



**MINUTES**

**CITY OF GAINESVILLE**

**CITY COUNCIL MEETING**

December 16, 2025

6:30 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 December 16, 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; Kevin Phillips, Police Chief; Mike Doughty, Community Development Director; Paulina Schutt-Swiatkowski, Communication and Outreach Director; Susan Thomas, City Attorney; Thomas Hamilton, Police Officer; Tony Dresser (Videographer).

**OTHERS PRESENT:** Anna Beall, Chris Hamilton, David Jones, Delania Raney, Forrest Head, James C Lewis, James Hughes, Johnny Leftwich, Kathy Stanley, Lynette Scruggs, Mike Gordon, Rod Tyler, Tim Stanley, Trey Schalk.

**2. INVOCATION**

Mayor Tommy Moore gave the invocation.

**3. PLEDGE TO THE FLAG**

Mayor Tommy Moore led the pledge to the flag.

**4. RECOGNITIONS/PROCLAMATIONS**

**5. REPORTS**

**6. CITIZEN COMMENTS**

Johnny Leftwich came forward to discuss the City Charter Commission.  
Trey Schalk came forward to discuss a Short-Term Rental.  
Lynette Scruggs came forward to discuss a Citizen Review Committee.

**7. CONSENT AGENDA**

a. Approve Minutes of the December 2, 2025 City Council Meeting.

Councilmember Dollar moved to approve the Consent Agenda. The motion was seconded by

Councilmember Nichols 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 Original Donation GV; Block 6; Lot 6 & PT OF 5; (PID) 322758; Commonly Known as 115 E Pecan St and Located in the Commercial (CA) 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 6:38 PM and called for public comment.

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

Councilmember Jones 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 6:39 PM.

- b. Public Hearing on an Ordinance Amending Ordinance 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas, Authorizing the Rezone of Approximately 0.2517 Acres Located at 909 E. Broadway; (PID) 5035; Approximately 0.2351 Acres Located at 917 E. Broadway; (PID) 8820; and Approximately 0.0497 Acres Located on Gossett Street; (PID) 27529; all Within the Farthing Addition; Block B; Lots 1-3 PT OF; From Single Family (SF-2) to Commercial (C-2)/Loft Overlay District; 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 Johnson, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

The public hearing was closed at 6:41 PM.

- c. Public Hearing on an Ordinance Granting a Special Use Permit (SUP) to Operate a Short-Term Rental (STR) Located in the Hall Addition; Block 3; Lot 1 & 2; Acres 0.3632; (PID) 7377; Commonly Known as 1400 Jean St and Located in the Single Family (SF-2) 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 6:42 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 Nichols, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

The public hearing was closed at 6:42 PM.

- d. Public Hearing on an Ordinance Granting a Special Use Permit (SUP) to Operate a Short-Term Rental (STR) Located in the W J Hawkins Survey; Abstract 0497; (PID) 5152; Commonly Known as 1406 W California and Located in the Single Family (SF-2) 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 6:43 PM and called for public comment.

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

Councilmember Johnson 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 6:44 PM.

- e. Public Hearing on an Ordinance Amending Ordinance 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas, Authorizing the Rezone of Approximately 3.62 Acres of Land Located at 1411 Southland, Gainesville, Texas; (PID) 6971; 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 6:44 PM 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 Sutton, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

The public hearing was closed at 6:47 PM.

- f. 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; Block 6; Lot 6 & PT OF 5; (PID) 322758; Commonly Known as 115 E Pecan St and Located in the Commercial (CA) 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.

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 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.

- g. 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 0.2517 Acres Located at 909 E. Broadway; (PID) 5035; Approximately 0.2351 Acres Located at 917 E. Broadway; (PID) 8820; and Approximately 0.0497 Acres Located on Gossett Street; (PID) 27529; all Within the Farthing Addition; Block B; Lots 1-3 PT OF; From Single Family (SF-2) to Commercial (C-2)/Loft Overlay District; 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 Jones 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 Lewis 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 Operate a Short-Term Rental (STR) Located in the Hall Addition; Block 3; Lot 1 & 2; Acres 0.3632; (PID) 7377; Commonly Known as 1400 Jean St and Located in the Single Family (SF-2) 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.

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 Dollar 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 Operate a Short-Term Rental (STR) Located In The W J Hawkins Survey; Abstract 0497; (PID) 5152;

Commonly Known as 1406 W California and Located in the Single Family (SF-2) 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.

Councilmember Lewis 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 Nichols 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 3.62 Acres of Land Located at 1411 Southland, Gainesville, Texas; (PID) 6971; 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.

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

- k. Consideration of and action on a resolution authorizing the City Manager to execute Amendment No. 3 to the agreement with Kimley-Horn and Associates for engineering services related to the Sump L Wine Street Project from Tennie Street to California Street.

Councilmember Sutton 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.

- l. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, authorizing expenditures for the purchase of 250 water meters and 5 hydrant meters from Metron.

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

- m. Action on the appointment of a Charter Review Commission.

Councilmember Dollar moved to approve. The motion was seconded by Councilmember Lewis and carried by vote of 4 Ayes, 3 Nays (Johnson, Sutton, Jones), 0 Abstentions, 0 Absent.

- n. Action on the final slate of proposed amendments to the City's Charter.

Councilmember Dollar moved to approve. The motion was seconded by Councilmember Sutton 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 § 551.074 Personnel Matters - City Manager Annual Review

At 7:08 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).

Under Government Code § 551.074 Personnel Matters:

1. City Manager Annual Review

Under Government Code § 551.071 Attorney Consult:

1. City Manager Annual Review
2. Proposed Charter Amendment to move city elections to November

Council reconvened into open session at 8:24 p.m. and Mayor Tommy Moore announced no action was taken during executive session.

p. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas authorizing the Mayor to amend the contract for employment with City Manager Barry Sullivan.

Councilmember Lewis 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.

9. **ADJOURN**

With no further business to come before the City Council, the meeting was adjourned at 8:24 PM.

  
DIANA LOCH, CITY SECRETARY



  
TOMMY MOORE, MAYOR

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