

CITY COUNCIL MEETING
JANUARY 28, 2025
5:30 P.M.
COUNCIL CHAMBERS, 110 NORTH 8TH STREET,
GATESVILLE, TEXAS 76528
MINUTES

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) **CALL TO ORDER** REGULAR CITY COUNCIL MEETING AT 5:30 P.M. THIS 14TH DAY OF JANUARY 2025.

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

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

OTHERS: Travis VanBibber, Gatesville Messenger Alex Meelbusch, Leo Corona, Michael Fogel, Diana Barnett, and Kim Hiel.

3) **INVOCATION:** Councilmember Casey and PLEDGE OF ALLEGIANCE: Led by Greg Casey.

CITIZENS/PUBLIC COMMENTS FORUM: INDIVIDUALS WISHING TO ADDRESS THE GATESVILLE CITY COUNCIL MAY DO SO DURING THIS SEGMENT. IF YOU INTEND TO COMMENT ON A SPECIFIC AGENDA ITEM, PLEASE INDICATE THE ITEM(S) ON THE SIGN IN SHEET BEFORE THE MEETING. EACH SPEAKER IS ALLOTTED A MAXIMUM OF 3 MINUTES FOR THEIR REMARKS, AND SPEAKERS ARE EXPECTED TO CONDUCT THEMSELVES IN A RESPECTFUL MANNER. IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, THE CITY OF GATESVILLE CITY COUNCIL CANNOT DELIBERATE OR ACT ON ITEMS NOT LISTED ON THE MEETING AGENDA.

4) **ALL CONSENT AGENDA** ITEMS ARE CONSIDERED ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY A SINGLE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCILMEMBER REQUESTS AN ITEM TO BE REMOVED AND CONSIDERED SEPARATELY.

- a. RESOLUTION 2025-010: Discussion and possible action regarding approval of minutes from Regular City Council Meeting held on JANUARY 14, 2025. (Holly Owens)
- b. RESOLUTION 2025-011: Discussion and possible action regarding the appointment of Loni Jones to the Planning & Zoning Commission. (Holly Owens)
- c. RESOLUTION 2025-012: Discussion and possible action regarding November Financials. (Mike Halsema)

Mayor Chumley removed Item 4b from the Consent Agenda at the request of Councilwoman Rainer.

CONSENT AGENDA: Motion by Joe Patterson, seconded by Jon Salter to **APPROVE** the **Consent Agenda (Items 4a and 4c)** as written and removing Item 4b from consent. All six voting "Aye", motion passed.

Council requested Staff to verify the requirements to be appointed to the Planning and Zoning Commission.

RESOLUTION 2025-011: Motion by Greg Casey, seconded by Meredith Rainer to **TABLE Resolution 2025-011**. All six voting "Aye", motion passed.

OTHER BUSINESS:

- 5) Discussion and possible action regarding supporting Gatesville Terrace, LP's proposed development of affordable rental housing for seniors known as Gatesville Terrace. (Brad Hunt)

Michael Fogel with Trinity Housing Development gave a brief PowerPoint presentation showing the Gatesville Terrace Development.

Mayor Chumley verified that the community will be age and income restrictive. Mr. Fogel stated yes.

Councilwoman Rainer asked what the percentage would be income restrictive versus non-income restrictive. Mr. Fogel stated if there were 24 units, 20 would be income restrictive and 4 would be non-income restrictive.

Councilwoman Rainer asked about a light at the entrance and Highway 36. Mr. Hunt stated that would be a conversation Staff would need to have with TxDOT.

Councilman Patterson asked if the development was in the city limits. Mr. Hunt stated the property is currently in the ETJ, but the applicant has expressed that they will be annexing into the City.

RESOLUTION 2025-013: Motion by Kalinda Westbrook, seconded by Greg Casey to **APPROVE Resolution 2025-013** supporting Gatesville Terrace, LP's proposed development of affordable rental housing for seniors known as Gatesville Terrace. All six voting "Aye", motion passed.

- 6) Discussion and possible action regarding amending the FY 2024-2025 Budget. (*1st Reading*) (Mike Halsema)

Councilwoman Westbrook asked what the current balance of the fund was and how much is already committed. Mr. Halsema stated \$2.6 million is the current balance and \$50,000.

