



MINUTES

CITY OF GAINESVILLE

CITY COUNCIL MEETING

October 07, 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 October 7, 2025 at 6:30 p.m. with the following persons in attendance.

MEMBERS PRESENT: Mayor Tommy Moore, Mayor Pro Tem Mary Jo Dollar, Linda Lewis, Dakota Nichols, Randy Jones, Gary Sutton, Jeff Johnson.

MEMBERS ABSENT: None.

STAFF PRESENT: Barry Sullivan, City Manager; Diana Loch, City Secretary; Allen McDonald, Public Works Director; Jennifer Shumate, Chamber of Commerce President; JI Johnson, Finance Director; Mike Doughty, Community Development Director; Thomas Hamilton, Police Officer; Wayne Twiner, Fire Chief; Tony Dresser (Videographer).

OTHERS PRESENT: Amy Hamilton, Anna Beall, Chris Hamilton, Christi Perry, David Jones, Delania Raney, Forest Head, Ginger Johnson, James Lewis, Jasmine Jones, Jennica Alder, Michael Canon, Michelle Seegers, Mitch Feldehoff, Pam Johnson, Parker Jones, Patricia Fant, Randi Rivera, Reese Evans, Rod Tyler, Suzanne Canon, Tavia Evans, Tiffany Hampton, Tim Brewer.

2. INVOCATION

City Manager Barry Sullivan gave the invocation.

3. PLEDGE TO THE FLAG

Mayor Tommy Moore led the pledge to the flag.

4. RECOGNITIONS/ PROCLAMATIONS

a. Domestic Violence Awareness Month Proclamation

Mayor Tommy Moore proclaimed the month of October 2025 to be Domestic Violence Awareness Month.

b. Texas Chamber of Commerce Week Proclamation

Mayor Tommy Moore proclaimed the week of October 13-17, 2025 to be Texas Chamber of Commerce Week.

5. REPORTS

6. CITIZEN COMMENTS

Tavia Josey came forward to express support for the Heartland Flyer.
Martin Phillips came forward to discuss public safety.
David Jones came forward to discuss his concerns on Hotel Occupancy Tax funding.

7. CONSENT AGENDA

- a. Approve Minutes of the September 16, 2025 Stanford House Meeting.
- b. Approve Minutes of the September 16, 2025 City Council Meeting.
- c. Approve Minutes of the September 27, 2025 Code Enforcement Workshop Meeting.
- d. Consideration of and action on a resolution approving actions of the City Council of the City of Gainesville, Texas approving the actions of the Gainesville Economic Development Corporation, which voted to elect a slate of officers for 2025-2026; and establish signatories for checks, financial documents, or other agreements of the Gainesville Economic Development Corporation.
- e. Consideration of and action on a resolution of the City of Gainesville, Texas finding that Onkor Electric Delivery Company LLC's application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.
- f. Consideration of and action on a resolution authorizing the Mayor for and on behalf of the City of Gainesville, to execute assignment and assumption of the executive hangar ground lease at the Gainesville Municipal Airport from MFA Construction LLC to Street Properties, Ltd.

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

8. ACTION ITEMS

- a. Public Hearing on an Ordinance granting a Special Use Permit (SUP) to operate a Short-Term Rental (STR) located in the Wheeler Creek Addition; Block 23; Lot 1; Cooke County Property ID 9948; commonly known as 317 Wheeler Creek Ct, Gainesville, Cooke County, Texas; providing for an effective date; containing a severability clause and making an open meeting finding.

Mayor Tommy Moore opened the public hearing at 6:51 p.m. and called for public comment.

No citizen came forward to speak on behalf of the item.

Councilmember Sutton 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 6:53 p.m.

- b. Public Hearing on an Ordinance granting a Special Use Permit (SUP) to operate a Short-Term Rental (STR) located in the Original Donation GV Addition; Block 2; Lot 1 W 1/2; (PID) 12720; commonly known as 115 W California and located in the Commercial (C2) Zoning District within the city limits of Gainesville, Cooke County, Texas; providing for an effective date; containing a severability clause and making an open meeting finding.

Mayor Tommy Moore opened the public hearing at 6:53 p.m. and called for public comment.

No citizen came forward to speak on behalf of the item.

Councilmember Sutton moved to close the public hearing, seconded by Councilmember Dollar, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

The public hearing was closed at 6:54 p.m.

- c. Public Hearing on an Ordinance of the City Council of the City of Gainesville, Texas amending Appendix A – Zoning, Section 3.4 Accessory Uses and Structures, Subsection 3.4.02 General Provisions for all Districts; providing for an effective date; containing a severability clause; and

making an open meeting finding.

Mayor Tommy Moore opened the public hearing at 6:55 p.m. and called for public comment.

No citizen came forward to speak on behalf of the item.

Councilmember Lewis moved to close the public hearing, seconded by Councilmember Nichols, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

The public hearing was closed at 6:56 p.m.

