

**MINUTES  
CITY OF GAINESVILLE  
CITY COUNCIL MEETING  
200 South Rusk  
Gainesville, Texas 76240  
November 19, 2024**

The City Council of the City of Gainesville, Texas met in regular session November 19, 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, Jeff Johnson, and Mary Jo Dollar.

**MEMBERS ABSENT:** Hayley Hughes.

**STAFF PRESENT:** Barry Sullivan, City Manager; Diana Alcala, City Secretary; Allen McDonald, Public Works Director; Chris Garner, Police Patrol Captain; JI Johnson, Finance Director; Mike Doughty, Community Development Director; Tony Dresser (Videographer).

**OTHERS PRESENT:** Anna Beall, Delania Raney, Jeff Langley, Mike Gordon, Reese Evans, Tavia Josey.

**CALL TO ORDER**

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

**INVOCATION & PLEDGE OF ALLEGIANCE**

Jeff Langley from the First Baptist Church gave the invocation. Mayor Tommy Moore led the pledge to the flag.

**CONSENT AGENDA**

The following Consent Agenda items were approved by Council.

- A.** Approve Minutes of November 5, 2024 City Council Meeting.
- B.** Consideration of and action on a Resolution authorizing the purchase of two (2) Police Patrol Vehicles from Dodge City of McKinney through a BuyBoard Purchasing Contract.
- C.** Consideration of and action on a Resolution approving appointments to the Building and Standards Commission.
- D.** Consideration of and action on a Resolution making appointments to the Board of Appeals for the City of Gainesville, Texas.
- E.** Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas awarding Bid No. 2024-13 for Conversion Services for a 2020 International HX615 from a manure spreader body to a roll-off body for the Wastewater Treatment Plant.

Councilmember Keeler **moved to approve the Consent Agenda**. The motion was seconded by Councilmember Nichols and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

**RESOLUTION NO. 11-19-2024D - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE CONTAINING APPROXIMATELY 1,874.44 ACRES OF LAND GENERALLY LOCATED WEST OF FARM TO MARKET ROAD 372, NORTH OF COUNTY ROAD 226, SOUTH OF FOUNDRY ROAD, EAST OF FLORAL DRIVE AND ALONG INTERSTATE 35, AND BEING WHOLLY LOCATED WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF GAINESVILLE, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF THE CITY OF GAINESVILLE, TEXAS, REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY OF GAINESVILLE, TEXAS TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.**

This Resolution calls for a public hearing on creating a TIRZ for an approximate 1,874.44 acre area generally located West of Farm to Market Road 372, North of County Road 226, South of Foundry Road, east of Floral Drive, and along Interstate 35. The Public Hearing will be held at the December 3, 2024 City Council Meeting.

Councilmember Dollar **moved to approve the Resolution.** The motion was seconded by Councilmember Jones and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

**ORDINANCE NO. 1581-11-2024 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, ADOPTING A LOCAL PROPERTY TAX EXEMPTION FOR QUALIFYING CHILD-CARE FACILITIES, AS DEFINED BY TEXAS TAX CODE 11.36, FOR THE TAX YEAR 2025 AND EACH YEAR THEREAFTER, AND AMENDING CHAPTER 18 "TAXATION" OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE, TEXAS, BY AMENDING ARTICLE I "IN GENERAL" BY CREATING SECTION 18-11 "CHILD-CARE FACILITY EXEMPTION"; PROVIDING REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

This Ordinance would provide for a 100% property tax exemption for child-care facilities in the City of Gainesville.

Councilmember Jones **moved to SUSPEND THE CHARTER.** The motion was seconded by Councilmember Johnson and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

Councilmember Dollar **moved to approve the Ordinance.** The motion was seconded by Councilmember Keeler and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

**EXECUTIVE SESSION**

At 6:36 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 – Project Grand: Chapter 380 Agreement with CCR SE Grand 82, LLC.

Council reconvened into open session at 6:46 p.m. and Mayor Tommy Moore announced no action was taken during executive session.

**ORDINANCE NO. 1582-11-2024 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, ABANDONING CERTAIN STREETS AND RIGHTS-OF-WAY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 82 AND NORTH GRAND AVE., WITHIN THE CITY OF GAINESVILLE, TEXAS; AUTHORIZING THE CONVEYANCE OF SAID PROPERTY; AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS REQUIRED TO COMPLETE THE CONVEYANCE.**

This Ordinance abandons the street rights-of-way at the corner of 82 and Grand and conveys these rights-of-way to CCR SE Grand 82, LLC., in accordance with the 380 agreement approved by the council on October 1, 2024.

Councilmember Keeler **moved to SUSPEND THE CHARTER.** The motion was seconded by Councilmember Nichols and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

Councilmember Jones **moved to approve the Ordinance.** The motion was seconded by Councilmember Nichols and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

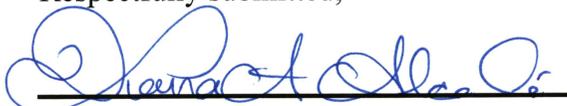
**ORDINANCE NO. 1583-11-2024 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS APPROVING A CONSENT TO DEED OF TRUST LIEN UPON LEASEHOLD BETWEEN THE CITY OF GAINESVILLE, RILEY PROPERTY INVESTMENTS, LLC, AND TEXAS REGIONAL BANK; AND PROVIDING AN EFFECTIVE DATE.**

This Ordinance authorizes Riley Property Investments, LLC to utilize his leasehold improvement (hangar at the Gainesville Municipal Airport) as collateral for a loan.

Councilmember Dollar **moved to SUSPEND THE CHARTER.** The motion was seconded by Councilmember Nichols and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

Councilmember Johnson **moved to approve the Ordinance contingent upon receiving payment for administrative costs.** The motion was seconded by Councilmember Jones and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

With no further business to come before the City Council, the meeting was adjourned at 6:51 p.m.  
Respectfully submitted,



DIANA ALCALA, CITY SECRETARY



TOMMY MOORE, MAYOR



**THIS PAGE LEFT INTENTIONALLY BLANK**