



**MINUTES**

**CITY OF GAINESVILLE**

**CITY COUNCIL MEETING**

May 06, 2025

06:30 PM

MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

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1. **CALL TO ORDER**

The City Council of the City of Gainesville, Texas met in regular session on May 6, 2025 at 6:30 p.m. with the following persons in attendance.

**MEMBERS PRESENT:** Mayor Tommy Moore, Mayor Pro Tem Ken Keeler, Gary Sutton, 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; Allen McDonald, Public Works Director; Chris Cypert, Municipal Court Judge; JI Johnson, Finance Director; Kevin Phillips, Police Chief; Mike Doughty, Community Development Director; Thomas Hamilton, Police Officer; Tony Dresser (Videographer).

**OTHERS PRESENT:** Anna Beall, Cathy Keeler, Delania Raney, Dick Haayen, Leslie Nichols, Martin Phillips, Michelle Seigers, Mike Gordon, Patty Haayen, Ray Nichols, Reese Evans, Rod Tyler, Tavia Josey.

2. **INVOCATION**

John Hare gave the invocation.

3. **PLEDGE TO THE FLAG**

Mayor Tommy Moore led the 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.

This Resolution canvasses the results from the May 3, 2025 General Election and declares Haley Hughes as City Council member for Ward 1 and Gary Sutton as City Council member for Ward 4. A total of 194 votes (19 for Aaron Smith, 24 for Haley Hughes, 79 for Gary Sutton, and 72 for Brad Cox) were cast for this election.

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.

5. **OATH OF OFFICE TO ELECTED OFFICIALS....MUNICIPAL JUDGE CHRIS CYPERT**

Judge Chris Cypert administered the Oath of Office to elected City officials: Mayor Tommy Moore, Haley Hughes, City Council Member Ward 1, Dakota Nichols, City Council Member Ward 2, and Gary Sutton, City Council Member Ward 4. Mayor Tommy Moore thanked Judge Chris Cypert for administering the oaths and the Council members for their service.

6. **ELECTION OF MAYOR PRO TEM**

Councilmember Mary Jo Dollar was nominated to serve as Mayor Pro Tem for the next Council year, May 2025 to May 2026.

Councilmember Jones nominated Mary Jo Dollar for Mayor Pro Tem. The nomination was seconded by Councilmember Sutton. Nominations ceased and Mayor Pro Tem was elected by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

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.  
City Manager Barry Sullivan provided a report addressing a statement made during the March 4, 2025, City Council Meeting regarding the vote on a Special Use Permit request for 1001 S. Lindsay St. Sullivan stated that he accidentally used the term super majority instead of simple majority when he announced that the Special Use Permit failed to be approved. The vote did not represent either a super majority or simple majority of the council members present. The outcome of the decision remains unaffected.

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.

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

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.

Mayor Tommy Moore opened the public hearing at 6:42 p.m. and called for public comment.

Ray Nichols, Patty Haayen, and Martin Phillips came forward to say they were against this ordinance being passed.

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 6:47 p.m.

- 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.

Councilmember Dollar 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.

- 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.

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

- 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.

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

Councilmember Dollar moved to disapprove the Ordinance. The motion was seconded by Councilmember Hughes and carried by vote of 5 Ayes, 2 Nays (Jones and Nichols), 0 Abstentions, 0 Absent.

- 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.

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

- 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.

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

- 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.

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

- 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.

At 7:04 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 § 551.072 Real Property - 616 Belcher

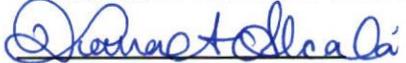
Under Government Code § 551.087 Economic Development - South East Corner of Grand and HWY 82 - CCR SE Grand 82, LLC

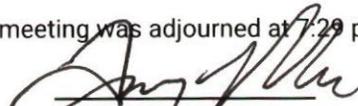
Under Government Code § 551.087 Economic Development - Camp Howze Development Partners, LLC.

Council reconvened into open session at 7:29 p.m. and Mayor Tommy Moore announced no action was taken during executive session.

12. ADJOURN

With no further business to come before the City Council, the meeting was adjourned at 7:29 p.m.

  
DIANA ALCALA, CITY SECRETARY

  
TOMMY MOORE, MAYOR

