well as city staff, property owners, businesses and developers as they prepare for the future. Furthermore, the purpose of the adoption of a comprehensive plan, as stated in the enabling statute (Texas LGC Chapter 213), is to promote sound development, and the health, safety, and welfare of the community. The adoption of a comprehensive plan helps a city to achieve these basic goals by enabling the enactment of zoning regulations (Texas LGC Chapter 211.004), providing strategic guidance on capital investments, and identifying potential transportation improvements. At its core, the plan serves as an expression of a set of basic community ideals that form the basis for ongoing growth and prosperity.

The last time that the City of Gatesville undertook a comprehensive planning process was in 1970 when the city received a HUD grant to develop and adopt a plan in preparation for initially enacting zoning regulations in the city. With a horizon year of 1990, the plan became disused over time as it stopped reflecting the conditions and challenges found in the community as it grew and changed over time (for example: the establishment of the six-unit TDCJ facility in Gatesville beginning in the early 1980s).

Recognizing the need to update the plan to reflect the changes that had taken place in the city over the 45+ years since its adoption, the city embarked on this planning process in mid-2017. Partial funding for the plan was provided by the Office of Economic Adjustment (an agency of the Department of Defense), whose interest in Gatesville's future growth and development is tied to neighboring Fort Hood. As an implementation effort spurred by the Fort Hood Joint Land Use Study (which Gatesville participated in), the plan has some additional focus on Fort Hood, its role in the community, and compatible growth guidance related to military training impacts associated with the installation.

Although growth in Gatesville has slowed somewhat in recent years, the city's proximity to Fort Hood, major transportation corridors, and the booming growth of the Texas Triangle (see Figure 1.1), make it a likely candidate to see new development pressure emerge as businesses, workers and developers seek more affordable options to the I-35 corridor and cities such as Waco and Temple (see Map 1.1). With this impending growth pressure, there is a critical need for the city and its leaders to ensure that they are prepared with a vision and

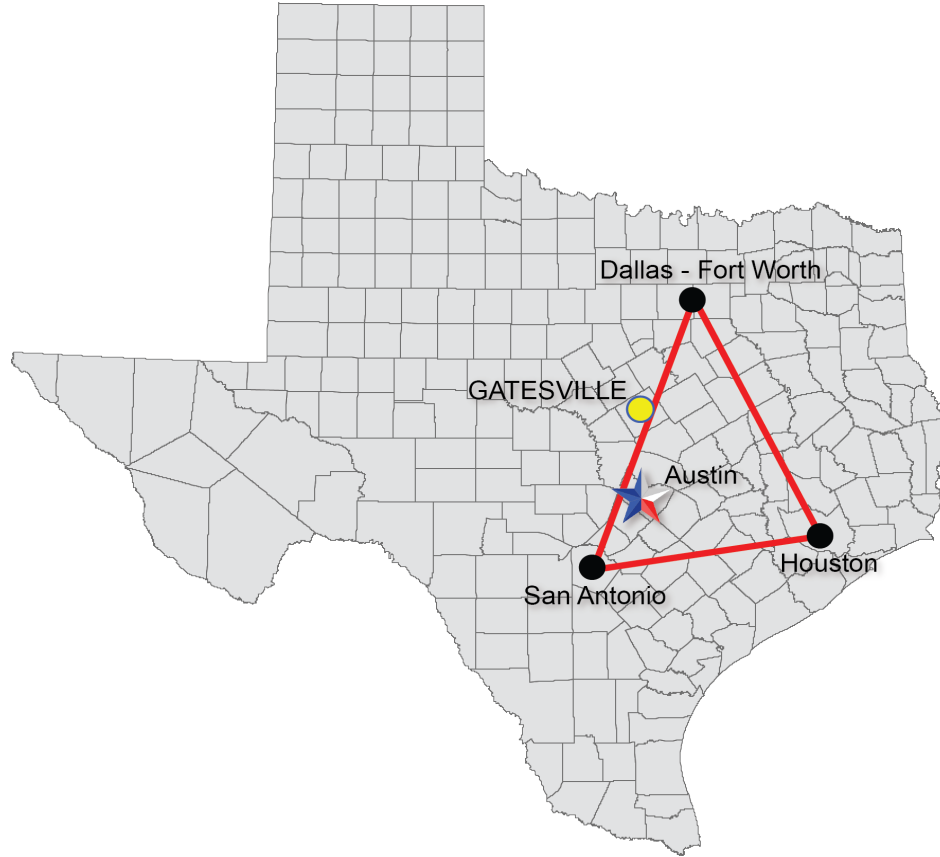
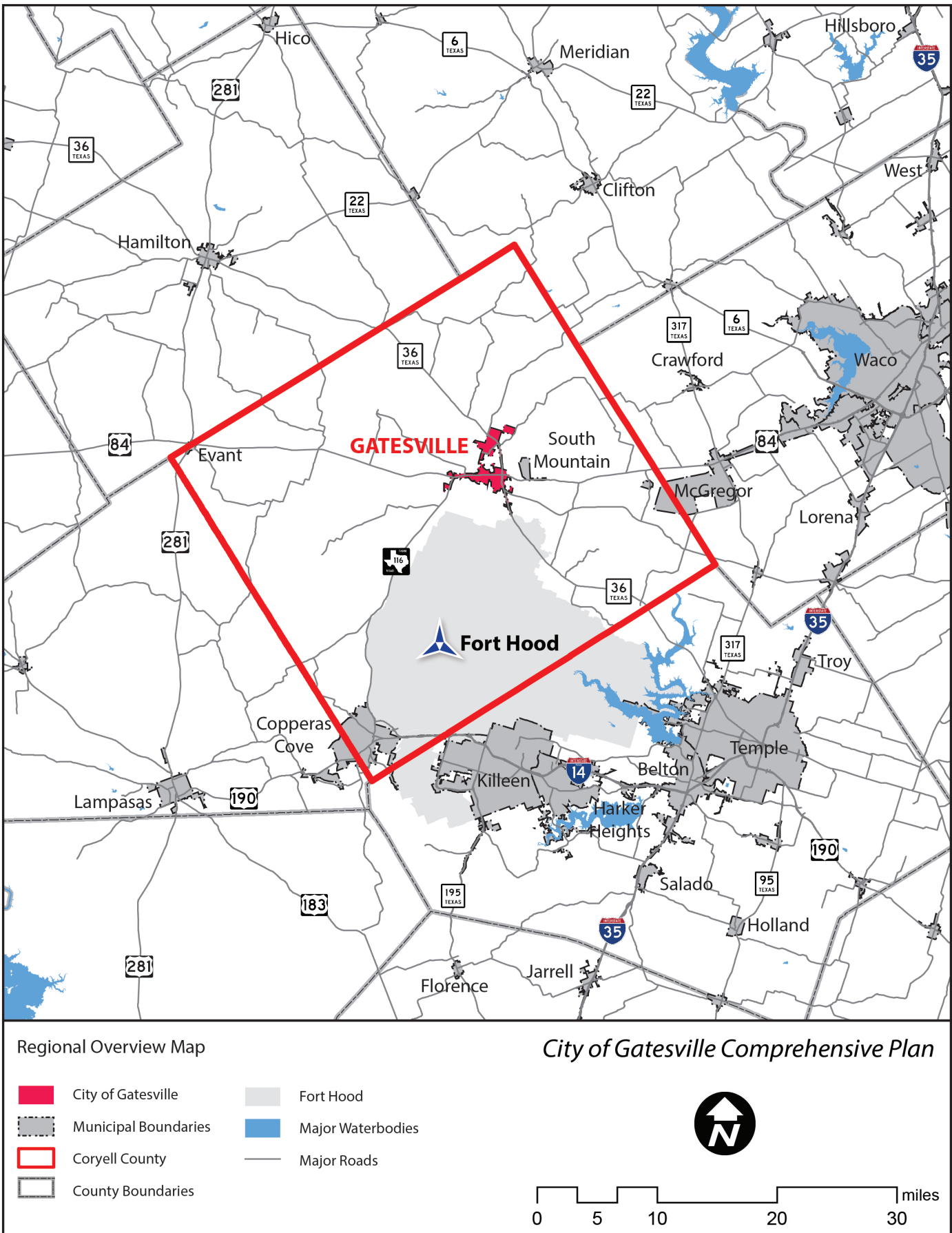


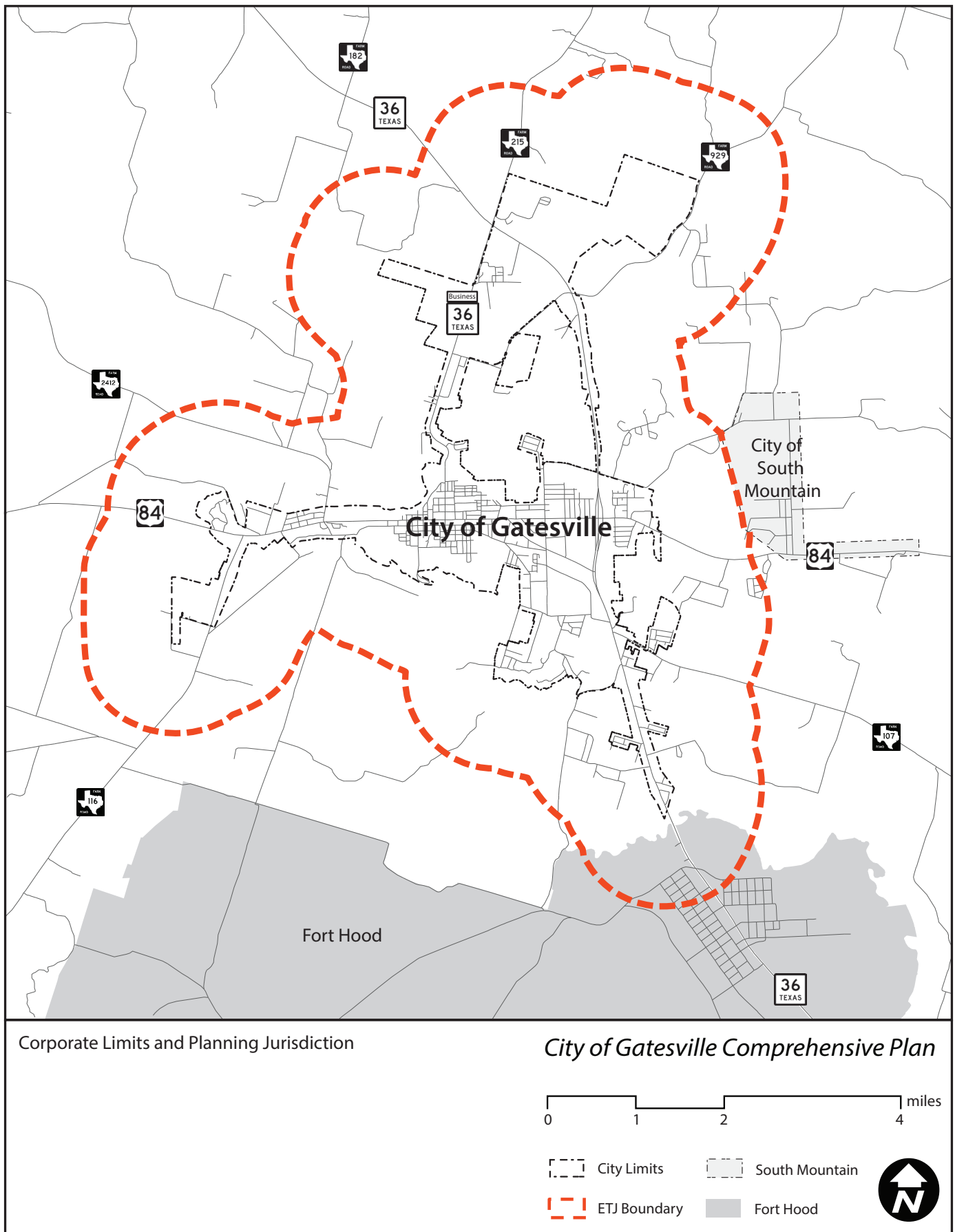
Figure 1.1: The Texas Triangle

policies that can help them make decisions that will help to preserve the desired aspects of the city's character, respond to changing conditions in a coordinated manner, and make wise investments with the limited resources available to the city.

The planning area includes the corporate limits of the city of Gatesville, as well as its extraterritorial jurisdiction and adjacent areas into which the city may reasonably be expected to expand over the coming years (see Map 1.2). Within the planning area, the city will need to address a range of issues, spanning land use, utility service, parks and recreation, public safety, transportation, and a host of other issues to prepare for growth and ensure that it is continuing to provide efficient and effective services to its residents and neighbors. The Comprehensive Plan is organized to identify current conditions and concerns while laying out a strategic vision that will help the city to prepare for the future.



Map 1.1: Regional Context



Map 1.2: Corporate Limits and Planning Jurisdiction

1.2 COMMUNITY INPUT

In order to ensure that community concerns were taken into account and addressed as part of the planning process, the city hosted several community forums and gathered additional input through the use of a community survey. The input received through the process was used to help shape the city's vision and develop a set of guiding principles that will be used to help implement the plan following its adoption.

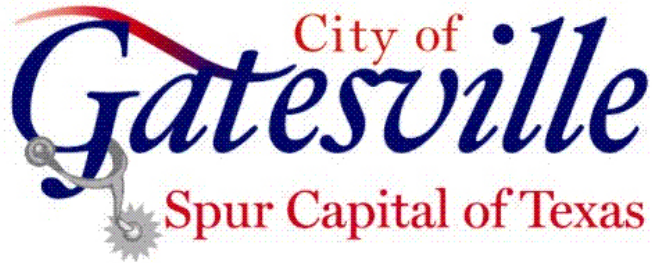
In total, almost 350 surveys were completed during the early phases of the planning process. In order to reach as broad of an audience as possible, the city made the survey available on its website, notified the Gatesville Messenger, distributed fliers in the city library, and reached out to large employers and community organizations. Once completed, the survey results were summarized to identify key trends and issues. The results were then presented back to the community, as well as to the City Council and Planning Commission, to ensure that the results were consistent with their thoughts and to identify any anomalies that might warrant further investigation. The survey results and response summaries are included on the following pages.

Throughout the process, the City Manager and the planning consultant made several other presentations to the Council and Planning Commission during open meetings to keep them apprised of progress and get feedback on key points of the plan. As the draft plan was completed, the community was once again invited to provide input on the plan and again at the formal public hearing prior to the plan's adoption.



Figure 1.2: April 26, 2018 Comprehensive Plan Forum

Credit: Gatesville Messenger - May 2, 2018 Edition



Gatesville Comprehensive Plan Survey

Introduction

The City of Gatesville is updating its 1970 Comprehensive Plan, and residents' perceptions of what Gatesville has, what residents want, and how to achieve those over the next 20 years will assist the City in ensuring orderly development without sacrificing our quality of place. Your input is important. Please take a few minutes to complete this brief survey before November 17, 2017. No personal information will be collected. Stay tuned for the next steps where you can be involved.

1. Which of the following most closely describes your perception of the City of Gatesville:

- ☐ Bedroom community for workers with jobs in larger cities in the region
- ☐ Commercial hub providing retail goods and services to the region
- ☐ Public service oriented community focused on government jobs and services
- ☐ Military oriented community focused on Fort Hood
- ☐ Industrial community that is a hub of manufacturing employment
- ☐ Other (please specify)

Figure 1.3: Comprehensive Plan Web Survey

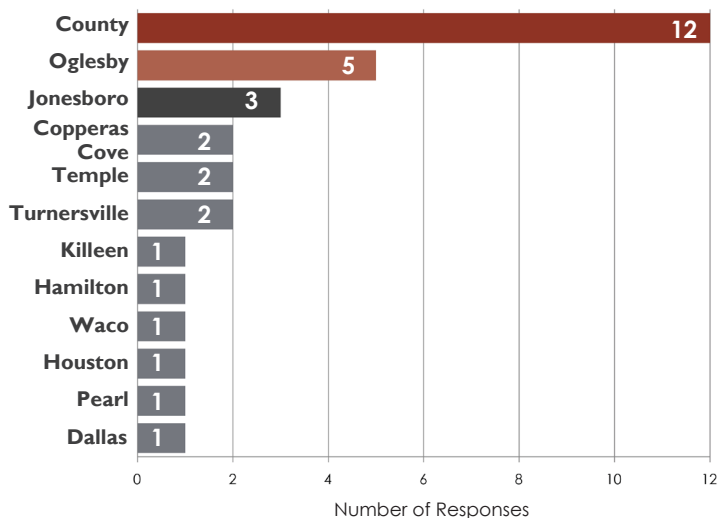
COMMUNITY SURVEY RESPONDENT DEMOGRAPHICS

▼ TABLE 1.1 SURVEY PARTICIPANTS

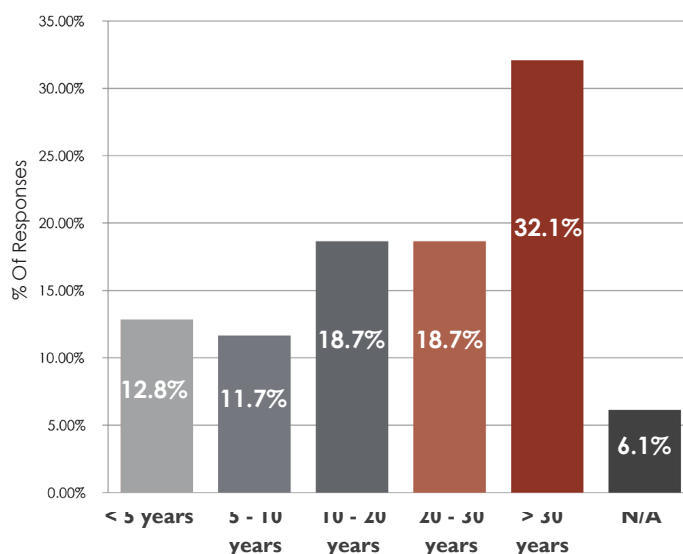
	PERCENT OF RESPONSES*	NUMBER OF RESPONSES*
Live in Gatesville	86.1%	298
Work in Gatesville	63.9%	221
Own property in Gatesville	58.1%	201
Own a business in Gatesville	15.3%	53
Other	4.1%	14

*More than one response allowed.

▼ FIGURE 1.4 NON-RESIDENTS

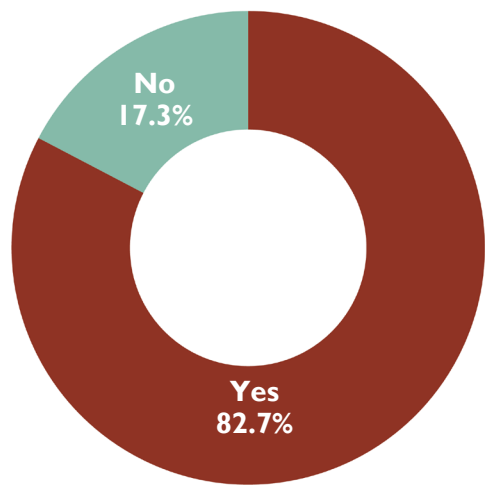


▼ FIGURE 1.5 LENGTH OF RESIDENCE



The vast majority of those who responded to the survey either live in Gatesville (86%) and/or work in Gatesville (64%). A significant number of the respondents reported that they have resided in the city for more than 30 years (32%) and another 37% reported living in the area for between 10 and 30 years. Fifty-eight percent (58%) of respondents own property in Gatesville as well. Thirty-eight respondents (11%) stated that they live outside of Gatesville in Coryell County, Jonesboro, Oglesby, Turnersville, Dallas, Pearl, Houston, Waco, Temple, Killeen, Hamilton, and Copperas Cove.

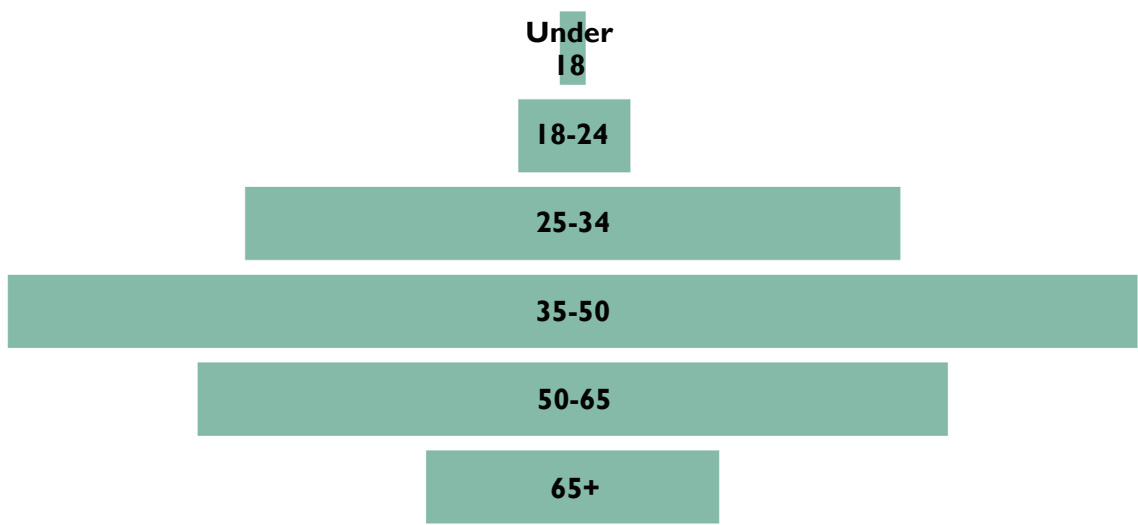
▼ FIGURE 1.6 RESPONDENT EMPLOYED IN GATESVILLE



▼ TABLE 1.2 RESPONDENT EMPLOYMENT STATUS

	PERCENT OF RESPONSES
Employed- Private Business	33.0%
Employed- Government/Public Service	46.2%
Employed- Military (including DoD)	2.0%
Unemployed	1.2%
Student	3.2%
Retired	10.4%
Other	4.0%

▼ FIGURE 1.4 RESPONDENT AGE DISTRIBUTION

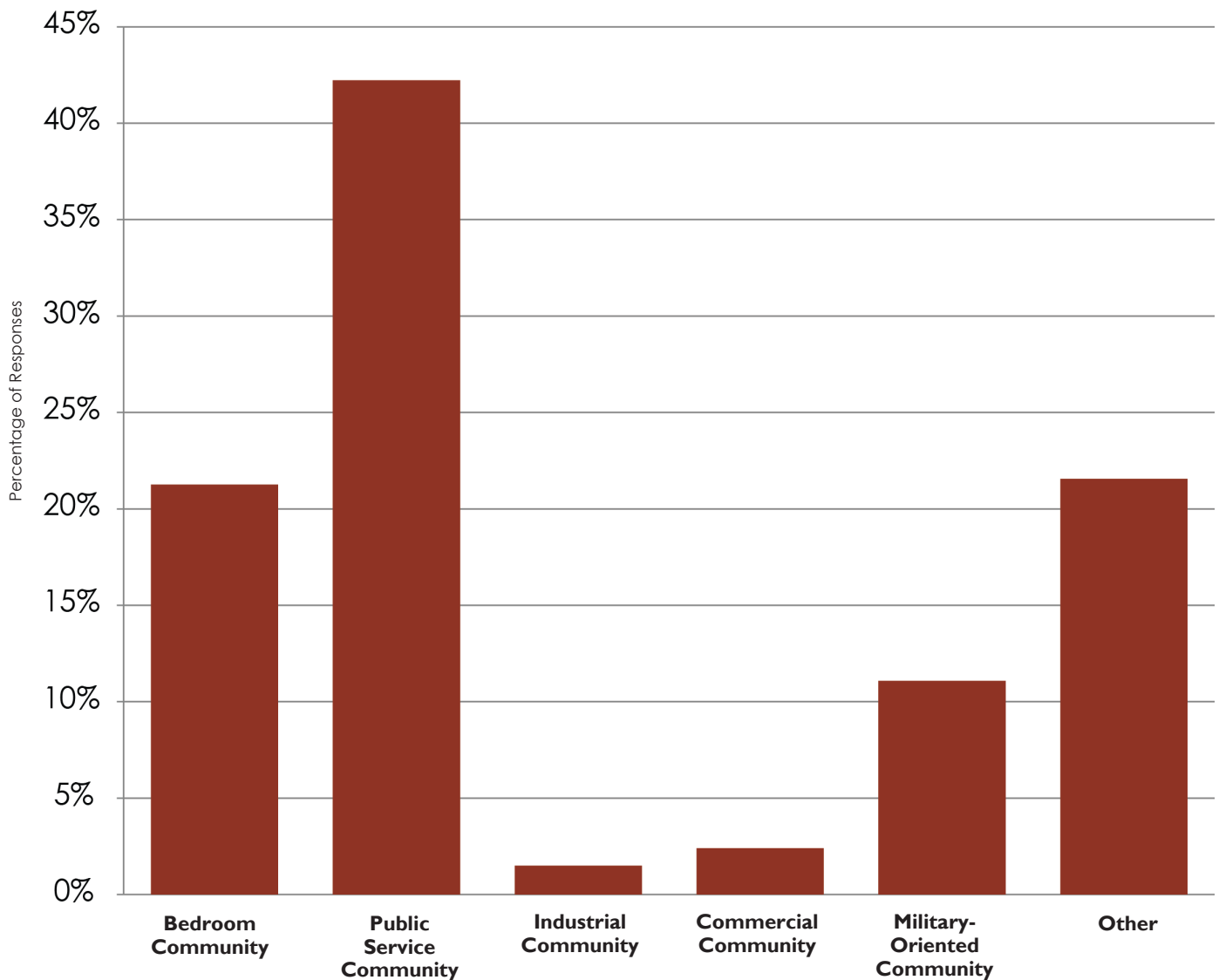


The largest share of respondents reported being between the ages of 35 and 50, with the overwhelming majority of respondents stating their age as between 25 and 65. Of the respondents who reported that they were currently employed, over 80% reported that their place of employment is within the City of Gatesville. Most of the respondents are employed in the government/public service sector (46%), with private business closely following (33%). Only one percent of respondents stated that they were unemployed, while just over 10% of the respondents reported that they were retired,

COMMUNITY SURVEY RESPONSE SUMMARY

Question 1: Which of the following most closely describes your perception of the City of Gatesville?

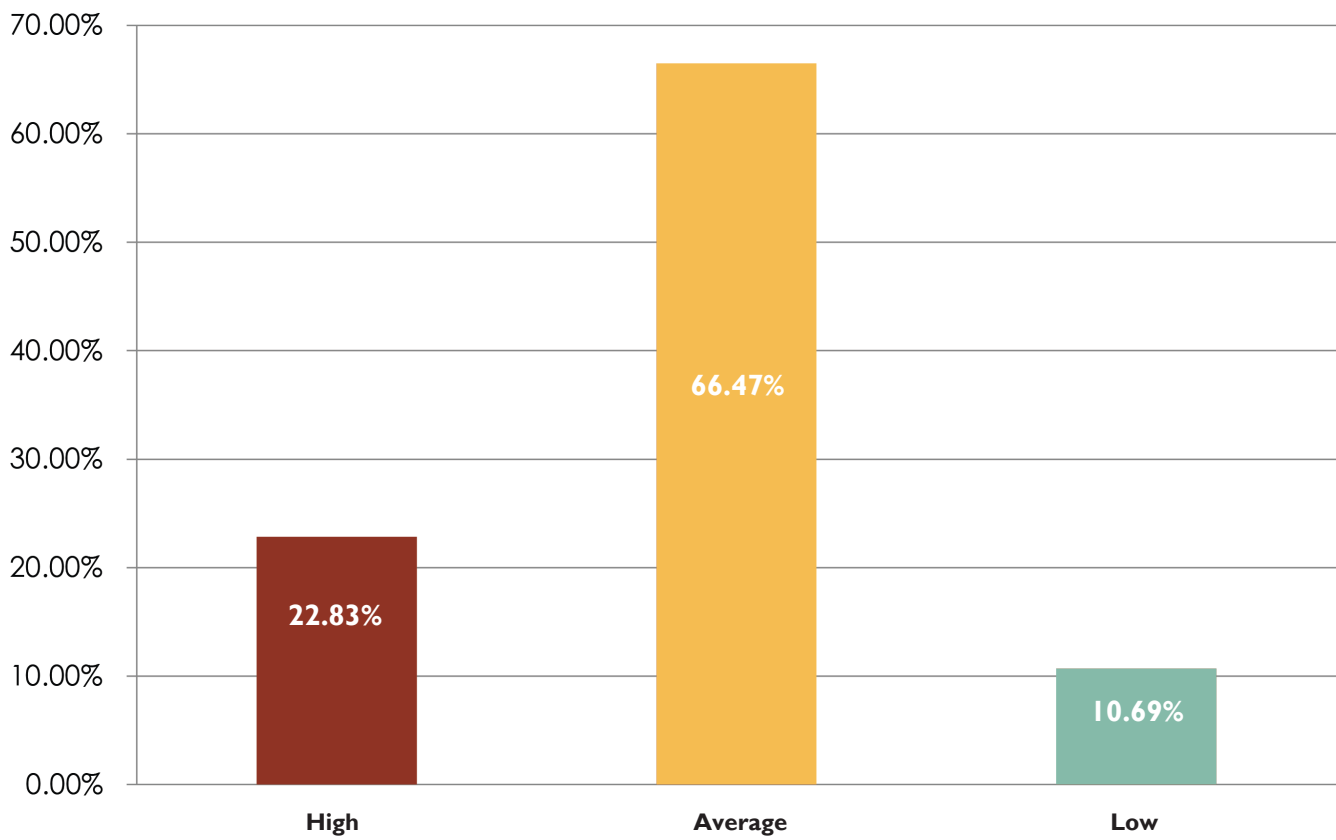
▼ FIGURE 1.7 COMMUNITY PERCEPTION



When asked about their perception of Gatesville, the majority of respondents stated that Gatesville is a public service-oriented community focused on government jobs and services (42%). The other significant responses include a “bedroom community” for workers with jobs in larger cities in the region, and a “military community” due to the proximity and longstanding ties to Fort Hood. Around 20% of respondents indicated “other” as their response and provided their own take on the nature of the city. These responses included descriptions of the city focused on its association with TDCJ facilities, as a retirement community, and as a small “hometown” type of community.

Question 2: How would you rank the quality of life that you experience living in Gatesville?