Councilman Casey asked about FEMA funds. Mr. Halsema stated that the only item that is currently eligible is FLR Park and Staff is uncertain of what or if funds will be reimbursed.

Councilwoman Westbrook asked if Staff is required to wait for approval from FEMA or can Staff move forward and receive reimbursement. Mr. Hunt stated it can work both ways.

Councilman Casey asked about the fencing at FLR Park and if the City's liability will cover it. Mr. Hunt stated he believed that the fencing would be covered but would get clearer clarification from legal.

Councilwoman Rainer asked if Staff had a running total for the library. Mr. Halsema stated the current total is \$420,000 and the budget amendment is adding \$40,000. This amount is for construction and repair for the library structure and does not include books.

Councilwoman Rainer asked about any cost for technology. Ms. Harp stated there was no damage to the technology.

Councilwoman Rainer asked about grants. Ms. Harp stated there are grants available and will be able to find out more information in April at a conference she plans to attend.

Councilman Patterson asked about insurance and if Staff has looked at possible alternatives. Mr. Hunt stated Staff has not looked at alternatives at this time and was wanting to review alternatives towards the end of the fiscal year.

ORDINANCE 2025-06: Motion by Jon Salter, seconded by Aaron Smith to **APPROVE Ordinance 2025-06**, amending the FY 2024-2025 Budget, to a future Council Meeting. All six voting "Aye", motion passed.

- 7) Discussion and possible action regarding two change orders for the Stillhouse renovation project. (Mike Halsema)

RESOLUTION 2025-014: Motion by Meredith Rainer, seconded by Greg Casey to **APPROVE Resolution 2025-014**, accepting Change Order No. 2 and 3 for the Stillhouse WWTP improvements. All six voting “Aye”, motion passed.

8) Discussion and possible action regarding adjusting solid waste fees. (*2nd Reading*) (Mike Halsema)

Councilwoman Rainer asked about participating in a Household Hazardous Day. Mr. Hunt stated the City missed the deadline for this year’s event, but Staff plans to participate next year. The event creates awareness.

ORDINANCE 2025-03: Motion by Aaron Smith, seconded by Jon Salter to **PASS Ordinance 2025-03** adjusting the solid waste collection fees effective February 1, 2025, to the next meeting. All six voting “Aye”, motion passed.

9) Discussion and possible action regarding purchase of one marked 2025 Dodge Durango Police Vehicle. (Mike Halsema)

Councilwoman Westbrook asked if the cost includes all the communication equipment and technology. Mr. Hunt stated yes. The only item remaining is the wrap which is done locally.

Councilwoman Rainer asked how much the wrap is. Mr. Hunt stated \$1,500.

RESOLUTION 2025-015: Motion by Kalinda Westbrook, seconded by Meredith Rainer to **APPROVE Resolution 2025-015** for the purchase of one 2025 Dodge Durango police vehicle through the vendor Donaldson CDJR. All six voting “Aye”, motion passed.

10) Discussion and possible action regarding the final plat located on the Edward Norton Survey; Abstract 782 being 5.890 acres, Gatesville Crossing. (Holly Owens)

Councilman Patterson requested Staff provide plat copies for future meetings. Ms. Owens stated she would make sure to provide plat copies for future meetings.

Councilwoman Rainer asked about the wastewater project for the development. Mr. Hunt explained the City is proposing to fund a project to re-route the sewer lines to increase capacity on the Lakewood lift station and the Intermediate line. This will help Gatesville Crossing and fuel future development throughout this area.

Councilwoman Rainer requested a workshop to further understand the development and platting process. Ms. Owens agreed that would be a great idea and Mr. Hunt added, Staff will get it set up.

GATESVILLE CROSSING FINAL PLAT: Motion by Aaron Smith, seconded by Greg Casey to **APPROVE the final plat for Gatesville Crossing; Block 1, Lot 1 and the Gatesville Crossing Apartment Complex Development** with the understanding that no permit will be issued until the wastewater project is completed and appropriate contracts and easements are in place. All six voting “Aye”, motion passed.

