

MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
April 7, 2015

The City Council of the City of Gainesville, Texas met in regular session on April 7, 2015 at 6:30 p.m. with the following persons in attendance.

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

STAFF PRESENT: Barry Sullivan, City Manager; Bill Harris, City Attorney; Caitlyn Huddleston, City Secretary; Kevin Phillips, Police Chief; Dan Parker, Finance Director.

OTHERS PRESENT: Rashonda Hayes, Lisa Dritschler, Cathy Mounce, Angie Williams, Frank Mahnich, Karen Freeman, Diane Porotko, Susan Davis, Jim Williams, Terry Freeman, Albina Schmitz, Rod Tyler, Daniel Thompson, Ginger Johnson, Rosina Salsman, Lee Ramsey, Brandon Martino, Mark Martin, Colby Shelton, Katie Brinkley, Mike Marcom, Wayne Kyle, Gina Prichard, Brandon Ayers, Nikki King, Parker Yarbrough, Tony Dresser (Videographer)

CALL TO ORDER

Mayor Jim Goldsworthy called the meeting to order at 6:30 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Rashonda Hayes, North Texas Medical Center Chaplin, gave the invocation. Mayor Jim Goldsworthy led the pledge to the flag.

RECOGNITIONS

Mayor Jim Goldsworthy read and presented a proclamation declaring April 7, 2015, as National Day of Service Recognition in Gainesville, thanking national service members for their commitment and impact in tackling local problems. AmeriCorps and Senior Corps participants serve in more than 60,000 locations across the country, supporting the civic, neighborhood, and faith-based organizations and demonstrate commitment, dedication, and patriotism by making an intensive commitment to service. Several RSVP and TCOG volunteers were in attendance to receive the proclamation.

CITIZEN COMMENTS

Prior to allowing citizens comments, Mayor Goldsworthy explained that each person has five minutes to speak and the discussion will not be interactive with Council.

Lisa Dritschler, 102 N Highland Dr, Sanger, TX, with Black Hill Farm, Black Hill Road, Gainesville, TX, spoke to Council first regarding the proposed lease of 9.14 acres known as Locke Field to Orison Holdings. At the March 17, 2015 City Council meeting, she raised issues regarding the way the proposed lease had been handled. In the intervening three weeks, Lisa

claims it became apparent there had been a tremendous breakdown in communication – the council was unaware that the apartments at Black Hill Farm were already underway and that they were preparing for permit. She also explained that she was quite certain that council had been acting lawfully, and in a way to further what they believe to be the best interest of the city. Ms. Dritschler made several statements questioning the details surrounding the Request for Proposal, advising that Black Hills does welcome competition, that they respect the decision of the council, and asking why Orison Holdings had not come before Council.

Rod Tyler, 198 CR 2130, also spoke to council regarding the proposed lease of Locke Field. He spoke about the 2010 Election to lease the property and that there was not an option for the city to maintain the property, only to lease or sell. He quoted the new Chamber of Commerce slogan that “Gainesville is the front porch of Texas”, and he believes Locke Field is the front porch of Gainesville. Mr. Tyler indicated he would rather see retail businesses or a park located on the property. He believes we would have a surplus of apartments and that occupying Locke Field with apartments removes any chance of later expanding the Civic Center located next door.

CONSENT AGENDA

Council reviewed the Minutes of the regular City Council Meeting of March 17, 2015, and approved them as written.

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

RESOLUTION NO. 04-07-2015 – AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR THE LEASE OF AN AIRPORT HANGAR.

CONSIDERATION OF AND ACTION ON A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR THE LEASE OF AN AIRPORT HANGAR.

Council authorized the City Manager to execute a contract with CFDI Aero for lease of an airport hangar. Council approved awarding Bid No. 2014-06 at their February 3, 2015 meeting. Changes to the terms of the lease were made since that time. Because the original resolution specified approval of the lease as stated therein, Council approved the changes to the lease.

Councilmember Keeler **moved for approval of the resolution**, seconded by Councilmember Clegg, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

RESOLUTION NO. 04-07-2015 A – SUPPORTING DESIGNATION OF AN AREA OF THE CITY OF GAINESVILLE FOR CONSTRUCTION OF AND USE AS A DOG PARK.

CONSIDERATION OF AND ACTION ON A RESOLUTION SUPPORTING DESIGNATION OF AN AREA OF THE CITY OF GAINESVILLE FOR CONSTRUCTION OF AND USE AS A DOG PARK.

