

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
May 5, 2015**

The City Council of the City of Gainesville, Texas met in regular session on May 5, 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; Arleene Loyd, Gainesville Economic Development Director; Dan Parker, Finance Director.

OTHERS PRESENT: Cathy Mounce, Alfredo Moreno, Ashlyn Polk, Conner Polk, Savannah Beal, Brandon Martino, Jim McNatt, Jan Autry, Cindy Walker, Mary Gerken, Cassidy Koelzer, Allen Espinoza, Cassie James, Shelton Price, Keith Bartlett, Mike James, Sylvia Cave, Nikki King, Amy Henry, Lee Ramsey, Kristin Nill, Bill Mauldin, Chris Jones, Tamara Sieger, Tony Dresser (Videographer).

CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

Bill Mauldin, Youth Minister, First United Methodist Church, gave the invocation. Mayor Jim Goldsworthy led the pledge to the flag.

PROCLAMATIONS

Relay for Life Days

Mayor Goldsworthy read and presented a proclamation declaring May 1 ó 9, 2015, as Relay for Life Days in Gainesville, thanking the numerous volunteers for their tremendous contributions to Relay for Life, and encouraged participation by businesses and citizens in the Cooke County Goes Purple event by displaying a purple ribbon in honor of those affected by cancer and by attending the Relay For Life event. This year is the 20th anniversary for Relay for Life in Cooke County. Tamara Sieger accepted the proclamation. Mayor Goldsworthy commended Tamara for the great support she shows to the program, being a cancer survivor herself.

National Travel and Tourism Week

Mayor Goldsworthy read and presented a proclamation declaring May 2 ó 10, 2015, as National Travel and Tourism Week in Gainesville, explaining travel to and within the United States provides significant economic benefits for the nation and travelerø spending directly generates tax revenues of \$142 billion for federal, state, and local governments to support essential services and programs. Mayor Goldsworthy concluded by urging the citizens of Gainesville to join me in this special observance with appropriate events and commemorations. Cindy Walker, Texas Travel Information Center, accepted the proclamation with Jan Autry, and invited all to attend the Travel Rally at the Travel Center located at 4901 N I-35 in Gainesville. The event will take place Friday, May 8, 2015 from 10:00 a.m. to 1:00 p.m.

Motorcycle Safety Awareness Month

Mayor Goldsworthy read and presented a proclamation declaring the month of May 2015 as Motorcycle Safety Awareness Month. Mayor Goldsworthy read to all citizens in our community are urged to become aware of the inherent danger involved in operating a motorcycle, and for riders and motorists alike to give each other the mutual respect they deserve, and urged all residents to do their part to increase safety and awareness in our community. The proclamation was presented to Law Dogs Law Enforcement Motorcycle Club.

Mental Health Awareness Month

Mayor Goldsworthy read and presented a proclamation declaring the month of May 2015 as Mental Health Awareness Month. The proclamation calls upon the organizations and citizens in Gainesville to recommit our community to increasing awareness and understanding of mental health, the steps our citizens can take to protect their mental health, and the need for appropriate and accessible services for all people with mental health conditions. Sylvia Cave, Texoma Community Center, received the proclamation.

CONSENT AGENDA

Council reviewed the Minutes of the regular City Council Meeting of April 21, 2015, and approved them as written.

RESOLUTION NO. 05-05-2015 – APPROVE APPOINTMENTS TO THE TEXOMA COMMUNITY CENTER BOARD OF TRUSTEES

Appointed Mark Brazelton to the Texoma Community Center Board of Trustees. His term will expire August 2015.

RESOLUTION NO. 05-05-2015 A – APPROVE APPOINTMENTS TO THE NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

Reappointed Ron Sellman to the North Texas Groundwater Conservation District Board. His term will expire June 1, 2019.

RESOLUTION NO. 05-05-2015 B – APPROVE APPOINTMENTS TO THE BUILDING AND STANDARDS COMMISSION

Reappointed Jock Conner, Michael Blake, Robbie Baugh and John Hendrik to the Building and Standards Commission. These terms will expire May 2017.

RESOLUTION NO. 05-05-2015 C – APPROVE APPOINTMENTS TO THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION BOARD.

Appointed Scott Richardson to the Gainesville Economic Development Corporation board. His term will expire August 2016.

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

RESOLUTION NO. 05-05-2015 D – AUTHORIZING THE CITY MANAGER TO APPROVE AN AGRICULTURE GROUND LEASE WITH LARRY BRANDON FOR PROPERTY REGARDING HAY CROP PRODUCTION AT THE GAINESVILLE MUNICIPAL AIRPORT.

CONSIDERATION OF AND ACTION ON A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE AN AGRICULTURE GROUND LEASE WITH LARRY BRANDON FOR PROPERTY REGARDING HAY CROP PRODUCTION AT THE GAINESVILLE MUNICIPAL AIRPORT.

Council voted to award a five-year contract for Bid No. 2015-02 to Larry Brandon for an airport hay lease at a rate of thirty-five percent (35%) of the hay crop that is produced at fair market value. Two bids were received, with Mr. Brandon submitting the highest bid. The land is

located on the infield areas at the Airport. Due to the large area it encompasses, it is hard for Airport staff to maintain the land. It is in the best interest of the Airport to lease this property to be maintained for hay production, and in return, receive a portion of the hay production proceeds.

