

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
April 4, 2023**

The City Council of the City of Gainesville, Texas met in regular session April 4, 2023 at 6:31 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; Diana Alcala, City Secretary; J.I. Johnson, Finance Director; Mike Doughty, Community Development Director; William Myers, Economic Development Director.

OTHERS PRESENT: Anna Beall, Darin Allred, Delania Raney, John Hare, Keanna Franklin, Mike Gordon, Pam Johnson, Patti Hunnicutt, and Parker Smith (Videographer).

CALL TO ORDER

Mayor Tommy Moore called the meeting to order at 6:31 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

John Hare gave the invocation, Mayor Tommy Moore led the pledge to the flag.

CONSENT AGENDA

The following Consent Agenda items were approved by Council.

- 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.

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

RESOLUTION 04-04-2023D - 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.

This Resolution authorizes the City Manager to sign an agreement with Piazza Construction for the addition to the Gainesville Civic Center.

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

RESOLUTION 04-04-2023E - A RESOLUTION AUTHORIZING THE PURCHASE OF A 2022 FORD F-250 EXTENDED CAB TRUCK FOR THE PUBLIC WORKS DEPARTMENT.

This Resolution authorizes the purchase of (1) 2022 Ford F-250 extended cab truck for the Stormwater Drainage Division from Rush Truck Center in the amount of fifty eight thousand, five hundred sixty-three dollars and sixty cents (\$58,563.60).

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

RESOLUTION 04-04-2023F - 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.

This Resolution authorizes the City Manager to sign the Deposit and Reimbursement Agreement with RCI Gainesville 110 LP to explore the cost of creation of a Tax Increment Reinvestment Zone.

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.

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; 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.

Mayor Tommy Moore opened the public hearing at 6:41 p.m. and called for public comment on the Ordinance.

No one came forward to speak on behalf of the proposed Ordinance.

Councilmember Keeler **moved to close the public hearing**, seconded by Councilmember Phillips, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

The public hearing was closed at 6:44 p.m.

ORDINANCE 1533-04-2023 - 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.

This Ordinance changes the zoning district of plus or minus 0.2433 acres located at Belmont Addition; Lot 9, Block 10, Parcel ID 17863, commonly known as 1120 S Grand, from Single-Family (SF-2) zoning district to a Restricted Commercial (C1) zoning district.

Councilmember Keeler **moved to SUSPEND THE CHARTER.** The motion was seconded by Councilmember Eberhart 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 Eberhart and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

EXECUTIVE SESSION

At 6:45 p.m. Mayor Tommy Moore announced that 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 §551.071 Attorney-Client Privilege
Under Government Code §551.072 Real Property

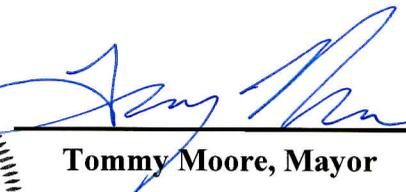
Council reconvened into open session at 6:58 p.m. and Mayor Tommy Moore announced no action was taken during executive session.

With no further business to come before the City Council, the meeting was adjourned at 6:58 p.m.

Respectfully submitted,



Diana Alcalá, City Secretary



Tommy Moore, Mayor

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