



CITY OF GAINESVILLE
NOTICE OF REGULAR CALLED CITY COUNCIL MEETING
Tuesday, August 1, 2023 6:30 P.M.
MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

Keanna Franklin, Councilmember, Ward 1
Brandon Eberhart, Councilmember, Ward 2
Michael Hill, Councilmember, Ward 3

Tommy Moore, Mayor

Ken Keeler, Councilmember, Mayor Pro Tem
Jeff Johnson, Councilmember, Ward 5
Mary Jo Dollar, Councilmember, Ward 6

AGENDA

- 1. CALL TO ORDERMayor Tommy Moore**
- 2. INVOCATION**
- 3. PLEDGE TO THE FLAG**
- 4. RECOGNITIONS/PROCLAMATIONS**
Employee of the Month.....Cody Morrison
Gainesville Lions Club 75th Anniversary Proclamation
- 5. REPORTS**
- 6. CITIZEN COMMENTS**
- 7. CONSENT AGENDA**
 - A. Approve Minutes of July 18, 2023 City Council Meeting.
 - B. Consideration of and action on a Resolution of the City Council of the City of Gainesville making appointments to the Parks and Recreation Board.
 - C. Consideration of and action on a Resolution approving actions of the Gainesville Economic Development Corporation of the City of Gainesville, which voted to approve an amendment to the Employment Contract between the GEDC and the GEDC Executive Director.
8. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing the City Manager to execute a Consulting and Compensation Agreement with ClarkAdamson, LLC. for Group Health Insurance Brokerage Services.
9. 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 to begin the Civic Center Expansion.
10. Consideration and action on a Proposed Tax Rate for the City of Gainesville for Fiscal Year 2023-2024.
11. Consideration and action on scheduling a public hearing date for the proposed 2023-2024 Tax Rate.

12. Consideration of and action on setting the Public Hearing date for the Proposed 2023-2024 Budget.
13. Public Hearing on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezoning of plus or minus 211.367 acres out of the A.C.C. Bailey Survey; Abstract 0440; Cooke County Appraisal District Property ID Number (PID) 3136; generally located near the intersection of FM 678 and FM 3092, commonly known as Radio Hill Road; from the current Single Family 2 (SF-2) Zoning District to a Planned Development (PD) Zoning District.
14. Consideration of and action on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezoning of plus or minus 211.367 acres out of the A.C.C. Bailey Survey; Abstract 0440; Cooke County Appraisal District Property ID Number (PID) 3136; generally located near the intersection of FM 678 and FM 3092, commonly known as Radio Hill Road; from the current Single Family 2 (SF-2) Zoning District to a Planned Development (PD) Zoning District; providing for an amendment to the Official Zoning Map of the City of Gainesville; providing for an effective date; containing a Severability Clause and making an Open Meeting Finding.
15. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, approving the Liberty Pointe Addition Planned Development Preliminary Plat, of 842 lots located at Liberty Pointe Addition; being plus or minus 211.367 acres out of the A.C.C. Bailey Survey; Abstract 0440; Cooke County Appraisal District Property ID Number 3136; generally located near the intersection of FM 678 and FM 3092, commonly known as Radio Hill Road, within the City of Gainesville, Cooke County, Texas.
16. Consideration of and action on a Resolution of the City of Gainesville, Texas, accepting a bid from Randall's Food & Drugs, L.P. in response to the City's Advertisement for Sealed Proposals #2023-08; approving a Real Estate Exchange Agreement with Randall's Food & Drugs, L.P., exchanging a 58,154 square foot tract of land owned by the City of Gainesville, containing the former Sesquicentennial Park and the fire station, located at 200 N. Clements St., for a three (3) acre parcel of land located on E. Broadway St. (FM 678); and authorizing the Mayor to execute the Agreement and all documents required to complete the conveyance on behalf of the City of Gainesville, Texas.
17. Consideration of and action on a Resolution of the City of Gainesville, Texas, approving a Chapter 380 Development Agreement with Randall's Food & Drugs, L.P. and authorizing the Mayor to execute the Agreement on behalf of the City of Gainesville, Texas.
18. Consideration of and action on a Resolution of the City of Gainesville, Texas, approving a Holdover Agreement with Randall's Food & Drugs, L.P., allowing the City to continue to occupy the fire station at 200 N. Clements St. for a period of eighteen (18) months, and authorizing the Mayor to execute the Agreement on behalf of the City of Gainesville, Texas.

19. Consideration of and action on an Ordinance abandoning a portion of N. Clements St., between E. Broadway St. and E. California St. and abandoning a portion of Gribble St., from Ritchey St. to N. Clements St., and authorizing the Mayor to execute all documents required to complete the conveyance on behalf of the City of Gainesville, Texas.
20. Consideration of and action on a Resolution authorizing the sale of approximately 0.1148 acres of real property located in Gainesville ADDN; Block 135; TR 29- Fletcher, Property ID 11889; authorizing the City Manager to take all actions to carry out the sale of the property.

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 Alcalá, 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

8:25 a.m. / 9 p.m. on July 28, 2023.

[Signature]
Diana Alcalá

Sworn to and subscribed before me on this the 28th day of July, 2023.

[Signature]
Notary Public, State of Texas
My Commission expires: 3/23/26

