



**CITY OF GAINESVILLE**

**NOTICE OF REGULAR CALLED CITY COUNCIL MEETING**

July 01, 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. RECOGNITIONS/ PROCLAMATIONS**

**5. REPORTS**

**6. CITIZEN COMMENTS**

**7. CONSENT AGENDA**

- a. Approve Minutes of the June 17, 2025 City Council Meeting
- b. Consideration of and action on a resolution making an appointment to the Airport Board for the City of Gainesville, Texas.
- c. 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 approve the ARLOS proposal to repair the roof at 2600 Airport Drive and related budget amendment.
- d. Consideration of and action on a resolution making an appointment to the Gainesville Economic Development Corporation Board of Directors of the City of Gainesville, Texas.
- e. Consideration of and action on a resolution approving appointments to the Building and Standards Commission.

**8. ACTION ITEMS**

- a. Public hearing on an ordinance granting the petition filed by John Schmitz on behalf of Camp Howze Land Development, LLC, requesting annexation of approximately 61.0882 acres generally located at FM 1202 and County Road 444 in Cooke County, Texas; and extending the boundary limits of the city so as to include the described property within the city limits; and granting to all the inhabitants of the property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the city; zoning the property as Industrial (I); extending the boundaries of the Gateway Industrial Park Building Height Overlay District to include the annexed property; providing instructions for filing this ordinance and for correcting the official map and boundaries of the city and amending the zoning map; providing severability and cumulative clauses; and providing an effective date.
- b. Public hearing on an ordinance granting the petition filed by the City of Gainesville, requesting

annexation of approximately 83.2075 acres generally located at FM 1202 and County Road 444 in Cooke County, Texas; and extending the boundary limits of the city so as to include the described property within the city limits; and granting to all the inhabitants of the property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the city; zoning the property as Industrial (I); extending the boundaries of the Gateway Industrial Park Building Height Overlay District to include the annexed property; providing instructions for filing this ordinance and for correcting the official map and boundaries of the city and amending the zoning map; providing severability and cumulative clauses; and providing an effective date.

- c. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, authorizing the City Manager to execute a Municipal Services Agreement with Camp Howze Development Partners LLC for the provision of municipal services to property subject to voluntary annexation; and providing an effective date.
- d. Consideration of and action on an ordinance granting the petition filed by John Schmitz on behalf of Camp Howze Land Development, LLC, requesting annexation of approximately 61.0882 acres generally located at FM 1202 and County Road 444 in Cooke County, Texas; and extending the boundary limits of the city so as to include the described property within the city limits; and granting to all the inhabitants of the property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the city; zoning the property as Industrial (I); extending the boundaries of the Gateway Industrial Park Building Height Overlay District to include the annexed property; providing instructions for filing this ordinance and for correcting the official map and boundaries of the city and amending the zoning map; providing severability and cumulative clauses; and providing an effective date.
- e. An ordinance granting the petition filed by the City of Gainesville, requesting annexation of approximately 83.2075 acres generally located at FM 1202 and County Road 444 in Cooke County, Texas; and extending the boundary limits of the city so as to include the described property within the city limits; and granting to all the inhabitants of the property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the city; zoning the property as Industrial (I); extending the boundaries of the Gateway Industrial Park Building Height Overlay District to include the annexed property; providing instructions for filing this ordinance and for correcting the official map and boundaries of the city and amending the zoning map; providing severability and cumulative clauses; and providing an effective date.
- f. Consideration of and action on a resolution appointing Aaron Smith for Ward 1 on the Gainesville City Council; said appointee to hold office until the Special Election of City Officers on May 2, 2026.
- g. Consideration of and action on a resolution appointing Linda Lewis for Ward 1 on the Gainesville City Council; said appointee to hold office until the Special Election of City Officers on May 2, 2026.
- h. Executive Session

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 §551.074 Personnel – Police Chief

#### RECONVENE INTO OPEN SESSION

#### 9. 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.

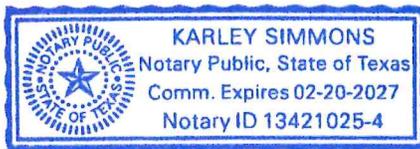
I, Diana Alcala, City Secretary, posted this Agenda on the official City of Gainesville bulletin board in the Municipal Building, 200 S. Rusk Street, Gainesville, Texas 76240, which is accessible to the public twenty-four hours each day at 3:10 a.m./3 p.m. on June 27, 2025.

Diana Alcala

Sworn to and subscribed before me on this the 27 day of June, 2025.

