

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
May 7, 2024**

The City Council of the City of Gainesville, Texas met in regular session May 7, 2024 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 Alcala, City Secretary; JI Johnson, Finance Director; Kevin Phillips, Chief of Police; Mike Doughty, Community Development Director; Paulina Schutt-Swiatkowski, Communications and Outreach Specialist; Wayne Twiner, Fire Chief; William Myers, GEDC Director; Tony Dresser (Videographer).

OTHERS PRESENT: Anna Beall, Debbie Frost, Delania Raney, Jack Frost, Janice Hill, Kevin Ewton, Lucy Sutton, Mike Gordon, Pam Johnson, Randy Jones, Rod Tyler, Ron Melugin, Steven Sutton, Tim Tracy.

CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

Pator Kevin Ewton from the Gainesville Bible Church gave the invocation. Mayor Pro Tem Ken Keeler led the pledge to the flag.

A RESOLUTION AND ORDER CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE GENERAL ELECTION HELD MAY 4, 2024.

This Resolution canvasses the results from the May 4, 2024 General Election and declares a City Council member for Ward 3. City Secretary Diana Alcala came forward asking Council to table the Resolution due to a mail-in ballot being received and needing a written opinion by the Secretary of State whether the ballot should be accepted or rejected.

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

RECOGNITIONS/PROCLAMATIONS

Mayor Pro Tem Ken Keeler proclaimed May 19, 2024 to be a celebration of First Christian Church of Gainesville's 150th Anniversary.

Mayor Pro Tem Ken Keeler presented a proclamation to the employees of the Gainesville Post Office for their Letter Carriers' Stamp Out Hunger Food Drive Day.

CITIZEN COMMENT

Tim Tracy came forward to speak about code violation concerns regarding a property at 312 Rosedale.

CONSENT AGENDA

The following Consent Agenda items were approved by Council.

- A. Approve Minutes of April 16, 2024 Regular City Council Meeting
- B. Consideration of and action on 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 making an open meeting finding.
- C. Consideration of and action on a Resolution making an appointment to the Airport Board for the City of Gainesville, Texas.
- D. Consideration of and action on a Resolution making an appointment to the Board of Appeals for the City of Gainesville, Texas.
- 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 purchase contract amendment for 1407 Hillcrest Blvd.; and authorizing the President and Executive Director to execute any and all related documents to acquire said property.
- F. 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 purchase contract amendment for 1408 N. Clements Street; and authorizing the President and Executive Director to execute any and all related documents to acquire said property.

Councilmember Johnson **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 THE GAINESVILLE ADDITION; BLOCK 108; TR 7; ACRES .2537; (PID) 8060; COMMONLY KNOWN AS 1118 S LINDSAY AND LOCATED IN THE SINGLE FAMILY (SF-2) ZONING DISTRICT WITHIN THE CITY LIMITS OF GAINESVILLE, COOKE COUNTY, TEXAS; PROVIDING FOR AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.

Mayor Pro Tem Ken Keeler opened the public hearing at 6:55 p.m. and called for public comment.

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

Councilmember Franklin **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 6:56 p.m.

RESOLUTION NO. 05-07-2024F - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS PROVIDING FOR ANNUAL COMPENSATION FOR THE MUNICIPAL COURT JUDGE OF THE CITY OF GAINESVILLE, TEXAS IN ACCORDANCE WITH ARTICLE IV, SECTION 4.05, OF THE CHARTER OF THE CITY OF GAINESVILLE, TEXAS.

This Resolution approves a salary increase by an amount of 6% for the Municipal Judge.

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.

RESOLUTION NO. 05-07-2024G - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS SUPPORTING THE CONSTRUCTION OF A LOOP AROUND THE CITY OF GAINESVILLE

This Resolution supports the construction of a loop around the City of Gainesville. This resolution does not support a specific route, but does support the idea of a loop around the City.

TXDOT is budgeting for a study on a loop around Gainesville. TXDOT requested that the City of Gainesville show its public support for the project through a resolution.

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.

ORDINANCE NO. 1564-05-2024 - AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT TERM RENTAL (STR) LOCATED IN THE GAINESVILLE ADDITION; BLOCK 108; TR 7; ACRES .2537; (PID) 8060; COMMONLY KNOWN AS 1118 S LINDSAY AND LOCATED IN THE SINGLE FAMILY (SF-2) ZONING DISTRICT 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 1118 S. Lindsay.

Councilmember Hill **moved to SUSPEND THE CHARTER.** The motion was seconded by Councilmember Johnson 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 NO. 05-07-2024H - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AWARDDING BID NO. 22097 TO A&C CONSTRUCTION FOR THE CONSTRUCTION OF FIRE STATION 2.

This Resolution authorizes the City Manager to sign a contract with A&C Construction for an amount not to exceed \$4,039,000 for the construction of Fire Station 2.

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.

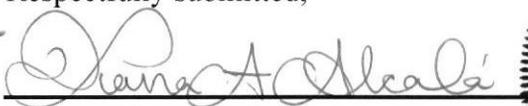
RESOLUTION NO. 05-07-2024I - A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF GAINESVILLE, TEXAS TO SUBMIT A SPONSORSHIP APPLICATION FOR A TEXAS HISTORICAL MARKER WITH THE TEXAS HISTORICAL COMMISSION.

This resolution authorizes the City Manager to submit a sponsorship application for a Texas Historical Marker to be placed at Santa Fe Depot.

Cooke County Historical Commission has requested that Santa Fe Depot have a historical marker to highlight the Depot as the "Swinging Gate to and from Indian Territory" for the significant economic impact Gainesville had for being a major commercial conduit of goods and people from Texas to Indian Territory.

Councilmember Hill **moved to approve the Resolution with an amendment to increase pricing to \$2,500.** 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 7:14 p.m.
Respectfully submitted,



DIANA ALCALA, CITY SECRETARY





KEN KEELER, MAYOR PRO TEM

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