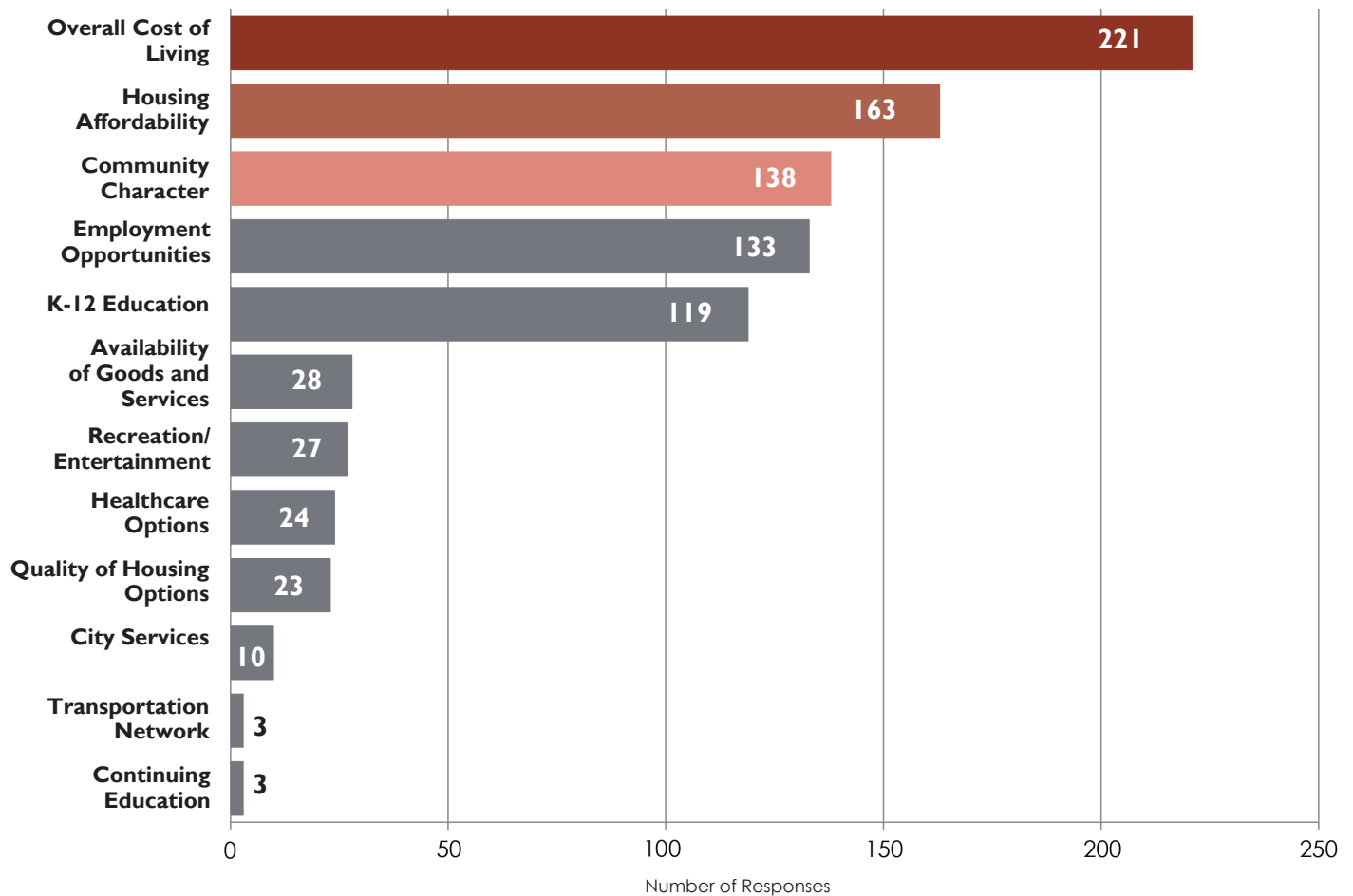
▼ FIGURE 1.8 QUALITY OF LIFE



When asked about the quality of life that they experience as residents of Gatesville, the majority of respondents indicated that they felt that their quality of life was “average” with approximately two-thirds of people giving this answer. Another 20% of the respondents felt that the quality of life in Gatesville was “high” and only 10% felt that their quality of life was “low.”

Question 3: Of the following quality of life factors, which three were the most important to your decision to live in Gatesville?

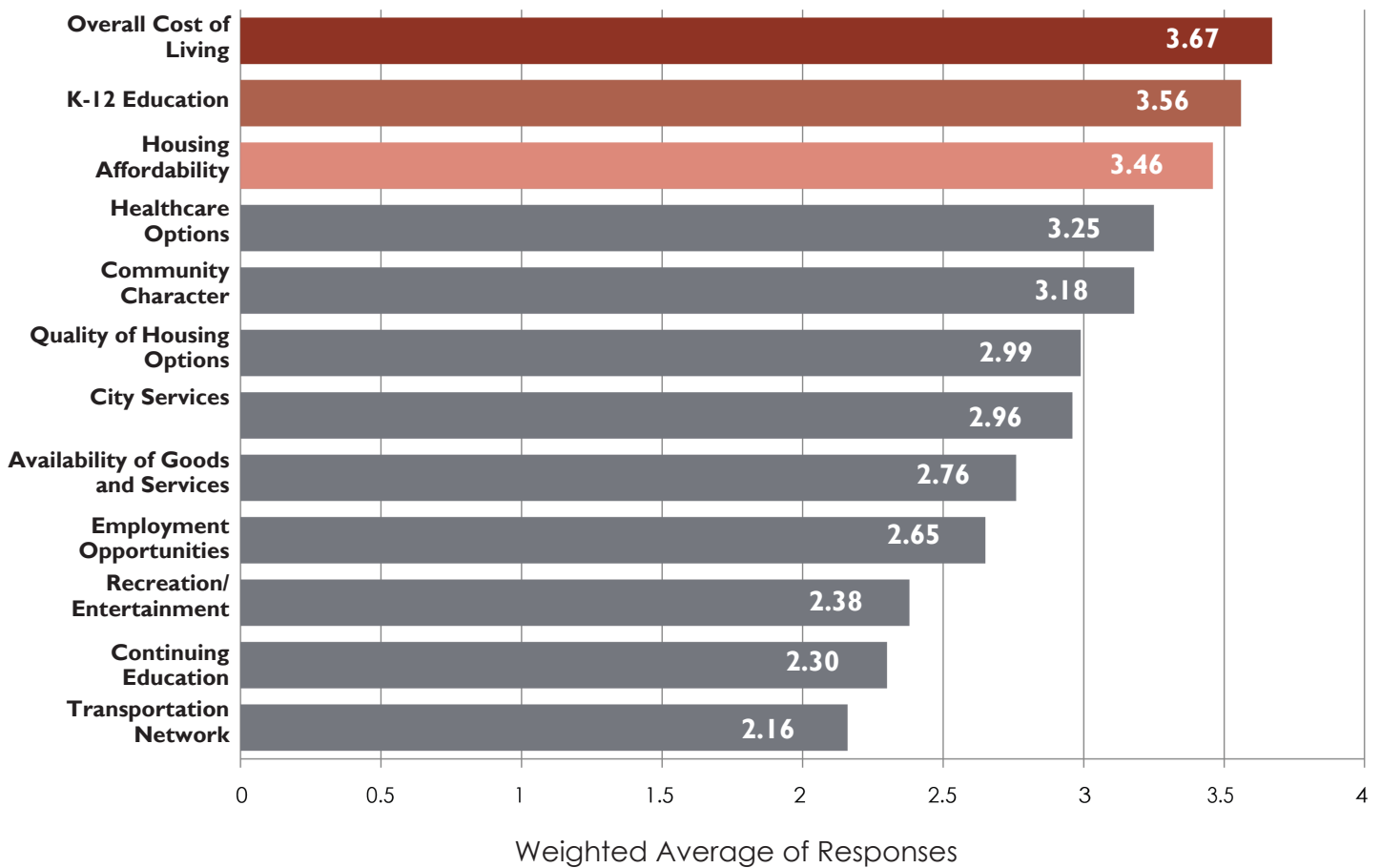
▼ FIGURE 1.9 DECISION TO LIVE IN GATESVILLE



When asked to indicate the top 3 quality of life factors that influenced their decision to live in Gatesville, the top five scoring responses were overall cost of living (63%), housing affordability (47%), community character/appearance (40%), employment opportunities (38%), and K-12 education opportunities (34%). The other listed choices each represented less than 10% of the responses. Notable among the low scoring factors were recreation / entertainment options, city services and the quality of housing.

Question 4: What is your perception of the following quality of life factors in Gatesville? (Rating on a scale from Poor(1) to Excellent (5))

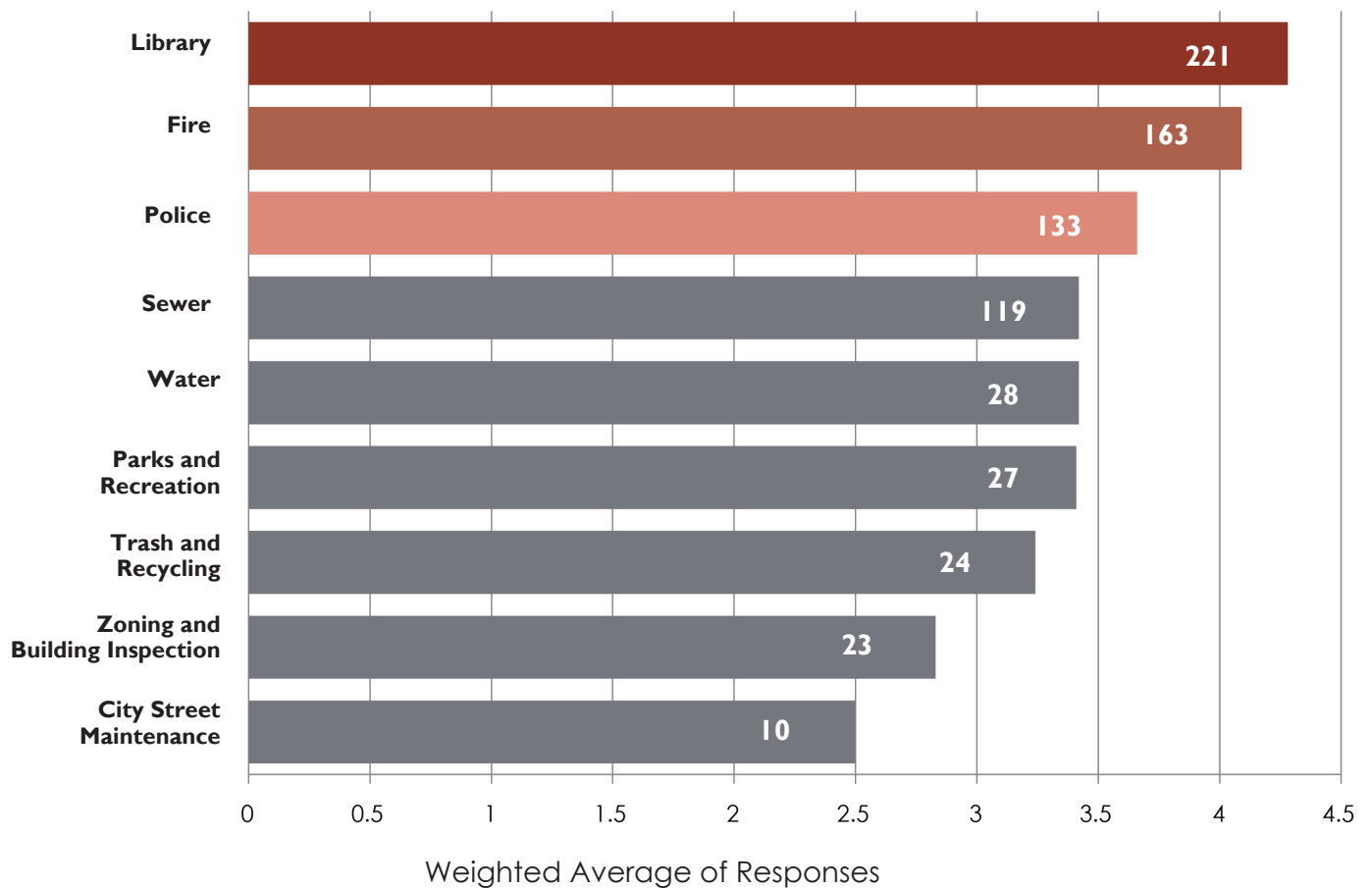
▼ FIGURE 1.10 QUALITY OF LIFE FACTORS



This question asked respondents to indicate their perception of a list of quality of life factors. They were asked to rate them with responses of poor, below average, adequate, good, or excellent. There was also an option for respondents to give an answer of “no opinion.” The chart above shows the weighted average score associated with the responses for each of the factors, with scores closer to 1 indicating “poor” perception and scores closer to 5 indicating “excellent” perception of the quality of life factor. The most positively perceived factors included the cost of living, K-12 education and housing affordability, while recreation / entertainment, continuing education and transportation were the least positively perceived, receiving average scores that indicated a “below average perception of those factors.

Question 5: How would you rate the level and quality of the following City services? (Rating on a scale from Poor(1) to Excellent (5))

▼ FIGURE 1.11 QUALITY OF CITY SERVICES



Question 5 asked respondents to give their perception of the level and quality of services provided by the City of Gatesville. These were scored in the same manner as the previous question, with weighted responses closer to 1 indicating “poor” perception of the service and responses closer to 5 indicating “excellent” perception of the level or quality of each service. The responses to this question showed that the city’s library and public safety services (fire and police) had the most positive perception of their quality, while street maintenance, zoning and building inspection services and trash and recycling services had the lowest perceived quality, as indicated by the responses to the question.

Question 6: What services (including expansion of existing services) should the city offer to residents and businesses that are not currently offered or available in Gatesville?

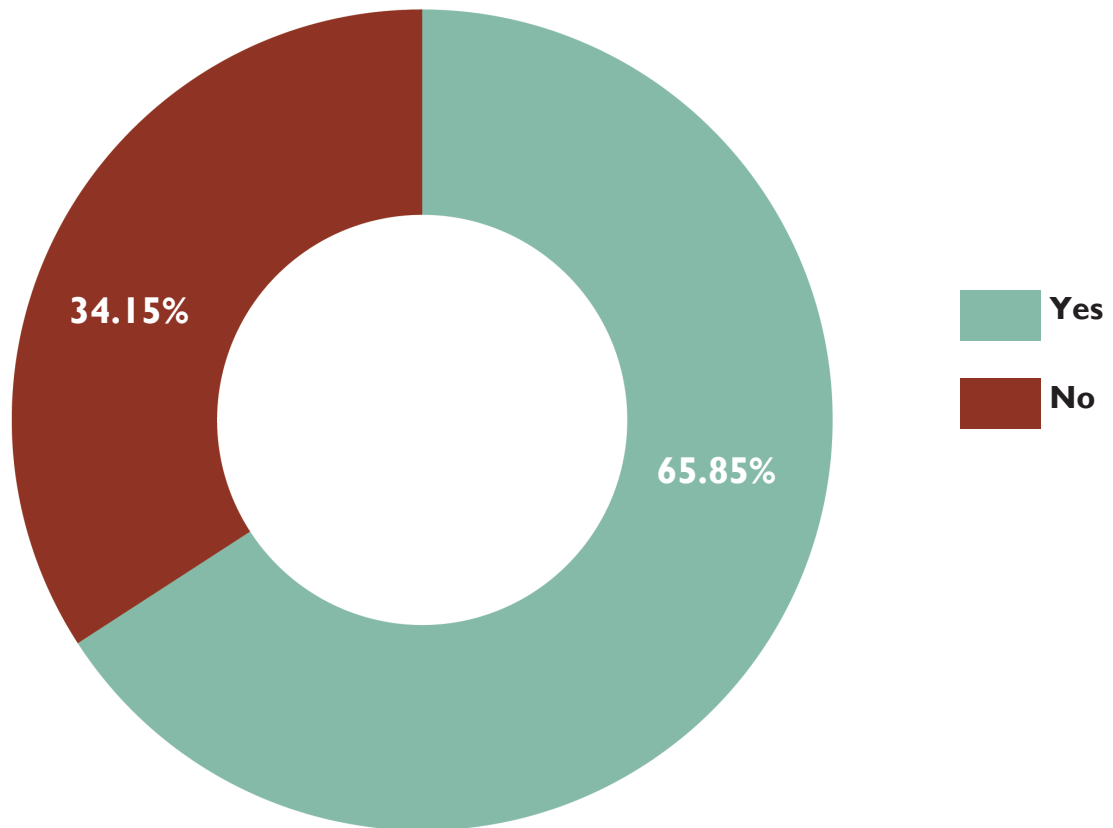
▼ FIGURE 1.12 DESIRED SERVICES



This question offered respondents the opportunity to provide their ideas and suggestions about the types of services the City should offer to residents and businesses that are not currently provided by the city. The cloud is a generalized summary of the 155 responses that were received, with those words shown in the largest font indicating words that were most frequently mentioned in responses. Among the top responses were recycling, which received 33 mentions, and the internet (specifically the need for higher speed service), which received 29 mentions.

Question 7: Would you support an increase in taxes of user fees to pay for adding new services or increasing the level of services that are currently provided?

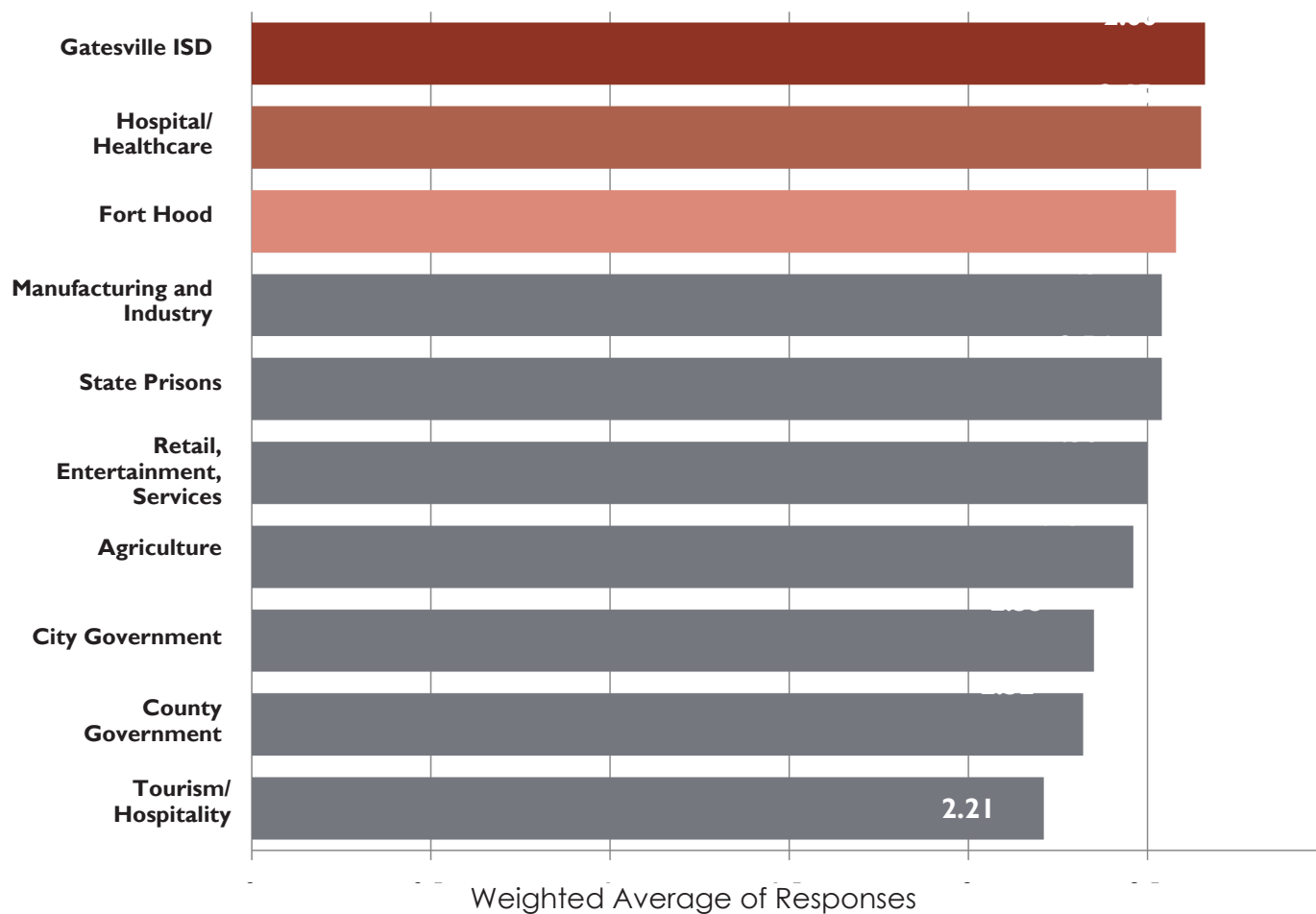
▼ FIGURE 1.13 SUPPORT FOR INCREASE IN TAXES FOR SERVICES



A clear majority of the respondents (66%) said that they would support an increase in taxes or user fees to pay for adding new services or increasing the level of services currently provided by the City of Gatesville.

Question 8: The city's economic health is dependent on a variety of business and employment sectors. How important do you feel each of the following are to the city's ongoing economic prosperity? (Rating on a scale from Poor(1) to Excellent (5))

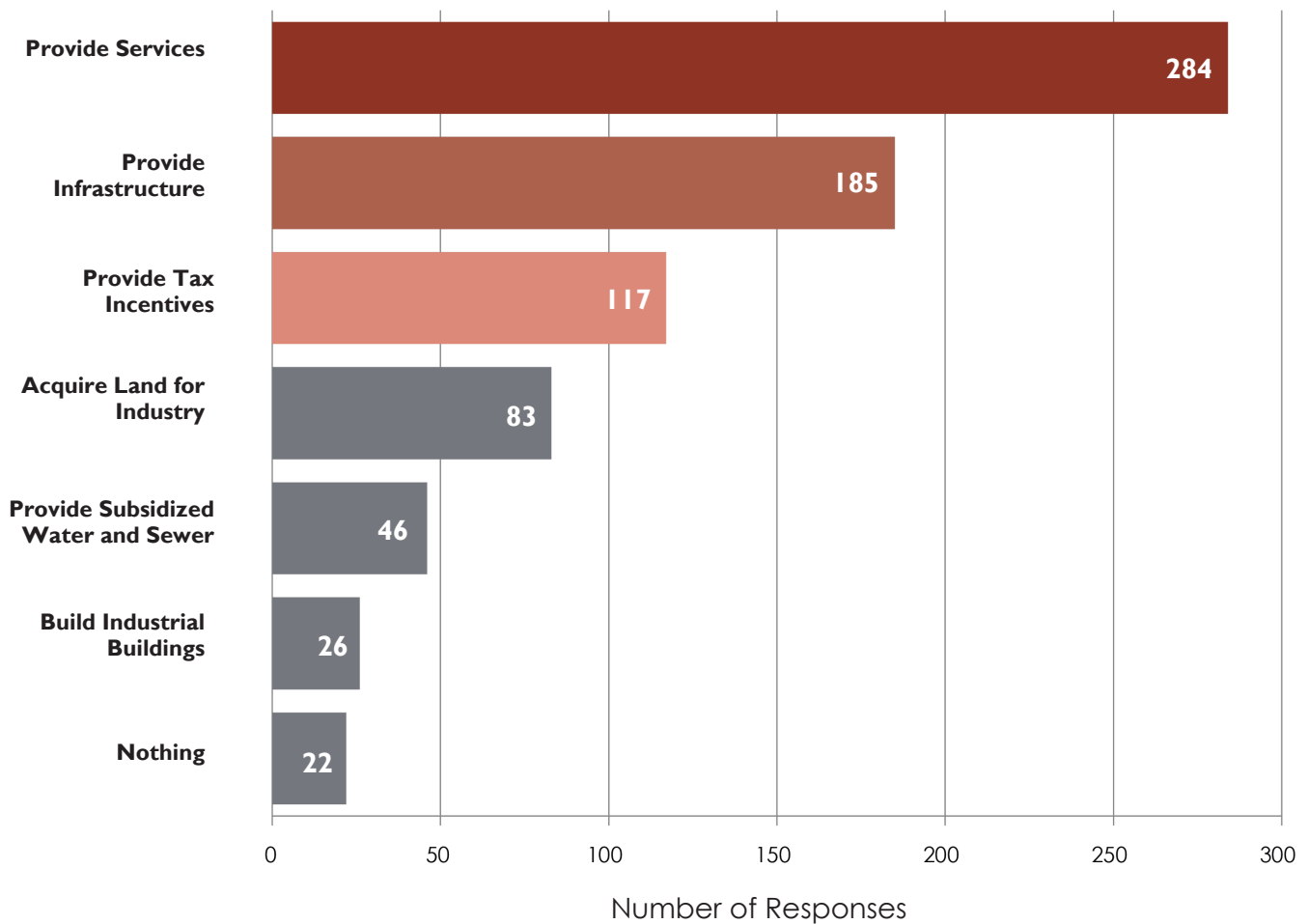
▼ FIGURE 1.14 IMPORTANCE OF BUSINESS AND EMPLOYMENT SECTORS



This survey question asked respondents about their perception of the importance of a variety of economic / employment sectors to the City's ongoing economic prosperity. These responses were weighted on a scale of 1 to 4, with the higher scores indicating a higher perception of the importance of the particular sector. The generally tight grouping of scores in response to this question indicates that no particular sector is perceived as having a significantly greater impact on the local economy by the public. The greatest divergence in the responses is in regard to the hospitality and tourism sector, which is generally perceived to be on the lower end of the scale of importance to the local economy.

Question 9: What should the City's role be in supporting economic development efforts to attract new employment opportunities to the city or help retain existing employers? (Select all that apply)

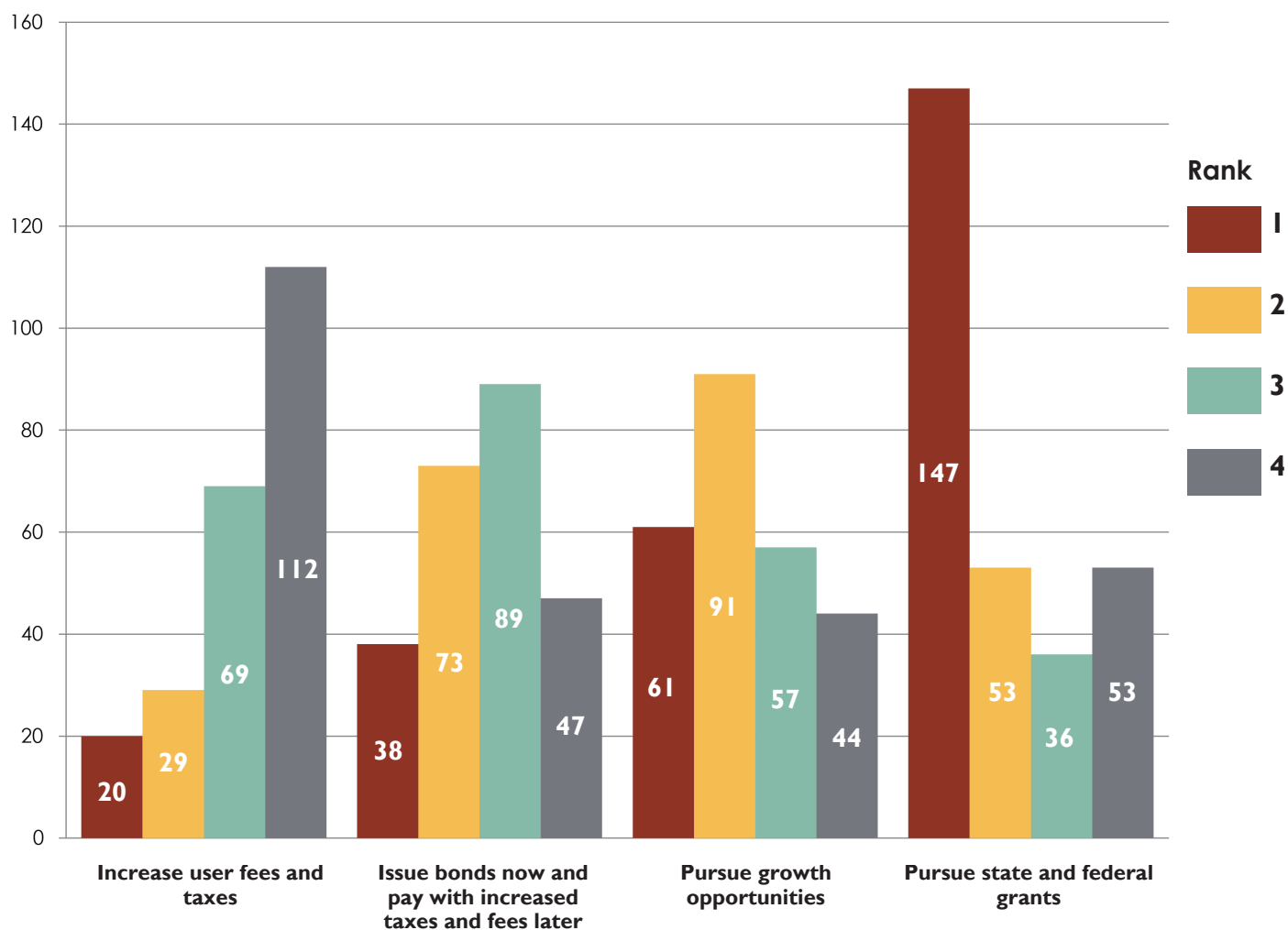
▼ FIGURE 1.15 CITY'S ROLE IN ECONOMIC DEVELOPMENT



When asked to select from a range of options regarding the appropriate role for the City in supporting economic development efforts, respondents overwhelmingly selected the response of “provide services and make improvements to the city that promote a high quality of life for residents and make the city attractive to new businesses” (83%). This question allowed respondents to select multiple responses since the various policies and actions presented as choices are not exclusive of each other. The other response that received significant support (54%) encourages the City to undertake infrastructure improvements to spur economic development. This question also presented a choice of “do nothing” and this response received only 6% of the overall number of votes, which indicates underlying support in the community for the city to take positive actions in support of economic development efforts.

