

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
July 2, 2024**

The City Council of the City of Gainesville, Texas met in regular session July 2, 2024 at 6:30 p.m. with the following persons in attendance.

MEMBERS PRESENT: Mayor Tommy Moore, Mayor Pro Tem Ken Keeler, Dakota Nichols, Randy Jones, and Jeff Johnson.

MEMBERS ABSENT: Mary Jo Dollar.

STAFF PRESENT: Barry Sullivan, City Manager; Diana Alcalá, City Secretary; Chris Cypert, Municipal Judge; JI Johnson, Finance Director; Kevin Phillips, Chief of Police; Mike Doughty, Community Development Director; Paulina Schutt-Swiatkowski, Communication & Outreach Specialist; William Myers, Economic Development Director; Tony Dresser (Videographer).

OTHERS PRESENT: Anna Beall, April Martin, Brandon Neal, Delania Raney, Domingo Garcia, Fred Eichenberger, Jasmine Jones, Mike Gordon, Paola Nichols, Rufina Garcia.

CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Brandon Neal gave the invocation.
Mayor Tommy Moore led the pledge to the flag.

RECOGNITIONS/PROCLAMATIONS

Mayor Tommy Moore proclaimed July 26, 2024 as the Americans with Disabilities Act Anniversary.

CITIZEN COMMENTS

Domingo Garcia came forward to speak about the demolition of 614 N. Denison.
Fred Eichenberger came forward to speak about his concerns with the new Fire Station 2.

OATH OF OFFICE TO APPOINTED OFFICIAL

Judge Chris Cypert administered the Oath of Office to appointed City Council Member Dakota Nichols.

CONSENT AGENDA

The following Consent Agenda items were approved by Council.

- A.** Approve Minutes of June 18, 2024 City Council Meeting.

Councilmember Keeler **moved to approve Consent Agenda Item A.** The motion was seconded by Councilmember Johnson and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

- 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.

Councilmember Johnson **moved to table Item B.** The motion was seconded by Councilmember Keeler and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

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.

Mayor Tommy Moore opened the public hearing at 6:41 p.m. and called for public comment.

No citizen came forward to comment.

Councilmember Keeler **moved to close the public hearing,** seconded by Councilmember Jones, the motion carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

The public hearing was closed at 6:43 p.m.

RESOLUTION NO. 07-02-2024A - 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

This Resolution authorizes the Mayor to sign a Chapter 380 Economic Development Agreement with Verdad Real Estate, Inc.

Councilmember Keeler **moved to table the Resolution.** The motion was seconded by Councilmember Jones and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

ORDINANCE NO. 1569-07-2024 - 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.

This Ordinance abandons an alley located in the B.F. Carpenter Survey, Abstract 228, City of Gainesville, Cooke County, Texas being a portion of an East-West alley running through Block A of the Peery Second Addition.

Councilmember Jones **moved to SUSPEND THE CHARTER.** The motion was seconded by Councilmember Johnson and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

Councilmember Keeler **moved to approve the Ordinance contingent upon the abandonment of the existing utilities.** The motion was seconded by Councilmember Johnson and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

ORDINANCE NO. 1570-07-2024 - 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.

This Ordinance amends Ordinance 1380-12-2015; Section 3.1.07; for the purpose of limiting the number of one bedrooms in an apartment complex.

Councilmember Keeler **moved to SUSPEND THE CHARTER.** The motion was seconded by Councilmember Jones and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

Councilmember Keeler **moved to approve the Ordinance.** The motion was seconded by Councilmember Nichols and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

RESOLUTION NO. 07-02-2024B - 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.

This Resolution approves a 5 year tax abatement for GVD Northpark, LLC.

Councilmember Keeler **moved to approve the Resolution.** The motion was seconded by Councilmember Nichols and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

RESOLUTION NO. 07-02-2024C - 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.

This Resolution approves a Chapter 380 agreement between the City and GVD Northpark LLC.

Councilmember Jones **moved to approve the Resolution.** The motion was seconded by Councilmember Keeler and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

RESOLUTION NO. 07-02-2024D - 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.

This Resolution approves a 10 year tax abatement for Gainesville Opco, LLC.

Councilmember Keeler **moved to table the Resolution.** The motion was seconded by Councilmember Johnson and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

RESOLUTION NO. 07-02-2024E - 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.

This Resolution approves a Chapter 380 agreement between the City and Gainesville Opco, LLC.

Councilmember Keeler **moved to table the Resolution.** The motion was seconded by Councilmember Nichols and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

EXECUTIVE SESSION

At 7:00 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:

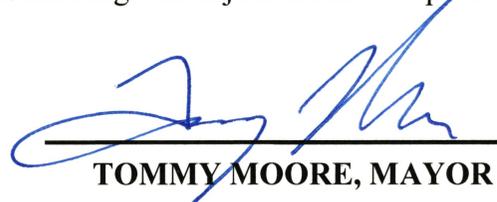
Under Government Code §551.087 Economic Development

Council reconvened into open session at 7:14 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 7:14 p.m.
Respectfully submitted,



DIANA ALCALA, CITY SECRETARY



TOMMY MOORE, MAYOR