11) Discussion and possible action regarding Ordinance 2024-13, amending the Gatesville Code of Ordinances at Chapter 10 Buildings and Building Regulations, Article II Technical Codes, Division 1. – Generally, by adding new sections; Creating Section 10-26 – Carport Regulations; providing a severability clause; providing a savings clause; and providing for an effective date. (*3rd and Final Reading*) (Holly Owens)

ORDINANCE 2024-13: Motion by Jon Salter, seconded by Kalinda Westbrook to **APPROVE Ordinance 2024-13** adopting the amendment to the Gatesville Code of Ordinances at Chapter 10 Building Regulations, Article II Technical Codes, by adding new sections; Creating Section 10-26 – Carport Regulations. All six voting “Aye”, motion passed.

12) Discussion and possible action regarding Ordinance 2025-01, amending the Gatesville Code of Ordinances at Chapter 36 Nuisances; providing a severability clause; and providing a penalty of fine not to exceed \$2,000.00. (*2nd Reading*) (Holly Owens)

Seth Phillips explained Tree City USA program and the benefits of being involved.

Councilwoman Rainer asked about the requirements under Sec. 36-2 (d). Ms. Owens stated both the cover and the fence are required for properties that are abandoned and unoccupied.

Councilwoman Rainer asked what is considered unoccupied. Ms. Owens stated unoccupied property is defined as there is no activity at the house. However, the definition will be added for clarity.

Mayor Chumley requested the minimum under the high grass definition be lowered to 25-ft. Ms. Owens agreed.

ORDINANCE 2025-01: Motion by Kalinda Westbrook, seconded by Greg Casey to **PASS Ordinance 2025-01**, adopting the amendment to the Gatesville Code of Ordinances at Chapter 36 Nuisances to the next meeting with the discussed changes. All six voting “Aye”, motion passed.

13) Discussion and possible action to approve Ordinance 2025-02, 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. (*2nd Reading*) (Holly Owens)

ORDINANCE 2025-02: Motion by Greg Casey, seconded by Joe Patterson to **PASS Ordinance 2025-02**, annexing the property described as the Henry Farley and J.A. Clayton Survey situated in Coryell County, Texas and addressed as 2204 Coryell City Road to the next meeting. All six voting “Aye”, motion passed.

14) Discussion and possible action regarding the replat located on the Theodore Merrill Survey; Abstract 711, being 5.082 acres, Parkview Addition. (Holly Owens)

PARKVIEW ADDITION FINAL PLAT: Motion by Kalinda Westbrook, seconded by Aaron Smith to **APPROVE the replat for Parkview Addition; Block 1, Lot(s) 1-8 and the proposed development for duplexes and 8-plexes.** Five voting “Aye”, one abstain (Rainer), motion passed.

15) Recess Regular Meeting and call a Public Hearing.

Mayor Chumley opened the public hearing at 7:07 p.m.

Councilwoman Rainer asked about the zoning and how it is designated. Ms. Owens stated once a property is annexed into the City, the City has jurisdiction to zone the property.

There were no public comments.

16) End the Public Hearing and reconvene the Regular Meeting.

Mayor Chumley closed the public hearing at 7:10 p.m.

17) Discussion and possible action to approve Ordinance 2025-04, 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. (*1st Reading*) (Holly Owens)

ORDINANCE 2025-04: Motion by Jon Salter, seconded by Joe Patterson to **PASS Ordinance 2025-04** annexing the property described as the C Cazanoba Survey in Coryell County, Texas to the next meeting. Five voting “Aye”, one abstain (Smith), motion passed.

18) Discussion and possible action regarding the zoning designation of property located on the C Cazanoba Survey; Abstract 150 being on 4.7 acres for the Washburn III Addition to Res_2_4_Family. (*1st Reading*) (Holly Owens)

Ms. Owens explained this item is tabled indefinitely. Legal has advised Staff to wait on the zoning portion until after the property has been fully annexed into the City of Gatesville.

19) City Manager's Monthly Report (Brad Hunt)

Mr. Hunt gave a brief presentation with an update on all departments.

EXECUTIVE SESSION:

20) Recess Regular Meeting and Call for an Executive Session – Closed Meeting

21) The City Council of the City of Gatesville will convene into a closed Executive Session pursuant to Texas Government Code section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

The Council entered into Executive Session at 7:42 p.m.

22) End Executive Session and Reconvene the Open Meeting.

The Council reconvened into Regular Session at 8:12 p.m.

No action was taken.

23) Adjourn Meeting


City Council adjourned at 8:12 p.m.



ATTEST:



Mayor, Gary Chumley



City Secretary, Holly Owens