Question 10: From the following choices, please rank the methods that you feel are appropriate for the city to pursue to improve its infrastructure network, such as water and sewer systems, street network, and public facilities:

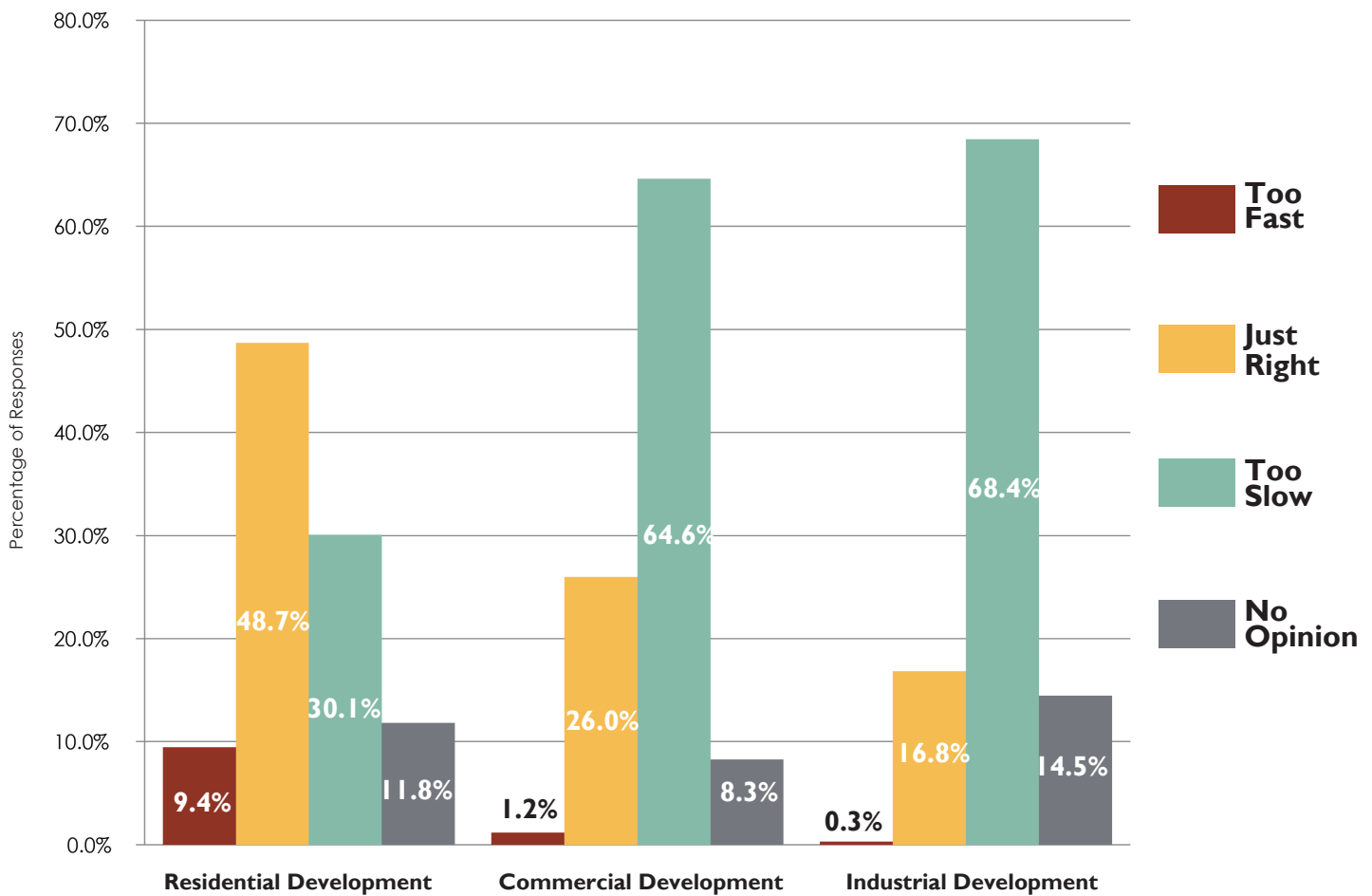
▼ FIGURE 1.16 METHODS TO IMPROVE CITY'S INFRASTRUCTURE



In regards to the improvement of the city's infrastructure, residents were asked to rank, from most desirable to least desirable, the options that the city could do to finance such improvements. The choice receiving the largest number of first choice rankings was for the city to pursue state and federal grants to fund infrastructure upgrades. The choice receiving the greatest number of fourth choice rankings was for the city to increase user fees and taxes to pay for improvements. It is important to note that 54 respondents skipped this question (15%).

Question 11: How would you characterize your perception of the pace of development in Gatesville in recent years with regard to the following?

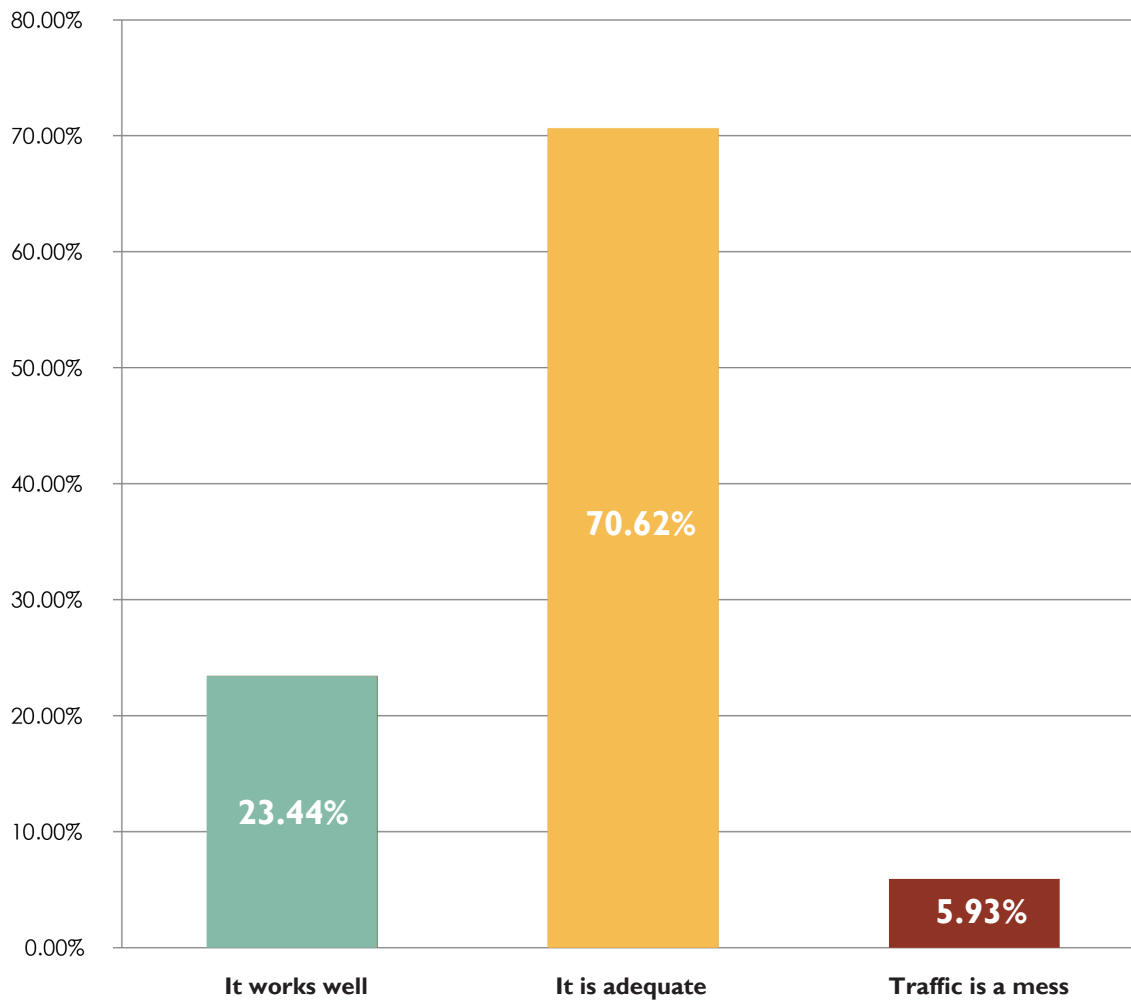
▼ FIGURE 1.17 PERCEIVED RATE OF DEVELOPMENT



Respondents were asked to rate how they felt about the pace of development in Gatesville in recent years. They were asked about residential, commercial and industrial development in terms of being too fast, just right, too slow, or no opinion. In general, respondents indicate that residential development in Gatesville was proceeding at a pace that they felt was “just right.” Both commercial and industrial development, however, were perceived as lagging behind, with nearly 2/3 of respondents indicating that the pace of both was “too slow.”

Question 12: Which of the following best describes your perception of the city's vehicular transportation network?

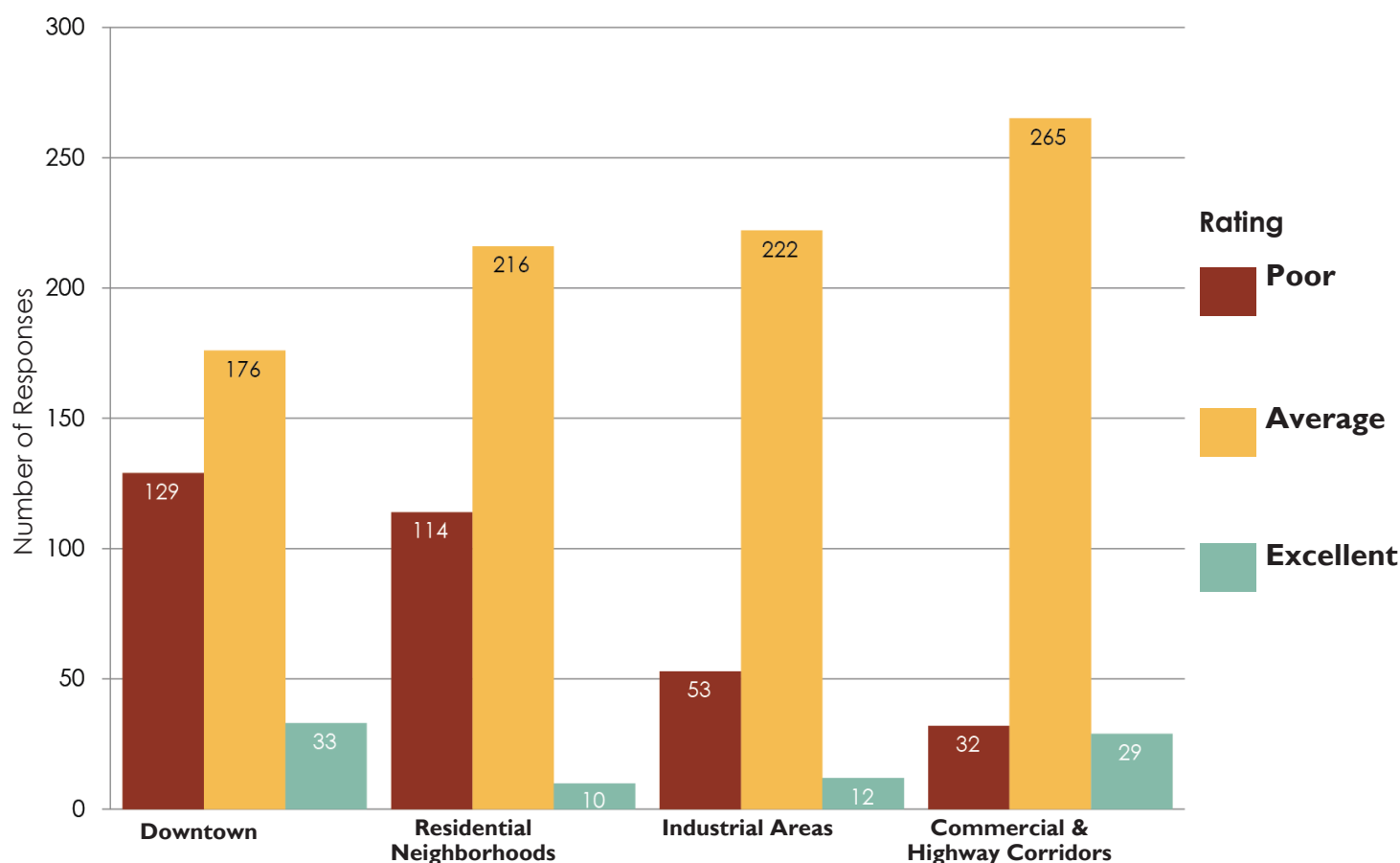
▼ FIGURE 1.18 PERCEPTION OF TRANSPORTATION NETWORK



When asked about their perception of the City's vehicular transportation network, respondents felt that "it is adequate for current traffic levels, but may need improvement if the city grows" (71%). This was followed by 24 percent stating that "it works very well – no problems getting around the city." From the standpoint of functionality, it appears that the city has the backbone of a network that serves residents and businesses well. This is in direct contrast to the perception of the maintenance of the network, which respondents indicated a negative view of in previous questions in the survey.

Question 13: What is your perception about the aesthetic (visual) appearance and quality of development in the following general areas of the city:

▼ FIGURE 1.19 PERCEIVED VISUAL APPEARANCE OF DEVELOPMENT IN EACH AREA



Residents were asked what their perception of the visual appearance and quality of development is for several generalized areas of the city. The most common response for each of the areas was “average.” In contrast to the other two areas, downtown and residential neighborhoods both received significant numbers of responses of “poor” perception of the quality of those areas. Ratings of “excellent” were infrequently given for any of the areas, with “poor” ratings outnumbering “excellent” ratings for each area. Although somewhat tightly clustered below an average rating (with a 1 indicating “poor” and a 3 indicating excellent) the weighted average scores reveal that residential areas have the lowest perception of quality, while the commercial areas have the highest perception of quality:

- **Downtown** **1.72**
- **Residential Neighborhoods** **1.69 (LOWEST)**
- **Industrial Areas** **1.86**
- **Commercial Districts/Highway Corridors** **1.99 (HIGHEST)**

Question 14: Please share any additional thoughts that you have about the City of Gatesville, the services that it offers, quality of life issues, or anything else that you would like to share.

The final question asked respondents to share any additional thoughts they had about the City of Gatesville, such as city services, quality of life issues, or anything else they might want to share. There were 112 responses to this question, and some comments that are representative of the general themes from the responses received are listed below:

- *Internet access is a problem.*
- *Zoning codes need to be enforced so that the City looks clean and welcoming (whole neighborhoods need code enforcement).*
- *Downtown improvements are needed.*
- *Street repairs are a necessity as well as enforcement for loud vehicles at all hours of the night.*
- *More restaurants, youth, and family-friendly activities would be a welcome improvement.*
- *Need additional mail drop boxes (blue boxes) throughout the City.*
- *Work hard to clean up the drug issues in the City.*
- *We need more and good job opportunities.*
- *We may need an idea director or coordinator to support a community-wide improvement effort.*
- *Property taxes make it difficult to live in the area.*
- *Development needs to enhance the positives of our small-town City, not remake ourselves in the image of some other city.*
- *We need good quality childcare services and programs for special needs children.*
- *Better post-secondary educational opportunities would be nice so residents do not have to drive an hour or get online.*
- *Invest in the history and historic places of the City.*
- *I do not get the same amount of services for the amount of taxes I pay (which has increased steeply).*

1.3 VISION AND GUIDING PRINCIPLES

Following the receipt of community input, a new vision for the future of Gatesville was developed that draws upon the ideals of its residents. This vision statement is intended to help focus the community and its leaders on the core mission of the city, and serve as a barometer with which to guide future actions. Supporting the vision are a set of guiding principles that are intended to direct the implementation of the plan through strategic actions and policy recommendations.

VISION

“The City of Gatesville commits to providing a high quality of life for all its citizens while building on its unique character. Working collaboratively, we will foster pride, develop a vibrant economy, thoughtfully plan for the future, and preserve our small town feel.”

GUIDING PRINCIPLES

INVESTMENT: The City of Gatesville will invest its resources in a manner that ensures that its municipal infrastructure, programs, and human resources meet both current needs and prepare the city for growth.

RENEWAL: The City of Gatesville will embrace and facilitate the positive renewal of the community through compatible growth, redevelopment, and expansion of economic opportunity.

BALANCE: The City of Gatesville will become a community that is well-balanced in all respects, including demographically and economically, as well as in its approach to growth and the environment.

GROWTH: The City of Gatesville will grow in an orderly and efficient manner that strengthens the local economy while preserving Gatesville’s unique physical character that reinforces shared pride and responsibility.

Chapter 6: Land Use

6.1 Introduction

Historical Context

At the turn of the 20th Century, the Sanborn Map Company's survey of the City of Gatesville documented a bustling community of 2,200 residents centered on an "urban" area between Bridge Street and Saunders Street, extending from roughly 5th Street in the west to Lutterloh Avenue in the east. Mercantile buildings built with brick and stone surrounded the Coryell County Courthouse, while livery stables, wagon and lumber yards filled the surrounding blocks. At the time, the community boasted a public school, five hotels, public water works and an electric generating plant. As a market hub on the railroad, Gatesville had attracted significant industrial development by this time. In addition to the lumber yards, the city and surrounding area were home to a number of cotton gins, cotton oil presses and roller mills that served the region's agricultural economy. Residential neighborhoods spread east and west of downtown Gatesville along both sides of Main Street, with at least six churches serving as focal points for their neighborhoods.

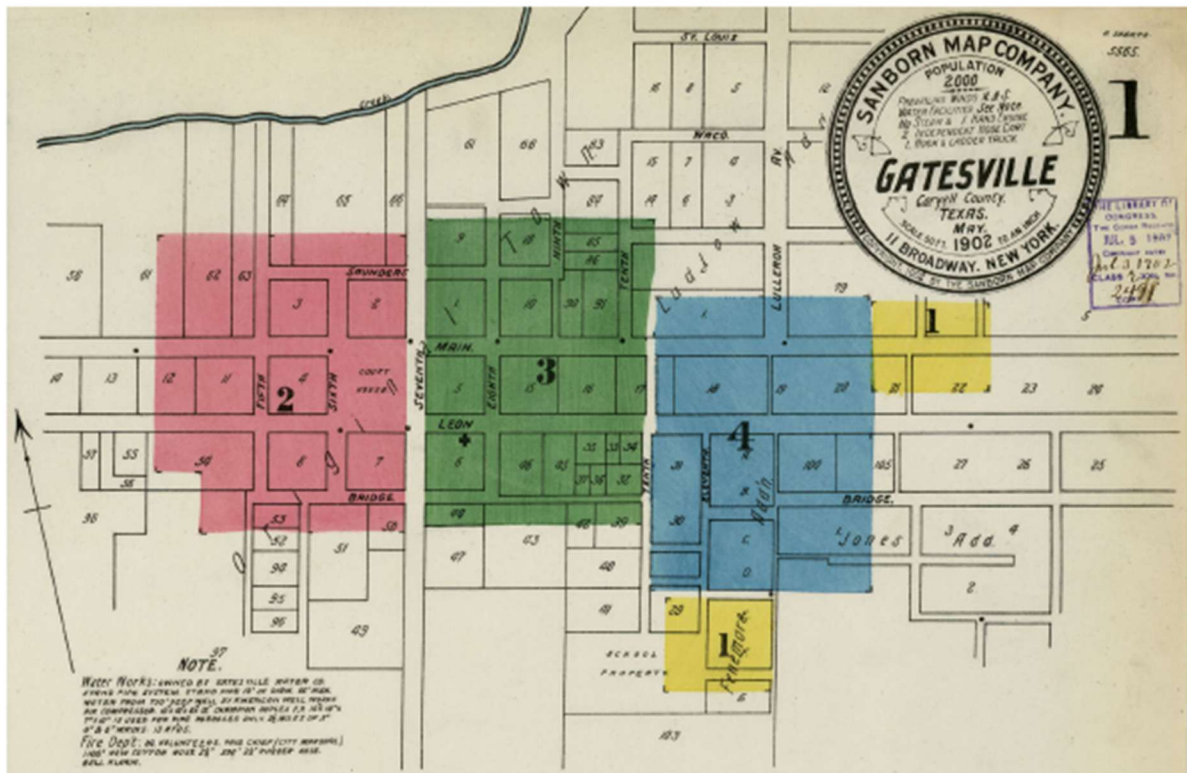
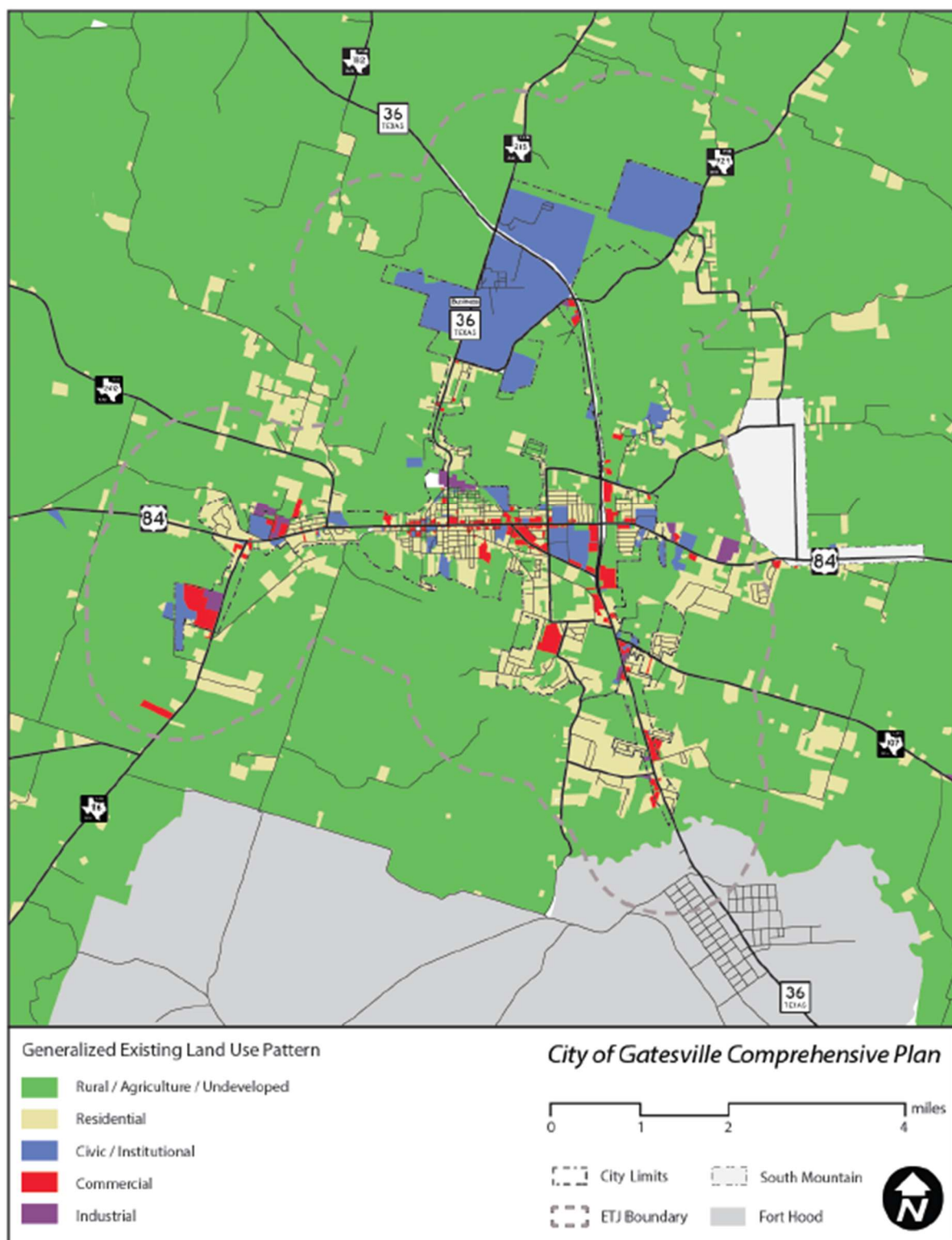


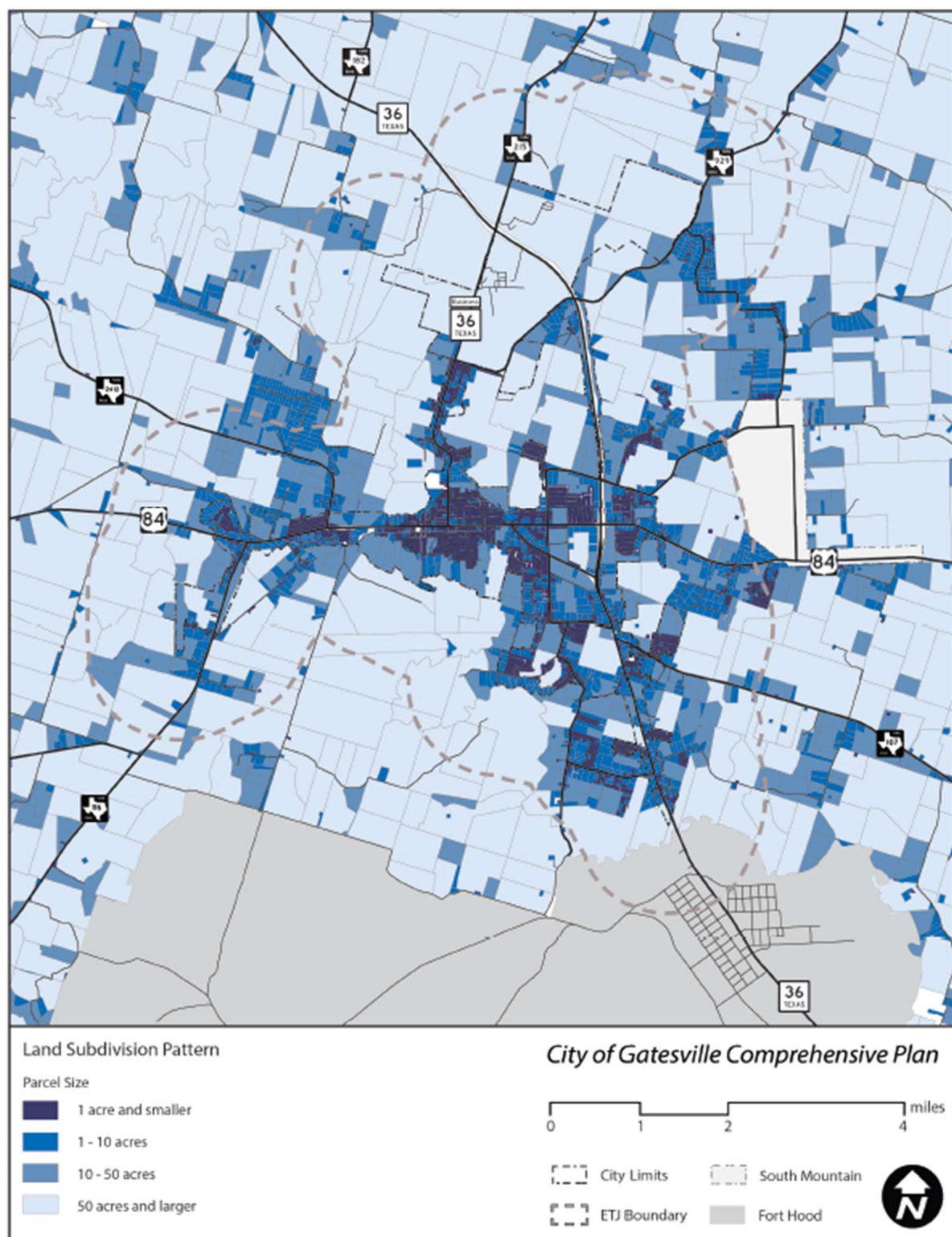
Figure 6.1: 1902 Sanborn Fire Insurance Map Key of Gatesville

Over time, the grid street network that laid the original foundation for the growth of the city grew eastward to the railroad, with residential neighborhoods being established both north and south of Main Street, which eventually became US Highway 84. Commercial development spread eastward from downtown as well, with auto-centric strip commercial development supplanting the old commercial core of the city. With the opening of the new State Highway 36 route on the east side of the city, commercial development then moved further eastward to take advantage of the changes in traffic patterns and the new land that was opened for development with the rerouting of the primary route of SH 36.

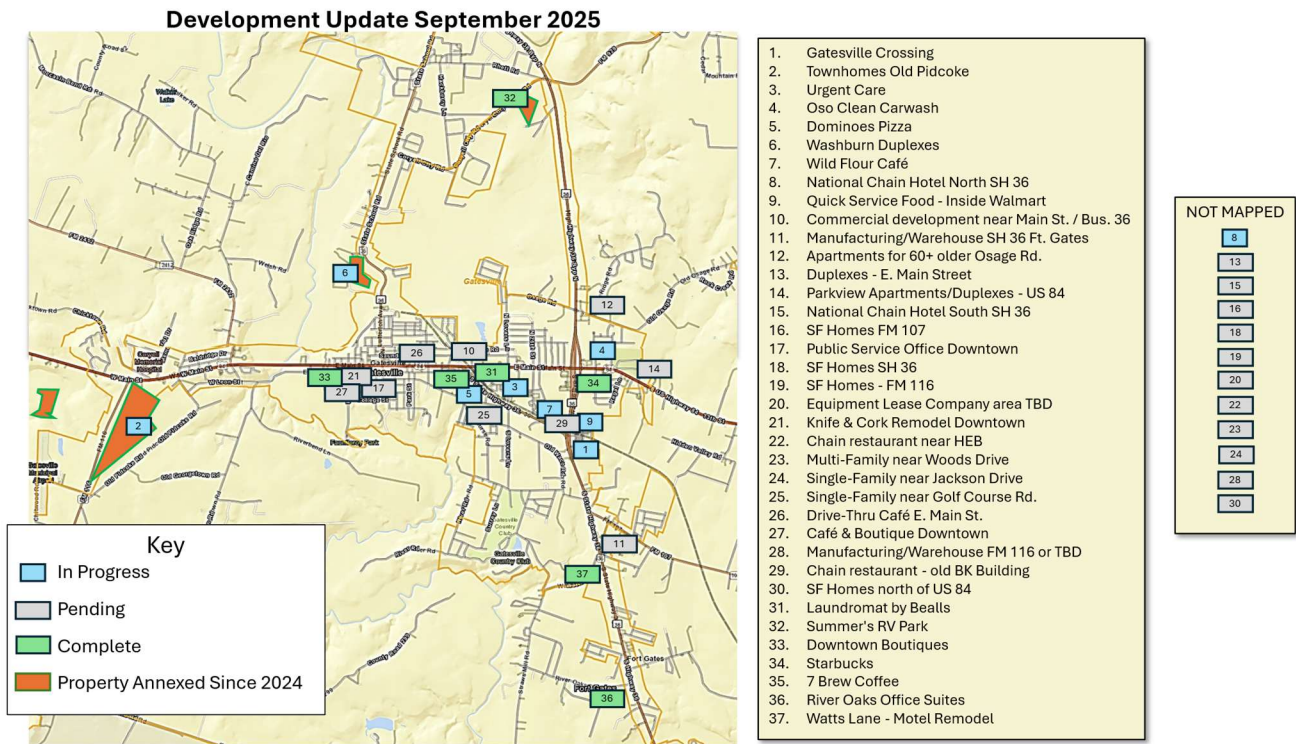
EXISTING CONDITIONS



Map 6.1: Generalized Existing Land Use Pattern

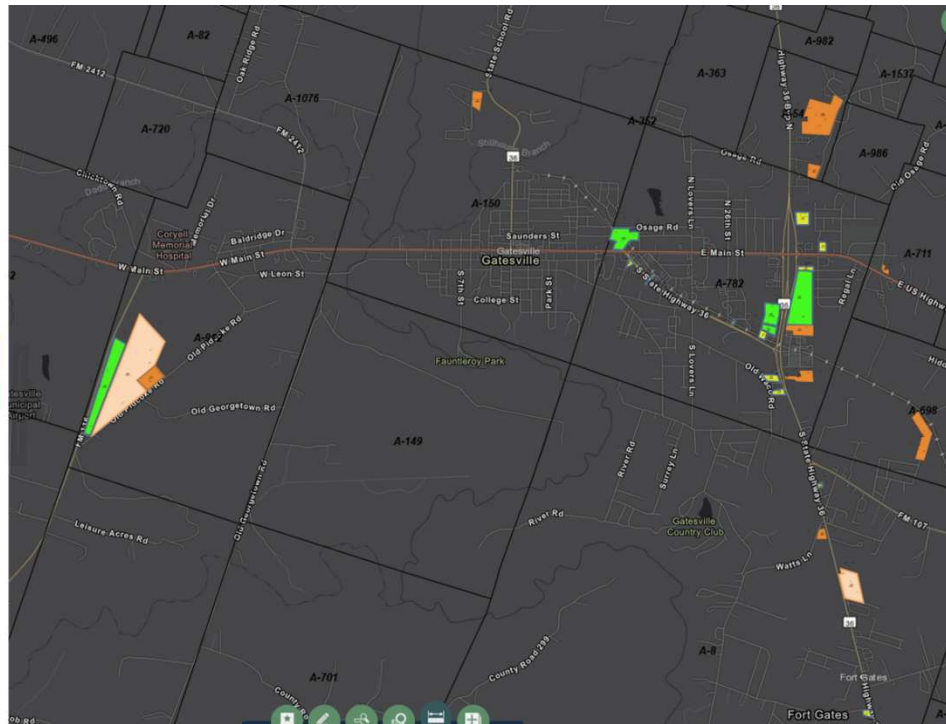


The continued city-wide installation of fiber internet, along many other factors including comparatively low real estate costs in Coryell County, have proven to spur somewhat historic growth opportunities in 2024-2025. We have seen notable retail and residential development inquiries, and we expect these to continue. We are focusing on sustaining existing business while attracting new business-commercial development to Gatesville.



