



MINUTES

CITY OF GAINESVILLE

CITY COUNCIL MEETING

May 20, 2025

06:30 PM

MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

1. CALL TO ORDER

The City Council of the City of Gainesville, Texas met in regular session on May 20, 2025 at 6:30 p.m. with the following persons in attendance.

MEMBERS PRESENT: Mayor Pro Tem Mary Jo Dollar, Haley Hughes, Dakota Nichols, Randy Jones, Gary Sutton, and Jeff Johnson.

MEMBERS ABSENT: Mayor Tommy Moore.

STAFF PRESENT: Barry Sullivan, City Manager; Diana Alcalá, City Secretary; Javonna Cannon, Administrative Assistant; JI Johnson, Finance Director; Kevin Phillips, Police Chief; Mike Doughty, Community Development Director; Paulina Schutt-Swiatkowski; Shannon Jeffcoat, Division Chief/Fire Marshal; Thomas Hamilton, Police Officer; Wayne Twiner, Fire Chief; Tony Dresser (Videographer). **OTHERS PRESENT:** Adria Acuna, Anna Beall, Delania Raney, Jasmine Jones, Jeff Bradseth, Josh Engelhaupt, Maggie Bradseth, Michelle Seegers, Mike Gordon, Reese Evans, Rod Tyler, Steve Schmitz, Tavia Evans, Tim Brewer, Tyler Acuna.

2. INVOCATION

Pastor Larry Eberhart from the Christian Life Church gave the invocation.

3. PLEDGE TO THE FLAG

Mayor Pro Tem Mary Jo Dollar led the pledge to the flag.

4. RECOGNITIONS/PROCLAMATIONS

- a. Mental Health Awareness Proclamation
- b. Motorcycle Safety Awareness Month Proclamation

5. REPORTS

6. CITIZEN COMMENTS

Tyler Acuna came forward to discuss excessive noise in Gainesville. City Manager Barry Sullivan stated that the Police Department has implemented a zero-tolerance policy for excessive noise, and 28 citations have been issued since April 2025.

7. CONSENT AGENDA

- a. Approve Minutes of the May 6, 2025 City Council Meeting.
- b. Approve Minutes of the May 10, 2025 Budget Workshop Meeting.
- c. Consideration of and action on a resolution of the City Council approving the sale of alcohol at the Gainesville Farmers Market during the Summer Sounds Concert Series.
- d. Consideration of and action on a resolution approving actions of the Gainesville Economic Development Corporation of the City of Gainesville, which voted to approve the purchase of 801 Mill Street, 423 N. Weaver Street, and 425 N. Weaver Street.

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

8. ACTION ITEMS

- a. Public Hearing on an Ordinance of the City Of Gainesville, Texas, Repealing The 2018 Edition of The International Building Codes Published by the International Code Council; Amending the City of Gainesville's Code of Ordinances Chapter 5: Building and Building Regulations, Article I: Building Standards, Sections 5-1, 5-2, 5-3, 5-4, 5-5, 5-6, 5-7 5-8, 5-9, 5-10, 5-11, 5-12 and 5-13; Providing for Adoption by Reference of the 2021 International Building Codes And Standards With Local Amendments, Establishing Certain Building Regulations and Requirements; Providing for a Findings Clause; Providing for a Penalty Clause; Providing for a Cumulative Repealer Clause; Providing for a Savings Clause; Providing for a Severability Clause; and Providing for an Effective Date.

Mayor Pro Tem Mary Jo Dollar opened the public hearing at 6:40 p.m. and called for public comment.

Community Development Mike Doughty came forward to discuss notable changes in the building code.

Councilmember Nichols moved to close the public hearing, seconded by Councilmember Hughes, the motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

The public hearing was closed at 6:59 p.m.

- b. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, expressing support for full funding of Amtrak service in Texas, including the Heartland Flyer; recognizing the economic and transportation benefits of passenger rail service; and urging state and federal leaders to preserve and invest in the nation's rail infrastructure.

Councilmember Johnson 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.

- c. Consideration of and action on an Ordinance of the City of Gainesville, Texas, Repealing The 2018 Edition of The International Building Codes Published by the International Code Council; Amending the City of Gainesville's Code of Ordinances Chapter 5: Building and Building Regulations, Article I: Building Standards, Sections 5-1, 5-2, 5-3, 5-4, 5-5, 5-6, 5-7 5-8, 5-9, 5-10, 5-11, 5-12 and 5-13; Providing for Adoption by Reference of the 2021 International Building Codes And Standards With Local Amendments, Establishing Certain Building Regulations and Requirements; Providing for a Findings Clause; Providing for a Penalty Clause; Providing for a Cumulative Repealer Clause; Providing for a Savings Clause; Providing for a Severability Clause; and Providing for an Effective Date.

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

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

- d. 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 § 551.087 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. - First Amendment to 380 Agreement.

At 7:10 p.m. Mayor Pro Tem Mary Jo Dollar announced that Council would convene into Executive Session in compliance with Vernon's Texas Codes Annotated, Government Code, Chapter 551 (Open Meetings Act).

Council reconvened into open session at 7:25 p.m. and Mayor Pro Tem Mary Jo Dollar announced no action was taken during executive session.

- e. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas; approving and authorizing the Mayor to execute the first amendment to the Chapter 380 Economic Development Agreement and Performance Agreement between the City of Gainesville, Texas, Gainesville Economic Development Corporation, and CCR SE Grand 82, LLC.

Councilmember Sutton moved to approve the Resolution with a reimbursement of up to \$120,000.00. The motion was seconded by Councilmember Hughes and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

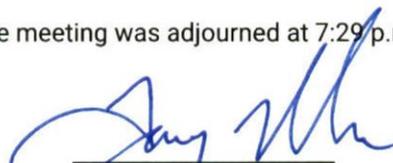
- f. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas; approving and authorizing the Mayor to execute the first amendment to Chapter 380 Grant Agreement between the City of Gainesville and Camp Howze Development Partners, LLC.

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

9. 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



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