

**MINUTES  
CITY OF GAINESVILLE  
CITY COUNCIL MEETING  
200 South Rusk  
Gainesville, Texas 76240  
June 21, 2011**

The City Council of the City of Gainesville, Texas met in regular session on June 21, 2011 at 6:30 p.m. with the following persons in attendance.

**MEMBERS PRESENT:** Mayor Pro Tem Ray Nichols  
Carolyn Hendricks, Ken Keeler, Philip Neelley, Vince Rippy,  
Beverly Snuggs

**MEMBERS ABSENT:** Mayor Jim Goldsworthy

**STAFF PRESENT:** Barry Sullivan, City Manager; Kay Lunnon, City Secretary; Bill Harris, City Attorney; Steven Fleming, Police Chief; Ron Sellman, Public Services Director; Patrick McCage, Parks and Recreation Director; Kent Sharp, Executive Director, GEDC

**OTHERS PRESENT:** Kit Chase, Heather Pilkington, Kevin Phillips, Bobby Balthrop, Jeffrey Serna

**CALL TO ORDER**

Mayor Pro Tem Ray Nichols called the meeting to order at 6:30 p.m., noting that Mayor Goldsworthy was out of town.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Reverend Eddie Chennault, Temple Baptist Church, gave the invocation. Mayor Pro Tem Nichols led in the pledge to the flag.

**RECOGNITIONS**

Barry Sullivan read and presented a Certificate of Recognition to Police Officer Jeffrey Serna, naming him as City Employee of the Month for June 2011. Officer Serna was recognized for going above and beyond his duties as a patrol officer in completing a preliminary investigation into a burglary case and diligently following up on small leads that lead to a confession from the suspect. In addition to being named Employee of the Month, Officer Serna received a certificate redeemable for one day off with pay.

**CITIZEN COMMENTS**

Mayor Pro Tem Nichols expressed his appreciation to City employees for their tireless efforts cleaning up storm debris and assisting City residents after high winds and heavy rain hit Gainesville Saturday evening. Nichols also expressed appreciation on behalf of the City Council to Cooke County Commissioners for the equipment and assistance they provided the City.

**CONSENT AGENDA**

Council reviewed the Minutes of the regular City Council Meeting of June 7, 2011 and approved them as written.

Councilmember Snuggs **moved to approve the Consent Agenda**, and was seconded by Councilmember Keeler. Motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, and 1 Absent (Goldsworthy).

**RESOLUTION NO. 06-21-2011 – APPROVAL OF GEDC ECONOMIC DEVELOPMENT INCENTIVE FOR IFS COATINGS, INC.**

SECOND READING OF A RESOLUTION APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION WHICH APPROVED AN ECONOMIC DEVELOPMENT INCENTIVE FOR IFS COATINGS INC.

Council considered on second reading and approved the decision of the Gainesville Economic Development Corporation in providing an economic development incentive for IFS Coatings Inc., located at 3601 North I-35, for an amount not to exceed \$125,000. IFS Coatings is expanding their Gainesville facility with an addition of 22,000 square feet, machinery and equipment at approximately \$1,300,000.00 and will create 25 additional jobs at the Gainesville plant. GEDC's financial incentive will award \$5,000 per job up to a maximum of 25 additional jobs over and above the current 49 employees. To be eligible for the incentive, each new job must pay no less than \$11.00 per hour, and the new employee must be full time (40 hours per week) and reside within Cooke County.

Councilmember Neelley **moved to approve the Resolution**, and was seconded by Councilmember Keeler. Motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, and 1 Absent (Goldsworthy).

**RESOLUTION NO. 06-21-2011 A – APPROVAL OF GEDC ECONOMIC DEVELOPMENT INCENTIVE FOR ALAN RITCHEY, INC.**

SECOND READING A RESOLUTION APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION WHICH APPROVED AN ECONOMIC DEVELOPMENT INCENTIVE FOR ALAN RITCHEY INC.

Council considered on second reading and approved the decision of the Gainesville Economic Development Corporation to provide an economic development incentive for Alan Ritchey, Inc. for an amount not to exceed \$125,000. Alan Ritchey, Inc. is in the process of remodeling their 97,000 square foot Gainesville facility at 2300 North I-35 and will expend between \$500,000 and \$1,000,000 for remodeling, machinery and equipment in this facility. The expansion will accommodate two industrial types of operations: 1) a manufacturing line to fabricate and weld oil field equipment such as frac tanks and other industrial equipment, and 2) inspection of oil field pipe and tubing for industrial energy sector clients. GEDC's financial incentive will pay \$5,000 per job up to a maximum of 25 newly created jobs. To be eligible for the incentive, each new job must pay no less than \$12.00 per hour, and the new employee must be full time (40 hours per week) and reside within Cooke County.

Councilmember Snuggs **moved to approve the Resolution**, and was seconded by Councilmember Neelley. The motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, and 1 Absent (Goldsworthy).

**FIRST READING OF GEDC APPROVAL OF ECONOMIC DEVELOPMENT INCENTIVE FOR TEXAS YOUTH COMMISSION**

CONSIDERATION OF FIRST READING A RESOLUTION APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION WHICH APPROVED AN ECONOMIC DEVELOPMENT INCENTIVE FOR THE TEXAS YOUTH COMMISSION. (PER STATE LAW, COUNCIL TAKES NO ACTION ON FIRST READING).