Known Developments
July 2025

- Housing imminent
- Housing proposed
- Commercial imminent
- Commercial proposed



Within the city limits west of the Leon River, there has been recent interest in development in this area. Historically, Coryell Memorial Hospital, several industrial establishments and the Gatesville Municipal Airport, along with two small residential neighborhoods were the primary uses on the US 84 and FM 116 corridors on the west side of the city. In 2024-2025, Laerdal completed a large expansion project and over 80 acres nearby were listed for sale and development, with 8 of those acres now under residential development in 2025.

July 2025
west

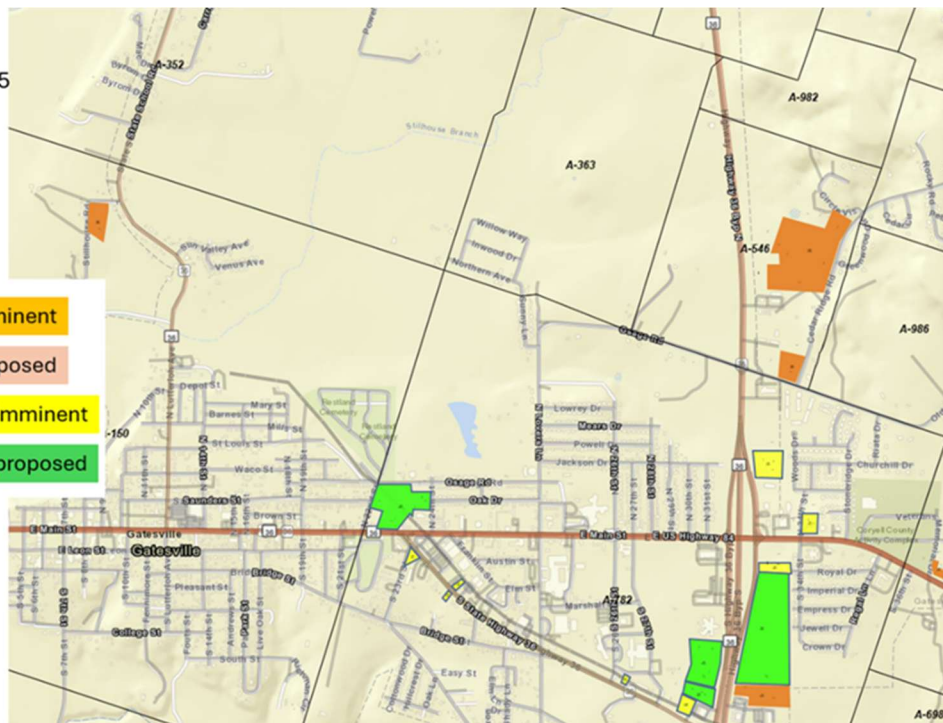
- Housing imminent
- Housing proposed
- Commercial imminent
- Commercial proposed



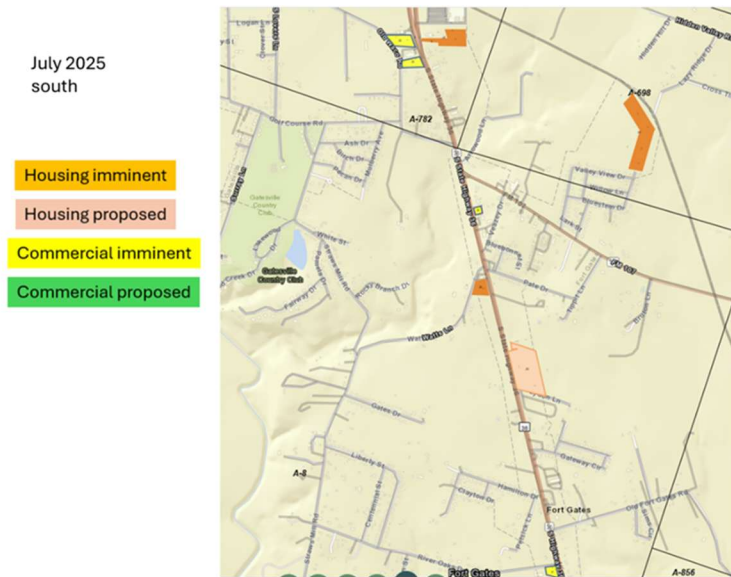
Growth to the east on US 84 **expanded at a high rate in 2024-2025**, where previously it **had** been confined primarily to the area around State Highway 36, with the city limits ending around the Gatesville Civic Center. East of the city limits, the Town of South Mountain and rougher topography **limited** opportunities for much more growth east of the city on the highway corridor.

July 2025
east

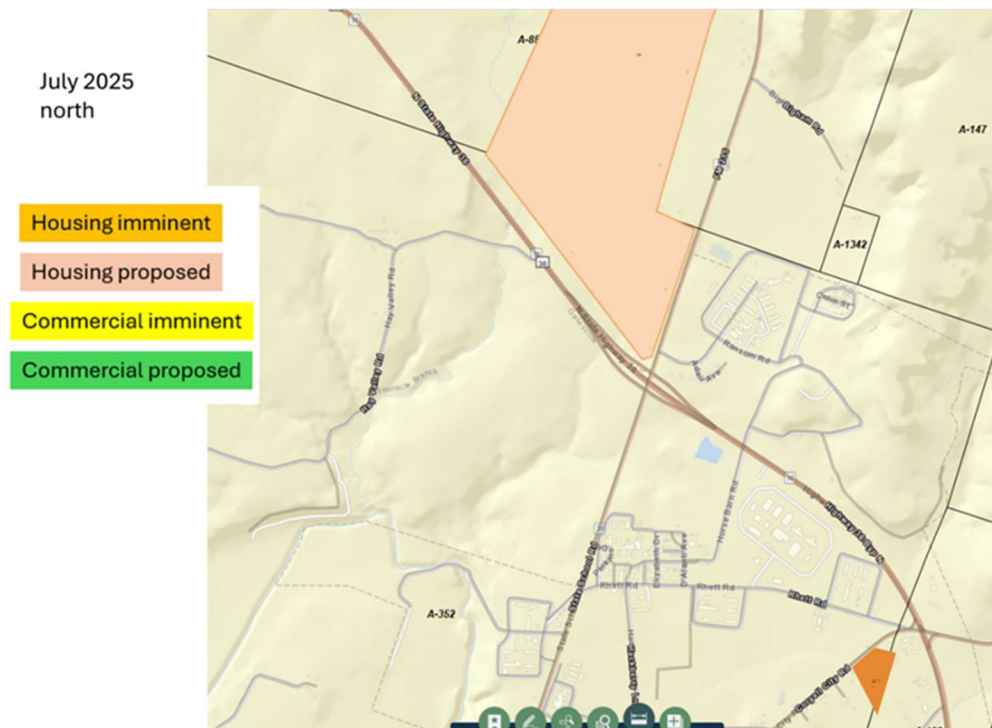
- Housing imminent
- Housing proposed
- Commercial imminent
- Commercial proposed



Growth in south Gatesville has also risen dramatically in 2024-2205, where, historically, suburban density residential development extended south of the city, primarily on the west side of State Highway 36, encompassing the area between the river and the highway. The city limits stretch south along SH 36 almost to the Leon River and North Fort Hood, encompassing the corporate limits of the former Town of Fort Gates, which was subsumed into Gatesville in a large annexation.



While the city limits of Gatesville stretch over four miles north of the US 84 corridor and the core urbanized area of the city, the northern part of the city is primarily occupied with Texas Department of Criminal Justice facilities. Some growth has occurred in this area as well, including some commercial development along SH 36, as well as a small developed residential area on Business Route SH 36 / State School Road north of Stillhouse Branch near the TDCJ campus.



It is no longer accurate to assume that, In order to realize any significant level of growth in the future, the city and potential developers will have to look outside of the current city limits for new opportunities. In 2024 and 2025, City staff and Council have worked diligently to identify the constraints and develop plans to address them. The City now has a Water Master Plan and is working on a Wastewater Master Plan. As wastewater had been the #1 constraint to development, it has become our top priority. In 2025, the City took measures to address wastewater capacity in the Fort Gates area, completing in August 2025 a reroute of the lines leading from Lakewood lift station to SH 36 lines and lift stations. This measure alone creates an increase of approximately 20% in wastewater capacity in the Fort Gates area.

~~As Maps 6.1 and 6.2 demonstrate, there is a significant amount of undeveloped land within the city's ETJ and beyond.~~ The following section lays out a **revised** plan for the city's future growth, based on **updated information, goals, and priorities, as well as** the availability of undeveloped land, infrastructure requirements, natural constraints and the need to grow in a manner that is compatible with both the city's current development pattern as well as avoiding areas of encroachment concern related to Fort Hood.

6.2 Future Land Use

Overview

This section of the Comprehensive Plan establishes **an updated** vision for the future growth and development of the City of Gatesville. This development vision, when combined with associated plans for transportation and utility infrastructure, public facilities, and services to support them form the basic growth policy for the city; giving guidance to the City Council, Planning and Zoning Commission, city staff, property owners, developers and the community as a whole about how and where the city is anticipated to grow and the types of investments that will be needed to support that growth vision.

As an aspirational planning guide, the Comprehensive Plan is intended to inform the adoption and amendment of development regulations and policies, such as the City's Zoning and Subdivision Ordinances. The plan, and future land use map, however do not specifically constitute a legal definition of zoning regulations or the specific boundaries of zoning districts. Rather, the plan helps to guide the City Council and the Planning and Zoning Commission as they implement the development vision through the city's regulatory framework. Following the adoption of the Comprehensive Plan, it is recommended, and expected, that development regulations will be updated to make them as consistent as possible with the plan, including proactively amending the zoning map, where appropriate, to better conform to the development vision. As a long term vision, not every area of potential change would be appropriate to implement immediately, especially if infrastructure investments are needed to support it.

Over time, as the Planning and Zoning Commission and City Council review development proposals, capital improvement plans, and annexation requests, it is expected that they will consult the plan, and the Future Land Use Map in particular, to determine whether the proposal is consistent with the land use vision. While the plan does not bind any specific legislative action, such as a rezoning or annexation, if the Council one day finds that it is making a large number of decisions that are contrary to, or inconsistent with the plan then that indicates that it is likely time to undertake a review of the plan and adjust it as necessary to ensure that it is fulfilling its intended purpose. **To that end, this 2025 update has been undertaken to address current information, development interest, goals, and priorities city-wide.**

LAND USE CLASSIFICATION

For the purpose of creating the Future Land Use Map and establishing the city's development vision, a set of eight land use classifications were developed. Like the map itself, these land use classifications are not intended to equate to zoning regulations, but rather guide the city as it

reviews its ordinances as it begins the process of implementing the **2025 updates** to the Comprehensive Plan. The following pages of the plan provide additional information and background on each of the land use classifications used on the map. Included on each page are a short description of the classification, an aerial photo depicting the general visual context, a land use component chart that depicts the relative proportion of general land use types, a chart showing the type and relative importance of different modes of transportation, and a development context chart that indicates the intensity / density of development. The eight future land use classifications that were used to develop the map, in order of general intensity, are:

- Conservation
- Rural / Agricultural
- Suburban Residential
- Urban Residential
- Civic / Institutional
- Commercial
- Industrial
- State Prison Complex

Map 6.3, shows the application of the eight land use classifications within the City of Gatesville and its ETJ, as well as surrounding areas that are within the city's sphere of influence. In developing the map, a number of factors were considered when assigning the specific land uses and forming the overall future growth and development framework for the city. Among the primary factors in the development of the map were access to both existing and planned transportation and utility infrastructure, the availability of land that is suitable for development in terms of parcel sizes and natural/ environmental constraints, the character of the area - including compatibility with established neighborhoods, compatibility between uses of different intensities (such as between residential and industrial areas) , opportunities for economic development, and compatibility with the military training mission at Fort Hood (discussed in more detail in Section 6.3).

Future Land Use Map

The resulting Future Land Use Map blends together the different land use classifications into a rational development plan that takes advantage of **2020 information and is now updated in 2025 with** current and future opportunities for growth while balancing these against the constraints that exist. The following describes in more detail the underlying thought process behind the application of the specific land use classifications to the map.

CONSERVATION

The Conservation land use classification was used primarily to identify land that, due to environmental constraints and natural hazards, would be difficult to develop. As these areas typically follow floodplains, their preservation as natural areas and open space provide benefits to the entire community by helping to protect water quality, allowing floodwaters to spill over banks in areas free of obstructions, and present opportunities for the development of greenway trails.

RURAL | AGRICULTURAL

The Rural / Agricultural land use classification was applied to areas that the city does not anticipate demand for development due to a lack of either existing or planned infrastructure, the potential for land use compatibility issues, and to preserve and protect the significant ranching and farming economy of the area from encroachment by urban development. Areas close to the city that have this designation also serve as a long-term land bank for future growth, if needed, and if future infrastructure plans are developed to improve access to transportation and utility infrastructure. **To that end, the 2025 update alters many Agricultural classifications to other uses, such as Suburban Residential.**

URBAN AND SUBURBAN RESIDENTIAL

Within the city limits, the Urban Residential classification was applied primarily to existing neighborhoods located along the US 84 corridor as well as the small amount of undeveloped land adjacent to these existing neighborhoods in the core of the city. **The 2025 update adds approximately 1,110 acres for this usage.** Neighborhoods that were developed in a less dense manner, including those between the Leon River and SH 36 in the southern part of the city and elsewhere within the ETJ were designated as Suburban Residential. This was also used as the primary classification to designate areas for the development of new neighborhoods to accommodate demand for new housing and population growth over time.

New suburban density residential development areas are shown on both sides of the SH 36 corridor, with infill development of smaller subdivisions contemplated in the area south of US 84 and west of SH 36 - taking advantage of the existing neighborhood development pattern in this area. North of US 84, a small residential development area south of the TDCJ campus is shown on the west side of SH 36. The northeastern quadrant of US 84 / SH 36 is shown as a Suburban Residential development area as well, but it is anticipated that due to challenges related to topography in this area, that development will be on the lower end of the density scale.

Significant additions in Suburban Residential use also occur with the 2025 update, to the total of approximately 2,734 acres added.

In order to accommodate potential development demand generated by the improvement of FM 116 and associated growth on the southern end of the highway, a significant amount of land has been designated with the Suburban Residential classification on the west side of the Leon River, centered on the intersection of FM 116 and US 84. This area provides significant opportunities for new growth, but major residential development activity in this area will likely come with significant infrastructure costs. Planning for the necessary improvements will need to be done deliberately, while reactive or unplanned investments for residential growth in this area are discouraged.

~~Map 6.4 on the following page details the primary residential land supply that is available r under the development vision that is established on the Future Land Use Map. Parcels over 20 acres in size with an Urban or Suburban land use classification are identified on the map, as they form the likely backbone of the city's future growth. Altogether, these parcels encompass nearly 7,000 acres of land, including over 4,400 acres of land in parcels that are 50 acres or larger in size. It is certainly not anticipated that even a significant minority of this land will be developed in the foreseeable future, given the sheer amount of land available. Given the realities and unpredictability of the market, however, it was determined that designation of this amount of land would be prudent to ensure sufficient opportunities for rational growth.~~

CIVIC | INSTITUTIONAL

As the seat of Coryell County government and primary city in the northern part of the county, Gatesville hosts a significant number of major civic and institutional uses. Among these are the Coryell Memorial Hospital, the Gatesville Civic Center, the Gatesville Independent School District campus, as well as a number of parks and recreational facilities. Ensuring that these uses, which contribute significantly to the quality of life of residents of the city and the wider region are both preserved and allowed to expand and redevelop as necessary is critical to the city's success. In addition to the designation of existing facilities and uses, the Future Land Use Map also identifies other areas of opportunity, that, if desired could be developed as additional parks, recreational facilities, and other necessary uses that can benefit the entire community. **The 2025 update adds the Municipal Airport under this classification.**

COMMERCIAL

Areas designated with the Commercial land use classification span a wide range of functional development styles, ranging from the city's historic downtown, to the legacy of commercial strip development that grew along US 84, to more recently developed highway commercial areas along the SH 36 corridor. As a regional center of commerce for northern Coryell County and beyond, Gatesville is home to a significant amount of commercial development for a city of its size. The Commercial land use designation was primarily applied along existing commercial development corridors, including both developed and undeveloped land to accommodate future growth. **The**

2025 update increases frontage along major highways and thoroughfares in and near the city. Of particular note, the Future Land Use Map designates areas along SH 36 north of the US 84 interchange for commercial development, as well as a large area on US 84 west of the city, which is intended to serve the residential growth area that is centered on US 84 and FM 116 (note: this was reduced in the 2025 update to allow for additional Urban Residential growth). The latter area is not recommended for major commercial development until such time that the residential component of that area begins to develop.

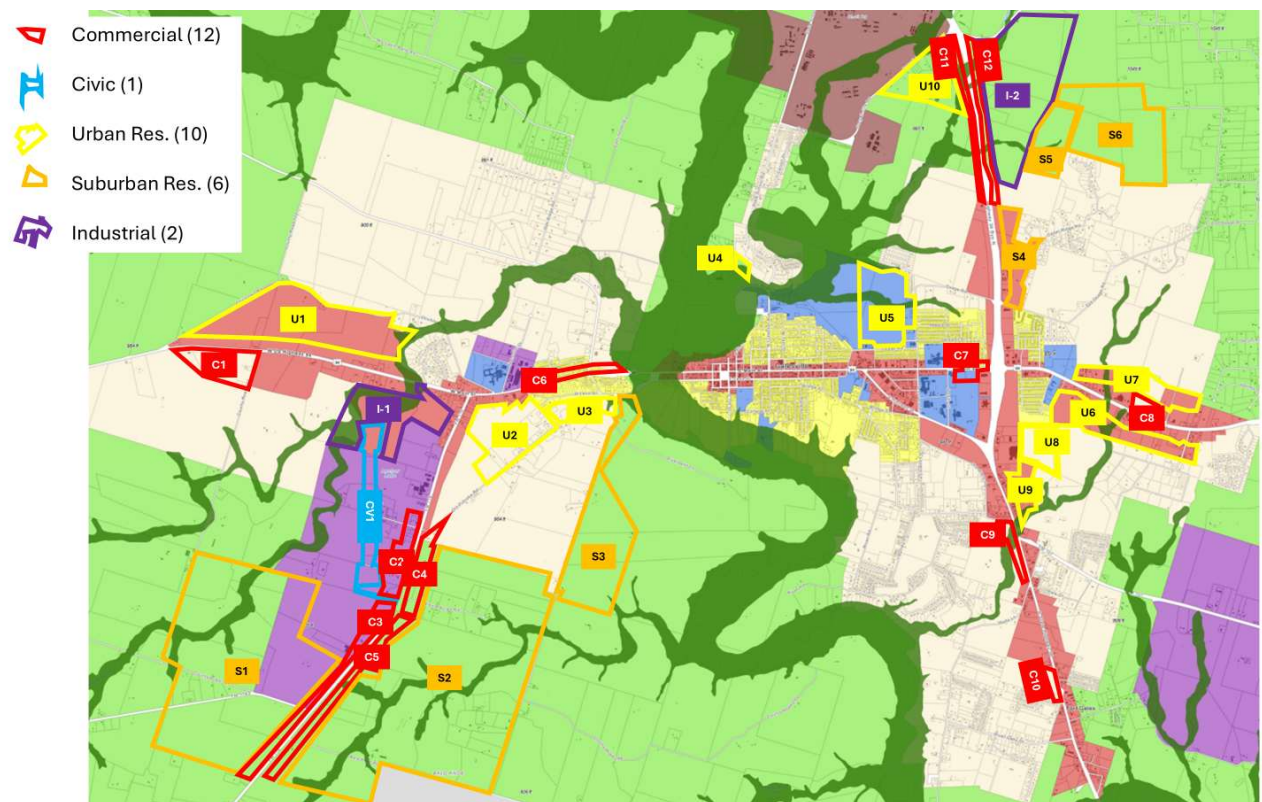
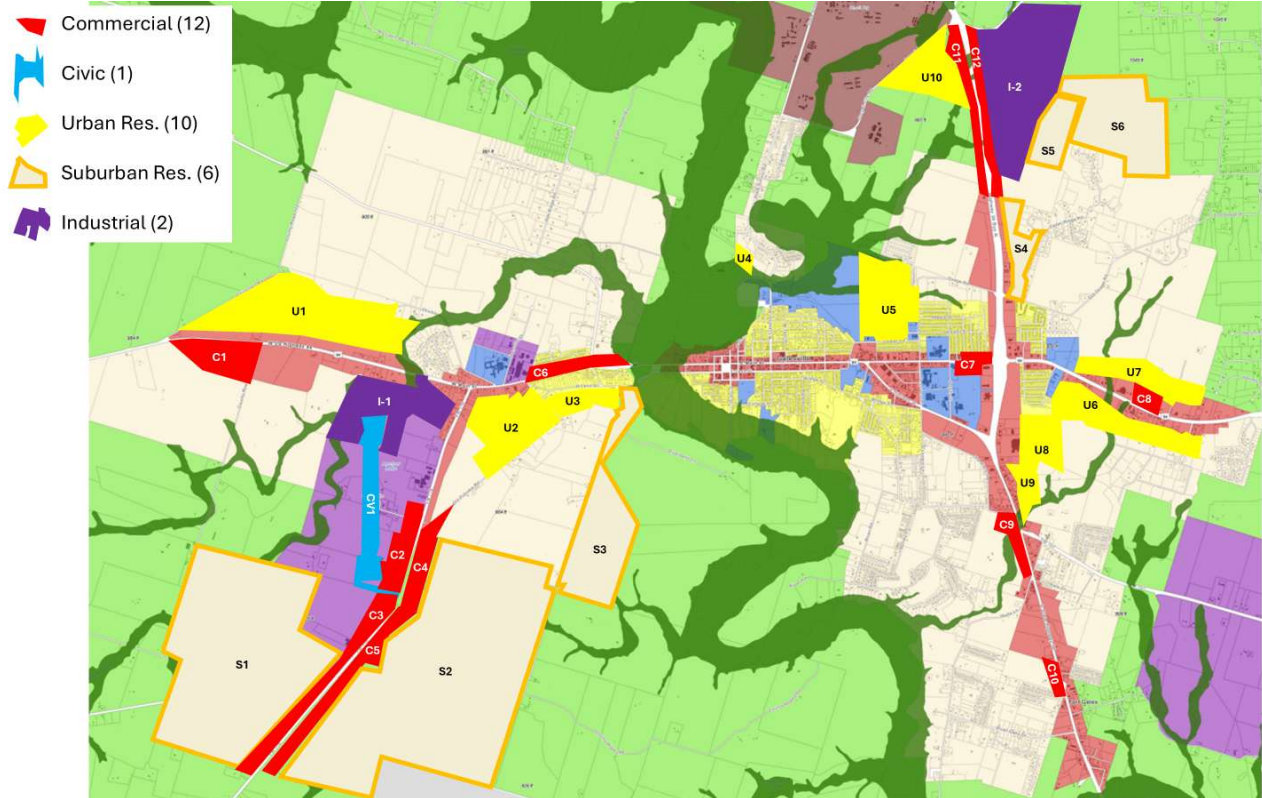
INDUSTRIAL

The preservation of existing industrial development and identification of potential growth areas for locating new industries is a critical component of the city's long term economic health. Given the unique nature and needs of industrial development, along with the potential compatibility issues with lower intensity land uses, it is important that these areas be sited properly and protected from encroachment. In addition to existing industrial areas in the city, the Industrial classification has been expanded around the airport, extending south along FM 116 to protect this critical asset and enhance compatible growth for both the airport and Fort Hood. A large area on both sides of FM 107 east of SH 36 has also been designated for industrial development to take advantage of the significant land resources and access to transportation infrastructure. In total, there are nearly 2,400 acres of land designated for industrial use (see Map 6.5) between the two primary development areas. In both areas, it is recommended that the city work with willing landowners to proactively prepare plans to attract well-planned industrial development. Changes in the 2025 update centered on developing logical areas for industrial development, increasing availability near the airport and on the north side of the city.

STATE PRISON COMPLEX

The TDCJ facilities on the north side of Gatesville have been designated with this land use classification to ensure that the discrete boundaries of the prison complex are taken into account as infrastructure and development plans are prepared in the future. Given the nature of the land use, it is both a major asset to the city given the employment that it generates, but also a major constraint on development north of the core of the city. From a land use perspective, it is important for the city to ensure that the surrounding area remain compatible with the ongoing operation of the complex.

Proposed Future Land Use Map Modifications, 2025: (multiple new maps follow)



Supporting information for proposed 2025 changes to Future Land Use Map

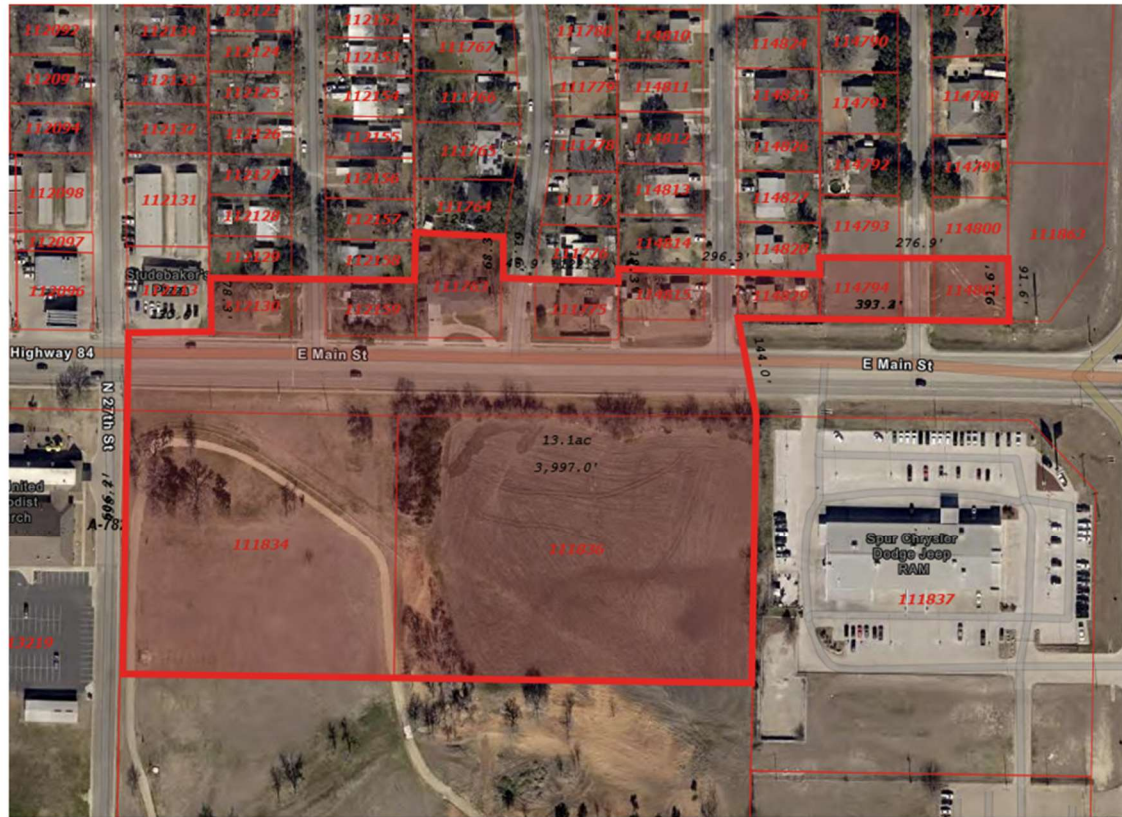
Commercial

The goal for the 2025 changes to commercial land use was to increase frontage along major highways and thoroughfares in and near the city. Where commercial land use was replaced with another use type, it generally involved non-frontage areas and allowed for either increased Industrial or Urban Residential use.

