

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

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

**MEMBERS PRESENT:** Mayor Tommy Moore, Mayor Pro Tem Ken Keeler, Randy Jones, Jeff Johnson and Mary Jo Dollar.

**MEMBERS ABSENT:** Dakota Nichols

**STAFF PRESENT:** Barry Sullivan, City Manager; Diana Alcalá, City Secretary; JI Johnson, Finance Director; Kevin Phillips, Chief of Police; Mike Doughty, Community Development Director; Tamara Sieger, Fire Department Administrative Assistant; Wayne Twiner, Fire Chief; Tony Dresser (Videographer).

**OTHERS PRESENT:** Adam Spore, Anna Beall, Delania Raney, Haley Hughes, Jasmine Jones, Mike Gordon, Ocie Vest, Tom Bradshaw.

**CALL TO ORDER**

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

City Secretary Diana Alcalá made a statement that there were some reports received by the City about difficulties accessing the agenda for the meeting online. She stated that she personally posted the agenda on Friday more than 72 hours before the meeting. Any delay in the agenda being accessible on the City's website was necessarily a result of a technical problem beyond the control of the City and that a copy of the log showing the agenda was posted will be made a part of the minutes to this meeting. (See Attachment A)

**INVOCATION & PLEDGE OF ALLEGIANCE**

Adam Spore from the First United Methodist Church gave the invocation.  
Mayor Tommy Moore led the pledge to the flag.

**RECOGNITIONS/PROCLAMATIONS**

Tom Bradshaw with the National Weather Service presented the StormReady Community Recognition.

**CONSENT AGENDA**

The following Consent Agenda items were approved by Council.

- 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.

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

**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.**

Mayor Tommy Moore opened the public hearing at 6:35 p.m. and called for public comment. Ocie Vest came forward to discuss that details for the request will be finalized prior to the August 20, 2024 City Council Meeting where Council will consider and vote on the annexation.

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

The public hearing was closed at 6:37 p.m.

**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.**

Mayor Tommy Moore opened the public hearing at 6:38 p.m. and called for public comment.

No citizen came forward to comment.

Councilmember Keeler **moved to close the public hearing**, seconded by Councilmember Johnson, 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. 08-06-2024A - 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 approve the Resolution**. The motion was seconded by Councilmember Dollar and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

**RESOLUTION NO. 08-06-2024B - 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 the attached Chapter 380 agreement between the City and Gainesville Opco LLC.

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

**CONSIDERATION AND ACTION ON A PROPOSED TAX RATE FOR THE CITY OF GAINESVILLE FOR FISCAL YEAR 2024-2025.**

Voted to consider a Tax Rate of 53.57 cents per \$100 of property value for the City of Gainesville for Fiscal Year 2024-2025.

Councilmember Keeler **made a motion to consider a tax rate of 53.57 cents per \$100 of property value for Fiscal Year 2024-2025.** The motion was seconded by Councilmember Dollar and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

**ACTION ON SCHEDULING PUBLIC HEARING DATES FOR THE PROPOSED 2024-2025 TAX RATE.**

Voted to schedule the public hearing on the proposed 2024-2025 tax rate on September 3, 2024 at Gainesville City Hall, 200 South Rusk Street at 6:30 p.m.

Councilmember Jones **made a motion to schedule the public hearing on the proposed 2024-2025 tax rate for September 3, 2024 at Gainesville City Hall, 200 South Rusk Street at 6:30 p.m.** The motion was seconded by Councilmember Keeler and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

**CONSIDERATION OF AND ACTION ON SETTING THE PUBLIC HEARING DATE FOR THE PROPOSED 2024-2025 BUDGET.**

Voted to schedule the public hearing on the proposed 2024-2025 budget on September 3, 2024 at Gainesville City Hall, 200 South Rusk Street at 6:30 p.m.

Councilmember Dollar **made a motion to schedule the public hearing on the proposed 2024-2025 proposed Budget for September 5, 2023 at Gainesville City Hall, 200 South Rusk Street at 6:30 p.m.** The motion was seconded by Councilmember Keeler and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

**RESOLUTION NO. 08-06-2024C - 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.**

This Resolution approves the Advanced Funding Agreement with TXDOT for the TASA FM51/FM 1306 to Gainesville High School Project.

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

**RESOLUTION NO. 08-06-2024D - 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 INDENTIFIED IN THE 2020 STREET AND UTILITY MAINTENANCE PROGRAM.**

This Resolution approves amending the 2022 SUMP L Agreement with Kimley-Horn to include construction contract administration and easement services that were excluded from the original IPO.

