

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
February 6, 2024**

The City Council of the City of Gainesville, Texas met in regular session February 6, 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, Jeff Johnson, and Mary Jo Dollar.

MEMBERS ABSENT: None.

STAFF PRESENT: Barry Sullivan, City Manager; Diana Alcala, City Secretary; JI Johnson, Finance Director; Kevin Phillips, Police Chief; Mike Doughty, Community Development Director; Stephanie Striplin, GEDC Administrative Officer; Wayne Twiner, Fire Chief.

OTHERS PRESENT: Adrian Anderle, Anna Beall, Grant Cooper, Jeff Haygood, Mike Gordon, Travis Buckner, Tony Dresser (Videographer).

CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

City Manager Barry Sullivan gave the invocation.
Mayor Tommy Moore led the pledge to the flag.

REPORTS

Police Chief Kevin Phillips gave a report on radio system installation.

CONSENT AGENDA

The following Consent Agenda items were approved by Council.

- A. Approve Minutes of January 16, 2024 City Council Meeting.
- B. Consideration of and action on a Resolution of the City Council approving the distribution of alcohol at the Frank Buck Zoo and Leonard Park, located at 1000 W California Street, by the Frank Buck Zoo during the World Giraffe Day 5K Walk/Run on June 22, 2024.
- C. 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.
- D. 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 Resolution to approve a Texas Downtown Association Assessment Agreement; authorizing the President and Executive Director to execute said proposal and any and all related documents; and providing for an effective date.
- 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 2024 Funding Workshop and Strategy Proposal with Antero Group; authorizing the

President and Executive Director to execute said proposal, and any and all related documents; and providing for an effective date.

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

A PUBLIC HEARING ON AN ORDINANCE AMENDING ORDINANCE 1219-12-2008; THE ZONING ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE REZONE FROM COMMERCIAL TWO DISTRICT (C-2) ZONING TO A HIGH DENSITY MULTI-FAMILY (MF-2) ZONING OF PLUS OR MINUS 11.52 ACRES COMMONLY KNOWN AS FM 372; PID 155104, 82850, AND 82845; LEGALLY DESCRIBED AS THE J DOBKINS SURVEY, ABSTRACT 0703.

Mayor Tommy Moore opened the public hearing at 6:42 p.m. and called for public comment.

Jeff Haygood, a representative of GVD Construction, came forward to speak in favor of the Ordinance.

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

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

ORDINANCE NO. 1558-02-2024 - AN ORDINANCE AMENDING ORDINANCE 1219-12-2008; THE ZONING ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE REZONE FROM COMMERCIAL TWO DISTRICT (C-2) ZONING TO A HIGH DENSITY MULTI-FAMILY (MF-2) ZONING OF PLUS OR MINUS 11.52 ACRES COMMONLY KNOWN AS FM 372; PID 155104, 82850, AND 82845; LEGALLY DESCRIBED AS THE J DOBKINS SURVEY, ABSTRACT 0703; 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 FM 372 from a commercial two district (C-2) to a high density multi-family (MF-2) zoning district.

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

RESOLUTION NO. 02-06-2024D - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS APPROVING A PRELIMINARY PLAT FOR BONITA ESTATES, PHASE 1, LOTS 1-8, BLOCK A; LOTS 1-6, BLOCK B; LOTS 1-11, BLOCK C; BEING 5.812 ACRES IN THE PETER CLARK SURVEY, ABSTRACT NUMBER 0232, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS.

This Resolution approves a preliminary plat of 25 lots located at the North West intersection of S. Grand and Anthony.

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

RESOLUTION NO. 02-06-2024E - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO SIGN AN ADVANCE FUNDING AGREEMENT AND A STANDARD UTILITY AGREEMENT FOR THE COMPLETION OF THE I-35 PHASE II UTILITY PROJECT.

This Resolution approves the Utility Agreement and Advanced Funding Agreement with TxDOT for the I-35 Phase II Project.

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

RESOLUTION NO. 02-06-2024F - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TX, AUTHORIZING THE MAYOR OF THE CITY OF GAINESVILLE TO EXECUTE A GROUND LEASE AGREEMENT WITH MFA CONSTRUCTION LLC. FOR THE PURPOSE OF CONSTRUCTING A PRIVATE HANGAR AT THE GAINESVILLE MUNICIPAL AIRPORT SUBJECT TO THE CONDITION PROVIDED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

This Resolution authorizes the Mayor to execute a ground lease agreement with MFA Construction LLC for private hangar development at the Gainesville Municipal Airport.

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

RESOLUTION NO. 02-06-2024G - 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 SELECT WATER SOLUTIONS, LLC; AUTHORIZING THE PRESIDENT AND EXECUTIVE DIRECTOR TO EXECUTE SAID PERFORMANCE AGREEMENT AND ANY AND ALL RELATED DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

This Resolution approves the actions of the GEDC, which voted to approve a Performance Agreement with Select Water Solutions, LLC.

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

With no further business to come before the City Council, the meeting was adjourned at 6:53 p.m.

Respectfully submitted,



Diana Alcala, City Secretary



Tommy Moore, Mayor

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