ID	Reason for Change	Former Designation	Acres (approx)
C1	Area adjoins US 84, extends existing Commercial farther west.	Suburban Res.	75.3
C2	Area adjoins FM 116 and airport, and is near Old Pidcoke Rd.	Industrial	53.7
C3	Extends C2 to south, past platted major residential development.	Industrial & Ag.	57.2
C4	Adjoins FM 116 at Old Pidcoke Rd.	Ag.	47.0
C5	Extends C4 to south, toward platted major residential development.	Ag.	85.2
C6	Adjoins West US 84 near major intersections with Levita Rd.	Urban Res.	17.3
C7	Adjoins East Main St. (US 84) in the heart of town, near SH 36 interchange.	Urban Res. / Civic	13.1
C8	Adjoins US 84, connects two other existing Commercial.	Suburban Res.	19.2
C9	Adjoins SH 36, connects two other existing Commercial.	Suburban Res.	12.1
C10	Adjoins SH 36, connects two other existing Commercial.	Suburban Res.	5.7
C11	Adjoins SH 36, extends existing Commercial farther north to interseciton with FM 929.	Ag. & Suburban Res.	65.7
C12	Adjoins SH 36, extends existing Commercial farther north to interseciton with FM 929.	Ag. & Suburban Res.	39.6
Commercial Added			491.1
Commercial Subtracted via other Changes			798.2
Net			-307.1

C3	Extends C2 to south, past platted major residential development.	Industrial & Ag.	57.2
C5	Extends C4 to south, toward platted major residential development.	Ag.	85.2



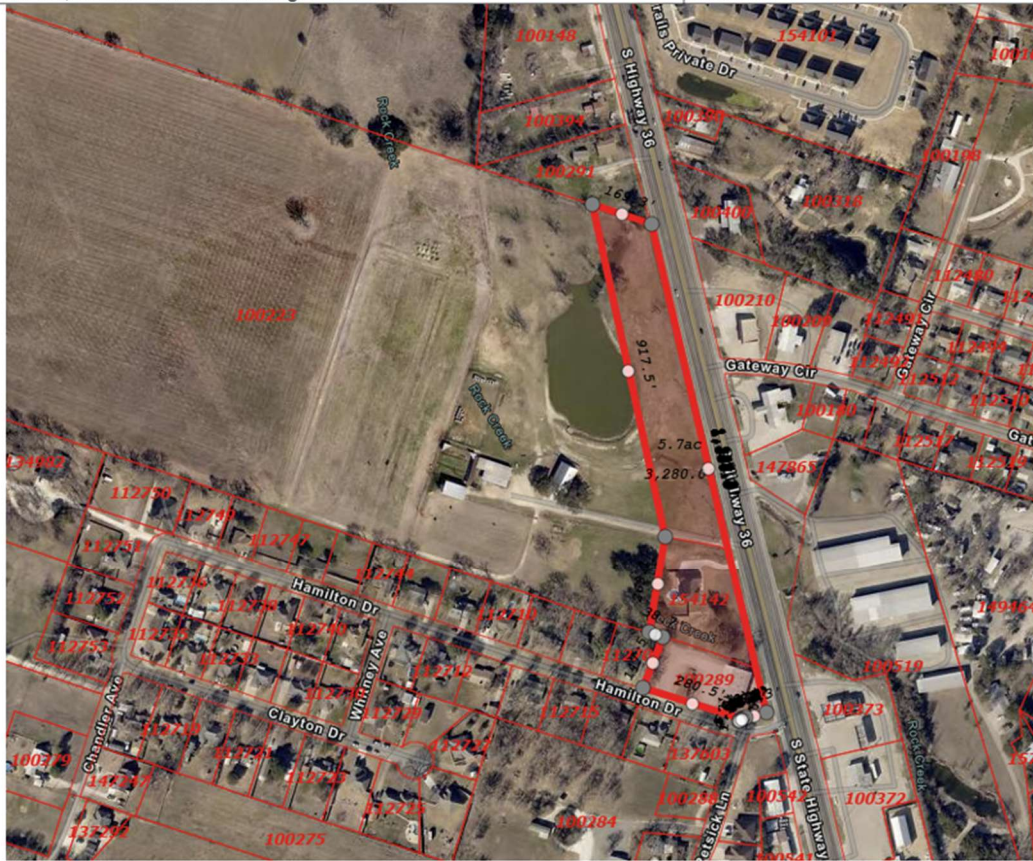




C10 Adjoins SH 36, connects two other existing Commercial.

Suburban Res.

5.7



ID	Reason for Change	Former Designation	Acres (approx)
CV1	Takes in existing & future airport land..	Industrial	97.7



Urban Residential

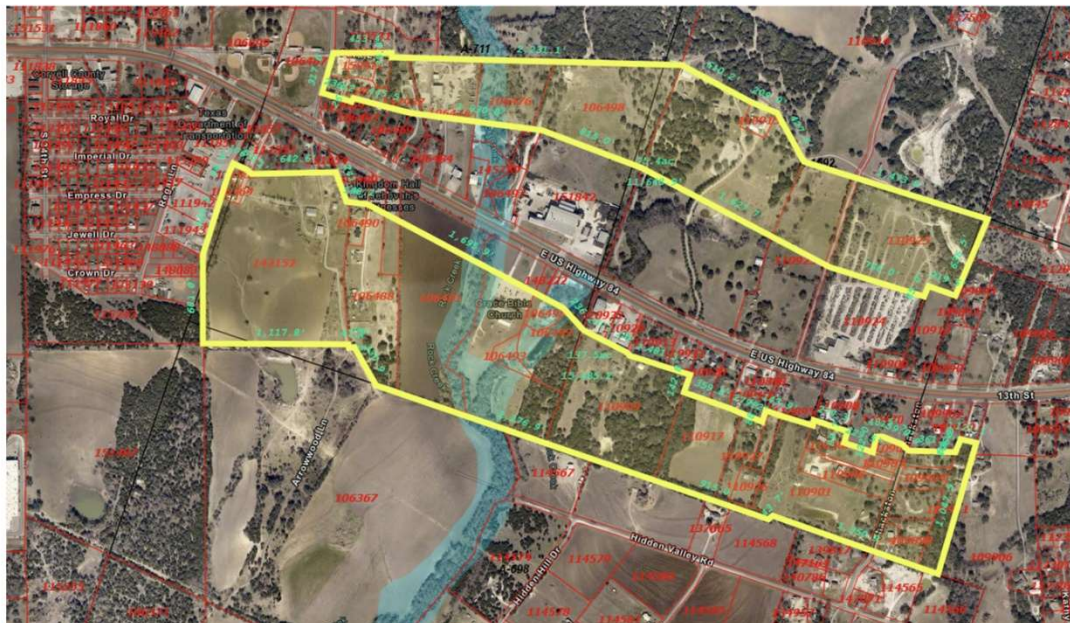
Based on numerous directives and comments from City Council, citizens, and staff, the goal for the 2025 changes to urban residential use was to develop more affordable housing options via increasing the availability of this type of land. The 10 proposed changes replace other land uses of all types from the 2020 map, including non-frontage Commercial, Suburban Residential, Agricultural, and Civic.

ID	Reason for Change	Former Designation	Acres (approx)
U1	Establishes a reasonable area for Urban Res. Development near hospital and west side.	Commercial	360.1
U2	Establishes a reasonable area for Urban Res. Development connecting to U3 & toward the SW side. Urban Res. Already in progress at SW corner of area adjacent to Old Pidcock Rd.	Suburban Res.	167.6
U3	Establishes a reasonable area for Urban Res. Development adjacent to existing Urban. Res.	Suburban Res.	52.3
U4	Annexed in 2024 and currently developing as Urban. Res.	Ag.	7.4
U5	Reasonable area for Urban Res. Development adjacent to existing Urban. Res. & heart of town. Formerly held as Civic for intended large park, but current Parks plan calls for improvements in other areas.	Civic	146.4
U6	Reasonable area for Urban Res. Development adjacent existing Urban, with Commercial frontage on US 84.	Commercial	137.5
U7	Reasonable area for Urban Res. Development adjacent future Urban, with Commercial frontage on US 84. Urban Res. Already in progress at intersection of US 84/Vet. Memorial.	Commercial & Suburban Res.	75.4
U8	Reasonable area for Urban Res. Development adjacent existing Urban, with Commercial frontage on SH36.	Suburban Res.	51.9
U9	Annexed in 2024 and currently developing as Urban. Res.	Suburban Res. & Commercial	38.8
U10	A portion annexed in 2024 and currently developing as Urban. Res., other portion has Commercial frontage on SH36.	Ag.	100.0
Urban Res. Added			1,137.4
Urban Res. Subtracted via other Changes			27.4
Net			1,110.0

	Reasonable area for Urban Res. Development adjacent to existing Urban. Res. & heart of town. Formerly held as Civic for intended large park, but current Parks plan calls for improvements in other areas.		
U5		Civic	146.4



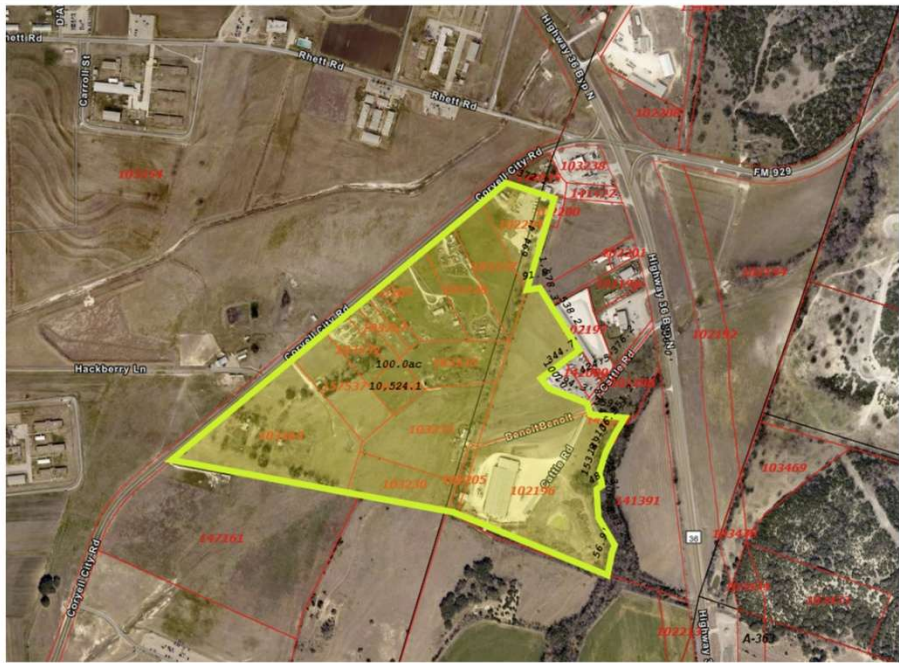
U6	Reasonable area for Urban Res. Development adjacent existing Urban, with Commercial frontage on US 84.	Commercial	137.5
U7	Reasonable area for Urban Res. Development adjacent future Urban, with Commercial frontage on US 84. Urban Res. Already in progress at intersection of US 84/Vet. Memorial.	Commercial & Suburban Res.	75.4



U8	Reasonable area for Urban Res. Development adjacent existing Urban, with Commercial frontage on SH36.	Suburban Res.	51.9
U9	Annexed in 2024 and currently developing as Urban. Res.	Suburban Res. & Commercial	38.8



U10	A portion annexed in 2024 and currently developing as Urban. Res., other portion has Commercial frontage on SH36.	Ag.	100.0
-----	---	-----	-------



Suburban Residential

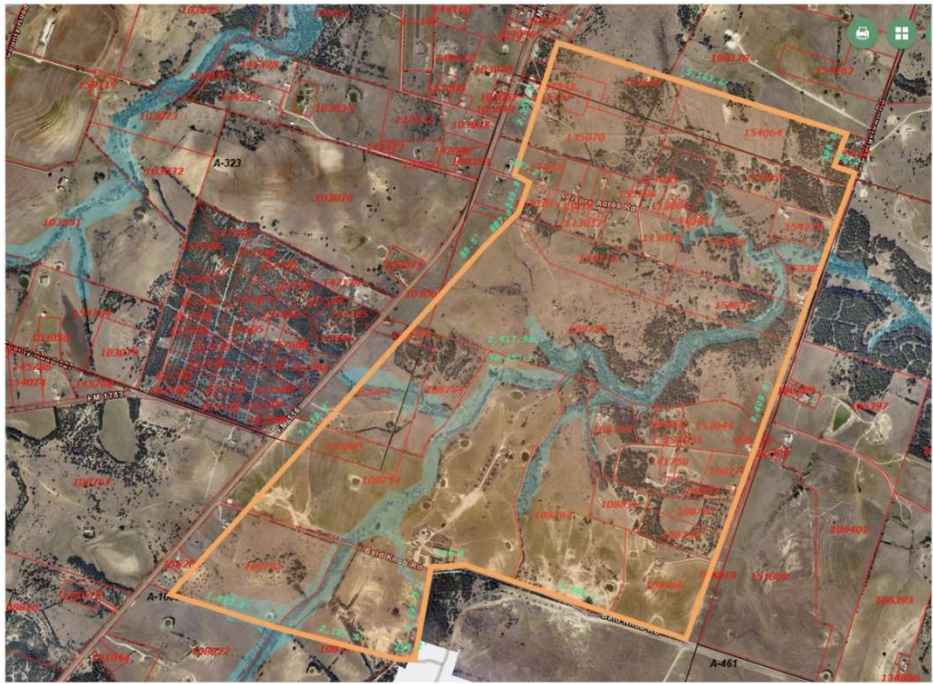
The goal for the 2025 changes to Suburban Residential land use was to increase availability adjacent to other such areas on the 2020 map. The changes expand availability marginally within the city limits, and much more in the ETJ. Most expansions involve changes to allow Commercial frontage as well.

ID	Reason for Change	Former Designation	Acres (approx)
S1	Accounts for existing Suburban development and extends area, with Commercial frontage on FM 116	Ag. & Industrial	1,039.2
S2	Extends existing Suburban to south, with Commercial frontage on FM 116.	Ag.	1,417.9
S3	Extends existing Suburban to southeast, connects East Main St. (US 84) to FM 116 via S2.	Ag.	285.4
S4	Currently under planning phase as Suburban Res., maintains Commercial frontage on SH36.	Commercial	54.4
S5	Extends existing Suburban, with Industrial & Commercial frontage on SH 36.	Ag.	87.5
S6	Extends existing Suburban & S5	Ag.	285.1
Suburban Res Added			3,169.5
Suburban Res. Subtracted via other Changes			435.2
Net			2,734.3

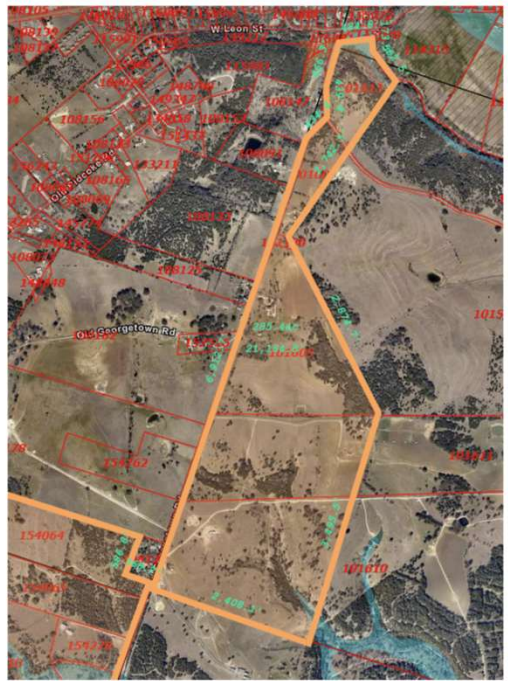
ID	Reason for Change	Former Designation	Acres (approx)
S1	Accounts for existing Suburban development and extends area, with Commercial frontage on FM 116	Ag. & Industrial	1,039.2



S2	Extends existing Suburban to south, with Commercial frontage on FM 116.	Ag.	1,417.9
----	---	-----	---------



S3	Extends existing Suburban to southeast, connects East Main St. (US 84) to FM 116 via S2.	Ag.	285.4
----	--	-----	-------

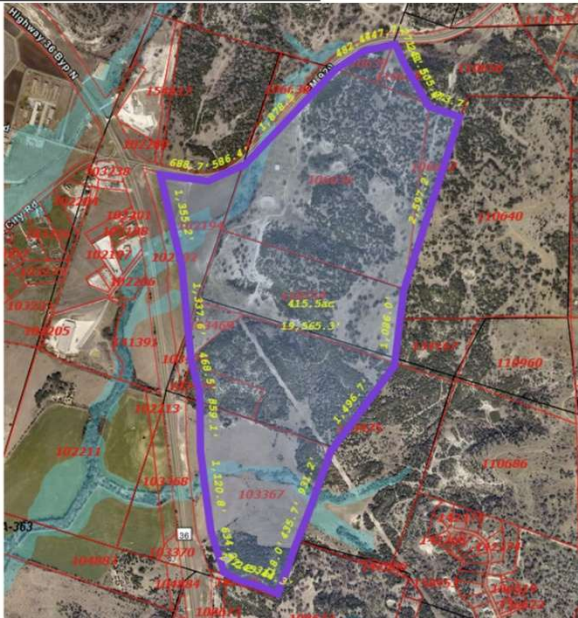
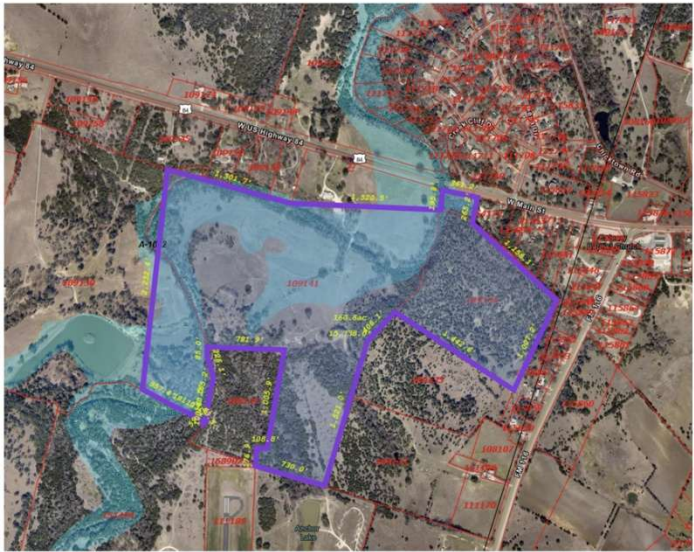


Industrial

Based on numerous directives and comments from City Council, citizens, and staff, the goal for the 2025 changes to Industrial use was to develop logical areas for manufacturing and other job-creators to develop. The changes serve to increase availability 1) adjacent to the airport and, 2) on the north side of town where previous infrastructure improvements already exist. Both expansions allow Commercial frontage as well.

ID	Reason for Change	Former Designation	Acres (approx)
I-1	Adjoins north end of airport & existing Instrustrial, while connecting to US 84, and with Commercial frontage on US 84.	Commercial & Suburban	160.8
I-2	Establishes Industrial on North side, where past water projects extended to account for this type of development. Maintains Commercial frontage on SH 36.	Ag.	415.5
Industrial Added			576.3
Industrial Subtracted via other Changes			397.5
Net			178.8

ID	Reason for Change	Former Designation	Acres (approx)
I-1	Adjoins north end of airport & existing Instrustrial, while connecting to US 84, and with Commercial frontage on US 84.	Commercial & Suburban	160.8
I-2	Establishes Industrial on North side, where past water projects extended to account for this type of development. Maintains Commercial frontage on SH 36.	Ag.	415.5



CHAPTER 6: LAND USE

6.1 INTRODUCTION

HISTORICAL CONTEXT

At the turn of the 20th Century, the Sanborn Map Company's survey of the City of Gatesville documented a bustling community of 2,200 residents centered on an "urban" area between Bridge Street and Saunders Street, extending from roughly 5th Street in the west to Lutterloh Avenue in the east. Mercantile buildings built with brick and stone surrounded the Coryell County Courthouse, while livery stables, wagon and lumber yards filled the surrounding blocks. At the time, the community boasted a public school, five hotels, public water works and an electric generating plant. As a market hub on the railroad, Gatesville had attracted significant industrial development by this time. In addition to the lumber yards, the city and surrounding area were home to a number of cotton gins, cotton oil presses and roller mills that served the region's agricultural economy. Residential neighborhoods spread east and west of downtown Gatesville along both sides of Main Street, with at least six churches serving as focal points for their neighborhoods.

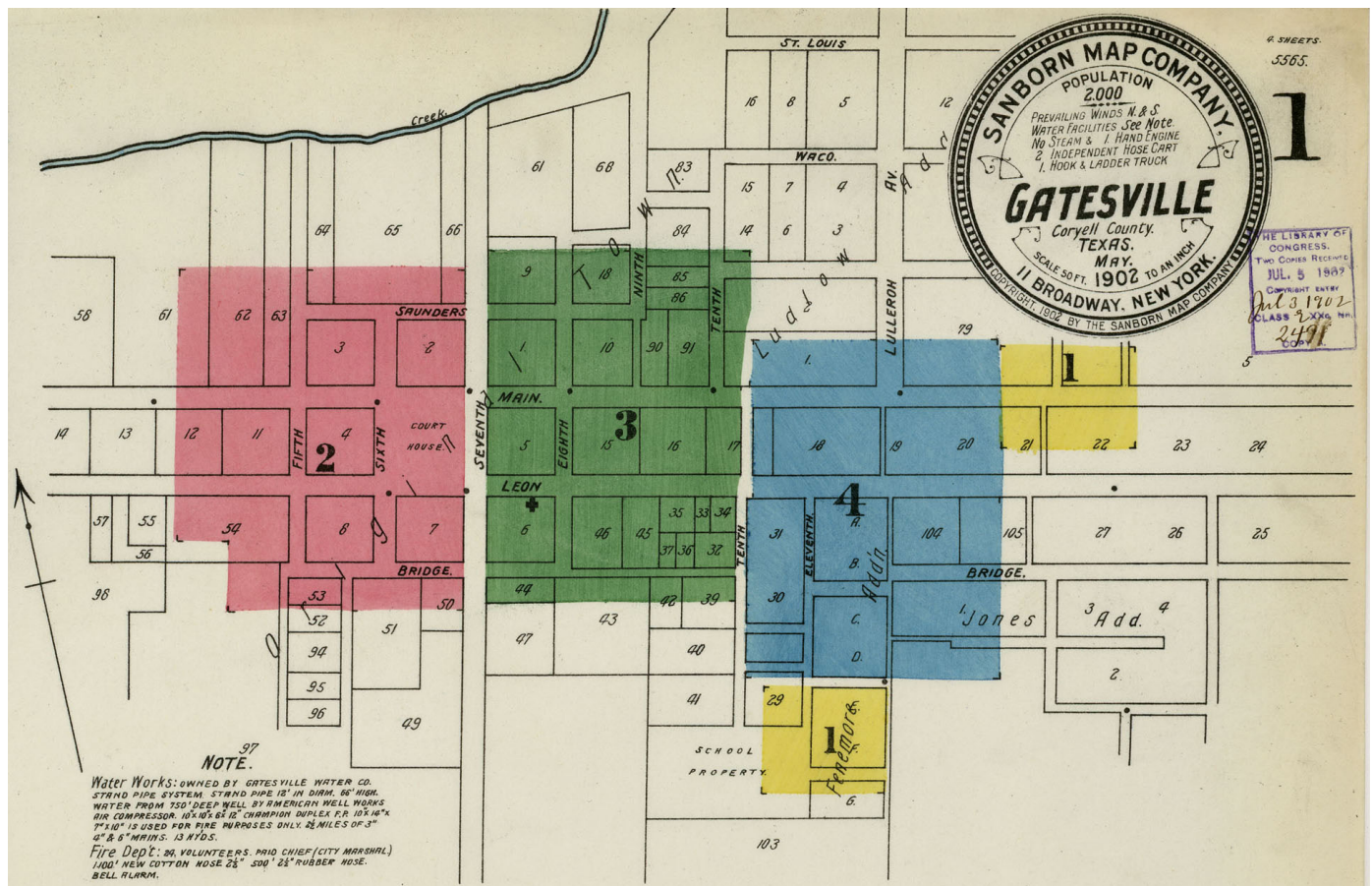


Figure 6.1: 1902 Sanborn Fire Insurance Map Key of Gatesville

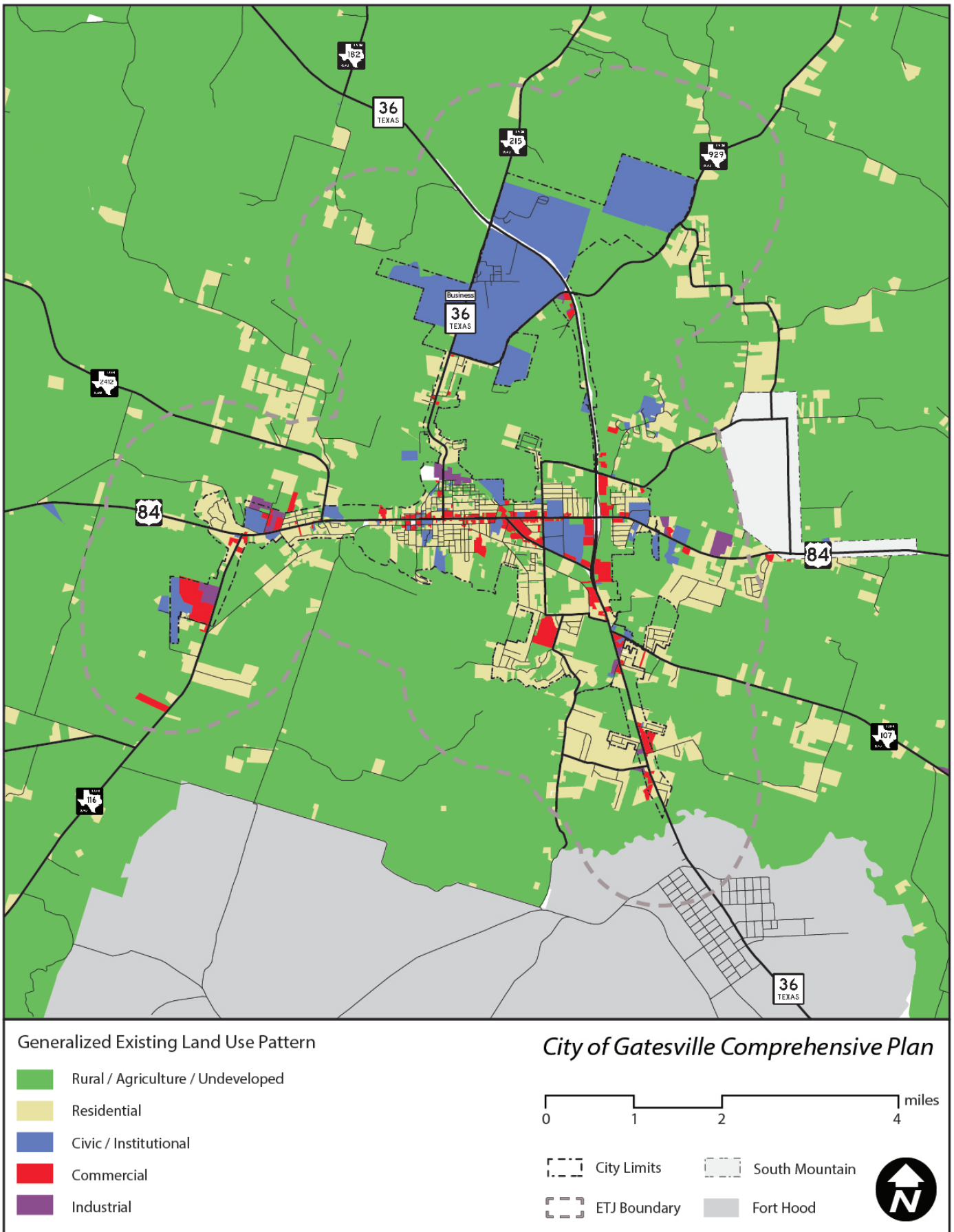
Over time, the grid street network that laid the original foundation for the growth of the city grew eastward to the railroad, with residential neighborhoods being established both north and south of Main Street, which eventually became US Highway 84. Commercial development spread eastward from downtown as well, with auto-centric strip commercial development supplanting the old commercial core of the city. With the opening of the new State Highway 36 route on the east side of the city, commercial development then moved further eastward to take advantage of the changes in traffic patterns and the new land that was opened for development with the rerouting of the primary route of SH 36.

EXISTING CONDITIONS

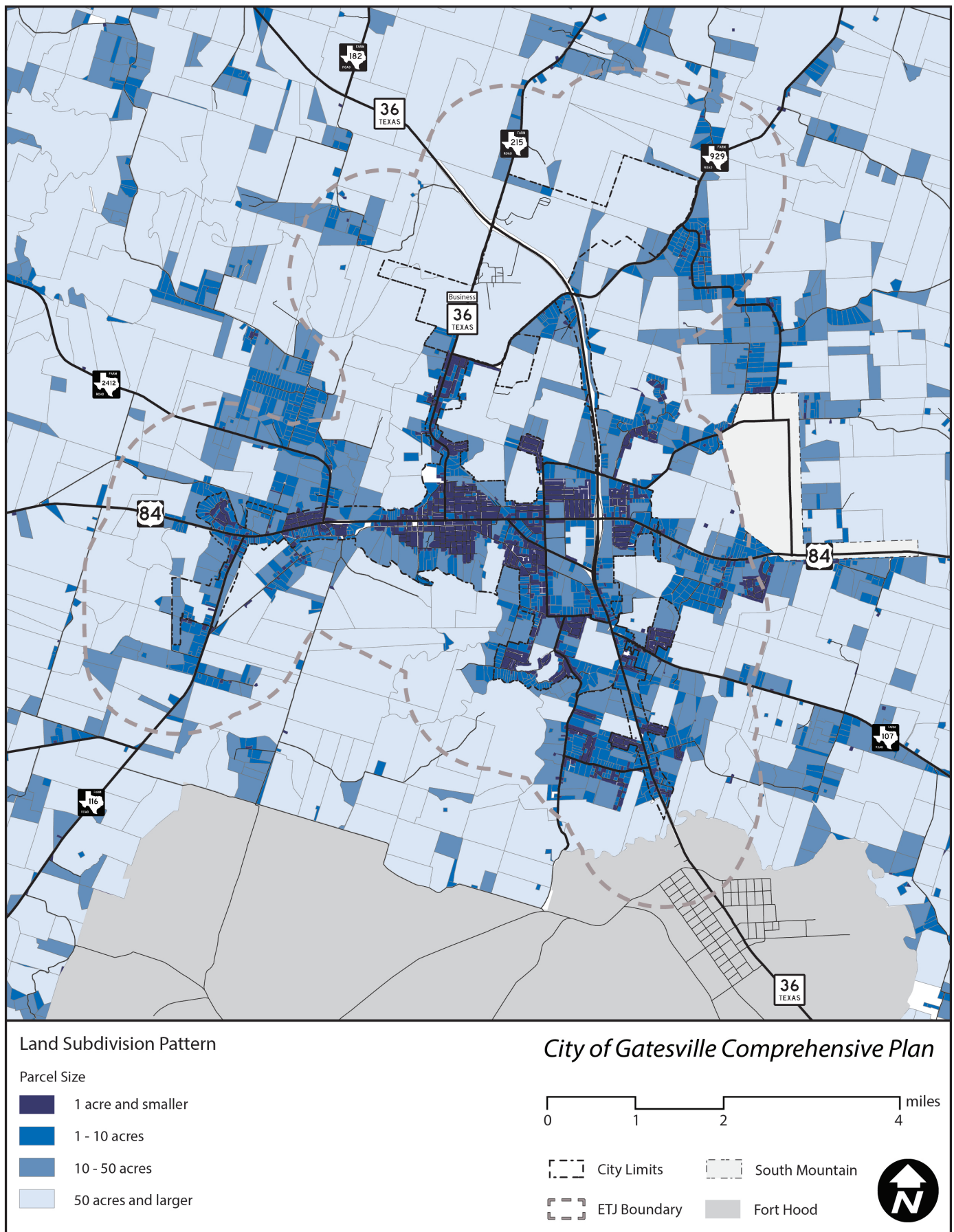
Although the city limits stretch west of the Leon River, there has been relatively little development in this area, with the Coryell Memorial Hospital, several industrial establishments and the Gatesville Municipal Airport, along with two small residential neighborhoods being the primary uses on the US 84 and FM 116 corridors on the west side of the city. Growth to the east on US 84 has been confined primarily to the area around State Highway 36, with the city limits ending around the Gatesville Civic Center. East of the city limits, the Town of South Mountain and rougher topography limit opportunities for much more growth east of the city on the highway corridor.

