

**MINUTES  
CITY OF GAINESVILLE  
CITY COUNCIL MEETING  
200 South Rusk  
Gainesville, Texas 76240  
October 15, 2013**

The City Council of the City of Gainesville, Texas met in regular session on October 15, 2013 at 6:30 p.m. with the following persons in attendance.

**MEMBERS PRESENT:** Mayor Jim Goldsworthy  
Keith Clegg, Mary Jo Dollar, Carolyn Hendricks, Ken Keeler, Ray Nichols, Beverly Snuggs

**STAFF PRESENT:** Barry Sullivan, City Manager; Kay Lunnon, City Secretary; Bill Harris, City Attorney; Dan Parker, Finance Director; Steven Fleming, Police Chief; Kent Sharp, Executive Director, Gainesville Economic Development Corporation

**OTHERS PRESENT:** Jerry Chapman, Drew Satterwhite, Greg Russell, Keith King, Jerry Huggins, Justin Galvan, Tony Dresser (Videographer)

**CALL TO ORDER**

Mayor Goldsworthy called the meeting to order at 6:30 p.m. with members present.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Reverend Jerry Huggins, First Baptist Church gave the invocation. Mayor Goldsworthy led the pledge to the flag.

**RECOGNITIONS**

**Employee of the Month, October 2013**

Gainesville police officer, Justin Galvan, received Employee of the Month recognition for October 2013 for his dedication to duty and superior customer service. Officer Galvan was cited for multiple occasions. In July, Galvan volunteered to work other shifts during department manpower shortages, in addition to his regular work shifts, so that work objectives could be achieved. In August, Galvan received a thank you letter from the Cooke County Attorney for his thorough collection, examination, and review of evidence at the scene of a hit and run accident. In September, a motorist wrote to the Gainesville Police Department commending Officer Galvan, whom he had witnessed changing a tire for an elderly motorist in the heat on the side of the road. As employee of the month, Galvan also received a certificate for one day of paid vacation.

**CONSENT AGENDA**

Council reviewed the Minutes of the regular City Council Meeting of October 1, 2013, and approved them as written.

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

**RESOLUTION NO. 10-15-2013 – AUTHORIZING GREATER TEXOMA UTILITY AUTHORITY TO EXECUTE CHANGE ORDER NO. 1 WITH S & J CONSTRUCTION, INC. FOR THE NORTHWEST WATER DISTRIBUTION SYSTEM IMPROVEMENTS PROJECT**

A RESOLUTION AUTHORIZING THE GREATER TEXOMA UTILITY AUTHORITY TO EXECUTE CHANGE ORDER NO. 1 ON THE CONTRACT WITH S & J CONSTRUCTION INC. FOR THE GAINESVILLE NORTHWEST WATER DISTRIBUTION SYSTEM IMPROVEMENTS PROJECT.

Greater Texoma Utility Authority (GTUA) was authorized to execute Change Order No. 1 to the contract with S & J Construction Inc. for the Gainesville Northwest Water Distribution System Improvements Project. The project with S & J is for installation of new water lines from the Moss Lake Treatment plant and south along the west side of the municipal airport to US 82. The proposed change order increases the contract amount by \$97,657.60 for a new contract total of \$3,104,298.99. The change order modifies three items in the project: 1) connections located on US 82 (\$24,305); 2) a line crossing at US 82 (\$42,127.29); and 3) moving the water line installation from one side to the other side of FM 1201 (17,239.80) and CR 404 (13,598.51) as requested by Cooke County. The master agreement between the GTUA and the City of Gainesville requires approval of the change order by both the City and GTUA before it becomes effective.

Councilmember Clegg moved for **approval of the resolution**, and was seconded by Councilmember Nichols. Motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**RESOLUTION NO. 10-15-2013 A – AWARDING BID NO. 2013-15 FOR AN AIRPORT GRAZING LEASE CONTRACT**

A RESOLUTION AWARDING BID NO. 2013-15 FOR AN AIRPORT GRAZING LEASE.

