

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
June 7, 2022**

The City Council of the City of Gainesville, Texas met in regular session June 7, 2022 at 6:30 p.m. with the following persons in attendance.

MEMBERS PRESENT: Mayor Tommy Moore, Mayor Pro Tem Ken Keeler, Carolyn Hendricks, Brandon Eberhart, Michael Hill, Martin Phillips, and Mary Jo Dollar.

MEMBERS ABSENT: None

STAFF PRESENT: Barry Sullivan, City Manager; Belvin Harris, City Attorney; Diana Alcala, City Secretary; J.I. Johnson, Finance Director; Mike Doughty, Community Development Director; Christopher Cypert, Municipal Court Judge; Wayne Twiner, Fire Chief; Kevin Phillips, Police Chief; and Shannon Jeffcoat, Division Chief Fire Marshall

OTHERS PRESENT: Mike Gordon, Aubrey Eberhart, Delania Raney, Jeff Johnson, Lauri Johnson, Paul Juarez, Johnny Leftwich, Janice Hill, Jeff Langley, Brent Wallace, Paula Moore, Craig Hughes, and Tony Dresser (Videographer).

CALL TO ORDER

Mayor Tommy Moore called the meeting to order at 6:30 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Jeff Langley gave the invocation, Mayor Tommy Moore led the pledge to the flag.

OATH OF OFFICE TO ELECTED OFFICIAL

Municipal Judge Christopher Cypert Councilmember administered the Oath of Office to newly elected City official: Ward 5 – Martin Phillips.

RECOGNITIONS/PROCLAMATIONS

NCTC Chancellor, Dr. Brent Wallace received the award of the Star of North Texas, in recognition of his work towards education by establishing the Red River Promise.

CITIZEN COMMENTS

Paul Juarez came forward to speak on First Refuge Ministries coming to Gainesville, TX.

CONSENT AGENDA

Council reviewed the Minutes of the City Council Budget Workshop on May 14, 2022 and approved them as written.

Council reviewed the Minutes of the City Council Meeting on May 17, 2022 and approved them as written.

RESOLUTION NO. 06-07-2022 - A RESOLUTION APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF GAINESVILLE TO APPROVE SIGNERS TO THE GEDC CHECKING ACCOUNT.

This Resolution approves the actions of the Gainesville Economic Development Corporation, which voted to approve the following signers to the GEDC Checking Account:

William Myers II, GEDC Director; Ryan Morris, President; Phillip Neelley, Executive Committee Member; Tommy Moore, Executive Committee Member; Will Presson, Executive Committee Member; Barry Sullivan, City Manager.

Councilmember Keeler **moved to approve the Consent Agenda.** The motion was seconded by Councilmember Dollar and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

RESOLUTION NO. 06-07-2022A- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO SIGN A SERVICES AGREEMENT WITH CAMP HOWZE DEVELOPMENT PARTNERS, LLC.

This Resolution authorizes the City Manager to execute the Services Agreement with Camp Howze Development Partners, LLC in Gainesville, Texas, for annexation of 138.6674 acres.

Councilmember Eberhart **moved to approve the Resolution.** The motion was seconded by Councilmember Hill and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

PUBLIC HEARING ON AN ORDINANCE GRANTING THE REQUEST FILED BY CAMP HOWZE DEVELOPMENT PARTNERS, LLC, TO ANNEX 138.6674 ACRES OF LAND TO THE CITY OF GAINESVILLE, TEXAS AND DECLARING THAT SAID 138.6674 ACRES SHALL HEREAFTER BE A PART OF THE CITY OF GAINESVILLE, TEXAS.

Mayor Tommy Moore opened the public hearing at 6:42 p.m. and called for public comment on the Ordinance.

No one came forward with a public comment.

Councilmember Dollar **moved to close the public hearing,** seconded by Councilmember Hill, the motion carried by vote of 7 Ayes; 0 Nays; 0 Abstentions; and 0 Absent.

The public hearing was closed at 6:43 p.m.

ORDINANCE NO. 1510-06-2022 - AN ORDINANCE GRANTING THE REQUEST FILED BY CAMP HOWZE DEVELOPMENT PARTNERS, LLC, TO ANNEX 138.6674 ACRES OF LAND TO THE CITY OF GAINESVILLE, TEXAS AND DECLARING THAT SAID 138.6674 ACRES SHALL HEREAFTER BE A PART OF THE CITY OF GAINESVILLE, TEXAS.

This Ordinance approves the annexation of 138.6674 acres. The described property will be zoned I, Industrial, and be included in the Gateway Industrial Park Building Height Overlay District.