Suburban density residential development extends south of the city, primarily on the west side of State Highway 36, encompassing the area between the river and the highway. The city limits stretch south along SH 36 almost to the Leon River and North Fort Hood, encompassing the corporate limits of the former Town of Fort Gates, which was subsumed into Gatesville in a large annexation. While the city limits of Gatesville stretch over four miles north of the US 84 corridor and the core urbanized area of the city, the northern part of the city is primarily occupied with Texas Department of Criminal Justice facilities. Exceptions to this include some commercial development along SH 36, as well as a small developed residential area on Business Route SH 36 / State School Road north of Stillhouse Branch near the TDCJ campus.

The overwhelming majority of the land within the corporate limits is currently developed or is subject to some underlying constraint that would impair its development. In order to realize any significant level of growth in the future, the city and potential developers will have to look outside of the current city limits for new opportunities. As Maps 6.1 and 6.2 demonstrate, there is a significant amount of undeveloped land within the city's ETJ and beyond. The following section lays out a plan for the city's future growth based on the availability of undeveloped land, infrastructure requirements, natural constraints and the need to grow in a manner that is compatible with both the city's current development pattern as well as avoiding areas of encroachment concern related to Fort Hood.



Map 6.1: Generalized Existing Land Use Pattern



6.2 FUTURE LAND USE

OVERVIEW

This section of the Comprehensive Plan establishes **a vision** for the future growth and development of the City of Gatesville. This development vision, when combined with associated plans for transportation and utility infrastructure, public facilities, and services to support them form the basic growth policy for the city; giving guidance to the City Council, Planning Commission, city staff, property owners, developers and the community as a whole about how and where the city is anticipated to grow and the types of investments that will be needed to support that growth vision.

As an aspirational planning guide, the Comprehensive Plan is intended to inform the adoption and amendment of development regulations and policies, such as the City's Zoning and Subdivision Ordinances. The plan, and future land use map, however do not specifically constitute a legal definition of zoning regulations or the specific boundaries of zoning districts. Rather, the plan helps to guide the City Council and Planning Commission as they implement the development vision through the city's regulatory framework. Following the adoption of the Comprehensive Plan, it is recommended, and expected, that development regulations will be updated to make them as consistent as possible with the plan, including proactively amending the zoning map, where appropriate, to better conform to the development vision. As a long term vision, not every area of potential change would be appropriate to implement immediately, especially if infrastructure investments are needed to support it.

Over time, as the Planning Commission and City Council review development proposals, capital improvement plans, and annexation requests, it is expected that they will consult the plan, and the Future Land Use Map in particular, to determine whether the proposal is consistent with the land use vision. While the plan does not bind any specific legislative action, such as a rezoning or annexation, If the Council one day finds that it is making a large number of decisions that are contrary to, or inconsistent with, the plan, then that indicates that it is likely time to undertake a review of the plan and adjust it as necessary to ensure that it is fulfilling its intended **purpose**.

LAND USE CLASSIFICATION

For the purpose of creating the Future Land Use Map and establishing the city's development vision, a set of eight land use classifications were developed. Like the map itself, these land use classifications are not intended to equate to zoning regulations, but rather guide the

city as it reviews its ordinances as it begins the process of implementing the Comprehensive Plan. The following pages of the plan provide additional information and background on each of the land use classifications used on the map. Included on each page are a short description of the classification, an aerial photo depicting the general visual context, a land use component chart that depicts the relative proportion of general land use types, a chart showing the type and relative importance of different modes of transportation, and a development context chart that indicates the intensity / density of development. The eight future land use classifications that were used to develop the map, in order of general intensity, are:

- Conservation
- Rural / Agricultural
- Suburban Residential
- Urban Residential
- Civic / Institutional
- Commercial
- Industrial
- State Prison Complex

Map 6.3, shows the application of the eight land use classifications within the City of Gatesville and its ETJ, as well as surrounding areas that are within the city's sphere of influence. In developing the map, a number of factors were considered when assigning the specific land uses and forming the overall future growth and development framework for the city. Among the primary factors in the development of the map were access to both existing and planned transportation and utility infrastructure, the availability of land that is suitable for development in terms of parcel sizes and natural / environmental constraints, the character of the area - including compatibility with established neighborhoods, compatibility between uses of different intensities (such as between residential and industrial areas) , opportunities for economic development, and compatibility with the military training mission at Fort Hood (discussed in more detail in Section 6.3).

CONSERVATION

The Conservation land use classification is intended for application to areas where natural hazards and environmental constraints make development difficult. These areas would remain virtually undeveloped, with the exception of passive recreation uses, such as greenways, as well as limited public utility infrastructure where required.



LAND USE



TRANSPORTATION

Low Priority Mode



High Priority Mode

Off-street trails, greenways and bicycle routes connect neighborhoods with commercial and civic centers

CONTEXT

Virtually no development permitted within conservation areas, with the exception of parks and necessary public infrastructure

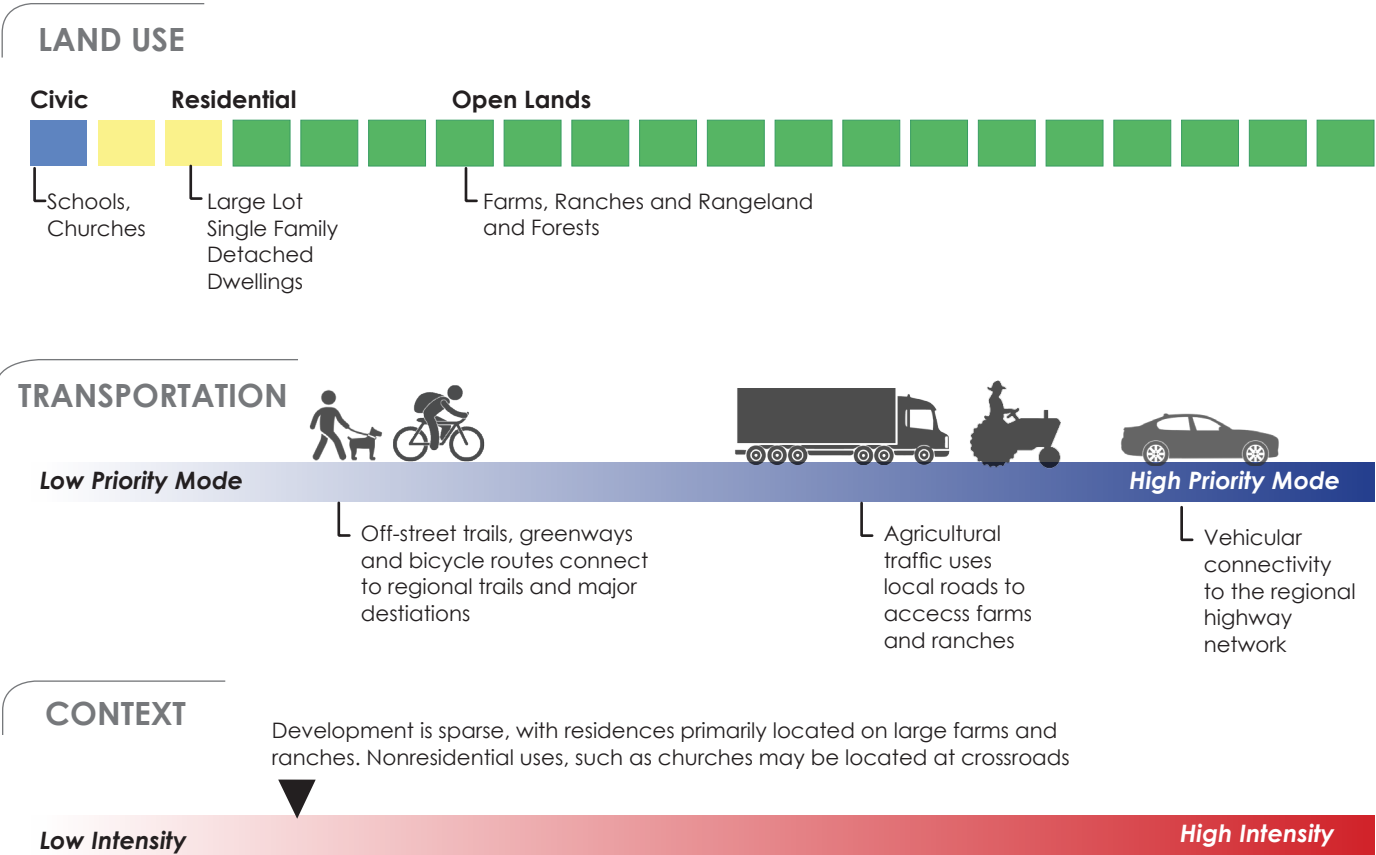


Low Intensity

High Intensity

RURAL / AGRICULTURAL

The Rural / Agricultural land use classification is intended for application to areas outside of the city that are generally in use for ranching, farming, and related resource extraction activities. Lands to which it is applied are generally expected to remain in agricultural production, with limited and widely scattered development activity that does not require public utilities.



SUBURBAN RESIDENTIAL

The Suburban Residential land use classification is intended to facilitate the development of new neighborhoods at low to moderate densities (2-4 dwelling units per acre) within areas that have public utility service and access to adequate transportation infrastructure. It is also intended to preserve and protect the character of existing suburban neighborhoods from encroachment by incompatible development.



LAND USE

Open Lands



Undeveloped Open Space,

Civic



Schools, Churches, Neighborhood Parks

Residential



Single Family Detached Dwellings, including Manufactured Housing on Individual Lots

TRANSPORTATION



Low Priority Mode

Off-street trails, greenways, connect to urban centers and between neighborhoods



High Priority Mode

Vehicular connectivity to access local employment, commercial, and civic centers.

CONTEXT

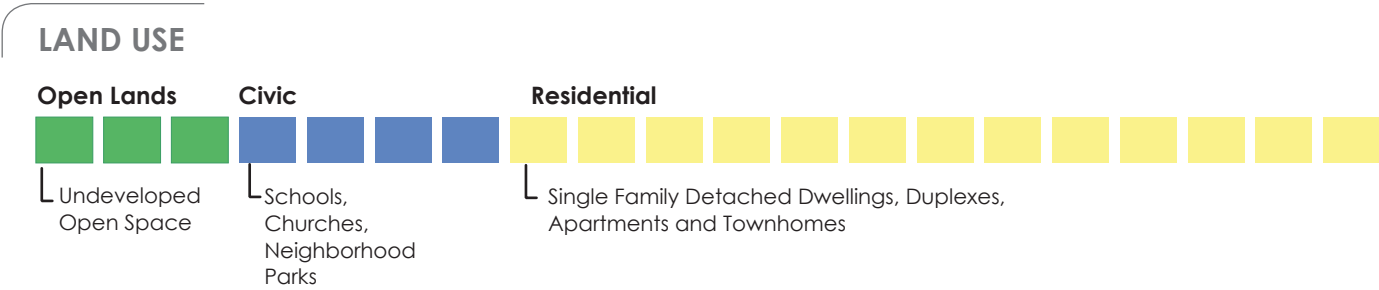
Residential development permitted at up to 2 - 4 dwelling units per acre in a suburban to rural setting with some civic uses, such as churches and schools on higher capacity roads

Low Intensity

High Intensity

URBAN RESIDENTIAL

The Urban Residential land use classification is intended for application to moderate to high density (4-8 dwelling units per acre) neighborhoods in the core of the city where existing land use patterns, transportation infrastructure, and services are available to support development at this density. It is also intended to help facilitate high-quality development and redevelopment activity within the city's core, including a mixture of single and multi-family dwellings and other compatible uses.



CIVIC / INSTITUTIONAL

The Civic / Institutional land use classification is intended to be applied to areas of the city that host large public and civic uses, such as major parks, schools, medical facilities and related uses. This land use classification is intended to both preserve and protect these important community assets, while also facilitating their growth and redevelopment as expansion and reinvestment takes place in these critical community assets. These areas are typically served by public utilities and have access to major transportation infrastructure.



LAND USE

Open Lands



Undeveloped Open Space

Civic



Churches, Schools, Civic Organizations, Government Services, Parks, Community Gathering Places

TRANSPORTATION

Low Priority Mode



High Priority Mode

Sidewalks, off-street trails, and greenways connect to neighborhoods and commercial areas

Located on arterial and major collector roads for regional connections

CONTEXT

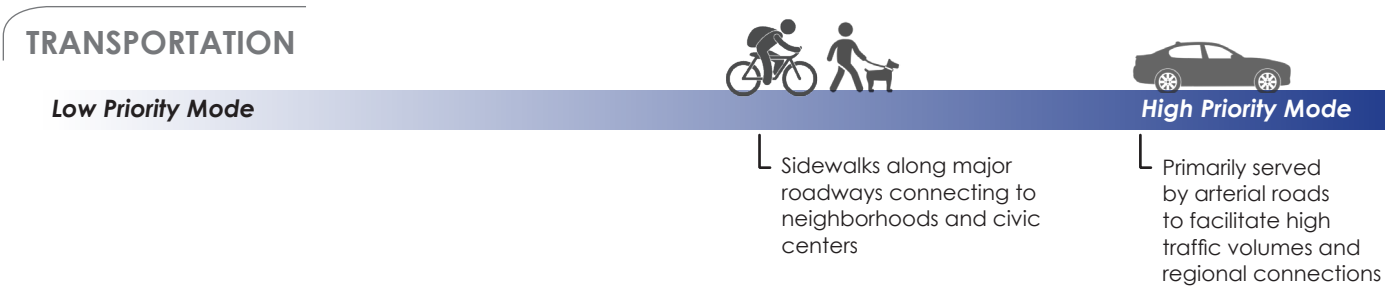
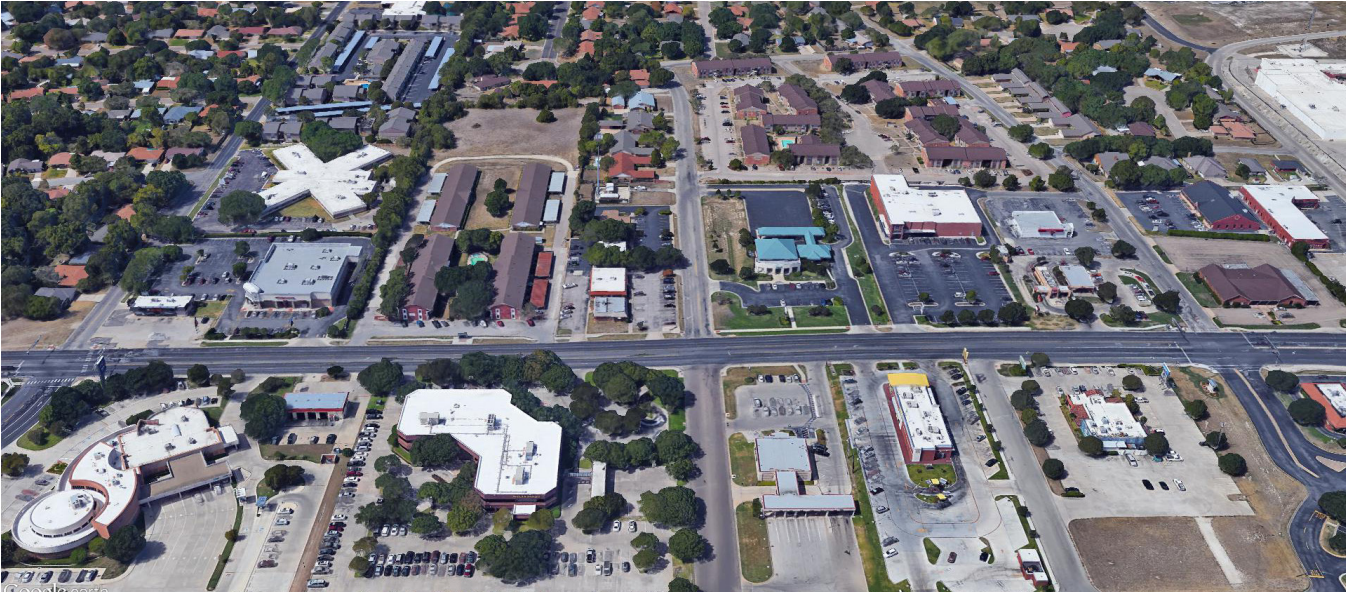
Campus style institutional development and major public uses in urban and suburban settings along major roadways.



Low Intensity

COMMERCIAL

The Commercial land use classification is intended for application along major transportation corridors that have traffic volumes to support intensive commercial development patterns hosting retail, professional office and service uses that cater to both local and regional markets. These areas also host the highest intensity residential uses at densities of up to 12 dwelling units per acre. Public utilities and adequate transportation infrastructure are present.



INDUSTRIAL

The Industrial land use classification is intended to promote the development and sustainment of major employment generators in the manufacturing, processing, assembly, and logistics sectors. These areas are served by major public utilities and have access to the regional highway network. They are typically located in areas that limit potential incompatibility with lower intensity development, such as residential areas, schools and other uses that may be impacted by industrial operations or heavy truck traffic.



LAND USE

Open Lands



Undeveloped land

Commercial



Small commercial uses provide convenience retail and services for employees and businesses

Industrial



Manufacturing, industrial processing, assembly, warehousing, storage, logistics, and transportation

TRANSPORTATION

Low Priority Mode



Greenways accommodate bikers and pedestrians and provide connections to the overall trail network.



Vehicular connectivity between neighborhoods



High Priority Mode

Robust highway and roads support trucking

CONTEXT

Planned industrial parks consisting of large tracts to facilitate economic development.

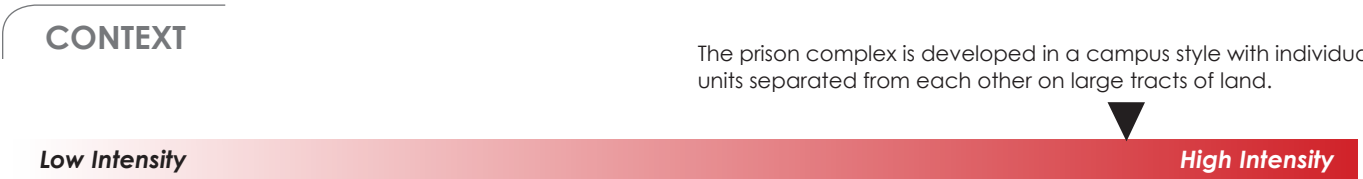


Low Intensity

High Intensity

STATE PRISON COMPLEX

The Texas Department of Criminal Justice prison complex on the north side of Gatesville is perhaps the most significant land use (other than Fort Hood) in the city and its immediate environs. This future land use classification is intended for application to the TDCJ prison complex to facilitate the ongoing use of these facilities for their intended purpose and recognize the significant impacts that their presence has on neighboring properties, the city and the region as a whole.



FUTURE LAND USE MAP

The resulting Future Land Use Map blends together the different land use classifications into a rational development plan that takes advantage of **current and** future opportunities for growth while balancing these against the constraints that exist. The following describes in more detail the underlying thought process behind the application of the specific land use classifications to the map.

CONSERVATION

The Conservation land use classification was used primarily to identify land that, due to environmental constraints and natural hazards, would be difficult to develop. As these areas typically follow floodplains, their preservation as natural areas and open space provide benefits to the entire community by helping to protect water quality, allowing floodwaters to spill over banks in areas free of obstructions, and present opportunities for the development of greenway trails.

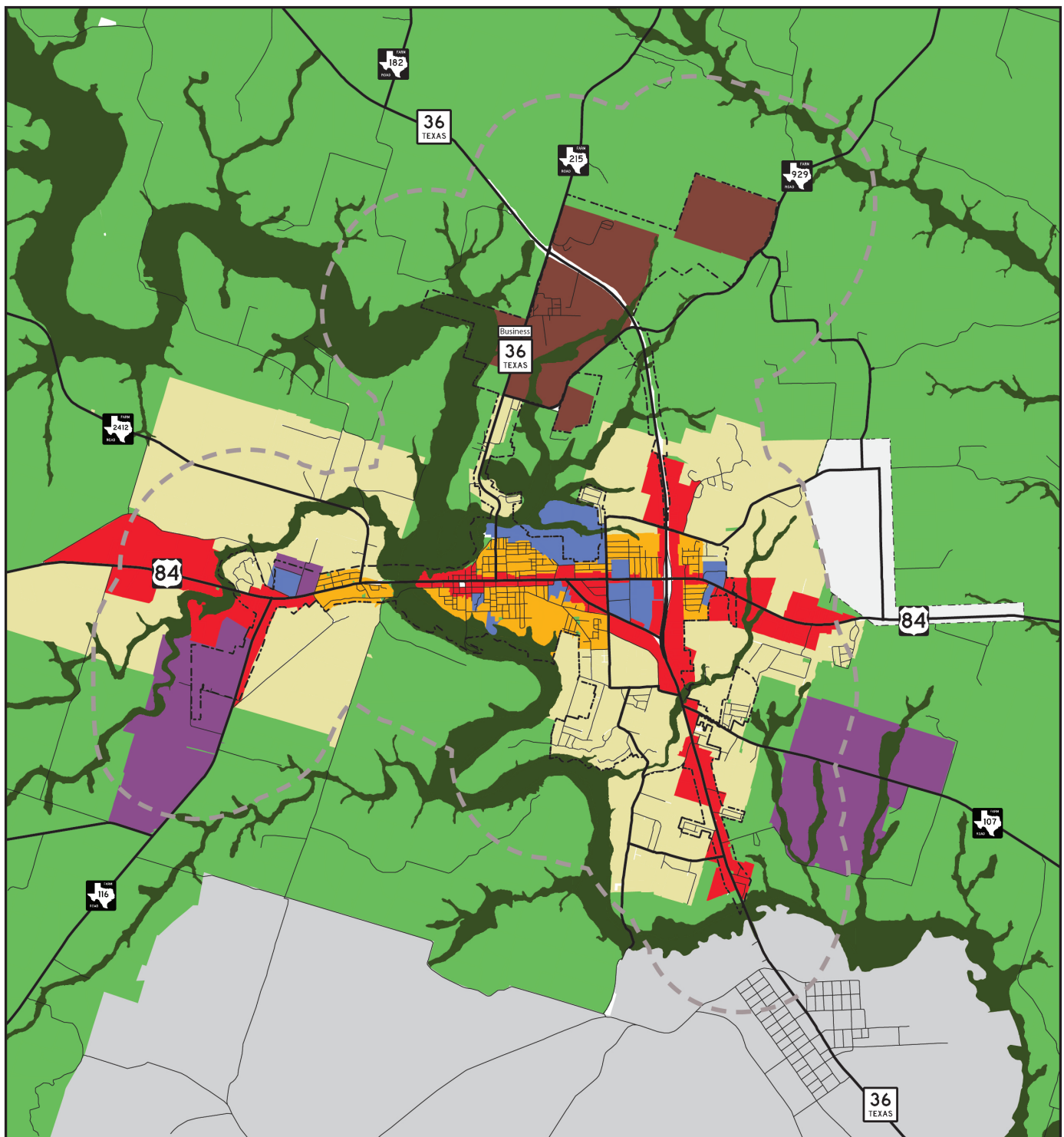
RURAL / AGRICULTURAL

The Rural / Agricultural land use classification was applied to areas that the city does not anticipate demand for development due to a lack of either existing or planned infrastructure, the potential for land use compatibility issues, and to preserve and protect the significant ranching and farming economy of the area from encroachment by urban development. Areas close to the city that have this designation also serve as a long-term land bank for future growth, if needed, and if future infrastructure plans are developed to improve access to transportation and utility infrastructure.

URBAN AND SUBURBAN RESIDENTIAL

Within the city limits, the Urban Residential classification was applied primarily to existing neighborhoods located along the US 84 corridor as well as the small amount of undeveloped land adjacent to these existing neighborhoods in the core of the city. Neighborhoods that were developed in a less dense manner, including those between the Leon River and SH 36 in the southern part of the city and elsewhere within the ETJ were designated as Suburban Residential. This was also used as the primary classification to designate areas for the development of new neighborhoods to accommodate demand for new housing and population growth over time.

New suburban density residential development areas are shown on both sides of the SH 36 corridor, with infill development of smaller subdivisions contemplated in the area south of US 84 and west of SH 36 - taking advantage of the existing neighborhood development



Future Land Use Classification

- | | |
|----------------------|-----------------------|
| Conservation | Civic / Institutional |
| Rural / Agriculture | Commercial |
| Suburban Residential | Industrial |
| Urban Residential | State Prison Complex |

Per LGC Sec. 213.005: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

City of Gatesville Comprehensive Plan

0 1 2 4 miles

- | | |
|--------------|----------------|
| City Limits | South Mountain |
| ETJ Boundary | Fort Hood |



Map 6.3: Future Land Use Map

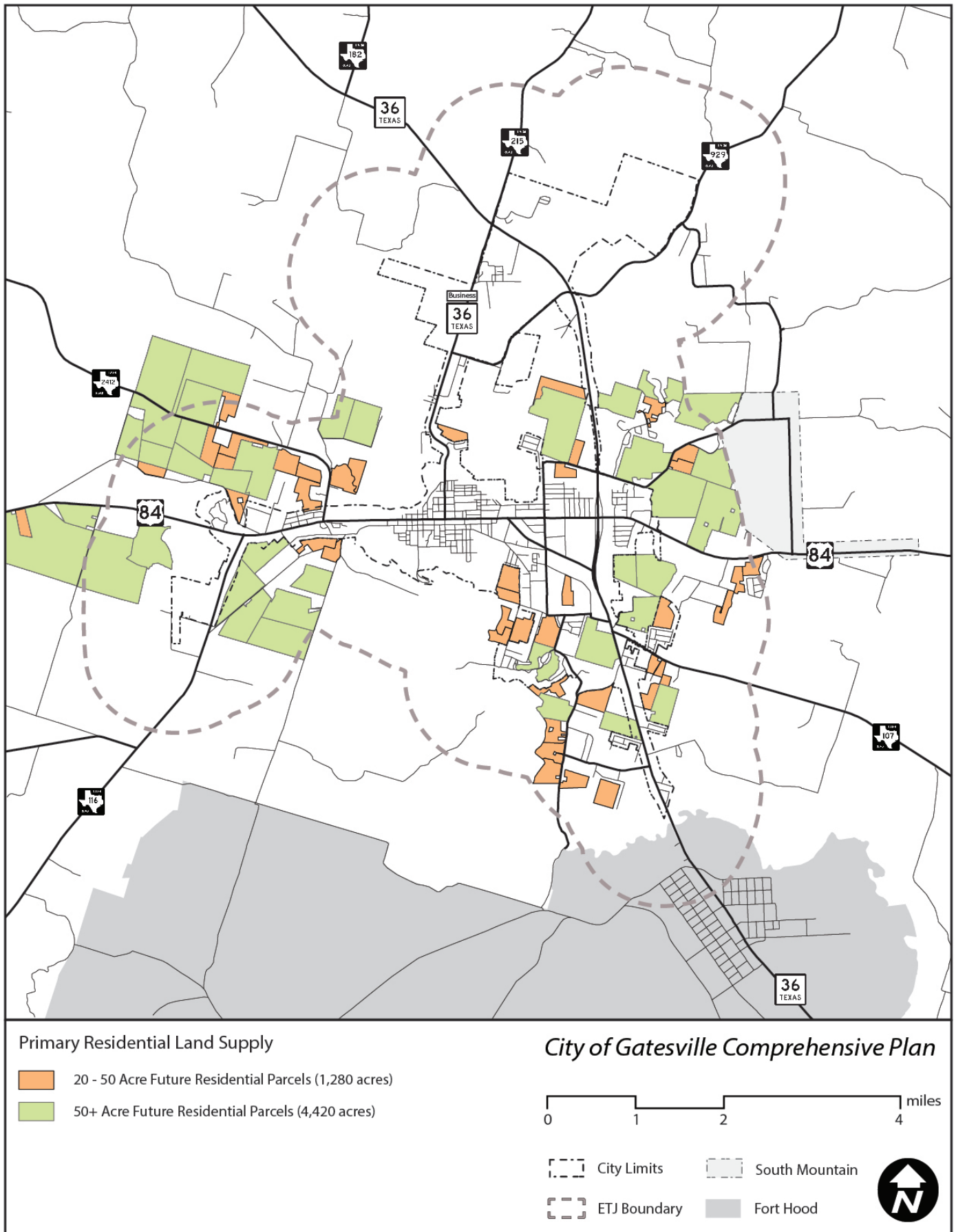
pattern in this area. North of US 84, a small residential development area south of the TDCJ campus is shown on the west side of SH 36. The northeastern quadrant of US 84 / SH 36 is shown as a Suburban Residential development area as well, but it is anticipated that due to challenges related to topography in this area, that development will be on the lower end of the density scale.

In order to accommodate potential development demand generated by the improvement of FM 116 and associated growth on the southern end of the highway, a significant amount of land has been designated with the Suburban Residential classification on the west side of the Leon River, centered on the intersection of FM 116 and US 84. This area provides significant opportunities for new growth, but major residential development activity in this area will likely come with significant infrastructure costs. Planning for the necessary improvements will need to be done deliberately, while reactive or unplanned investments for residential growth in this area are discouraged.

Map 6.4 on the following page details the primary residential land supply that is available under the development vision that is established on the Future Land Use Map. Parcels over 20 acres in size with an Urban or Suburban land use classification are identified on the map, as they form the likely backbone of the city's future growth. Altogether, these parcels encompass nearly 7,000 acres of land, including over 4,400 acres of land in parcels that are 50 acres or larger in size. It is certainly not anticipated that even a significant minority of this land will be developed in the foreseeable future, given the sheer amount of land available. Given the realities and unpredictability of the market, however, it was determined that designation of this amount of land would be prudent to ensure sufficient opportunities for rational growth.

CIVIC / INSTITUTIONAL

As the seat of Coryell County government and primary city in the northern part of the county, Gatesville hosts a significant number of major civic and institutional uses. Among these are the Coryell Memorial Hospital, the Gatesville Civic Center, the Gatesville Independent School District campus, as well as a number of parks and recreational facilities. Ensuring that these uses, which contribute significantly to the quality of life of residents of the city and the wider region are both preserved and allowed to expand and redevelop as necessary is critical to the city's success. In addition to the designation of existing facilities and uses, the Future Land Use Map also identifies other areas of opportunity, that, if desired could be developed as additional parks, recreational facilities, and other necessary uses that can benefit the entire community.



