



**CITY OF GAINESVILLE**  
**NOTICE OF REGULAR CALLED CITY COUNCIL MEETING**  
**Tuesday, July 2, 2024 6:30 P.M.**  
**MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS**

*Tommy Moore, Mayor*

*Councilmember, Ward 1*

*Dakota Nichols, Councilmember, Ward 2*

*Randy Jones, Councilmember, Ward 3*

*Ken Keeler, Councilmember, Mayor Pro Tem*

*Jeff Johnson, Councilmember, Ward 5*

*Mary Jo Dollar, Councilmember, Ward 6*

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**AGENDA**

1. **CALL TO ORDER.....Mayor Tommy Moore**
2. **INVOCATION**
3. **PLEDGE TO THE FLAG**
4. **RECOGNITIONS/PROCLAMATIONS**  
**Americans with Disabilities Act (ADA) Anniversary Proclamation**
5. **REPORTS**
6. **CITIZEN COMMENTS**
7. **OATH OF OFFICE TO APPOINTED OFFICIAL.....JUDGE CHRIS CYPERT**  
**Councilmember Ward 2 – Dakota Nichols**
8. **CONSENT AGENDA**
  - A. Approve Minutes of June 18, 2024 City Council Meeting.
  - B. Consideration of and action on a Resolution approving actions of the Gainesville Economic Development Corporation of the City of Gainesville, which approved a Real Estate Sales Contract for the sale and conveyance of Lot 5, Block 2 of the Hillcrest Addition, an addition to the City of Gainesville, Cooke County, Texas; providing a Severability Clause; and providing for an immediate effective date.
9. Public Hearing on an Ordinance amending the Zoning Ordinance of the City of Gainesville, Texas, authorizing the City of Gainesville, Texas, to amend Appendix A Zoning, Section 3.1.07 – MF-2 High Density Multifamily Residential Defined, Subsection C Minimum Living Area; containing a Severability Clause; providing for cumulative repealer; providing for a penalty; providing for an effective date and publication; and making an open meeting finding.
10. Consideration of and action on a Resolution authorizing the Mayor to sign a Chapter 380 Economic Development and Performance Agreement with Verdad Real Estate, Inc.; and approving the actions of the Gainesville Economic Development Corporation in approving said agreement.

11. Consideration of and action on an Ordinance providing for the abandonment of an alley in the City of Gainesville, Cooke County, Texas, being an alley located in Block A of the Peery Second Addition.
12. Consideration of and action on an Ordinance amending the Zoning Ordinance of the City of Gainesville, Texas, authorizing the City of Gainesville, Texas, to amend Appendix A Zoning, Section 3.1.07 - MF-2 High Density Multifamily Residential defined, Subsection C Minimum Living Area; containing a Severability Clause; providing for cumulative repealer; providing for a penalty; providing for an effective date and publication; and making an open meeting finding.
13. Consideration of and action on an a Resolution making findings and approving an agreement by and between the City of Gainesville, Texas, and GVD NorthPark, LLC; providing for ad valorem tax abatement for said business within Reinvestment Zone 24 of the City of Gainesville, Texas; authorizing the Mayor to execute said agreement for and on behalf of the city, for the consideration and on the terms and conditions stated therein.
14. Consideration of and action on a Resolution approving a Chapter 380 Grant Agreement with GVD NorthPark LLC; and authorizing the Mayor to execute the agreement on behalf of the City of Gainesville, Texas.
15. Consideration of and action on a Resolution making findings and approving an agreement by and between the City of Gainesville, Texas, and Gainesville Opco, LLC; providing for ad valorem tax abatement for said business within Reinvestment Zone 25 of the City of Gainesville, Texas; authorizing the Mayor to execute said agreement for and on behalf of the city, for the consideration and on the terms and conditions stated therein.
16. Consideration of and action on a Resolution approving a Chapter 380 Grant Agreement with Gainesville Opco, LLC; and authorizing the Mayor to execute the agreement on behalf of the City of Gainesville, Texas.

#### **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 \_\_\_\_\_**

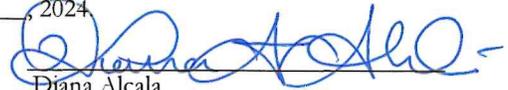
*At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the City Council may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation 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 4:00 a.m./6:00 p.m. on June 28, 2024.

  
Diana Alcala

Sworn to and subscribed before me on this the 28 day of June, 2024.

  
Notary Public, State of Texas  
My Commission expires: 2-20-2027