Grant Krahl was awarded a five-year contract for Bid No. 2013-15 for an airport grazing lease. The Gainesville Municipal Airport advertised the lease of approximately three hundred (360) acres of unimproved pasture land to potential bidders in September. Two bids were received, with Mr. Krahl submitting the highest bid in the amount of \$9,292.00 per year. The contract begins December 3, 2013. Staff recommended approval.

Councilmember Hendricks moved for **approval of the resolution**, and was seconded by Councilmember Dollar. Motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**EXECUTIVE SESSION**

At 6:38 p.m. Mayor Goldsworthy 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 §551.087 Economic Development

**RECONVENE INTO OPEN SESSION**

Council reconvened into open session at 7:03 p.m. Mayor Goldsworthy announced no action was taken during executive session.

**RESOLUTION NO. 10-15-2013 B – SELECTION OF A LEASE PROPOSAL FOR 9.14 ACRES OF LAND KNOWN AS LOCKE FIELD**

A RESOLUTION APPROVING SELECTION OF A LEASE PROPOSAL FOR 9.14 ACRES OF LAND KNOWN AS LOCKE FIELD.

Council approved for the City Manager to negotiate an agreement with JaffBeys Properties & Development LLC for lease and development of the 9.14 acres known as Locke Field. The company proposes to build a mixed use project of approximately 140,000 s.f. consisting of 100 market rate multifamily units, 28 senior independent living units, and 10,000 square feet of retail space. The developer proposes a fifty two (52) year primary term lease with two (2) twenty-five year options to renew at the same price as the primary term; with an initial payment to the City

of \$25,000 for the first year of the lease and \$100 per year thereafter for the balance of the primary term. The City advertised invitation for bids for the lease of Locke Field and received one proposal in response on October 2, 2013. The final contract will be subject to approval by the Council at a future meeting.

Councilmember Keeler moved for **approval of the resolution**, and was seconded by Councilmember Snuggs. Motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**RESOLUTION NO. 10-15-2013 C – APPROVING PURCHASE OF FIVE ACRES ADJOINING THE GAINESVILLE INDUSTRIAL PARK BY THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION**

A RESOLUTION APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF GAINESVILLE, WHICH VOTED TO APPROVE PURCHASE OF APPROXIMATELY 5 ACRES LOCATED SOUTH OF FM 1202 AND NORTH OF THE GAINESVILLE INDUSTRIAL PARK.

Decision of the Gainesville Economic Development Corporation was approved for purchase of approximately 5 acres adjoining the north side of the 148 acre Gainesville Industrial Park. The parcel is located along the south line of FM 1202, just north of the Gainesville Industrial Park. GEDC will pay \$110,000 cash for the land.

Councilmember Nichols moved for **approval of the resolution**, and was seconded by Councilmember Clegg. Motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**RESOLUTION NO. 10-15-2013 D – AUTHORIZING QUITCLAIM DEEDS TO ABANDON UNUSED ALLEYS IN RICE PARK ADDITION**

A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF GAINESVILLE, TEXAS, TO EXECUTE AND DELIVER TO THE RESPECTIVE ADJOINING LANDOWNERS QUITCLAIM DEEDS COVERING AREAS SHOWN ON AN OLD UNRECORDED PLAT OF WHAT IS COMMONLY CALLED THE RICE PARK ADDITION TO THE CITY OF GAINESVILLE, TEXAS, WHICH AREAS HAVE NEVER BEEN USED OR UTILIZED AS ALLEY WAYS OR ANY OTHER PURPOSE.

Council approved abandonment and quit claims deeds to adjoining owners for two alleyways in Block Three of the Rice Park Addition that have never been utilized by the City. The subdivision was documented at the courthouse in the 1800's before the City regulated subdivisions. The two alleys, a north-south alley between Anthony and Cole Street and an east-west alley between Cole Street and Rice Avenue, have never been accepted or improved by the City. Staff recommended not developing these alleys so the area can be platted to current subdivision rules. Abandonment of the alleys will allow the area to be re-platted for six homes to be built in this area on lots that meet current City regulations.

Councilmember Keeler moved for **approval of the resolution**, and was seconded by Councilmember Nichols. Motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**ADJOURN**

With no further business to come before the City Council, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

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

/S/  
**Jim Goldsworthy, Mayor**