Council voted in support of the designation of an area of the City of Gainesville for construction of and use as a dog park. The Parks and Recreation Advisory Board met Thursday, March 26, 2015 and voted to recommend designation of an area of the City of Gainesville to be used as a dog park to Council. Mayor Goldsworthy explained that the funds for the dog park have been raised privately and that Council’s recommendation is to approve the concept and the location will be determined at a later time, but will not include Moffett Park based on community feedback.

Councilmember Hendricks **moved for approval of the resolution**, seconded by Councilmember Clegg, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

ORDINANCE NO. 1364-04-2015 - PROVIDING FOR SPEED ZONES ON INTERSTATE HIGHWAY 35 FRONTAGE ROADS INSIDE THE CITY LIMITS, ESTABLISHING A MAXIMUM SPEED LIMIT OF 50 MILES PER HOUR FROM THE SOUTH CITY LIMITS FROM MILE POST 14.392 TO MILE POST 15.211, AND A MAXIMUM SPEED LIMIT OF 50 MILES PER HOUR FROM MILE POST 15.211 TO 16.628; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND MAKING AN OPEN MEETING FINDING.

CONSIDERATION OF AND ACTION ON FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL, OF THE CITY OF GAINESVILLE, TEXAS, PROVIDING FOR SPEED ZONES ON INTERSTATE HIGHWAY 35 FRONTAGE ROADS INSIDE THE CITY LIMITS, ESTABLISHING A MAXIMUM SPEED LIMIT OF 50 MILES PER HOUR FROM THE SOUTH CITY LIMITS FROM MILE POST 14.392 TO MILE POST 15.211, AND A MAXIMUM SPEED LIMIT OF 50 MILES PER HOUR FROM MILE POST 15.211 TO 16.628; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND MAKING AN OPEN MEETING FINDING.

Council adopted an ordinance to establish maximum speed limits on Interstate Highway 35 Frontage Roads of 50 miles per hour. Texas Department of Transportation (TXDOT) requested the change from the south City Limits at mile post 14.392 to mile post 15.211, and from mile post 15.211 to mile post 16.628. Colby Shelton, TXDOT, explained these changes will affect the service roads from FM 51 to US Highway 82 and Highway 82 and the BNSF Railway Intersection of I-35. TXDOT conducted a speed zone study to recommend the new speed zones. Their study revealed that 85% of competent drivers are driving an average speed of 55 to 58 miles per hour on the service road. Mr. Shelton indicated that the 10 mile per hour increase is safe. Councilmember Keeler expressed some concern that if the speed is increased, drivers would go faster than the posted 50 mile per hour limit, as they have with the 40 mile per hour limit. Mr. Shelton explained that most drivers go at a comfortable speed and wouldn't necessarily go faster. Mayor Goldsworthy also stated that he believed that the current speed is too slow in comparison to the traffic exiting Interstate 35 and may even be dangerous.

Councilmember Nichols **moved to Suspend the Charter requirement of three readings**, seconded by Councilmember Clegg, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

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

RESOLUTION NO. 04-07-2015 B – SUPPORTING HOUSE BILL 1307 IN THE LEGISLATURE TO ALLOW GAINESVILLE HOSPITAL DISTRICT TO MORTGAGE OR PLEDGE THE BUILDINGS OR IMPROVEMENTS AS SECURITY FOR PAYMENT OF THE PURCHASE PRICE.

CONSIDERATION OF AND ACTION ON A RESOLUTION SUPPORTING HOUSE BILL 1307 IN THE LEGISLATURE TO ALLOW GAINESVILLE HOSPITAL DISTRICT TO MORTGAGE OR PLEDGE THE BUILDINGS OR IMPROVEMENTS AS SECURITY FOR PAYMENT OF THE PURCHASE PRICE.

Council voted to support House Bill 1307 in the Legislature. This bill would allow the Gainesville Hospital District to seek a traditional mortgage for construction to replace the existing medical facility at 801 N Grand Avenue. North Texas Medical Center CEO Randy Bacus was in attendance and explained that this bill was introduced by Representative Drew Springer and Senator Craig Estes has stated he will support it, but both would like the City of Gainesville and Cooke County to sign a letter of support.

Councilmember Keeler **moved for approval of the resolution**, seconded by Councilmember Dollar, the motion carried by vote of 6 Ayes, 1 Nays (Snuggs), 0 Abstentions, 0 Absent.

RESOLUTION NO. 04-07-2015 C – AUTHORIZING THE POLICE CHIEF TO SIGN THE ESTABLISHMENT OF A MEMORANDUM OF UNDERSTANDING / INTERAGENCY AGREEMENT BETWEEN THE GAINESVILLE POLICE DEPARTMENT AND THE CHILD ADVOCACY CENTER OF COOKE COUNTY TO SUPPORT AND MAINTAIN THE CENTER.

