



CITY OF GAINESVILLE
NOTICE OF REGULAR CALLED CITY COUNCIL MEETING
Tuesday, August 6, 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

AGENDA

1. **CALL TO ORDER.....Mayor Tommy Moore**
2. **INVOCATION**
3. **PLEDGE TO THE FLAG**
4. **RECOGNITIONS/PROCLAMATIONS**
StormReady Community Recognition by the National Weather Service
5. **REPORTS**
6. **CITIZEN COMMENTS**
7. **CONSENT AGENDA**
 - A. Approve Minutes of July 16, 2024 City Council Meeting.
 - B. Approve Minutes of July 20, 2024 City Council Workshop
 - C. Consideration of and action on a Resolution of the City Council of City of Gainesville, TX, authorizing the Mayor of the City of Gainesville to execute a Ground Lease Agreement with Careflite, a Texas Non-Profit Corporation for the purpose of constructing a private hangar at the Gainesville Municipal Airport subject to the condition provided herein; and providing an effective date.
8. Public Hearing on an Ordinance granting the request filed by Mesa Real Estate Partners, L.P., to annex 40.263 acres of land to the City of Gainesville, Texas and declaring that said 40.263 acres shall hereafter be a part of the City of Gainesville, Texas.
9. Public Hearing on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas authorizing the rezoning of approximately 65 acres from Commercial (C-2) Zoning District to Planned Development (PD) Zoning District and rezoning approximately 40 acres from temporary zoning of Agriculture (A) Zoning District to Planned Development (PD) Zoning District; including Cooke CAD Property IDs 146408, 146409, 9050, and 69661 all within the City of Gainesville, Cooke County, Texas.
10. 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.

11. 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.
12. Consideration and action on a Proposed Tax Rate for the City of Gainesville for Fiscal Year 2023-2024.
13. Consideration and action on scheduling a public hearing date for the proposed 2024-2025 Tax Rate.
14. Consideration of and action on setting the Public Hearing date for the Proposed 2024-2025 Budget.
15. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing the City Manager to sign all necessary agreements for the Advance Funding Agreement with the Texas Department of Transportation.
16. Consideration of and action on a Resolution authorizing the City Manager to sign the Kimley-Horn Amendment Number 02 for the 2022 SUMP L Agreement for Engineering Services associated with projects identified in the 2020 Street and Utility Maintenance Program.
17. 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 29 of the Sparks Northern Addition.

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 §551.071 Attorney-Client Matters
ETJ Removal Petition
Rufina Garcia vs. City of Gainesville, Texas

RECONVENE INTO OPEN SESSION _____

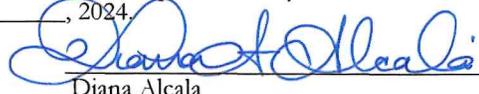
ADJOURN _____

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 3:35 a.m. (p.m.) on August 2, 2024.



Diana Alcala

Sworn to and subscribed before me on this the 2 day of August, 2024.


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

