



**CITY OF GAINESVILLE**

**NOTICE OF REGULAR CALLED CITY COUNCIL MEETING**

May 06, 2025

06:30 PM

MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

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1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE TO THE FLAG**
4. **CANVASSING ELECTION**
  - a. Consideration of and action on a resolution and order canvassing the returns and declaring the results of the General Election held May 3, 2025.
5. **OATH OF OFFICE TO ELECTED OFFICIALS....MUNICIPAL JUDGE CHRIS CYPERT**

Mayor  
Councilmember Ward 1  
Councilmember Ward 2  
Councilmember Ward 4
6. **ELECTION OF MAYOR PRO TEM**
7. **RECOGNITIONS/ PROCLAMATIONS**

Recognition of City Councilmember Ken Keeler for 14 years of service to the Citizens of Gainesville.
8. **REPORTS**

City Manager Report on Special Use Permit Request for 1001 S. Lindsay St.
9. **CITIZEN COMMENTS**
10. **CONSENT AGENDA**
  - a. Approve Minutes of the April 15, 2025 City Council Meeting.
  - b. Consideration of and action on a resolution approving appointments to the Building and Standards Commission.
  - c. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas authorizing the City Manager to approve an Agriculture Ground Lease with Larry Brandon for property regarding hay crop production at the Gainesville Municipal Airport.
11. **ACTION ITEMS**
  - a. Public hearing on an ordinance to amend Appendix A, "Zoning" of the Code of Ordinances of the City of Gainesville, Texas, by amending Article I, "General Provisions", Section 3.5, "Screening Walls and Fences"; Providing for a severability clause; Providing for cumulative repealer; Providing for a

- penalty; Providing for an effective date and publication; and making an open meeting finding.
- b. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas providing for annual compensation for the Municipal Court Judge of the City of Gainesville, Texas in accordance with Article IV, Section 4.05, of the Charter of the City of Gainesville, Texas.
  - c. Consideration of and action on a resolution authorizing the City Manager to sign Change Order No. 1 to the contract with WOPAC Construction, Inc. for the 2024 Mill and Overlay Improvements Project.
  - d. Consideration of and action on an ordinance of the City of Gainesville, Texas, amending Appendix A, "Zoning" of the Code of Ordinances of the City of Gainesville, Texas, by amending Article I, "General Provisions", Section 3.5, "Screening Walls and Fences"; Providing for a severability clause; Providing for cumulative repealer; Providing for a penalty; providing for an effective date and publication; and making an open meeting finding.
  - e. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas authorizing City representatives in matters pertaining to the City's participation in the Texas Community Development Block Grant Program.
  - f. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, accepting a C-3 Voluntary Annexation Petition by Camp Howze Development Partners, LLC. requesting annexation of approximately 61.0882 acres identified as Cooke CAD Property ID Nos. 4852, 4853, and 26339; setting a public hearing for the annexation; authorizing and directing the City Secretary to have notice of such public hearing published; and providing an effective date.
  - g. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, relating to the C-3 Voluntary Petition for Annexation of approximately 83.2075 acres, identified as Cooke CAD Property ID Nos. 25433, 27209, and 26341; setting a public hearing for the annexation; authorizing and directing the City Secretary to have notice of such public hearing published; authorizing the Mayor to sign the annexation petition; and providing an effective date.
  - h. 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 § 551.072 Real Property - 616 Belcher
    - Under Government Code § 551.087 Economic Development - South East Corner of Grand and HWY 82 - CCR SE Grand 82, LLC
    - Under Government Code § 551.087 Economic Development - Camp Howze Development Partners, LLC.

## 12. 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*

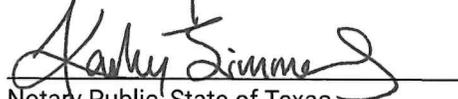
can be made.

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 4:30 a.m./p.m. on May 2, 2025.



Diana Alcala

Sworn to and subscribed before me on this the 2 day of May, 2025.



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

