



CITY OF GAINESVILLE
NOTICE OF REGULAR CALLED CITY COUNCIL MEETING
Tuesday, December 5, 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 ORDER.....Mayor Tommy Moore**
- 2. INVOCATION**
- 3. PLEDGE TO THE FLAG**
- 4. RECOGNITIONS/PROCLAMATIONS**
Employee of the Month.....Megan Kennedy
- 5. REPORTS**
- 6. CITIZEN COMMENTS**
- 7. CONSENT AGENDA**
 - A. Approve Minutes of November 7, 2023 City Council Meeting.**
 - B. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas approving an Animal Shelter Agreement with Noah's Ark for additional funding for operation of the Animal Shelter during FY 2023-2024.**
 - C. Consideration of and action on a Resolution awarding Bid No. 2023-20 for an Airport Grazing Lease.**
- 8. Public Hearing on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone from an Outdoor Commercial (C-3) Zoning District to an Industrial (I) Zoning District of plus or minus 12.126 Acres out of the A. Boutwell Survey, Abstract 0099, a portion of Parcel ID Number 3273, commonly known as 1471 Southland Drive.**
- 9. Public Hearing on an Ordinance granting a Special Use Permit (SUP) to operate a Short Term Rental (STR) located in the Hillcrest Addition; Block 7; Lot 7; Cooke County Appraisal District Property ID 15491; commonly known as 1304 Whaley, located in a Single-Family (SF-2) Zoning District to operate a Short-Term Rental within the city limits of Gainesville, Cooke County, Texas.**
- 10. 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 an Outdoor Commercial (C-3) Zoning District to an Industrial (I) Zoning District of plus or minus 12.126 Acres out of the A. Boutwell Survey, Abstract 0099, a portion of Parcel ID**

Number 3273, commonly known as 1471 Southland Drive; within the City of Gainesville, Cooke County, Texas; 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.

11. Consideration of and action on an Ordinance granting a Special Use Permit (SUP) to operate a Short Term Rental (STR) located in the Hillcrest Addition; Block 7; Lot 7; Cooke County Appraisal District Property ID 15491; commonly known as 1304 Whaley, located in a Single-Family (SF-2) Zoning District to operate a Short-Term Rental within the city limits of Gainesville, Cooke County, Texas; providing for an effective date; containing a severability clause and making an open meeting finding.
12. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, approving a Bid from WOPAC Construction for the 2023 Mill and Overlay Improvements.
13. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, setting a public hearing under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 3,034.99 acres of land generally located west of Interstate 35, west of Farm to Market 1199, south of Farm to Market 1202, and north of the Elm Fork Trinity River, and being wholly located within the Extraterritorial Jurisdiction and Corporate Limits of the City of Gainesville, Texas; authorizing the Issuance of Notice by the City Secretary of the City of Gainesville, Texas, regarding the public hearing; and directing the City of Gainesville, Texas to prepare a Preliminary Reinvestment Zone Financing Plan.
14. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing expenditures for purchase of one (1) 2023 John Deere 331G Skid Steer Loader from RDO Equipment of McKinney for the Solid Waste Division.

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 §551.087 Economic Development

RECONVENE INTO OPEN SESSION _____

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.

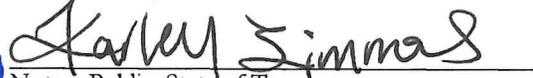
- i. *Citizen comments will be limited to persons who have registered with the City Secretary in advance, except by majority vote of the City Council. In accordance with the Open Meetings Act, the Council will hear comments of public interest, but any discussion shall be limited to placing the item on 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 1:10 a.m./p.m. on December 1, 2023.


 Diana Alcala

Sworn to and subscribed before me on this the 1 day of December, 2023.


 Notary Public, State of Texas
 My Commission expires: 2-20-27

