



CITY OF GAINESVILLE
NOTICE OF REGULAR CALLED CITY COUNCIL MEETING
Tuesday, April 4, 2023 6:30 P.M.
MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

Carolyn Hendricks, Councilmember, Ward 1
Brandon Eberhart, Councilmember, Ward 2
Michael Hill, Councilmember, Ward 3

Tommy Moore, Mayor

Ken Keeler, Councilmember, Mayor Pro Tem
Martin Phillips, Councilmember, Ward 5
Mary Jo Dollar, Councilmember, Ward 6

AGENDA

1. **CALL TO ORDER.....Mayor Tommy Moore**
2. **INVOCATION**
3. **PLEDGE TO THE FLAG**
4. **RECOGNITIONS/PROCLAMATIONS**
5. **REPORTS**
6. **CITIZEN COMMENTS**
7. **CONSENT AGENDA**
 - A. Approve Minutes of March 21, 2023 City Council Meeting.
 - B. Consideration of and action on a Resolution of the City Council approving the sale of alcohol at the Gainesville Farmers Market during the Summer Sounds Concert Series.
 - C. Consideration of and action on a Resolution of the City Council approving the sale of alcohol at the Gainesville Civic Center during the Medal of Honor Banquet.
 - D. Consideration of and action on a Resolution setting a Public Hearing under Section 372.009 of the Texas Local Government Code on the Advisability of the Creation of a Public Improvement District and Improvements within the City of Gainesville, Texas, for Liberty Pointe Development and authorizing the issuance of notice by the City Secretary of Gainesville, Texas, regarding the Public Hearing.
 - E. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas approving the actions of the Gainesville Economic Development Corporation, which voted to approve a Performance Agreement with Thirty-Five and Liberty, LLC.
8. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing the City Manager to sign an agreement with Piazza Construction as the Construction Manager-at-Risk (CMAR) for the addition to the Gainesville Civic Center.
9. Consideration of and action on a Resolution authorizing the purchase of a 2022 Ford F-250 Extended Cab Truck for the Public Works Department.

10. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing the City Manager to sign a Deposit and Reimbursement Agreement with RCI Gainesville 110 LP for a Tax Increment Reinvestment Zone.
11. Public Hearing on an Ordinance amending Ordinance: 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas; authorizing the rezone from Single-Family (SF-2) Zoning District to a Restricted Commercial District (C-1) of plus or minus 0.2433 acres, Property ID number 17863, commonly known as 1120 S. Grand.
12. Consideration of and action on an Ordinance amending Ordinance: 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas; authorizing the rezone from Single-Family (SF-2) Zoning District to a Restricted Commercial District (C-1) of plus or minus 0.2433 acres, Property ID number 17863, commonly known as 1120 S. Grand; providing for an amendment of the Official Zoning Map of the City of Gainesville; providing for an effective date; containing a severability clause; and making an open meeting finding.

EXECUTIVE SESSION _____

Adjourn into closed or executive session in compliance with Vernon's Texas Codes Annotated, Government Code, Chapter 551 (Open Meetings Act), to discuss the following:

- Under Government Code §551.071 Attorney-Client Privilege
- Under Government Code §551.072 Real Property – Real Estate

RECONVENE INTO OPEN SESSION _____ p.m.

ADJOURN _____

At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the City Council may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding economic development negotiations (§551.087). Any subject discussed in executive session may be subject to action during the open meeting.

- i. *Citizen comments will be limited to persons who have registered with the City Secretary in advance, except by majority vote of the City Council. In accordance with the Open Meetings Act, the Council will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for consideration.*
- ii. *Items on the Consent Agenda will be voted on in one motion unless request is made for separate discussion and approved by the City Council.*
- iii. *In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council may impose time limitations on speakers in Public Hearings. Applicants must limit presentations to 5 minutes. The Mayor may impose other time constraints at his discretion, depending on other prevailing factors. Speakers will be notified by the Mayor Pro Tem when their time has expired.*
- iv. *The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.*
- v. *The Council reserves the right to suspend the Charter and adopt any ordinance without three readings.*
- vi. *Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.*

I, Diana Alcala, City Secretary, posted this Agenda on the official City of Gainesville bulletin board in the Municipal Building, 200 S. Rusk Street, Gainesville, Texas 76240, which is accessible to the public twenty-four hours each day at _____ a.m./p.m. on _____, 2023.

1:30 a.m./p.m. on March 31, 2023.


Diana Alcala

Sworn to and subscribed before me on this the 31 day of March, 2023.




Notary Public, State of Texas
My Commission expires: 2-20-2027