COMMERCIAL

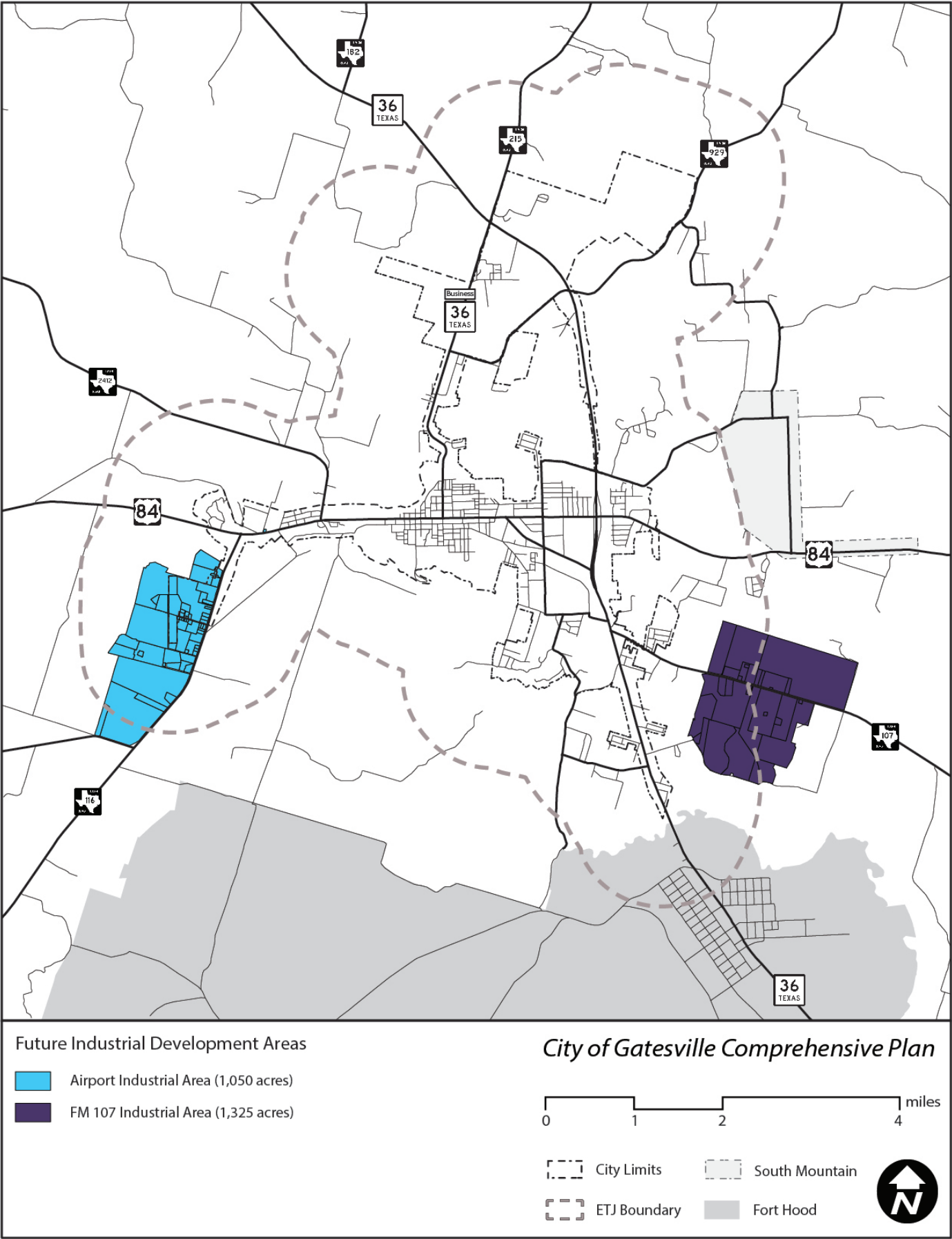
Areas designated with the Commercial land use classification span a wide range of functional development styles, ranging from the city's historic downtown, to the legacy of commercial strip development that grew along US 84, to more recently developed highway commercial areas along the SH 36 corridor. As a regional center of commerce for northern Coryell County and beyond, Gatesville is home to a significant amount of commercial development for a city of its size. The Commercial land use designation was primarily applied along existing commercial development corridors, including both developed and undeveloped land to accommodate future growth. Of particular note, the Future Land Use Map designates areas along SH 36 north of the US 84 interchange for commercial development, as well as a large area on US 84 west of the city, which is intended to serve the residential growth area that is centered on US 84 and FM 116. The latter area is not recommended for major commercial development until such time that the residential component of that area begins to develop.

INDUSTRIAL

The preservation of existing industrial development and identification of potential growth areas for locating new industries is a critical component of the city's long term economic health. Given the unique nature and needs of industrial development, along with the potential compatibility issues with lower intensity land uses, it is important that these areas be sited properly and protected from encroachment. In addition to existing industrial areas in the city, the Industrial classification has been expanded around the airport, extending south along FM 116 to protect this critical asset and enhance compatible growth for both the airport and Fort Hood. A large area on both sides of FM 107 east of SH 36 has also been designated for industrial development to take advantage of the significant land resources and access to transportation infrastructure. In total, there are nearly 2,400 acres of land designated for industrial use (see Map 6.5) between the two primary development areas. In both areas, it is recommended that the city work with willing landowners to proactively prepare plans to attract well-planned industrial development.

STATE PRISON COMPLEX

The TDCJ facilities on the north side of Gatesville have been designated with this land use classification to ensure that the discrete boundaries of the prison complex are taken into account as infrastructure and development plans are prepared in the future. Given the nature of the land use, it is both a major asset to the city given the employment that it generates, but also a major constraint on development north of the core of the city. From a land use perspective, it is important for the city to ensure that the surrounding area remain compatible with the ongoing operation of the complex.





Date 10/28/2025

Agenda Item 11 & 12

Ordinance 2025-21

CITY COUNCIL MEMORANDUM FOR ORDINANCE

To: Mayor & Council

From: Holly Owens, City Secretary

Agenda Item: Discussion and possible action to consider an ordinance annexing approximately 3.46 acres located in the Summer Addn.; Block 1, Lot 4A.

Information:

Santiago Gonzales is the owner of the property addressed at 209 River Road and has formally requested to annex the 3.46 acres into the City of Gatesville.

The metes and bounds are described in Exhibit A, and a service plan has been drafted and is shown as Exhibit B. During the first reading, Council expressed that the preferred zoning of the property be residential single family. Staff reached out to Mr. Gonzales, and he has agreed to the zoning and would like to continue the process.

Once the annexation is completed, Staff will bring forward a zoning request (Residential Single-Family) for the property.

Financial Impact:

There is no financial impact.

Staff Recommendation:

Staff recommends passing the ordinance to the next meeting.

Motion:

Motion to pass **Ordinance 2025-21**, considering annexing the property described as Summer Addn.; Block 1, Lot 4A, Coryell County, addressed as 209 River Road, on 3.46 acres to the next meeting, **second reading**.

Attachments:

- Public Notice Letter
- Metes and Bounds (Exhibit A)
- Service Agreement (Exhibit B)
- GIS Map of Property

Coryell CAD Web Map



9/29/2025, 11:37:11 AM

 Parcels

 Abstracts

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



October 10, 2025

RE: Public Hearing and Public Notice to annex approximately 3.46 acres located in the Summer Addn.; Block 1, Lot 4A, Property Identification 155143.

The City of Gatesville has scheduled a Public Hearing on October 28, 2025 at 110 N 8th Street at 5:30 P.M. to consider annexing the hereinafter described territory to the City of Gatesville, Coryell County, Texas and extending the boundary limits of said City so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said City, and adopting a service plan.

BEING all of that certain 3.46 acre tract of land situated in the Antonio Arocha Survey, Abstract No. 8, and being a replat of Lot 2, Block 1, Stalneck Estates, Slide 998, a subdivision in the City of Gatesville, Coryell County, Texas, described in a deed to Summers Rentals, LLC., recorded in Instrument No. 331376, Deed Records of Coryell County, Texas, being further described as follows:

BEGINNING, at a ½" iron rod found under 8" hackberry tree;

THENCE, S 16° 11' 15" W, 38.21' feet;

THENCE, S 70° 56' 14" E, 259.68' feet, along the South line of Lot 1A and Lot 2A, West of Lot 3A;

THENCE, S 16° 45' 41" W, 87.06';

THENCE, S 72° 46' 43" E, 148.46' South line of Lot 3A;

THENCE, S 17° 13' 17" W 181.66' West line of Tippit Rentals, Inc. Inst. No. 320093;

THENCE, ½" iron rod found - N 73° 23' 19" W 570.62' North line of C3W, LLC. Inst. No. 331398;

THENCE, ½" iron rod found - N 16° 37' 36" E 313.82' along River Road;

THENCE, ½" iron rod found – S 75° 24' 50" E 164.62' along the South line of Billy Morgan, Jr. Inst. No. 167908 to the PLACE OF BEGINNING.

Holly Owens, T.R.MC.
howens@gatesvilletx.com | 254-865-8951, ext. 105



ORDINANCE NO 2025-21

AN ORDINANCE ANNEXING AN APPROXIMATELY 3.46 ACRE TRACT OF LAND LOCATED IN THE SUMMER ADDN; BLOCK 1, LOT 4A SITUATED IN CORYELL COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SUCH PROPERTY WITHIN THE CITY'S CORPORATE LIMITS; GRANTING TO ALL THE INHABITANTS AND OWNERS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN FOR SAID PROEPRTY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, §43 of the Texas Local Government Code authorizes the City of Gatesville, Texas, an incorporated city, to engage in the annexation of territory, subject to the laws of this state, and;

WHEREAS, the City Council of the City of Gatesville has been presented with a petition requesting annexation of an approximately 3.46 acres located in the Summer Addn.; Block 1, Lot 4A situated in Coryell County, in the City of Gatesville, Coryell County, Texas and being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the notices and public hearings required by Chapter 43, Texas Local Government Code and other applicable law have been given and conducted; and

WHEREAS, the City Council has adopted a service plan as required by Section 43.056 of the Texas Local Government Code relating to the Property, the terms of which are attached hereto and incorporated herein by this reference as Exhibit "B" (the "Service Plan"); and

WHEREAS, the Property lies adjacent to the existing corporate limits of the City of Gatesville, Texas and is located within the exclusive extraterritorial jurisdiction of the city of Gatesville, Texas; and

WHEREAS, the requirements and procedures prescribed by the Texas Local Government Code and the Charter of the City of Gatesville, Texas, and the laws of this state for annexation of the Property have been duly followed; and

WHEREAS, the City Council of the City of Gatesville has concluded that the Property should be annexed to and made a part of the City of Gatesville, Texas;

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

SECTION 1. Based on the findings of fact set forth in the recitals above, which are

found to be true and correct and are incorporated herein as if set forth in full, the Property is hereby annexed into the corporate limits of the City of Gatesville, Texas.

SECTION 2. The boundary limits of the City of Gatesville shall be and the same are hereby extended to include the Property within the City's corporate limits and the territory described herein shall be and is hereby included within the corporate limits, subject to all the acts, ordinances, resolutions, and regulations of the City. The inhabitants of the Property shall hereafter be entitled to all the rights and privileges of other citizens of the City of Gatesville and they shall be bound by the acts, ordinances, resolutions, and regulations of said City.

SECTION 3. The Service Plan, Exhibit "B," for the area is hereby adopted..

SECTION 4. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Gatesville governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 5. All provisions of the ordinances of the City of Gatesville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 7. The City Secretary is hereby directed to file with the County Clerk of Coryell County Texas, a certified copy of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

The foregoing Ordinance No. 2025- 21 was read the first time and passed to the second reading
this ____ day of _____, 20__.

The foregoing Ordinance No. 2025-21 was read the second time and passed to the third reading
this ____ day of _____, 20__.

The foregoing Ordinance No. 2025-21 was read the third time and was passed and adopted as an
Ordinance to the City of Gatesville, Texas, this ____ day of _____, 20__.

BY: _____
GARY M. CHUMLEY, MAYOR

ATTESTED:

APPROVED AS TO FORM:

HOLLY OWENS, T.R.M.C.
CITY

EXHIBIT A
[Legal Description of the Property]

BEING all of that certain 3.46 acre tract of land situated in the Antonio Arocha Survey, Abstract No. 8, and being a replat of Lot 2, Block 1, Stalnecker Estates, Slide 998, a subdivision in the City of Gatesville, Coryell County, Texas, described in a deed to Summers Rentals, LLC., recorded in Instrument No. 331376, Deed Records of Coryell County, Texas, being further described as follows:

BEGINNING, at a ½" iron rod found under 8" Hackberry Tree;

THENCE, S 16° 11' 15" W, 38.21' feet;

THENCE, S 70° 56' 14" E, 259.68' feet, along the South line of Lot 1A and Lot 2A, West of Lot 3A;

THENCE, S 16° 45' 41" W, 87.06';

THENCE, S 72° 46' 43" E, 148.46' South line of Lot 3A;

THENCE, S 17° 13' 17" W 181.66' West line of Tippit Rentals, Inc. Inst. No. 320093;

THENCE, ½" iron rod found - N 73° 23' 19" W 570.62' North line of C3W, LLC. Inst. No. 331398;

THENCE, ½" iron rod found - N 16° 37' 36" E 313.82' along River Road;

THENCE, ½" iron rod found – S 75° 24' 50" E 164.62' along the South line of Billy Morgan, Jr. Inst. No. 167908 to the **PLACE OF BEGINNING**.

EXHIBIT B
[Service Plan]

EXHIBIT 'B'

ANNEXATION SERVICE PLAN AGREEMENT

For land described in Ordinance 2025-____ effective on the date of annexation, the following services are to be provided as set forth below:

1. POLICE PROTECTION

The City of Gatesville, Texas will provide police protection to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Gatesville, Texas, with similar topography, land use and population within the newly annexed area.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Gatesville, Texas will provide fire protection and ambulance service to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Gatesville, Texas, with similar topography, land use and population with the City of Gatesville.

3. SOLID WASTE COLLECTION AND RECYCLING PROGRAM

At the present time the City of Gatesville, Texas. is using a designated, specified contractor for collection of solid waste and refuse and a recycling program within the city limits of the City of Gatesville, Texas. Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection and recycling program will be provided to citizens in the newly annexed area to the extent that the City's contractor has access to the area to be serviced. Also, periodic community wide roll-off disposal of hazardous household waste will be available.

4. MAINTENANCE OF WATER AND WASTEWATER FACILITIES

Any and all water or wastewater facilities owned or maintained by the City of Gatesville, Texas, at the time of the proposed annexation shall continue to be maintained by the City of Gatesville, Texas. Any and all water or wastewater facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the City of Gatesville, Texas, to the extent of its ownership.

5. MAINTENANCE OF ROADS AND STREETS

Any and all public roads, streets or alleyways which have been dedicated to the City of Gatesville, Texas, or which are owned by the City of Gatesville, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Gatesville, Texas, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council of the City of Gatesville, Texas, is not aware of the existence of any parks, playgrounds or swimming pools now located in the area proposed for annexation. In the event any such parks, playgrounds or swimming pools do exist and are public facilities, the City of Gatesville, Texas, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the City now incorporated in the City of Gatesville, Texas.

7. MAINTENANCE OF MUNICIPALLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Gatesville, Texas is not aware of the existence of any municipally owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such municipally owned facility, building or municipal service does exist and are public facilities, the City of Gatesville, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Gatesville, Texas.

8. CAPITAL IMPROVEMENTS

A. GENERAL

The City provides water and wastewater treatment facilities and major distribution and collection facilities to areas within the City for which the City is authorized to provide such services (this does not include areas for which a certificate of convenience and necessity has been issued to a special district or other water provider). The City does not extend water distribution or wastewater collection mains at its own cost to new developments as part of its municipal services; instead, property owners are expected to bear such costs. Water and wastewater mains will be extended only on an as needed basis when development applications or subdivision plats that require urban level supporting services are submitted to the City in accordance with the City's subdivision and development ordinances. Once such developments begin to occur, the City also may adopt capital improvements plans for additional treatment or major distribution or collection facilities to serve the area, while property owners must pay for the mains necessary to serve their land.

B. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City Council of the City of Gatesville, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purpose of providing police protection, fire protection, or emergency medical services. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Gatesville, Texas, with the same or similar topography, land use and population density, without reducing by more than a negligible amount the level of fire, police and emergency services provided within the corporate limits of the City.

C. WATER FACILITIES

The area to be annexed shall be annexed into the City of Gatesville Certificate of Convenience and Necessity (CCN) and water will be provided by the City. Capital improvements are not necessary to provide full municipal services for water.

D. WASTEWATER FACILITIES

The City Council of the City of Gatesville, Texas, has determined that given the current expected development in the next ten (10) years within the area to be annexed, if such development concerning the extension or expansion of wastewater facilities will be in accordance with the City's utility policies as generally set forth in section 8A of this Plan, in the City's development regulations and the service plan. Upon connection to existing mains, sewer will be provided at rates established by the City.

E. ROADS AND STREETS

Within 2 ½ years the City of Gatesville, Texas, with a cooperative effort of the City's designated utility company, will undertake to provide the same degree of road and street lighting as is provided in areas of similar topography, land use and population density within the present corporate limits of the City of Gatesville, Texas. Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and population density as the annexed property. The City has determined that there are no current or proposed developments within the area to be annexed that require construction of supporting collector or arterial streets. As development occurs in the future, developers will be required pursuant to the ordinances of the City of Gatesville, Texas to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Gatesville, Texas, for street dedication and construction. City participation in capital expenditures will be in accordance with generally applicable city policies. Once urban level developments begin to occur, the City also may adopt road improvements plans to serve the area, and the service plan may be amended under such circumstances. The City may also plan road improvements that are necessary to serve the area being annexed into the City.

SPECIFIC FINDINGS

The City Council of the City of Gatesville, Texas finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

The City Council of the City of Gatesville, Texas further finds that there are areas within city limits with similar characteristics of topography, land utilization and population density that have service levels similar to those proposed in this service plan. Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be

provided in the newly annexed area may differ somewhat from services provided in other areas of the City of Gatesville, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Gatesville, Texas will undertake to perform consistently with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Gatesville, Texas who reside in areas of similar topography, land utilization and population.

Santiago Gonzales

Owner: 209 River Road, Gatesville, Tx 76528

Brad Hunt

City Manager

ATTEST:

Holly Owens

City Secretary



Date 10/28/2025

Agenda Item 13

Resolution 2025-117

CITY COUNCIL MEMORANDUM FOR RESOLUTION

To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action regarding awarding a contract for installation of an Automatic Transfer Switch (ATS) at the Leon wastewater plant

Information:

The Leon wastewater plant does not have an ATS to switch to the generator during power outages, or for electrical maintenance. The power must be disconnected by TNMP at the transformer. A means of disconnecting the power by switch is required by code.

Financial Impact:

Recent changes to purchasing law have raised the sealed RFP process to items over \$100k. Staff did reach out to 3 vendors, and T. Morales had the best pricing and lead time.

Staff Recommendation:

Staff recommends accepting the T. Morales quote for purchase and installation of an ATS at the Leon wastewater plant.

Motion:

I move to authorize the Public Works Director to authorize T. Morales to acquire and install an ATS switch in an amount not to exceed \$54,772.19.

Attachments:

Quotes

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

Date 10/28/2025

Agenda Item 13

Resolution 2025-117

Gary Chumley, Mayor

ATTEST:

Holly Owens, City Secretary



T. MORALES
COMPANY

Change Order Request

Summary (Cont'd)

General Expenses

Expendable Tools for Material (6%)	(33,945.59 @ 0.0600)	2,036.74
Warranty on Material (3%)	(33,945.59 @ 0.0300)	1,018.37
Warranty on Labor (3%)	(3,443.09 @ 0.0300)	103.29
Computer Expenses	(1.00 @ 75.0000)	15.00
Cell Phone	(1.00 @ 70.0000)	14.00
Truck Lease	(1.00 @ 500.0000)	100.00
Fuel Expense	(1.00 @ 400.0000)	80.00

Total General Expenses

3,367.40

Overhead & Markups

Overhead	(@ 10.000 %)	4,161.69
Markup	(@ 15.000 %)	6,866.78

Total Markups

11,028.47

Liability/Builder's Risk	(@ 2.000 %)	1,052.91
Performance/Payment Bonds	(@ 2.000 %)	1,073.96

Final Amount

\$54,772.19

Clarifications

This quotation includes the following services and materials:

- Conduits with associated fittings, mounting hardware as required.
- Wiring and terminations for power and control.
- Subcontractor services for ATS commissioning and startup.
- Equipment costs for small tools (benders, drills, saws).

This quotation **does not** include any of the following:

- Any work not specified in this document.

This quotation is qualified upon the following:

- Acceptance by the customer.

Extension in Time Request:

Submittals and approvals:	N/A.
Lead time for procurement:	20-22 weeks.
Approx time for installation:	1 weeks.



Change Order Request

T. Morales Company Electric & Controls, Ltd.

401 SH 130
Georgetown, TX 78626
Telephone: 254-793-4344

Project Name: Service Quotes
Project Number: 2025-500
Change Order #: 2
Change Order Date: 10/7/2025

Description of Work

The work for this change consists of the Installing a concrete house keeping pad to accomidate the New ATS size. This work includes the demo work, forming of new pad, concrete placement, equipment, conduits with wiring, trenching, trenching backfill, conduit installation fittings, mounting hardware, and labor to completely install the work.

Miscellaneous Materials

Description	Qty
#4/0 XHHW BLACK	40
#500 XHHW BLACK	120
#4/0 WIRE POWER TERM	2
#500 WIRE POWER TERM	6
WIRE MARKER	8
3/4"x 60' BLACK TAPE	1
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN DEPTH	6
1/4x 1 1/2 LAG SCREW	6
4'X 8' GIS PLYWOOD-	1
1200A TRANSFER SWITCH 3PH	1
DEMO 1200A 3PH TRANSFER SW	1
1/2-13x 4 1/4 WEDGE ANCHOR - 2 1/4" MIN DEPTH - 316 S/S	4
Inline Splice Insulated 500 MCM	20
3500 PSI concrete	2
2x4x8'	10
ABB Service Entrance ATS 1200A	1
Totals	229

Summary

Miscellaneous Materials		33,945.59
Total Material		33,945.59
Labor		
Crew Composite - ST	(46.77 Hrs @ \$51.81)	2,423.15
COR Foreman Coordination (10% of Labor)	(4.68 Hrs @ \$72.39)	338.79
COR General Foreman (15% of Labor)	(7.02 Hrs @ \$81.58)	572.69
Material Handling & Disposal (5% of Labor)	(2.34 Hrs @ \$46.35)	108.46
Labor Subtotal		3,443.09
Labor Burden	(@ 25.000 %)	860.77
Total Labor		4,303.86



ELLIOTT ELECTRIC SUPPLY
P.O. Box 206524, Dallas, TX 75320-6524
www.ElliottElectric.com

Quote #136-94100

2450 NE INNER LOOP
GEORGETOWN, TX 78626
737-444-2615

Page: 1

Customer Account: (7605235) **Ship To Information:** **Customer Phone:** 254-793-4344 **Customer Job/PO:** 202506
T MORALES CO ELEC & CONTROLS* SERVICE ACCOUNT - NON-TAXABLE
P O BOX 1113 401 STATE HIGHWAY 130
GEORGETOWN, TX 78627-1113 GEORGETOWN, TX 78626

• **ATTENTION: Do Not Deliver From This Document!**

Salesman: Humphrey, Jaron **Quote Date:** 10/7/2025 **Date and Time Printed:** 10/7/2025 4:03:32 PM

Item Number	Quote Quantity	Catalog Number	Vendor Code	Description	Price	Unit Code	Extended Price
1	1	Z4SG01204N	TPS	ZTGSE OT 1200A UL 4P 480V 3P4W (1SCD011188R1	\$		\$
<i>Customer Item Information:</i> GROUND BAR 12X600 KCMIL							
2	1	ZENC1200S3R	TPS	ZEN ENC 1200A SE ATS TYP 3R (1SCD012763R1)	\$		\$
3	1	ZTMS12004X5004	TPS	ZEN M LUG SE 1200A 4X500 KCMIL 4P (1SCD012864R1)	\$		\$
4	1	ZI0PKAT1P	TPS	ZEN IO PKG ATS 30-1200A PLUS (1SCD012937R1)	\$		\$
5	1	ZASTKSE3000480	TPS	ZEN ACC KY SHNTRP SE XT7-EM 240 OR 480V (1SCD01576	\$		\$
6	1	0XEA1	TPS	AUX POWER MODULE TRUONE 12-24VDC (1SCA148926R1001)	\$		\$
<i>Customer Item Information:</i> 1 2 NO + 2 NC S1 AUX POSITION CONTACTS							
1 2 NO + 2 NC S2 AUX POSITION CONTACTS							

Total: \$

Customer Information:

20-22 WEEKS

Order Cancellation – Schedule of Charges

1. 10% - Order received.
2. 30% - Drawings for approval submitted, if required.
3. 50% - Revisions to approval drawings submitted, if required.
4. 80% - Order released for manufacturing and shipment.
5. 100% - Production started.

Master Electrician
23106
Electrical Contractor
19158

Circle R Heating & Air, Inc.
PO Box 502
Gatesville, TX 76528
John Mach (254) 715-7121

A/C # TACLB
3527C

10/15/2025

BID

Customer: City of Gatesville

Location: Gatesville Leon Sewer Plant

Job Description:

To add main disconnect and replace the transformer switch

Job includes material and labor

TOTAL: \$60,000.00

A handwritten signature in black ink, appearing to read "John Mach", with a stylized flourish at the end.

John Mach

Jurgensen Pump, LLC
PO Box 256
McGregor, TX 76657-0256 USA
2548408638

Estimate



ADDRESS
City of Gatesville 803 Main Street Gatesville, TX 76528

ESTIMATE #	DATE	
8674	10/15/2025	

PROJECT
Leon WWTP

DESCRIPTION	QTY	RATE	AMOUNT
Leon WWTP ----- Field Service to Add Main Disconnect and Replace the Transformer Switch Note: Price includes parts, labor and mileage	1	61,590.00	61,590.00T

Quote Valid for 30 days!	SUBTOTAL	61,590.00
	TAX	0.00
	TOTAL	\$61,590.00

Accepted By

Accepted Date



Date 10/28/2025

Agenda Item 14

Resolution 2025-118

CITY COUNCIL MEMORANDUM FOR RESOLUTION

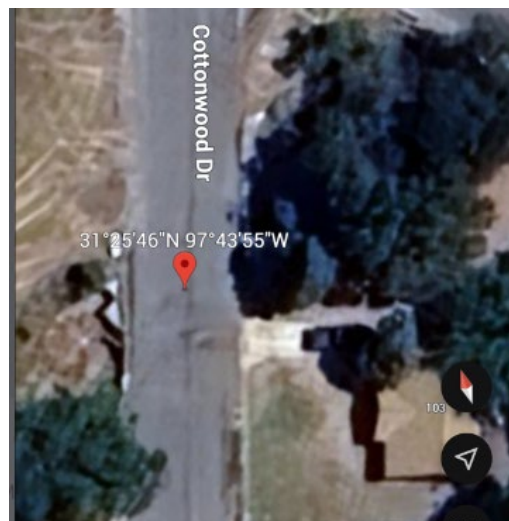
To: Mayor & Council

From: Mike Halsema, Deputy City Manager

Agenda Item: Discussion and possible action regarding accepting a bid for replacement of a drainage culvert under Cottonwood Drive.

Information:

The drainage culvert under Cottonwood Drive has deteriorated, making it unsafe for vehicular traffic and is closed. The culvert needs to be replaced to re-open the road to vehicular traffic.



Financial Impact:

Recent changes to purchasing law have raised the sealed RFP process to items over \$100k. Staff did reach out to 3 vendors, and Gribble Construction had the best pricing and lead time.

Staff Recommendation:

Staff recommends accepting the Gribble Construction quote for Cottonwood Drive culvert replacement.

Motion:

I move to authorize the Public Works Director to authorize replacement of a drainage culvert under Cottonwood drive for an amount not to exceed \$49,547.

Attachments:

- Quote

Date 10/28/2025

Agenda Item 14

Resolution 2025-118

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

**GRIBBLE CONSTRUCTION***- since 1981 -***210 VIRGINIA DRIVE
GATESVILLE, TX 76528****GCADMIN@GRIBBLECONSTRUCTION.COM****(254) 865-3402**

Estimate <i>Job: City of Gatesville- Cottonwood Dr.</i>	October 20, 2025
Type	Total
Utilities	\$24,255
Concrete	\$25,292
<i>Total</i>	<i>\$49,547</i>

Utilities: includes excavation and removal of 2 corrugated tin horns, leaving the RCP horn in place. Installation of 2 new 60" corrugated HDPE tin horns. Horns will be bed in pea gravel. Elevation of current road will be matched using road base. HMA provided by others.

Concrete: includes demolition and haul-off of existing concrete. A 6" footer poured below wall and wingwalls. 18" wide headwall approximately 3 foot above top of horns. Wingwalls on both sides. Approach poured 6 feet away from horns. Oversized rock placed and grouted outside of the approach on both sides.

City Manager Report to City Council

October 28, 2025

WELCOME

This document is intended as an overall look at City of Gatesville operations from the City Manager's perspective. It is intended to concisely summarize the operations of each department within the city government and provide updates on current and future projects being undertaken by your city government. Its intended audience includes the City Council as well as all community members and stakeholders in Gatesville.

Please call me at 254.220.4628, or email me at bhunt@gatesvilletx.com, if you have any questions about any of the information provided herein.

