

HISTORY & BACKGROUND

The Rotunda Nursing Home was a series of single-story, wood-framed, brick-veneered structures constructed between 1968 and 1973. It was abandoned by the former owner and allowed to deteriorate, creating a hazardous environmental problem for the City. In 2008, the Coryell County Sheriff's Office foreclosed on the site due to the owner's failure to pay property taxes. The City took possession of the property in accordance with State law.

The long-standing contamination of the Rotunda nursing home, vacant since 2000, does not allow for any economically feasible option to rehabilitate the existing structure. Abating the asbestos creates an opportunity to develop a 2.5-acre lot for the future construction of a multipurpose municipal facility housing the Gatesville Police Department and City Hall without the additional expenditure of funds to acquire property for construction. Selling the site for business development is infeasible due to the contamination in the building. Until the asbestos-containing materials are removed, the City must retain ownership of the property and assume responsibility for security, grounds maintenance, etc. Occasional break-ins to the facility by transient/homeless individuals elevate petty crime in the surrounding area. This raises safety concerns for the Boys and Girls Club across the street, the GISD which has three campuses within two blocks of this structure, and the surrounding residential single family neighborhood.

Removal of these structures will spur revitalization of an economically distressed portion of the City where per capita incomes are lower than the State average.

In 2014 and 2015, the City funded the abatement and demolition of Wing 4 and Wing 3, respectively. The two remaining structures (main building and wing 2) have over 66,000 square feet of textured walls and ceilings, 27,000 square feet of flooring (sheet vinyl and tile, and 12,000 square feet of roof mastic all containing asbestos which have been exposed to the elements causing the open buildings to continue deteriorating. Asbestos fibers are released into the air when these products are disturbed.