



MINUTES

CITY OF GAINESVILLE

CITY COUNCIL MEETING

November 04, 2025

6:30 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 November 4, 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; Arlene Loyd, GEDC Director; Chris Garner, Police Patrol Captain; JI Johnson, Finance Director; Kevin Gann, Parks & Recreation Director; Mike Doughty, Community Development Director; Ryan Huchton, Fire Driver/Engineer; Susan Thomas, City Attorney; Thomas Hamilton, Police Officer; Tim Stanley, Code Compliance Officer; Wayne Twiner, Fire Chief; Tony Dresser (Videographer).

OTHERS PRESENT: Angel Gonzalez, Anna Beall, Delania Raney, Emily Hofmeister, Forrest Head, Jacob Fields, Jacie Weger, James C. Lewis, Jamie Hill, Jasmine Jones, Jesus Palomo, Kadene Peters, Kathy Stanley, Kristy Emberton, Leslie Nichols, Mike Gordon, Pam Johnson, Quinn Moser, Rheta Gilmer, Rod Tyler, Ryan Medina, Sharon Fugett, Skip Lawson, Tavia Josey, Tim Brewer, Todd Thompson.

2. INVOCATION

Pastor Jacob Fields from the First United Methodist Church gave the invocation.

3. PLEDGE TO THE FLAG

Mayor Tommy Moore led the pledge to the flag.

4. RECOGNITIONS/PROCLAMATIONS

a. Employee of the Month

Employee of the Month for October 2025 - Ryan Huchton

5. REPORTS

6. CITIZEN COMMENTS

Angel Gonzalez came forward to discuss his goal for community involvement.

7. CONSENT AGENDA

a. Approve Minutes of the October 21, 2025 City Council Meeting.

- b. Consideration of and action on a resolution making appointments to the Board of Appeals for the City of Gainesville, Texas.

Councilmember Dollar moved to approve the Consent Agenda. The motion was seconded by Councilmember Johnson 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 Allow a Short-Term Rental (STR) Located at Robertson Addition; Block 3; Lot 10 Pt Of; Cooke County Property ID 22063; Commonly Known as 1209 E Garnett, 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 6:37 PM and called for public comment.

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

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

The public hearing was closed at 6:38 PM.

- b. Public Hearing on an Ordinance Granting a Special Use Permit (SUP) to Operate a Short-Term Rental (STR) Located at Clark P Addition 0232; 7.92 Acres; Cooke County Property ID 3703; Commonly Known as 1200 Anthony, 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 6:39 PM and called for public comment.

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

Councilmember Dollar 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 6:40 PM.

- c. Public hearing on an Ordinance amending Ordinance 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone of approximately 0.8035 acres of land located at (TBD) Field St, Gainesville, Texas; Cooke County Property ID No 16329; Peery Addition; Block 41; Lot 2-8; from Commercial Zoning (C2) to Multi-Family Zoning (MF-1); providing for an effective date; containing a severability clause and making an open meeting finding.

Mayor Tommy Moore opened the public hearing at 6:40 PM 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 Lewis, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

The public hearing was closed at 6:42 PM.

- d. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, approving the Sex Offender Restriction Zones Map attached to this resolution as the official record of the location and boundaries of the sex offender residency restriction zones within the City of Gainesville as defined by City of Gainesville Code of Ordinances Article VI. – Registered Sex Offenders.

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.

- e. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, approving a final plat for the Bailey ACC Addition, Abstract No. 0044, Being 10.298 acres, located within the Wheeler Creek RV & Storage Addition, and commonly known as 4401 East Highway 82, Gainesville, Cooke County, Texas.

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.

- f. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, renaming Jaycee Park to Kiwanis Park; providing an effective date; and providing an open meetings clause.

Councilmember Dollar 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.

- g. Consideration of and action on an ordinance authorizing the issuance and sale of up to \$10,000,000 of City of Gainesville, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025 for street and utility system improvements; levying an annual Ad Valorem Tax for the payment of said certificates; engaging bond counsel; approving a paying agent/registrar agreement and an official statement; and enacting other provisions relating to the subject.

Quinn Moser of Hilltop Securities spoke regarding the debt issuance offers, noting that the City secured a more favorable rate following its recent S&P Global rating upgrade. The upgrade raised the City's rating from AA- to AA and was attributed to Gainesville's economic growth, consistently balanced operating results, increasing reserves, and strong management supported by comprehensive policies that reflect solid governance.

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

- h. Consideration of and Action on an Ordinance Granting a Special Use Permit (SUP) to Allow a Short-Term Rental (STR) Located at Robertson Addition; Block 3; Lot 10 Pt Of; Cooke County Property ID 22063; Commonly Known as 1209 E Garnett, 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 Nichols 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.

- i. Consideration of and Action on an Ordinance Granting a Special Use Permit (SUP) to Allow a Short-Term Rental (STR) Located at Clark P Addition 0232; 7.92 Acres; Cooke County Property ID 3703; Commonly Known as 1200 Anthony, Gainesville, Cooke County, Texas; Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.

Councilmember Johnson 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.

- j. 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 0.8035 acres of land located at (TBD) Field St, Gainesville, Texas; Cooke County Property ID No 16329; Peery Addition; Block 41; Lot 2-8; from Commercial Zoning (C2) to Multi-Family Zoning (MF-1); 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 Lewis 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.

- k. Consideration of and action on an ordinance of the City of Gainesville, Texas granting to Oncor Electric Delivery Company LLC, its successors and assigns, an electric power franchise to use the

present and future streets, alleys, highways, public utility easements, public ways and public property of the City of Gainesville, Texas, providing for compensation therefor; providing for an effective date and a term of said franchise; providing for written acceptance of this franchise; providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, its predecessors and assigns; finding that the meeting at which this ordinance is passed is open to the public and providing an effective date.

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

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

- l. Discussion regarding City of Gainesville Charter Review and amendments required to ensure Charter is consistent with state law.

Council discussed the proposed charter amendments presented by Susan Thomas, City Attorney.

- m. Consideration and action on adding state law compliance amendments to the slate of proposed amendments to the City's Charter to be submitted to voters at the May 2026 election.

Councilmember Jones moved to approve. The motion was seconded by Councilmember Sutton 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 awarding RFP 2025-17 for the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program (RCP) Planning and Management Services.

Councilmember Dollar 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.

- o. 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:

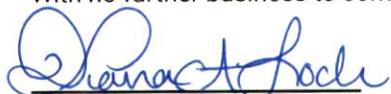
Under Government Code §551.087 Economic Development

At 7:12 PM 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).

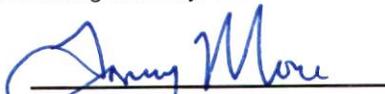
Council reconvened into open session at 7:40 PM and Mayor Tommy Moore announced no action was taken during executive session.

9. **ADJOURN**

With no further business to come before the City Council, the meeting was adjourned at 7:40 PM.


DIANA LOCH, CITY SECRETARY




TOMMY MOORE, MAYOR