

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
January 16, 2024**

The City Council of the City of Gainesville, Texas met in regular session January 16, 2024 at 6:30 p.m. with the following persons in attendance.

MEMBERS PRESENT: Mayor Tommy Moore, Mayor Pro Tem Ken Keeler, Keanna Franklin, Brandon Eberhart, Michael Hill, and Jeff Johnson.

MEMBERS ABSENT: Mary Jo Dollar.

STAFF PRESENT: Barry Sullivan, City Manager; Allen McDonald, Public Works Director; JI Johnson, Finance Director; Javonna Cannon, Administrative Assistant; Jennifer Ekstrand, Code Compliance Supervisor; Karley Simmons, Administrative Assistant; Kevin Phillips, Chief of Police; Mike Doughty, Community Development Director; Tim Stanley, Code Compliance Officer; Tom Hamilton, Police Officer.

OTHERS PRESENT: Angie Hare, Delania Raney, John Hare, Kathy Stanley, Mark Cannon, Mike Eads, Mike Gordon, Paula Moore, Will Presson, Tony Dresser (Videographer).

CALL TO ORDER

Mayor Tommy Moore called the meeting to order at 6:30 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Pastor John Hare from the Lake Kiowa Chapel gave the invocation.
Mayor Tommy Moore led the pledge to the flag.

RECOGNITIONS

City Manager Barry Sullivan recognized Javonna Cannon, Administrative Assistant, as the Employee of the Month.

REPORTS

Public Works Director Allen McDonald gave a report on Wastewater Treatment Plant Wet Weather Treatment Options.

CONSENT AGENDA

The following Consent Agenda items were approved by Council.

- A. Approve Minutes of December 19, 2023 City Council Meeting.

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

PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT TERM RENTAL (STR) LOCATED IN BELMONT ADDITION; LOT(S) W ½ 11 AND 12, AND LOT(S) E ½ 11 AND 12; BLOCK 15; PID(S) 14488 AND 14489; COMMONLY KNOWN AS 1017 A, 1017 B, AND 1019 A MOSS STREET, AND LOCATED IN THE SINGLE FAMILY (SF-2)

ZONING DISTRICT; WITHIN THE CITY LIMITS OF GAINESVILLE, COOKE COUNTY, TEXAS, LOCATED IN A SINGLE FAMILY (SF-2) ZONING DISTRICT TO OPERATE A SHORT-TERM RENTAL WITHIN THE CITY LIMITS OF GAINESVILLE, COOKE COUNTY, TEXAS.

Mayor Tommy Moore opened the public hearing at 6:43 p.m. and called for public comment.

No citizen came forward to speak on behalf of the item.

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

The public hearing was closed at 6:45 p.m.

ORDINANCE NO. 1556-01-2024 - AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE SHORT TERM RENTALS (STR) LOCATED IN THE BELMONT ADDITION; BLOCK 15; LOT(S) W ½ 11 AND 12 AND LOT(S) E ½ 11 AND 12; COOKE COUNTY APPRAISAL DISTRICT PROPERTY ID(S) 14488 AND 14489; COMMONLY KNOWN AS 1017 A, 1017 B, AND 1019 A MOSS STREET 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.

This Ordinance grants a Special Use Permit (SUP) to operate a Short Term Rental located at 1017 A, 1017 B, and 1019 A Moss Street.

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

Councilmember Franklin **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 NO. 01-16-2024 - A RESOLUTION CALLING FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD BY THE CITY OF GAINESVILLE, TEXAS ON MAY 4, 2024; PROVIDING FOR THE GENERAL ELECTION OF COUNCIL PERSONS FOR WARD 3, WARD 5, WARD 6 AND MUNICIPAL JUDGE; ADOPTING A VOTING SYSTEM AS APPROVED BY SECRETARY OF STATE; AND DESIGNATING POLLING LOCATIONS FOR EARLY VOTING AND ELECTION DAY.

This Resolution calls the 2024 General Election of Officers for Saturday, May 4, 2024 to elect council positions in the General Election for Wards 3, 5, 6, and Municipal Judge. The candidate filing period is from January 17, 2024 to February 16, 2024.

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

RESOLUTION NO. 01-16-2024A - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS APPROVING A PRELIMINARY PLAT OF VALENTINE COMMERCIAL ADDITION BEING 14.210 ACRES IN THE ALEXANDER BOUTWELL SURVEY, ABSTRACT 0099, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS.

This Resolution approves the Valenite Commercial Addition preliminary plat of 14.21 acres in the Boutwell A Survey, Abstract 0099, Gainesville, Cooke County, Texas for a commercial development.

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

ORDINANCE NO. 1557-01-2024 - AN ORDINANCE ABANDONING A PORTION OF BLACKWOOD ST., FROM HANCOCK ST. TO THROCKMORTON 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 Blackwood Street between Hancock and Throckmorton at the request of First Baptist Church of Gainesville, an adjoining property owner. The street is 0.28 acres and valued at \$30,492.

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

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

RESOLUTION NO. 01-16-2024B - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF GAINESVILLE AND SELECT WATER SOLUTIONS, LLC; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

This Resolution approves a Chapter 380 Economic Development Agreement between the City of Gainesville and Select Water Solutions, LLC. This agreement provides 40% rebate for the 1.25% city sales tax.

Councilmember Hill **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 NO. 01-16-2024C - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION; AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT.

This Resolution orders staff to place a notice in the paper to sell up to \$4.5 million of Certificates of Obligations (COs) for street and utility projects.

Councilmember Keeler **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.

EXECUTIVE SESSION

At 6:58 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:

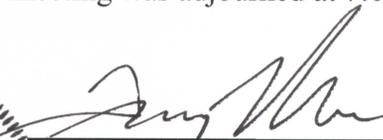
Under Government Code §551.072 Real Property

Council reconvened into open session at 7:09 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 7:09 p.m.
Respectfully submitted,



Diana Alcala, City Secretary



Tommy Moore, Mayor