

**MINUTES  
CITY OF GAINESVILLE  
CITY COUNCIL MEETING  
200 South Rusk  
Gainesville, Texas 76240  
August 1, 2023**

The City Council of the City of Gainesville, Texas met in regular session August 1, 2023 at 6:30 p.m. with the following persons in attendance.

**MEMBERS PRESENT:** Mayor Pro Tem Ken Keeler, Keanna Franklin, Brandon Eberhart, Michael Hill, Jeff Johnson, and Mary Jo Dollar.

**MEMBERS ABSENT:** Mayor Tommy Moore

**STAFF PRESENT:** Barry Sullivan, City Manager; Diana Alcalá, City Secretary; JI Johnson, Finance Director; Kevin Phillips, Chief of Police; Mike Doughty, Community Development Director; William Myers, GEDC Director; Susan Thomas, City Attorney.

**OTHERS PRESENT:** Anna Beall, Aubrey Eberhart, David Hardin, Delania Raney, Henry Koehler, John Hare, Julian Solis, Landon Darwin, Lane Holcomb, Laurie Johnson, Mark Brazelton, Mike Gordon, Mike Todd, Tony Dresser (Videographer).

**CALL TO ORDER**

Mayor Pro Tem Ken Keeler called the meeting to order at 6:30 p.m.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Julian Solis gave the invocation, Mayor Pro Tem Ken Keeler led the pledge to the flag.

**RECOGNITION & PROCLAMATIONS**

City Manager Barry Sullivan recognized Cody Morrison as the August Employee of the Month. Mayor Pro Tem Ken Keeler proclaimed August 10, 2023 as the Gainesville Lion's Club 75<sup>th</sup> Anniversary.

**CONSENT AGENDA**

The following Consent Agenda items were approved by Council.

- 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.

Councilmember Dollar **moved to approve the Consent Agenda.** The motion was seconded by Councilmember Eberhart and carried by vote of 5 Ayes, 0 Nays, 1 Abstentions (Franklin), 1 Absent.

**RESOLUTION 08-01-2023B - 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.**

This Resolution authorizes the City Manager to execute a consulting and compensation agreement with ClarkAdamson, LLP for insurance brokerage services for group health insurance benefits for active employees, retired employees, and their eligible dependents

Councilmember Hill **moved to approve the Resolution.** The motion was seconded by Councilmember Franklin and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

**RESOLUTION 08-01-2023C - 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.**

This Resolution authorizes the City Manager to sign the A133-201 with Piazza Construction to begin the Civic Center Expansion.

Councilmember Johnson **moved to approve the Resolution.** The motion was seconded by Councilmember Dollar and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

**CONSIDERATION AND ACTION ON A PROPOSED TAX RATE FOR THE CITY OF GAINESVILLE FOR FISCAL YEAR 2023-2024.**

Voted to consider a Tax Rate of \$0.5760 per \$100 of property value for the City of Gainesville for Fiscal Year 2023-2024.

Councilmember Dollar **made a motion to consider a tax rate of \$0.5760 per \$100 of property value for Fiscal Year 2023-2024.** The motion was seconded by Councilmember Johnson and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

**CONSIDERATION AND ACTION ON SCHEDULING A PUBLIC HEARING DATE FOR THE PROPOSED 2023-2024 TAX RATE.**

Voted to schedule the public hearing on the proposed 2023-2024 tax rate on September 5, 2023 at Gainesville City Hall, 200 South Rusk Street at 6:30 p.m.

Councilmember Hill **made a motion to schedule the public hearing on the proposed 2023-2024 tax rate for September 5, 2023 at Gainesville City Hall, 200 South Rusk Street at 6:30 pm** The motion was seconded by Councilmember Franklin and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

**CONSIDERATION OF AND ACTION ON SETTING THE PUBLIC HEARING DATE FOR THE PROPOSED 2023-2024 BUDGET.**

Voted to schedule the public hearing on the proposed 2023-2024 budget on September 5, 2023 at Gainesville City Hall, 200 South Rusk Street at 6:30 p.m.