Notary Public, State of Texas

My Commission expires: 2-20-2027



**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION MAKING AN APPOINTMENT TO THE AIRPORT BOARD FOR THE CITY OF GAINESVILLE, TEXAS.**

**DISCUSSION:**

This resolution reappoints Joe Bland, Jason Snuggs, Cammi Twiner, and Carroll Johnson to the Airport Board.

**ATTACHMENTS:**

Resolution for appointments  
Table of board members

**Originating Department Head:**

Diana Alcala, City Secretary

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS APPROVING THE ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, WHICH VOTED TO APPROVE THE ARLOS PROPOSAL TO REPAIR THE ROOF AT 2600 AIRPORT DRIVE AND RELATED BUDGET AMENDMENT.**

**DISCUSSION:**

The GEDC owns the building located at 2600 Airport Drive. This resolution approves the actions of the GEDC, which voted to approve a proposal from ARLOS to repair the roof at 2600 Airport Drive at a cost not to exceed \$998,944.24 and a related budget amendment to fund the project.

**ATTACHMENTS:**

- Resolution
- GEDC Resolution
- ARLOS Proposal
- Roof Evaluation Report

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION MAKING AN APPOINTMENT TO THE  
GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS OF THE CITY OF GAINESVILLE, TEXAS.**

**DISCUSSION:**

This resolution appoints Randy Jones to complete Ken Keeler's term for the Gainesville Economic Development Corporation Board of Directors.

**ATTACHMENTS:**

Resolution for appointments  
Table of board members

**Originating Department Head:**

Diana Alcala, City Secretary

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION APPROVING APPOINTMENTS TO THE BUILDING AND STANDARDS COMMISSION.**

**DISCUSSION:**

This Resolution appoints Lauri Johnson as an alternate to the Building and Standards Commission.

**ATTACHMENTS:**

Resolution

Board appointment table

**Originating Department Head:**

Diana Alcalá, City Secretary

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**PUBLIC HEARING ON AN ORDINANCE GRANTING THE PETITION FILED BY JOHN SCHMITZ ON BEHALF OF CAMP HOWZE LAND DEVELOPMENT, LLC, REQUESTING ANNEXATION OF APPROXIMATELY 61.0882 ACRES GENERALLY LOCATED AT FM 1202 AND COUNTY ROAD 444 IN COOKE COUNTY, TEXAS; AND EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ZONING THE PROPERTY AS INDUSTRIAL (I); EXTENDING THE BOUNDARIES OF THE GATEWAY INDUSTRIAL PARK BUILDING HEIGHT OVERLAY DISTRICT TO INCLUDE THE ANNEXED PROPERTY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF THE CITY AND AMENDING THE ZONING MAP; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This is a public hearing on a request by Camp Howze Development Partners, LLC to annex 61.0882 acres of land, which is generally located at FM 1202 and CR 444.

The Planning and Zoning Commission held a public hearing at the June 10, 2025 meeting regarding the proposed zoning for the annexation area. Both the Commission and City Staff recommend to annex the land with Industrial Zoning with the Gateway Industrial Park Building Height Overlay District.

**Originating Department Head:**

Diana Alcalá, City Secretary

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**PUBLIC HEARING ON AN ORDINANCE GRANTING THE PETITION FILED BY THE CITY OF GAINESVILLE, REQUESTING ANNEXATION OF APPROXIMATELY 83.2075 ACRES GENERALLY LOCATED AT FM 1202 AND COUNTY ROAD 444 IN COOKE COUNTY, TEXAS; AND EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ZONING THE PROPERTY AS INDUSTRIAL (I); EXTENDING THE BOUNDARIES OF THE GATEWAY INDUSTRIAL PARK BUILDING HEIGHT OVERLAY DISTRICT TO INCLUDE THE ANNEXED PROPERTY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF THE CITY AND AMENDING THE ZONING MAP; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This is a public hearing to annex 83.2075 acres of city-owned land, which is generally located at FM 1202 and CR 444.

The Planning and Zoning Commission held a public hearing at the June 10, 2025 meeting regarding the proposed zoning for the annexation area. Both the Commission and City Staff recommend to annex the land with Industrial Zoning with the Gateway Industrial Park Building Height Overlay District.

**Originating Department Head:**

Diana Alcalá, City Secretary

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A MUNICIPAL SERVICES AGREEMENT WITH CAMP HOWZE DEVELOPMENT PARTNERS LLC FOR THE PROVISION OF MUNICIPAL SERVICES TO PROPERTY SUBJECT TO VOLUNTARY ANNEXATION; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

Camp Howze Development Partners LLC, the owner of approximately 61.0882 acres in Cooke County, Texas, has submitted a petition for voluntary annexation into the City of Gainesville.