- d. Public hearing on an Ordinance amending Ordinance 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone of approximately 3 acres of land located at 1101 Woods Avenue, Gainesville, Texas; Cooke County Property ID No 6736; A. Boutwell Survey; Abstract 0099; from Commercial Zoning (C3) to Industrial Zoning (I); providing for an effective date; containing a severability clause and making an open meeting finding.

Mayor Tommy Moore opened the public hearing at 6:56 p.m. and called for public comment.

No citizen came forward to speak on behalf of the item.

Councilmember Sutton moved to close the public hearing, seconded by Councilmember Nichols, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

The public hearing was closed at 7:19 p.m.

- e. Discussion on Cost Recovery Program for Emergency Services.

Fire Chief Wayne Twiner presented the idea of billing insurance for emergency services as a potential new revenue source without raising taxes. Council chose not to pursue this.

- f. Discussion on the City Charter review schedule/process.

Council discussed reviewing the City Charter and directed staff to move forward with the process.

- g. Discussion on Hotel Occupancy Tax Funding Allocations

Council discussed reconsidering funding for the Cooke County Arts Council and for the State Theater.

- h. Consideration of and action on a resolution authorizing the City Manager to execute an agreement with each of the agencies receiving Hotel/Motel Occupancy Tax pursuant to Chapter 351 of the Tax Code; appropriating certain amounts from said Hotel/Motel Fund; and authorizing payment on the terms and conditions contained therein.

Councilmember Jones moved to approve the Resolution, excluding the Cooke County Arts Council and the State Theater for reconsideration. The motion was seconded by Councilmember Sutton and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

- i. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, approving a bid from WOPAC Construction for the 2025 Mill and Overlay Improvements.

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.

- j. Consideration of and action on a resolution authorizing the City Manager, for and on behalf of the City of Gainesville, to execute an agreement with Kimley-Horn and Associates for implementation of Individual Project Order, 2025 Impact Fee Update for the City of Gainesville.

Councilmember Johnson 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.

- k. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas nominating a member to the Cooke County Appraisal District Board of Directors.

Councilmember Sutton moved to approve the Resolution. The motion was seconded by

Councilmember Jones and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

- I. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, creating an Ad Hoc Parking Committee, and appointing members to said committee.

Councilmember Dollar moved to approve the Resolution with the addition of Jeff Johnson as a council liaison. The motion was seconded by Councilmember Jones and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

- m. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, expressing support for the designation of census tracts in Gainesville as Qualified Opportunity Zones and providing for related matters.

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

- n. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, approving the dissolution of a Tax Abatement Agreement with Thirty-Five and Liberty, LLC, and providing an effective date.

Councilmember Sutton 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.

- o. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, approving the dissolution of a Chapter 380 Agreement with Thirty-Five and Liberty, LLC, and providing an effective date.

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

- p. Consideration of and action on an Ordinance of the City Council of the City of Gainesville, Texas amending Appendix A – Zoning, Section 3.4 Accessory Uses And Structures, Subsection 3.4.02 General Provisions for all Districts; providing for an effective date; containing a severability clause; and making an open meeting finding.

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

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

- q. Consideration of and action on an Ordinance amending Ordinance 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone of approximately 3.0 acres in the Boutwell Survey; Abstract 0099; (PID) 6736; commonly known as 1101 Woods Avenue, City of Gainesville, Cooke County Texas; from the current Commercial (C3) to Industrial Zoning District (I); providing for an amendment of the official zoning map of the City of Gainesville; providing for an effective date; containing a severability clause and making an open meeting finding.

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

Councilmember Nichols moved to approve the Ordinance. The motion was seconded by Councilmember Sutton and carried by vote of 6 Ayes, 1 Nay (Tommy Moore), 0 Abstentions, 0 Absent.

- r. Consideration of and action on an Ordinance granting a Special Use Permit (SUP) to operate a Short-Term Rental (STR) located in the Wheeler Creek Addition; Block 23; Lot 1; Cooke County Appraisal District Property ID 9948; commonly known as 317 Wheeler Creek Ct, Gainesville, Cooke County, Texas; providing for an effective date; containing a severability clause and making an open meeting finding.

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

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

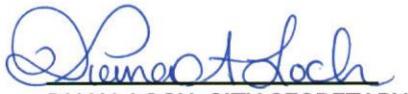
- s. Consideration of and action on an Ordinance granting a Special Use Permit (SUP) to operate a Short-Term Rental (STR) located in the original donation GV Addition; Block 2; Lot 1 W 1/2; (PID) 12720; commonly known as 115 W California and located in the Commercial (C-2) Zoning District with Loft Overlay within the City limits of Gainesville, Cooke County, Texas; providing for an effective date; containing a severability clause and making an open meeting finding.

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

9. **ADJOURN**

With no further business to come before the City Council, the meeting was adjourned at 8:16 p.m.


DIANA LOCH, CITY SECRETARY




TOMMY MOORE, MAYOR

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