First reading was completed of a resolution approving the decision of the Gainesville Economic Development Corporation to provide an economic development incentive for the Texas Youth Commission (TYC). The GEDC Board approved an incentive for TYC employees who are being relocated from closed TYC facilities in Texas in 2011 to the TYC State School in Gainesville. To receive the moving assistance incentive of \$2,000 (limited to one TYC employee per household), the dislocated TYC state school employee is required to provide documented proof of moving to a residence inside the corporate city limits of Gainesville, Texas, and must enroll their school age children, K-12, in a campus or school located within the geographical boundaries of the Gainesville Independent School District. The incentive payment will be available for eighteen (18) months after the final reading and approval of the City Council. Per State law, the GEDC project must receive two readings by the City Council prior to approval. Second reading of the resolution is scheduled for July 5 City Council meeting.

**ORDINANCE NO. 1274-06-2011 SECOND AMENDMENT OF APPROPRIATIONS IN THE FISCAL YEAR 2010-2011 BUDGET.**

AN ORDINANCE AMENDING APPROPRIATIONS FOR THE SUPPORT, MAINTENANCE, BUILDINGS AND IMPROVEMENTS FOR THE CITY OF GAINESVILLE, TEXAS, FOR THE FISCAL YEAR FROM OCTOBER 1, 2010 THROUGH SEPTEMBER 30, 2011 AND REVISING THE BUDGET FOR OCTOBER 1, 2010 THROUGH SEPTEMBER 30, 2011; PROVIDING AN EFFECTIVE DATE; AND MAKING AN OPEN MEETING FINDING.

Approved and adopted an ordinance amending appropriations in the Fiscal Year 2010-2011 budget. This second amendment recognizes receipt of increased sales tax revenues over and above the April 2011 budget amendment. City Manager Barry Sullivan said sales tax and property tax revenues have continued to increase and he is estimating the receipt of an additional \$956,771 compared to the first amended budget. Sullivan recommended expenditure of the additional revenues in two ways: 1) reducing liabilities; and 2) spending on capital items. The recommended expenditures of \$945,775 include: \$375,000 to the Golf Fund to reduce its' liabilities; \$176,638 to start a Crack Seal Project as planned in the Street and Utility Maintenance Program (SUMP); \$105,152 for the Police Department for three patrol vehicles and one vehicle for the criminal investigation division; \$67,440 for computer equipment for Police; \$50,000 for repairs to the main pavilion at Leonard Park; \$12,000 for a water cooled mower and a new mower deck for Parks Department; \$14,000 for a water cooled mower for the Cemetery; \$50,000 for replacement of two (2) trucks in Parks Department and Street Department; \$15,000 for repairs to the elevated walkway at the Zoo; \$25,000 to remodel the main restroom and kitchen at the Civic Center; and \$29,000 for a new City website that will include features for citizens, such as including a management tool for citizen's requests, a job posting center that takes online applications, facilities and reservation online services and mobile applications.

Councilmember Keeler **moved to suspend the Charter**, and was seconded by Councilmember Rippy. The motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, and 1 Absent (Goldsworthy).

Councilmember Keeler **moved to adopt the ordinance**. The motion was seconded by Councilmember Rippy and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, and 1 Absent (Goldsworthy).

**EXECUTIVE SESSION**

At 6:57 p.m. Mayor Pro Tem Nichols announced that Council would convene into Executive Session in compliance with Vernon's Texas Codes Annotated, Government Code, Chapter 551 (Open Meetings Act), to discuss the following:

Under Government Code §551.072 Real Property  
Under Government Code §551.071 Attorney Consultation

**RECONVENE INTO OPEN SESSION**

At 7:20 p.m. Council completed its Executive Session and Mayor Pro Tem Nichols reconvened the meeting into open session, announcing that no action was taken during executive session.

**RESOLUTION NO. 06-21-2011 B – AUTHORIZING CITY ATTORNEY TO INITIATE AND COMPLETE CONDEMNATION PROCEEDINGS FOR RIGHT OF WAY PROPERTIES FOR EXTENSION OF COLUMBINE STREET**

A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO INITIATE AND COMPLETE CONDEMNATION OF TWO TRACTS OF LAND OUT OF THE JOHN WALKER SURVEY, ABSTRACT NO. 1151, COOKE COUNTY, TEXAS FOR THE PURPOSE OF COMPLETING COLUMBINE STREET IN THE CITY OF GAINESVILLE, TEXAS.

The City Attorney was authorized to initiate and complete condemnation proceedings to acquire two small tracts of land necessary for right-of-way for the Columbine Street extension to I-35. The City is required to acquire the remaining 0.02 acres of right-of-way for the Columbine Street extension to I-35, so that TXDOT can complete the extension. The needed land is composed of two tracts of which one is 0.011 acres and the other is 0.009 acres. Due to the difficulty of dealing with numerous heirs for the two tracts, condemnation is the only feasible way that the City will be able to acquire the 0.02 acres before the State starts construction in 2012.

Councilmember Neelley **moved to approve the Resolution**, and was seconded by Councilmember Hendricks. Motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, and 1 Absent (Goldsworthy).

**ADJOURN**

With no further business to come before the City Council, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

/S/  
**Kay Lunnon, City Secretary**

/S/  
**Ray Nichols, Mayor Pro Tem**