Councilmember Franklin **made a motion to schedule the public hearing on the proposed 2023-2024 proposed Budget for September 5, 2023 at Gainesville City Hall, 200 South Rusk Street at 6:30 pm.** The motion was seconded by Councilmember Hill and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

**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.**

Mayor Pro Tem Ken Keeler opened the public hearing at 6:48 p.m. and called for public comment.

Landon Darwin of Lackland Holdings spoke in favor of the rezone.

Councilmember Johnson **moved to close the public hearing**, seconded by Councilmember Dollar, the motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

The public hearing was closed at 6:55 p.m.

**ORDINANCE 1542-08-2023 - 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 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 allows the rezone 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 Rd; From the current Single Family (SF-2) Zoning District to a Planned Development (PD) Zoning District.

Councilmember Johnson **moved to SUSPEND THE CHARTER**. The motion was seconded by Councilmember Franklin and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

Councilmember Hill **moved to approve the Ordinance**. The motion was seconded by Councilmember Eberhart and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

**RESOLUTION 08-01-2023D - 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.**

This Resolution approves the Liberty Pointe Planned Development Preliminary Plat of 842 lots.

Councilmember Dollar **moved to approve the Resolution**. The motion was seconded by Councilmember Johnson and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

**RESOLUTION 08-01-2023E - 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.**

This resolution accepts the bid from Tom Thumb and approves the real estate exchange agreement.

Councilmember Johnson **moved to approve the Resolution.** The motion was seconded by Councilmember Hill and carried by vote of 5 Ayes, 0 Nays, 1 Abstentions (Eberhart), 1 Absent.

**RESOLUTION 08-01-2023F - 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.**

This resolution approves the Chapter 380 agreement between the City of Gainesville and Randall's Food & Drugs, L.P.

Councilmember Dollar **moved to approve the Resolution.** The motion was seconded by Councilmember Hill and carried by vote of 5 Ayes, 0 Nays, 1 Abstentions (Eberhart), 1 Absent.

**RESOLUTION 08-01-2023G - A RESOLUTION 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.**

This resolution allows the Mayor to sign the attached Hold Over Agreement. This agreement allows the City to utilize the land that is being purchased by Randall's for up to 18 months.

Councilmember Hill **moved to approve the Resolution.** The motion was seconded by Councilmember Dollar and carried by vote of 5 Ayes, 0 Nays, 1 Abstentions (Eberhart), 1 Absent.

**ORDINANCE 1543-08-2023 - 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.**

This ordinance abandons Clement Street between Gribble and Broadway, as well as, Gribble between Ritchey and Clements Street.

Councilmember Johnson **moved to SUSPEND THE CHARTER.** The motion was seconded by Councilmember Franklin and carried by vote of 5 Ayes, 0 Nays, 1 Abstentions (Eberhart), 1 Absent.

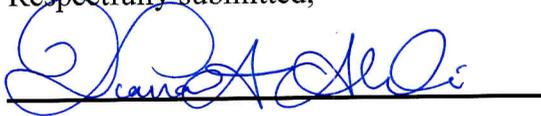
Councilmember Dollar **moved to approve the Ordinance.** The motion was seconded by Councilmember Johnson and carried by vote of 5 Ayes, 0 Nays, 1 Abstentions (Eberhart), 1 Absent.

**RESOLUTION 08-01-2023H - 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.**

This Resolution authorizes the sale of City-owned property located on Fletcher street. It is a vacant lot of approximately 0.1148 acres. AMZ Services Construction LLC. has offered \$37,000 for the property.

Councilmember Johnson **moved to approve the Resolution.** The motion was seconded by Councilmember Dollar and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

With no further business to come before the City Council, the meeting was adjourned at 7:13 p.m.  
Respectfully submitted,



**Diana Alcala, City Secretary**



**Tommy Moore, Mayor**



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