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

RESOLUTION NO. 05-05-2015 E – APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION TO APPROVE AN ECONOMIC DEVELOPMENT INCENTIVE FOR TRIDENT PROCESS SYSTEMS, LLC.

CONSIDERATION OF AND ACTION ON A RESOLUTION APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION TO APPROVE AN ECONOMIC DEVELOPMENT INCENTIVE FOR TRIDENT PROCESS SYSTEMS, LLC.

Council completed second reading consideration and approved actions of the Gainesville Economic Development Corporation approval of an economic development incentive for Trident Process Systems, LLC. Trident is a company that was started in December 2014 by employees of the Core group and other local and area businessmen. They manufacture process production equipment that is used in currently producing oil wells. Trident requested an incentive of \$4,100 per job up to a maximum of 100 additional new jobs. Eligible new employees must make a minimum wage of \$16.50 per hour or \$34,320 annually to qualify for incentives. This is a performance based incentive.

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.

PUBLIC HEARING ON AN ORDINANCE DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR RESIDENTIAL TAX ABATEMENT.

Mayor Goldsworthy read the ordinance caption, opened the public hearing, and called for public comment at 6:38 p.m. regarding designating a certain area of the City of Gainesville as a reinvestment zone for Residential Tax Abatement.

No one came forward to speak either for or against the amendments. With no further discussion, Councilmember Clegg moved to close the Public Hearing and was seconded by Councilmember Keeler. The motion carried by vote of 7 Ayes, 0 Nays, 0 absent. The Public Hearing was closed at 6:39 p.m.

ORDINANCE NO. 1365-05-2015 – DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR RESIDENTIAL TAX ABATEMENT; ASSIGNING THE NAME “REINVESTMENT ZONE 18 OF THE CITY OF GAINESVILLE, TEXAS” TO SAID ZONE; DESCRIBING THE BOUNDARIES THEREOF; PROVIDING FOR ELIGIBILITY REQUIREMENTS FOR THE TAX ABATEMENT WITHIN SAID ZONE; PROVIDING TERMS FOR ABATEMENT WITHIN THE ZONE; PROVIDING REQUIREMENTS FOR TAX ABATEMENT AGREEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; 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, RECEIVING THE CERTIFICATION OF THE CITY SECRETARY RELATING TO THE REGULAR GENERAL ELECTION CALLED FOR MAY 9, 2015; FINDING THAT THE CANDIDATES WHO HAVE FILED FOR A PLACE ON THE BALLOT ARE UNOPPOSED; DECLARING THE RESULTS OF THE ELECTION; FINDING AND DETERMINING THE MEETING AT

WHICH THIS ORDINANCE IS PASSED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND SUSPENDING THE CHARTER REQUIREMENT OF THREE SEPARATE READINGS AND MAKING AN OPEN MEETING FINDING.

Council voted to adopt an ordinance designating Locke Field as Reinvestment Zone No. 18, and providing eligibility requirements for tax abatement within the zone as described in Exhibit A of the ordinance. No one came forward to speak either for or against the reinvestment zone during the public hearing prior to adoption of the ordinance.

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

RESOLUTION NO. 05-05-2015 F – APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF GAINESVILLE, TEXAS, AND CULBERSON APARTMENTS, LTD THROUGH THEIR GENERAL PARTNER ORISON HOLDINGS, LLC; PROVIDING FOR AD VALOREM TAX ABATEMENT FOR SAID BUSINESS WITHIN REINVESTMENT ZONE NUMBER 18 (EIGHTEEN) OF THE CITY OF GAINESVILLE, TEXAS; AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT FOR AND ON BEHALF OF THE CITY, FOR THE CONSIDERATION AND ON THE TERMS AND CONDITIONS STATED THEREIN.

CONSIDERATION OF AND ACTION ON A RESOLUTION APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF GAINESVILLE, TEXAS, AND CULBERSON APARTMENTS, LTD THROUGH THEIR GENERAL PARTNER ORISON HOLDINGS, LLC; PROVIDING FOR AD VALOREM TAX ABATEMENT FOR SAID BUSINESS WITHIN REINVESTMENT ZONE NUMBER 18 (EIGHTEEN) OF THE CITY OF GAINESVILLE, TEXAS; AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT FOR AND ON BEHALF OF THE CITY, FOR THE CONSIDERATION AND ON THE TERMS AND CONDITIONS STATED THEREIN.

Council approved a tax abatement agreement between the City of Gainesville and Culberson Apartments, LTD through their general partner Orison Holdings, LLC in Reinvestment Zone No. 18, located at Locke Field. City Manager Barry Sullivan said the tax abatement agreement allows a 90% exemption from taxation for the increase in value of said premises over the base year for a period of five (5) years, 70% exemption for three (3) years, and 50% exemption for two (2) years. Orison Holdings must build a complex of a minimum 144 units with an investment of a minimum of \$10,000,000.

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.

ADJOURN

With no further business to come before the City Council, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Caitlyn Huddleston, City Secretary

Jim Goldsworthy, Mayor