

**MINUTES  
CITY OF GAINESVILLE  
CITY COUNCIL MEETING  
200 South Rusk  
Gainesville, Texas 76240  
October 1, 2024**

The City Council of the City of Gainesville, Texas met in regular session October 1, 2024 at 6:30 p.m. with the following persons in attendance.

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

**MEMBERS ABSENT:** None.

**STAFF PRESENT:** Barry Sullivan, City Manager; Diana Alcala, City Secretary; JI Johnson, Finance Director; Mike Doughty, Community Development Director; William Myers, GEDC Director; Tony Dresser (Videographer).

**OTHERS PRESENT:** Anita DeCou, Beth Dunning, Brandy Tausel, Charlotte Long, Dana Dudenhoefter, Deborah Milbern, Delania Raney, Dr. Des Stewart, Irma Oliva, Isauro Negron, Janet Johnson, Justin Nix, Kelli Kuykendall, Kelly Stogher, LaCreasha Stille, Matt Edington, Megan Hinson, Mike Gordon, Paola Nichols, Penni Edington, Robin Perkins, Rosina Salsman, Steve Starnes, Tavia Josey.

**CALL TO ORDER**

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

**INVOCATION & PLEDGE OF ALLEGIANCE**

City Manager Barry Sullivan gave the invocation.  
Mayor Tommy Moore led the pledge to the flag.

**RECOGNITIONS/PROCLAMATIONS**

Mayor Tommy Moore proclaimed October as Domestic Violence Awareness Month and urged local residents to join in activities and programs sponsored by Abigail's Arms Cooke County Family Crisis Center against domestic violence.

Mayor Tommy Moore proclaimed October 5, 2024 to be Gainesville Teachers' Day.

**CITIZEN COMMENTS**

Justin Nix came forward to speak about concerns regarding the soccer fields.

**CONSENT AGENDA**

The following Consent Agenda items were approved by Council.

- A. Approve Minutes of September 17, 2024 City Council Meeting.
- B. Consideration of and action on a Resolution authorizing the Gainesville Police Department to participate in the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) Program and request controlled property if needed.

- C. Consideration of and action on a Resolution approving actions of the Gainesville Economic Development Corporation of the City of Gainesville, which voted to approve an amendment to the Employment Contract between the GEDC and GEDC Executive Director.
- D. 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 elect a slate of officers for 2024-2025; and establish signatories for checks, financial documents, or other agreements of the Gainesville Economic Development Corporation.

Councilmember Keeler **moved to approve the Consent Agenda.** The motion was seconded by Councilmember Nichols and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT TERM RENTAL UNIT LOCATED IN THE GAINESVILLE ADDITION; BLOCK 124; LOT 1 OF MINOR PLAT; TR 8; ACRES 0.1780; (PID) 18462; COMMONLY KNOWN AS 1401 CHERRY 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 Tommy Moore opened the public hearing at 6:43 p.m. and called for public comment.

Councilmember Dollar **moved to close the public hearing,** seconded by Councilmember Johnson, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

The public hearing was closed at 6:44 p.m.

**RESOLUTION NO. 10-01-2024C - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE MAYOR TO SIGN A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT AND PERFORMANCE AGREEMENT BETWEEN THE CITY OF GAINESVILLE, TEXAS, GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, AND CCR SE GRAND 82, LLC.; AND APPROVING THE ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION.**

This Resolution authorizes the Mayor to sign the Chapter 380 Economic Development Agreement and Performance Agreement with CCE SE Grand 82, LLC.

Councilmember Keeler **moved to approve the Resolution.** The motion was seconded by Councilmember Nichols and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**ORDINANCE NO. 1578-10-2024 - AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT-TERM RENTAL UNIT LOCATED IN THE GAINESVILLE ADDITION; BLOCK 124; LOT 1 OF MINOR PLAT; TR 8; ACRES 0.1780; (PID) 18462; COMMONLY KNOWN AS 1401 CHERRY 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 1401 Cherry.

Councilmember Keeler **moved to SUSPEND THE CHARTER.** The motion was seconded by Councilmember Johnson and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

Councilmember Keeler **moved to approve the Ordinance.** The motion was seconded by Councilmember Nichols and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**RESOLUTION NO. 10-01-2024D - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AWARDDING RFP 2025-2026 TXCDBG PROGRAM FOR PROJECT ADMINISTRATION SERVICES.**

This Resolution awards RFP 2025-2026 TXCDBG Program for Project Administration Services.

Councilmember Dollar **moved to approve the Resolution.** The motion was seconded by Councilmember Keeler and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**RESOLUTION NO. 10-01-2024E - 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.

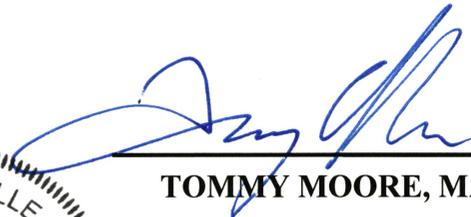
Councilmember Nichols **moved to approve the Resolution.** The motion was seconded by Councilmember Jones and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

With no further business to come before the City Council, the meeting was adjourned at 6:56 p.m.

Respectfully submitted,

  
\_\_\_\_\_

DIANA ALCALA, CITY SECRETARY

  
\_\_\_\_\_

TOMMY MOORE, MAYOR



**THIS PAGE LEFT INTENTIONALLY BLANK**