Councilmember Hendricks **moved to suspend the Charter.** The motion was seconded by Councilmember Hill and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

Councilmember Hendricks **moved to approve the Ordinance.** The motion was seconded by Councilmember Hill and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

RESOLUTION NO. 06-07-2022B - A RESOLUTION OF THE CITY COUNCIL APPROVING A REQUEST FOR ANGLED PARKING TO ALLOW VEHICLES TO

BACK OUT INTO THE PUBLIC RIGHT OF WAY LOCATED AT 726 W. STAR STREET.

This Resolution approves angled parking at the property located on 726 W. Star Street in MF-1 zoning.

Councilmember Eberhart **moved to approve the Resolution.** The motion was seconded by Councilmember Keeler and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

RESOLUTION NO. 06-07-2022C- A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DEED CONVEYING 215 SOUTH RUSK STEET TO JEFF AND LAURI JOHNSON.

This Resolution authorizes the Mayor to execute a deed conveying 215 South Rusk Street Gainesville, Texas to Jeff and Lauri Johnson. The property will be purchased for a total of \$327,000.00.

Councilmember Keeler **moved to approve the Resolution.** The motion was seconded by Councilmember Dollar and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

ORDINANCE NO. 1511-06-2022- AN ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS, REPEALING THE 2015 EDITION OF CERTAIN INTERNATIONAL BUILDING CODES PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; AMENDING THE CITY OF GAINESVILLE'S CODE OF ORDINANCES CHAPTER 5: BUILDING AND BUILDING REGULATIONS, ARTICLE I: BUILDING STANDARDS, SECTIONS 5-1, 5-2, 5-3, 5-4, 5-5, 5-6, 5-7 5-8, 5-9 , 5-10, 5-11, 5-12 AND 5-13; PROVIDING FOR ADOPTION BY REFERENCE OF CERTAIN 2018 INTERNATIONAL BUILDING CODES AND STANDARDS AND LOCAL AMENDMENTS, ESTABLISHING CERTAIN BUILDING REGULATIONS AND REQUIREMENTS; PROVIDING FOR A FINDINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICTS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance approves the repealing the 2015 edition of certain international building codes and adopting certain 2018 international building codes. Community Development Director, Mike Doughty, presented the key changes to the 2018 International Building Codes.

Councilmember Keeler **moved to suspend the Charter.** The motion was seconded by Councilmember Phillips and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

Councilmember Keeler **moved to approve the Ordinance.** The motion was seconded by Councilmember Hill and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

RESOLUTION NO. 06-07-2022D- A RESOLUTION DECLARING CERTAIN EQUIPMENT TO BE SURPLUS; FINDING THAT THE ITEMS MAY BEST BE SOLD AT AUCTION OVER THE INTERNET; AND DIRECTING THE DEPARTMENT DIRECTOR TO SELL THEM ACCORDINGLY, DEPOSITING THE PROCEEDS OF SALE INTO THE FUND THAT PROVIDED THE FUNDING.

This Resolution approves declaring equipment as surplus to be sold through an online auction. Proceeds of the sale will be deposited into the original fund.

Councilmember Dollar **moved to approve the Resolution.** The motion was seconded by Councilmember Keeler and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

RESOLUTION NO. 06-07-2022E- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS PROVIDING FOR ANNUAL COMPENSATION FOR THE MUNICIPAL COURT JUDGE OF THE CITY OF GAINESVILLE, TEXAS IN ACCORDANCE WITH ARTICLE IV, SECTION 4.05, OF THE CHARTER OF THE CITY OF GAINESVILLE, TEXAS.

This Resolution approves a salary increase of 6% for Christopher Cypert, Municipal Court Judge. Effective May 8, 2022 to May 7, 2023, Cypert's salary will now be \$74,178.80. The City Manager reminded council that Cypert did not receive a raise the previous year per Judge Cypert's request.

Councilmember Dollar **moved to approve the Resolution.** The motion was seconded by Councilmember Keeler and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

RESOLUTION NO. 06-07-2022F- A RESOLUTION OF THE CITY OF GAINESVILLE, TEXAS SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.

This Resolution approves suspending the June 17, 2022 effective date of ONCOR Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates.

Councilmember Keeler **moved to approve the Resolution.** The motion was seconded by Councilmember Eberhart and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

EXECUTIVE SESSION

At 7:25 p.m. Mayor Tommy Moore announced the Council would convene into Executive Session in compliance with Vernon's Texas Codes Annotated, Government Code, Chapter 551 (Open Meetings Act), to discuss the following:

Under Government Code §551.087 Economic Development

RECONVENE INTO OPEN SESSION

Council reconvened into open session at 7:57 p.m. and Mayor Moore announced no action was taken during executive session.

With no further business to come before the City Council, the meeting was adjourned at 7:57 p.m. Respectfully submitted,

Diana Alcalá, City Secretary



Ken Keeler, Mayor Pro Tem