Councilmember Dollar **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.

**ORDINANCE NO. 1571-08-2024 - 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.**

This Ordinance abandons the alley that runs east-west from the east side of N. Weaver Street between Foreline Street and McClain Street in the northern portion of Gainesville, Cooke County, Texas.

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 Johnson and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent, 1 Vacancy.

**EXECUTIVE SESSION**

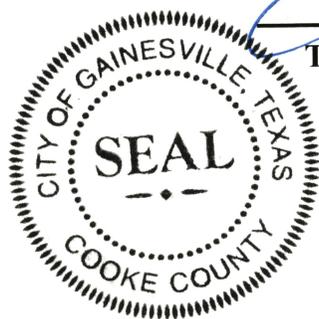
At 6:54 p.m. Mayor Tommy Moore announced that Council would convene into Executive Session in compliance with Vernon's Texas Codes Annotated, Government Code, Chapter 551 (Open Meetings Act), to discuss the following:

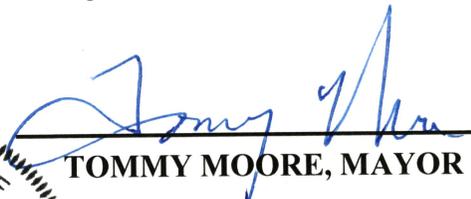
Under Government Code §551.071 Attorney-Client Matters  
ETJ Removal Petition  
Rufina Garcia vs. City of Gainesville, Texas

Council reconvened into open session at 7:34 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 7:34 p.m.  
Respectfully submitted,

  
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DIANA ALCALA, CITY SECRETARY



  
\_\_\_\_\_  
TOMMY MOORE, MAYOR

ATTACHMENT A

Module Name Number	Title/Item Item ID Type	Date Modified Item ID Number	Modified By	Action	Parent ID Type	Parent ID
Archive Center And Publish	Archive Item - August 12, 2024 AMID 47	8/6/2024 10:00:28 AM ADID 2109	Simmons, Karley	Save		
* Archive Center Publish	Archive Item - August 6, 2024 AMID 36	8/2/2024 3:37:47 PM ADID 2108	Alcala, Diana	Save And		
Archive Center 37	Archive Item - August 6, 2024 ADID 2107	8/2/2024 3:37:07 PM	Alcala, Diana	Delete	AMID	
Archive Center AMID 37	Archive Item - August 6, 2024 ADID 2107	8/2/2024 3:37:01 PM	Alcala, Diana	Unpublish		
Archive Center 37	Archive Item - August 6, 2024 ADID 2107	8/2/2024 3:36:01 PM	Alcala, Diana	Archive	AMID	
Archive Center Publish	Archive Item - August 6, 2024 AMID 37	8/2/2024 3:35:48 PM ADID 2107	Alcala, Diana	Save And		
Archive Center Javonna	Archive Item - June 20, 2024 Save And Publish	BSC Minutes AMID 52	7/30/2024 3:28:46 PM ADID 2089	Cannon,		
Archive Center And Publish	Archive Item - August 5, 2024 AMID 47	7/30/2024 3:07:49 PM ADID 2106	Simmons, Karley	Save		
Bid Postings Karley Publish	Bid - SUMP Bond Bid Package L - Tennie Street BidID 103	8/1/2024 10:17:45 AM	Simmons,			
Bid Postings Karley Modify	Bid - SUMP Bond Bid Package L - Tennie Street BidID 103	8/1/2024 10:17:45 AM	Simmons,			
Bid Postings Karley Create	Bid - SUMP Bond Bid Package L - Tennie Street BidID 103	8/1/2024 10:14:22 AM	Simmons,			
Bid Postings Modify	Bid - Food Truck Stall Space Lease BidID 100	7/30/2024 8:37:23 AM	Simmons, Karley			
Calendar Cannon, Javonna	Event - Board of Adjustments & Appeals Meeting Modify CID 14	7/30/2024 2:04:58 PM EID 2048				
Calendar Cannon, Javonna	Event - Board of Adjustments & Appeals Meeting Modify CID 14	7/30/2024 2:04:58 PM EID 2047				
Calendar Cannon, Javonna	Event - Board of Adjustments & Appeals Meeting Modify CID 14	7/30/2024 2:04:58 PM EID 2046				
Calendar Cannon, Javonna	Event - Board of Adjustments & Appeals Meeting Modify CID 14	7/30/2024 2:04:58 PM EID 2045				

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