In accordance with Section 43.0672 of the Texas Local Government Code, the City must offer to enter into a written Municipal Services Agreement (MSA) with the property owner prior to annexation. The proposed agreement outlines the City’s plan to provide municipal services in the same manner as it is provided to similar properties in other portions of the City.

**ATTACHMENTS:**

Resolution

Municipal Services Agreement

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**AN ORDINANCE GRANTING THE PETITION FILED BY JOHN SCHMITZ ON BEHALF OF CAMP HOWZE LAND DEVELOPMENT, LLC, REQUESTING ANNEXATION OF APPROXIMATELY 61.0882 ACRES GENERALLY LOCATED AT FM 1202 AND COUNTY ROAD 444 IN COOKE COUNTY, TEXAS; AND EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ZONING THE PROPERTY AS INDUSTRIAL (I); EXTENDING THE BOUNDARIES OF THE GATEWAY INDUSTRIAL PARK BUILDING HEIGHT OVERLAY DISTRICT TO INCLUDE THE ANNEXED PROPERTY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF THE CITY AND AMENDING THE ZONING MAP; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This ordinance grants the petition filed by John Schmitz on behalf of Camp Howze Land Development, LLC, requesting annexation of approximately 61.0882 acres generally located at FM 1202 and County Road 444 in Cooke County, Texas. The land will be annexed and zoned Industrial with the Gateway Industrial Park Building Height Overlay District.

All required notices for both annexations have been mailed and published.

**ATTACHMENTS:**

Ordinance

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**AN ORDINANCE GRANTING THE PETITION FILED BY THE CITY OF GAINESVILLE, REQUESTING ANNEXATION OF APPROXIMATELY 83.2075 ACRES GENERALLY LOCATED AT FM 1202 AND COUNTY ROAD 444 IN COOKE COUNTY, TEXAS; AND EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ZONING THE PROPERTY AS INDUSTRIAL (I); EXTENDING THE BOUNDARIES OF THE GATEWAY INDUSTRIAL PARK BUILDING HEIGHT OVERLAY DISTRICT TO INCLUDE THE ANNEXED PROPERTY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF THE CITY AND AMENDING THE ZONING MAP; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This ordinance grants the petition filed by the City of Gainesville, requesting annexation of approximately 83.2075 acres generally located at FM 1202 and County Road 444 in Cooke County, Texas. The land will be annexed and zoned Industrial with the Gateway Industrial Park Building Height Overlay District.

The annexation is required before the City conveys the land to Camp Howze Development Partners, LLC. to satisfy the Chapter 380 Agreement approved at the January 7, 2025 City Council Meeting.

Section 43.0672 of the Act requires a written service agreement for annexation between the City and the property owner; however, because the City is the owner of the Property, it is impossible to satisfy this requirement, and the City acknowledges that it shall provide such municipal services to the Property as it deems necessary and appropriate.

All required notices for both annexations have been mailed and published.

**ATTACHMENTS:**

Resolution

Chapter 380 Agreement, Camp Howze Development Partners, LLC.

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION APPOINTING AARON SMITH FOR WARD 1 ON THE GAINESVILLE CITY COUNCIL; SAID APPOINTEE TO HOLD OFFICE UNTIL THE SPECIAL ELECTION OF CITY OFFICERS ON MAY 2, 2026.**

**DISCUSSION:**

Two applications for the vacant Ward 1 position on the City Council has been received:

- Aaron Smith
- Linda Lewis

Applicants reside in Ward 1 and are registered, qualified voters of the city.

The appointee will hold the position until the next Special Election of Officers, May 2, 2026. (City Charter, Section 3.06)

**ATTACHMENTS:**

Resolution

Certification of resolution by City Secretary

Applications for position

**Originating Department Head:**

Diana Alcalá, City Secretary

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION APPOINTING LINDA LEWIS FOR WARD 1 ON THE GAINESVILLE CITY COUNCIL; SAID APPOINTEE TO HOLD OFFICE UNTIL THE SPECIAL ELECTION OF CITY OFFICERS ON MAY 2, 2026.**

**DISCUSSION:**

Two applications for the vacant Ward 1 position on the City Council has been received:

- Aaron Smith
- Linda Lewis

Applicants reside in Ward 1 and are registered, qualified voters of the city.

The appointee will hold the position until the next City Special Election of Officers, May 2, 2026. (City Charter, Section 3.06)

**ATTACHMENTS:**

Resolution

Certification of resolution by City Secretary

Applications for position

**Originating Department Head:**

Diana Alcalá, City Secretary

**City Council Meeting Date:**

July 1, 2025