CONSIDERATION OF AND ACTION ON A RESOLUTION AUTHORIZING THE POLICE CHIEF TO SIGN THE ESTABLISHMENT OF A MEMORANDUM OF UNDERSTANDING / INTERAGENCY AGREEMENT BETWEEN THE GAINESVILLE POLICE DEPARTMENT AND THE CHILD ADVOCACY CENTER OF COOKE COUNTY TO SUPPORT AND MAINTAIN THE CENTER.

Council authorized Police Chief Kevin Phillips to sign the Establishment of a Memorandum of Understanding / Interagency Agreement between the Gainesville Police Department and the Child Advocacy Center of Cooke County to support and maintain the center. Currently, children who are victims of assault must travel to Lewisville to give their statement. By creating a child advocacy center here, victims would not need to travel out of the county, hopefully lessening the amount of trauma to the children.

Councilmember Snuggs **moved for approval of the resolution**, seconded by Councilmember Nichols, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

RESOLUTION NO. 04-07-2015 D – APPROVING THE CONSUMPTION OF ALCOHOL AT THE GAINESVILLE MUNICIPAL AIRPORT LOCATED AT 2240 AIRPORT DR. BY THE GAINESVILLE FLYERS CLUB DURING THEIR ANNUAL FUNDRAISER EVENT ON APRIL 25, 2015.

CONSIDERATION OF AND ACTION ON A RESOLUTION APPROVING THE CONSUMPTION OF ALCOHOL AT THE GAINESVILLE MUNICIPAL AIRPORT LOCATED AT 2240 AIRPORT DR. BY THE GAINESVILLE FLYERS CLUB DURING THEIR ANNUAL FUNDRAISER EVENT ON APRIL 25, 2015.

Council approved the Gainesville Flyers Club request to consume alcohol at the Gainesville Municipal Airport during their annual fundraiser event. Gainesville Flyers Club is holding their 2nd annual Crawfish Boil Fundraiser event at the Multi-Use Hangar (MUH) on Saturday, April 25, 2015 and requested permission to consume alcohol within and 50 ft. outside of the hangar. The area is to be supervised by event staff. The Airport Board recommended allowing the Gainesville Flyers Club to serve and consume alcohol on and near the MUH. All proceeds of the event are to benefit the Gainesville Flyers, a non-profit organization. Brandon Ayers, Ayers Aviation and President of Gainesville Flyers Club addressed Council regarding the request. Gainesville Flyers Club partners with Experimental Aviation Association and host tours for schools and even fly children each year. He expects about 100 people to be present at the fundraiser this year.

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

EXECUTIVE SESSION

At 6:56 p.m. Mayor Jim 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 §551.071 Attorney Privilege
Under Government Code §551.087 Economic Development

RECONVENE INTO OPEN SESSION

Council reconvened into open session at 7:40 p.m. and Mayor Jim Goldsworthy announced no action was taken during executive session.

RESOLUTION NO. 04-07-2015 E – APPROVING THE SELECTION OF A LEASE PROPOSAL FOR 9.14 ACRES OF LAND KNOWN AS LOCKE FIELD AND APPROVING THE CITY MANAGER TO SIGN A LEASE AGREEMENT WITH ORISON HOLDINGS.

CONSIDERATION OF AND ACTION ON A RESOLUTION APPROVING THE SELECTION OF A LEASE PROPOSAL FOR 9.14 ACRES OF LAND KNOWN AS LOCKE FIELD AND APPROVING THE CITY MANAGER TO SIGN A LEASE AGREEMENT WITH ORISON HOLDINGS.

Council approved the selection of a lease proposal for 9.14 acres of land known as Locke Field and approved the City Manager to sign a lease agreement with Orison Holdings. Mayor Pro Tem Ray Nichols explained that Council has met with several business owners around the City of Gainesville and a common issue with all is that employees are taking their paychecks out of county. Businesses would like to see more employees living where they work. The goal is to offer more rental properties with hopes that people will grow attached to the community and then build homes and stay in the City of Gainesville. Mayor Pro Tem Nichols also explained that, currently, the city expends about \$2.4 million on parks and recreational activities, to include the Frank Buck Zoo, Gainesville Municipal Golf Course, and city parks and park areas. Some money is recovered, but about \$1.5 million of that is out-of-pocket. There are 212 acres of park land that City crews must maintain. The City has 29 full-time parks employees and 39 seasonal employees.

Councilmember Nichols **moved for approval of the resolution**, seconded by Councilmember Snuggs, the 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 7:46 p.m.

Respectfully submitted,

Caitlyn Huddleston, City Secretary

Jim Goldsworthy, Mayor