Thank you,

Bradford Hunt
City Manager

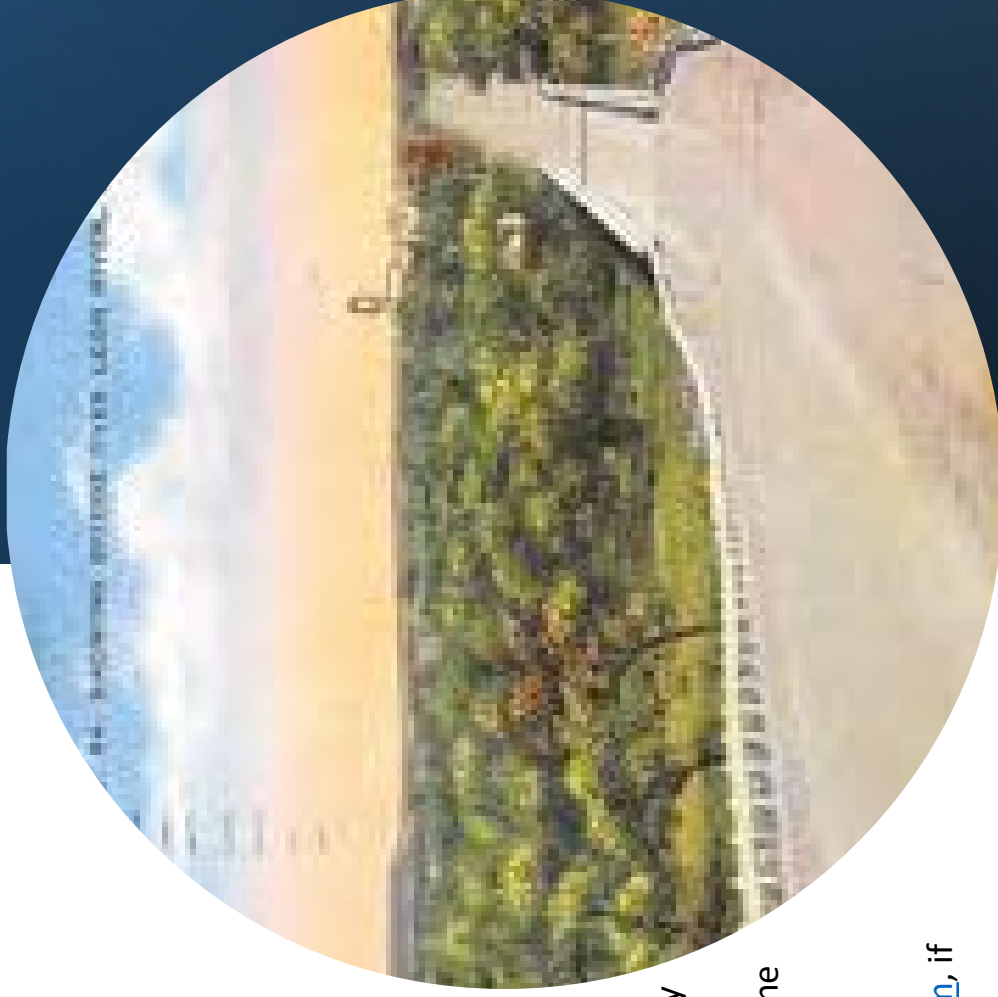


Table of Contents

- City Manager Update
 - City-Wide Staffing Report
 - Current Projects
 - Development
- Department Updates
 - Public Works
 - Police Department
 - Fire Department
 - Parks and Recreation
 - Administration
 - City Secretary, Permits & Code Compliance
- C.I.P. Updates
- Upcoming Community Events



City Manager Update:

City-Wide Staffing Report

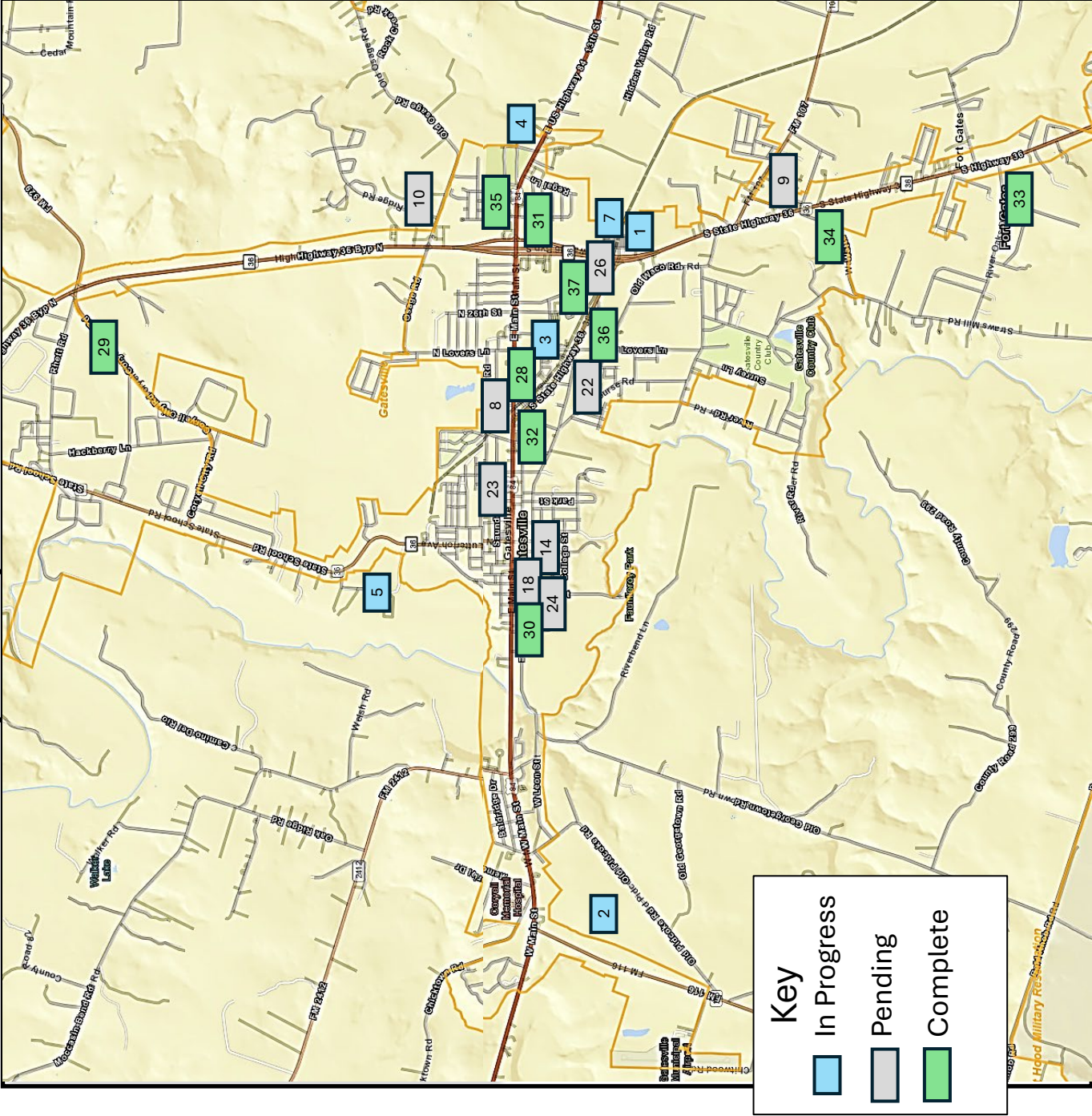
- Open positions, FY 25-26 additions: 3 FTEs; 1 PT
 - Police Department:
 - 1 Police Officer (FTE)
 - Wastewater:
 - 1 Operator (FTE)
 - Admin.:
 - 1 Code Enforcement Official (FTE)
 - 1 Building Maintenance Tech (PT)
- Open positions, existing positions: 4 FTEs, 2 PT, 0 Seasonal
 - Police Department:
 - 3 Police Officers (FTE)
 - 1 Animal Control Officer (FTE)
 - Library
 - Clerk (PT)
 - Parks:
 - 1 Fitness Center Front Desk (PT)

Total openings: 7 FTEs, 3 PTs

City Manager Update: Current Projects

- Comprehensive Plan update – drafts complete
- HOT Committee
- FEMA final online entries & project planning
- Water Rate study results, development of new retail rates + Wholesale rates set thereafter
- Development inquiries / meetings
- FY 25-26 Budget implementation
- Food for Families Polar Plunge Challenge
- Website updates
- Classification Study

Development Update October 2025



- Gatesville Crossing
- Townhomes Old Pidcoke
- Urgent Care
- Parkview Apartments/Duplexes - US 84
- Washburn Duplexes
- Nat'l Chain Hotel North SH 36
- Quick Service Food - Inside Walmart
- Commercial development near Main St. / Bus. 36
- Manufacturing/Warehouse SH 36 Ft. Gates
- Apartments for 60+ older Osgae Rd.
- Duplexes - E. Main Street
- Nat'l Chain Hotel South SH 36
- SF Homes FM 107
- Public Service Office Downtown
- SF Homes SH 36
- SF Homes - FM 116
- Equipment Lease Company area TBD
- Knife & Cork Remodel Downtown
- Chain restaurant near HEB
- Multi-Family near Woods Drive
- Single-Family near Jackson Drive
- Single-Family near Golf Course Rd.
- Drive-Thru Café E. Main St.
- Café & Boutique Downtown
- Manufacturing/Warehouse FM 116 or TBD
- Chain restaurant - old BK Building
- SF Homes north of US 84
- Laundromat by Bealls
- Summer's RV Park
- Downtown Boutiques
- Starbucks
- 7 Brew Coffee
- River Oaks Office Suites
- Watts Lane - Motel Remodel
- Oso Clean Carwash
- Dominoes Pizza
- Wild Flour Café

NOT MAPPED

6

11

12

13

15

16

17

19

20

21

25

27

Development in Progress									
	Description	Inquiry	Follow-up	Annexation	Platting	Zoning	Permits	C/O	Completed
1	Gatesville Crossing			N/A	February-25	March-25	October-25		
2	Townhomes Old Pidcoke	April-25		November-23	August-25	August-25			
3	Urgent Care	April-25		N/A	N/A	N/A	N/A	July-25	
4	Parkview Apartments/Duplexes - US84			N/A	January-25	February-25			
5	Washburn Duplexes			January-25	February-25	March-25	April-25		
6	Nat'l Chain Hotel North SH 36	July-25	August-25	N/A	N/A	N/A			
7	Quick Service Food - Inside Walmart	July-25		N/A	N/A	N/A	N/A	August-25	

Development Pending									
	Description	Inquiry	Follow-up	Annexation	Platting	Zoning	Permits	C/O	Completed
8	Commercial development near Main St. / Bus. 36	January-25	April-25	n/a					
9	Manufacturing/Warehouse SH 36Ft. Gates	July-25		November-23	n/a	n/a			
10	Apartments for 60+ older Osgae Rd.								
11	Duplexes - E. Main Street	May-25	July-25	N/A	N/A	N/A			
12	Nat'l Chain Hotel South SH 36	January-25		N/A	N/A	N/A			
13	SF Homes FM 107			n/a					
14	Public Service Office Downtown	May-25	July-25	N/A	N/A	N/A			
15	SF Homes SH 36		August-25						
16	SF Homes - FM 116	May-25							
17	Equipment Lease Company area TBD	May-25							
18	Knife & Cork Remodel Downtown						January-25		
19	Chain restaurant near HEB	January-25	April-25						
20	Multi-Family near Woods Drive		August-25						
21	Single-Family near Jackson Drive		August-25						
22	Single-Family near Gofl Course Rd.		August-25						
23	Drive-Thru Café E. Main St.		August-25						
24	Café & Boutique Downtown		August-25						
25	Manufacturing/Warehouse FM 116 or TBD		September-25						
26	Chain restaurant - old BK Building	January-25	September-25	n/a	n/a	n/a			
27	SF Homes north of US 84	June-25	August-25						

Development Completed Past 6 Months									
	Description	Inquiry	Follow-up	Annexation	Platting	Zoning	Permits	C/O	Completed
28	Laundromat by Bealls			N/A	N/A	N/A	N/A	March-25	May-25
29	Summer's RV Park			January-25	February-25	March-25		April-25	June-25
30	Downtown Boutiques			N/A	N/A	N/A	N/A	May-25	June-25
31	Starbucks				December-24	N/A	N/A	January-25	August-25
32	7 Brew Coffee	December-24		N/A	N/A	N/A	N/A	May-25	August-25
33	River Oaks Office Suites							November-24	August-25
34	Watts Lane - Motel Remodel							January-25	August-25
35	Oso Clean Carwash							September-24	October-25
36	Dominoes Pizza	March-25		N/A	N/A	N/A	N/A	May-25	October-25
37	Wild Flour Café			N/A	N/A	N/A	N/A	May-25	October-25

Department Update: Public Works Overview

PW Director: Chad Newman

Water Dist.: Taylor Donaldson

Streets: Gary Proctor

Water Production: Zeb Veazey

Wastewater: Bobby Buster

Fleet: Derek Lawrence

- Projects
 - Stillhouse WWTP Expansion
 - Hughes Unit Elevated Storage Sandblast and Recoat
 - Fort Gates sewer expansion
 - FNI mini-CIP planning
 - FEMA Projects
- Current Activity:
 - FEMA Projects
 - Stillhouse Expansion
 - Street Overlays
- 3-Month Look-Ahead:
 - Water Service Replacements
 - Hughes Unit Sandblast and Recoat
 - Culvert Repair on both crossings at Golf Course & Cottonwood Drive
- Long-Term:
 - 5-year CIP for public works + Master Plans
 - Water & Wastewater Master Plans

Department Update: Public Works, Continued

PW Director: Chad Newman

Water Dist.: Taylor Donaldson

Streets: Gary Proctor

Water Production: Zeb Veazey

Wastewater: Bobby Buster

Fleet: Derek Lawrence

- Streets
 - HMAC overlay on city streets - this fiscal year we have overlayed approximately 2 miles of city streets.
 - Open holes, street sweeper, mowing, brush removal.
- Water Distribution / Sewer Collections:
 - 11 water service leaks
 - 6 Water main leaks
 - 4 Sewer calls & Sewer main collapse at 608 college- Repaired 10” clay tile sewer main
 - Flushing water mains in each pressure plain.
 - Mowed all water towers.
- Water Production:
 - Raw water pumped and treated : 143.402 MG
 - Replaced the broken and missing windows in the Chemical Building and Electrical Building
 - TCEQ-mandated meter testing completed
- Wastewater Treatment:
 - Stillhouse Expansion on track for Phase 1 completion February 2026

Department
Update:
Police
Department

Chief: Jeffrey Clark
Captain: Keith Mueller
Patrol LT: Sid Post
Dispatch Superv.: Jessica Stiles

Administrative Bureau

Personnel Summary		Budgeted		*Actual		Lmt/FMLA	
Sworn Law Enforcement		19		16		0	
Non-Sworn		12		11		0	
Total		31		27		0	
Property & Evidence		Sept 2025	Sept. 2026	2025 YTD	2026 YTD	% Changed	
Items Disposed	0			125			
Items Received	33			187			
Total # of Items	2098			2098			
Records Unit		Sept 2025	Sept. 2026	2025 YTD	2026 YTD	% Changed	
Open Records Requests	115			940			
False Alarm Program		Sept 2025		Sept 2025		Sept 2026	
Total number of alarms				21			
Total number of FALSE alarms				17			
Community Events Sponsored		Sept 2025	Sept. 2026	2025 YTD	2026 YTD	% Changed	
Community Events	1			6			

Use of Force Report		Sept 2025	Sept. 2026	2025 YTD	2026 YTD	% Changed
Total # of Use of Force Incidents		0		4		
Computer Aided Dispatch		Sept 2025	Sept. 2026	2025 YTD	2026 YTD	YTD % Changed
Calls for Service		508		4451		
Self-Initiated Activity		2155		15,185		
Total Events		2663		19,636		
Activities		Sept 2025	Sept. 2026	2025 YTD	2026 YTD	% Changed
Total Arrests (# of Offenders)		29		248		
Misdemeanor		29		200		
Felony		11		119		
Class C		2		36		
Federal		0		0		
Total Offense Charges		42		351		
Department Traffic Enforcement		Sept 2025	Sept. 2026	2025 YTD	2026 YTD	% Changed

Citation (Tickets)	125		802		
Citation Charges	196		1122		
Citation Warnings	371		2488		
Traffic Stops (CAD data)	416		2963		
DWI Arrests	4		21		
Accidents Reported by Officers (CRIS)	12		97		
Accident Exchange Information	8		101		
Fatality Accident	0		0		

Department Update: Police Department (July)

Chief: Jeffrey Clark

Captain: Keith Mueller

Patrol LT: Sid Post

Dispatch Superv.: Jessica Stiles

Department Update: Police Department (July)

Chief: Jeffrey Clark
Captain: Keith Mueller
Patrol LT: Sid Post
Dispatch Superv.: Jessica Stiles

Animal Services

Administrative Activities		Sept. 2025	Sept. 2026	2025 YTD	2026 YTD	% Changed
Calls for Service		106		1009		
Warnings		0		7		
Citations		3		14		
Criminal Investigations		0		3		
Dogs		Sept. 2025	Sept. 2026	2025 YTD	2026 YTD	% Changed
Field Intake		6		110		
Total Dogs Received		6		110		
Reclaimed		0		53		
Adopted		5		58		
Transferred Out		4		33		
Total Live Outcomes		9		123		
Euthanized		0		3		
Died in Shelter		0		0		
Total Dogs Euthanized		0		3		
Cats		Sept. 2025	Sept. 2026	2025 YTD	2026 YTD	% Changed
Field Intake		13		158		
Total Cats Received		13		165		
Reclaimed		0		2		
Adopted		10		54		
TNR		5		95		
Transferred Out		0		6		
Total Live Outcomes		15		170		
Euthanized		0		2		
Died in Shelter		0		5		
Other (Wildlife/Livestock)		Sept. 2025	Sept. 2026	2025 YTD	2026 YTD	% Changed
Intake		0		0		
Released to Owner (Livestock)		0		0		
Released (Wildlife)		0		11		
Euthanized		0		2		

Department Update: Police Department (July)

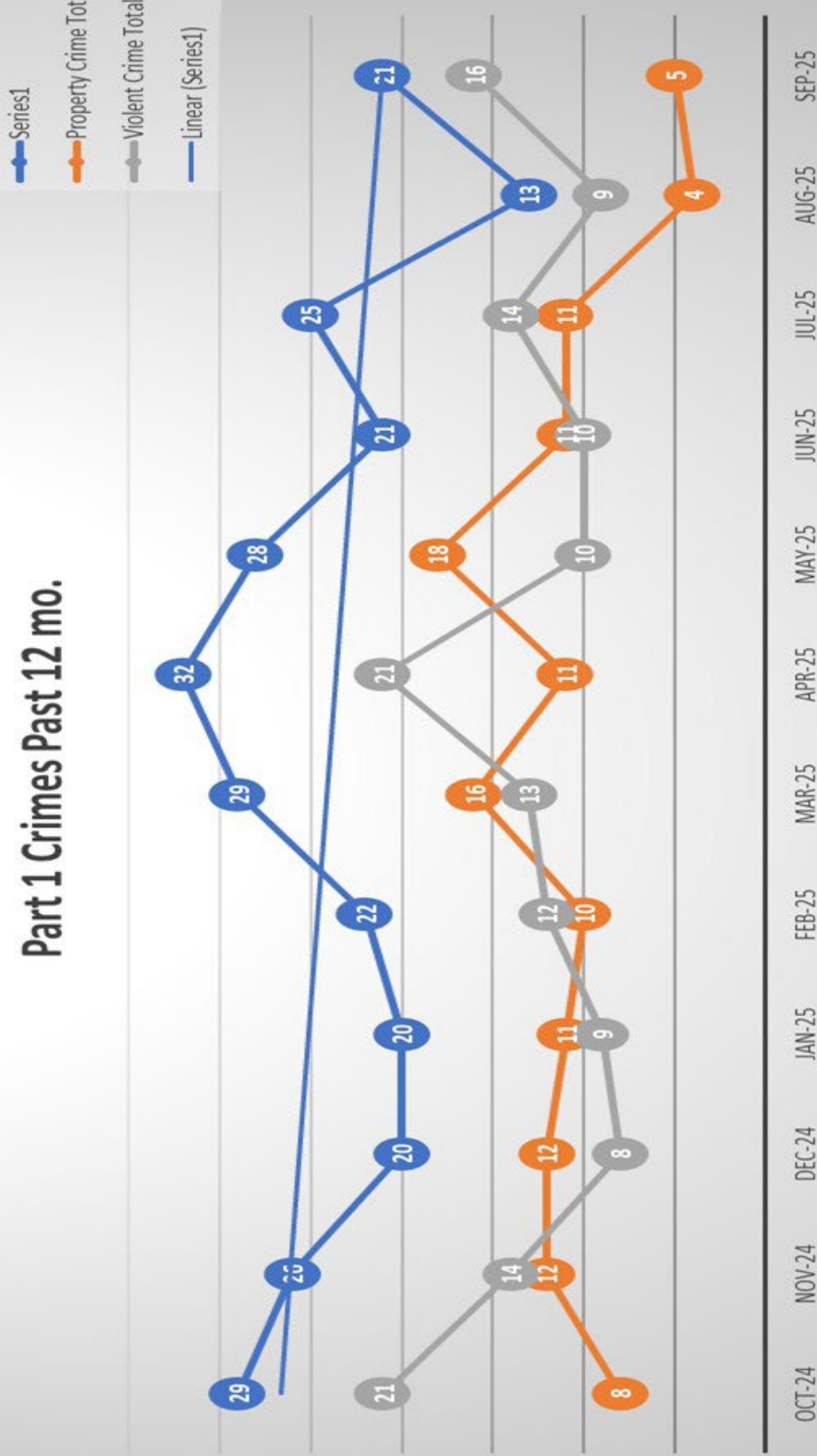
Chief: Jeffrey Clark

Captain: Keith Mueller

Patrol LT: Sid Post

Dispatch Superv.: Jessica Stiles

Part 1 Crimes Past 12 mo.



Department Update: Fire Department

Chief: Billy Vaden

- Chief Vaden retiring at end of 2025.
- Chief FTE position approved in FY 25-26 Budget – but VFD voted against this model. Budgeted salary/benefits will be submitted for adjustment into other areas later this FY.
- VFD will vote on a new Chief at end of 2025.

Department Update: Parks & Recreation

Director: Seth Phillips

Superintendent (NFHRC/Aquatics):
Marte Bailey

Fitness Center Supervisor:
Patrice Gilbert

Maintenance Supervisor: Levi Cole

Ongoing Projects:

- FEMA Damaged Park Sites (Faunt Le Roy, Raby, Brown)
- Parks Master Plan
- TPWD Grant (submitted July 25)
- Ronnie Viss Gazebo (slowly moving forward)
- **NFH Recreation Center**
 - **Start Date: September 15, 2025**
 - **Grand Opening: POSTPONED**
 - Total Visits- September 15 - 30 (1,303)
 - Pickleball/Cornhole Night (9/29), Trivia Night (9/30)

Upcoming Events:

- Christmas At The Ballpark (December 1-31)

Athletics:

- Youth Flag Football Season- October 6 - November 10
- Youth Volleyball Season- October 4 - November 1
- Adult Slow pitch League- August 18 - September 29
- Select Tournament Schedule- 14 scheduled tournaments (August 23-December 14)
- Select Tournaments- September 6-7 (rained out), September 14, 20, 21 (45 teams/2,431 attendees)

Department Update: Parks & Recreation

Director: Seth Phillips

Superintendent (NFHRC/Aquatics):
Marte Bailey

Fitness Center Director: Patrice
Gilbert

Maintenance Supervisor: Levi Cole

Fitness Center:

- Membership:
 - 981 Memberships
 - 4,181 Member visits
 - 112 Day Passes Sold
- Group Exercise:
 - 135 Group Exercise Classes
 - 973 Class Participants
- Sales:
 - Total: \$16,664.21
 - Memberships, Passes, Etc.- \$13,832.00
 - Retail- \$1,277.71
 - Insurance Reimbursement- \$1,554.50

Maintenance:

- Mowing of City parks and facilities
- Faunt Le Roy Park – awaiting FEMA fund approval to repair culvert, reopen lower portion to allow vehicle access to parking lot

Department Update: Administration

Deputy City Manager / CFO:
Mike Halsema

HR Director: Lori McLaughlin

Library Director: Shea Harp

Finance

- FY 26 budget preparations
- City Hall water damage –work scheduled 4-6 more weeks

Airport

- RAMP grant – installation of new tank complete, CC machine issues resolved

Court, Water, Cemeteries

- Cemetery management software in use and new ordinance in effect

Human Resources

- Comp & classification study – in progress
- Working on handbook amendments – drug testing policy and others
- Auditorium assessment – updated quote from FNI received, \$45,000 estimated; investigating whether HOT funds could be used for this project.

Library

- Working on the Tocker Grant, Priced at 185,000
- Received a donation of stock. Will be working on cashing it out.
- Summer Reading Total: 1,546 participants
- Boozaar

Development Services & CSO Planning, Building, Code Enforcement

City Secretary
Holly Owens
Building Official
Miguel Gamez
Permit Technician
Nicole Clark
Code Enforcement
Brooklyn Meza

September 2025

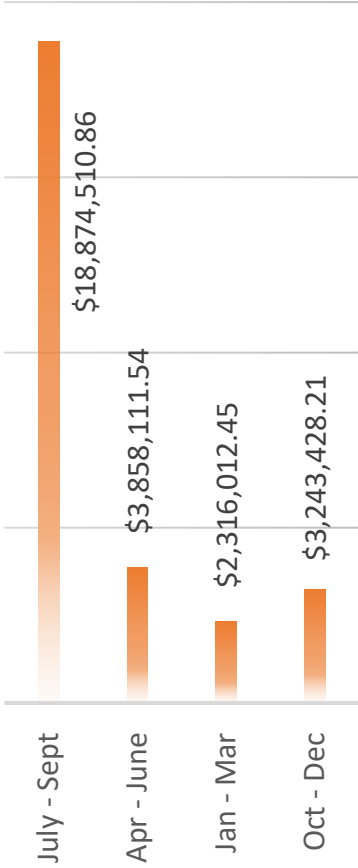
Permits (Review/Issued) 41 permits issued - \$5,499.95 fees collected
Parkview Civil (FNI) completed and Structural (BV) completed
Gatesville Crossing Civil (FNI) completed and Structural (BV) completed
TVL Storage LLC Civil and Structural (in-house) completed
Dunkin Donuts Structural (in-house) completed

1 New SF Homes
3 Commercial Remodels
1 Residential Remodels
Miscellaneous

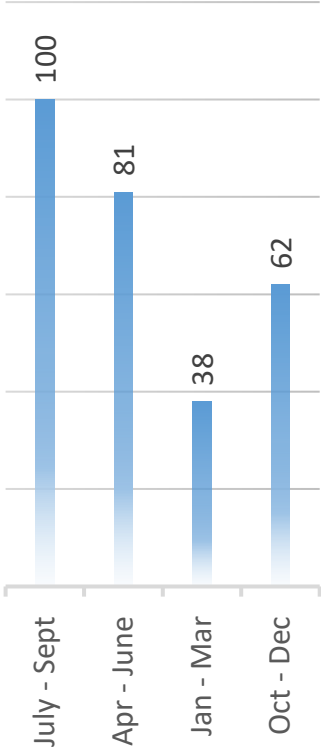
Inspections (114 inspections performed)

New SF Homes
Residential Remodels
Commercial Remodels
• Walmart interior
• Vision Concepts
Miscellaneous
Integrity Urgent Care

VALUE



PERMITS



Certificate of Occupancies
Dominoes (2330 S Hwy 36)
Antique Clouds (2514 S Hwy 36)
Thrive Vitality (Hydration Therapy – 101 River Oaks)
Wild Flour Café (2603 S Hwy 36)

Development Services & CSO Planning, Building, Code Enforcement

City Secretary
Holly Owens
Building Official
Miguel Gamez
Permit Technician
Nicole Clark
Code Enforcement
Brooklyn Meza

September 2025

Zoning/Development Ordinance(s):

Plat(s) Processed:

Annexation Application(s):

BSC: 1500 Saint Louis St. (scheduled for demolition 10/23)

*All minor plats listed were reviewed and processed in-house.

Code Enforcement

<u>10</u> Case(s) opened	The month of September included a lot of re-inspections and closing cases. This allowed for a smoother transition to the new software – active October 1 st .
<u>1</u> Lien(s) paid	
<u>1</u> Abatement lien(s) filed	
Citation(s) issued	

Licenses (\$1,340.00 fees collected)

<u>1</u> Livestock Solicitor	<u>8</u> Alarm TABC	<u>2</u> Zoning Verification Letters
<u>1</u> Food Truck	<u>10</u> Pet Tags/Microchips	<u>8</u> Other

Open Records Requests

Fiscal Year in Review (October 1, 2024-September 30, 2025)

- 127 Resolutions Indexed – 23 Ordinances indexed with monthly codification into the City’s Code of Ordinances online
- Implemented new software to streamline permits, licensing, code enforcement, animal control, and planning AND ties in property information (legal address, zoning, variances, SUPs, Liens, etc.) combining utility billing, court, and finance. This software will allow for more accurate reporting, tracking, and online access for review and payment.
- Digitized contracts and agreements {CN (date) (name)}.
- Standing Operating Procedures/Training Manuals: 1) code enforcement, 2) building permits/inspections, 3) policy/procedures for new software, and 4) Boards and Commissions

CAPITAL PROJECTS FY 25-26

Project Description	FY26	Funding Source	Oct-25 UPDATE
Faunt Leroy Park Flooding DR4781 FEMA grant	177,335	MATCH AMOUNT SHOWN TOTAL IS 709,339	In Progress
POLICE INTERCEPTOR ADDITION	87,000	General Capital Improvement Fund	Pending Order
FIRE ENGINE REPLACEMENT *	550,000	PLACE HOLDER WON'T LIKELY BE SPENT IN FY 26	Placeholder
SCBA WASHER	28,000	Grant 75% & General Capital Improvement Fund 25%	TBD
FLEET SERVICES MECHANIC VEHICLE REPLACEMENT	80,000		On order
CODE ENFORCEMENT VEHICLE ADDITION	25,000		Pending Order
FITNESS CENTER DEHUMIDIFIER REPLACEMENT	175,000		RFP pending
FITNESS CENTER ROOF REPLACEMENT	88,000		Quotes pending
FITNESS CENTER WEIGHT EQUIPMENT REPLACEMENT YEAR 4	25,588	General Capital Improvement Fund	On Order
Total General Capital Fund Projects		1,235,923	
STREET DEPARTMENT TRAILER Arrowboard	7,500	General Fund Operating Cash	Pending Order
PARKS Power Rake	11,000	General Fund Operating Cash	Pending Order
FITNESS CENTER INSULATION	11,644	General Fund Operating Cash	Quotes pending
FIRE STATION DRIVEWAY REPLACEMENT (multi year)	18,000	General Fund Operating Cash	No Update

Total General Fund Operating		48,144	
STILLHOUSE WASTEWATER TREATMENT PLANT REHAB	8,000,000	existing TWDB bond funds	No Update
WATER PRODUCTION ELECTRIC SYSTEM REHAB - TWDB GRANT	-	\$66.3M funding denied by TWDB - investigating new options	No Update
WATER PRODUCTION FILTER MEDIA REPLACMENT	1,018,660		No Update
HUGHES ELEVATED STORAGE TANK	204,000	80/20 Grant funding (grant was \$778K, but now using current funding to gain TCEQ compliance)	Scheduled Nov. '25
EASTERN 10" WATER TRUNKLINE PHASE 2	850,703	Current utility funding	Moved to 2028
HWY36 GRAVITY MAIN REPLACEMENT - EPA GRANT	582,500	Potential FEMA DR4781 75/25	RFP pending
PICKUP TRUCK REPLACEMENT	20,000	TBD WSC and Bond funding (was \$45K but now rehabbing old truck)	Complete
VAC TRUCK STORAGE BUILDING	80,000	5 year financing in operating budget	No Update
LEON WEST TRUNK REPLACEMENT PHASE 1	2,616,243	Current utility revenues	Moved to 2030+
LEON PLANT SLUDGE THINNER	871,500	was \$80k but now combined with others in 5-year CIP	Pending rate approvals
LEON PLANT BAR SCREEN REPLACEMENT	30,000	Was \$25K but Changed to Lakewood Electrical for \$30K	Pending rate approvals
BROWN PARK SEWER LINE RELOCATE	544,800	FEMA 75/25	In progress
LEON SEWER LINE REPLACEMENT	559,200	GRANT CAPPED AT \$466K	No Update
MANHOLE REHABILITATION	100,000	Current Utility Revenues	No Update
Total Water and Sewer Projects		15,477,606*	

*Note: Water Fund CIPs will be updated in November, after final vote on Water / Sewer Rates

C.I.P. Updates

Upcoming Events

Date	Time	Event	Location
Oct. 25	6-8pm	Boozaar	Downtown Square
Nov. 4	8a - 5p	Election	
Nov. 8	5-8pm	Corks & Kegs	Downtown Square
Nov. 15	8:30a - 12p	KGB Fall Sweep	Meet at Library
Dec. 1	TBD p.m.	Tree Lighting Ceremony	Sports Complex
Dec. 4	TBD	Employee & Family Holiday Dinner	Civic Center
Dec. 13	TBD a.m.	Christmas Parade	Main Street



WATCH OUR FACEBOOK PAGE FOR UPCOMING
EVENTS, DEPARTMENT NEWS, AND MORE!