

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
September 6, 2016**

The City Council of the City of Gainesville, Texas met in regular session on September 6, 2016 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, Tommy Moore, Steve Gordon

STAFF PRESENT: Barry Sullivan, City Manager; Caitlyn Huddleston, City Secretary; Bill Harris, City Attorney; Kevin Phillips, Chief of Police; Arleene Loyd, Gainesville Economic Development Corporation Director; Julie Smith, Community Services Director; Karen Dixon, Controller

OTHERS PRESENT: CJ Durbin-Higgins, Stephanie Davidson, Trey Schalk, Lisa Erlandson, Renada Henderson, Timothy Henderson, Ray Fletcher, Kyle Kubista, Darrin Allred, Nikki King, Bobby Balthrop, John Hare, Megan Gray-Hatfield, Tony Dresser (Videographer)

CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

John Hare, First Presbyterian Church, gave the invocation. Mayor Goldsworthy led the pledge to the flag.

PROCLAMATIONS/RECOGNITIONS

National Recovery Month Proclamation

Mayor Goldsworthy read and presented a proclamation declaring the month of September 2016 to be National Recovery Month. The proclamation included recovery statistics, a call to citizens to recommit our community to increasing awareness and understanding of mental health, and the steps our citizens can take to protect their mental health. Renada and Timothy Henderson were present to accept the proclamation on behalf of Texoma Community Center.

CONSENT AGENDA

Council reviewed the Minutes of the regularly scheduled City Council Meeting of August 16, 2016 and approved them as written.

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

PUBLIC HEARING ON THE PROPOSED BUDGET FOR CITY OF GAINESVILLE FOR FY 2016-2017.

PUBLIC HEARING ON THE PROPOSED BUDGET FOR CITY OF GAINESVILLE FOR THE FISCAL YEAR 2016-2017.

Mayor Goldsworthy opened the Public Hearing at 6:37 p.m. and called for public comment on the proposed City budget for Fiscal Year 2016-2017. No one came forward to speak either for or against the proposed budget. With no further discussion, Councilmember Dollar moved to close the Public

Hearing, with second by Councilmember Hendricks, and the motion carried by vote of 7 Ayes, 0 Nays, and 0 Absent. The Public Hearing was closed at 6:37 p.m.

Mayor Goldsworthy announced that Council will vote to approve the budget at their regularly scheduled meeting on September 20, 2016 at 6:30 p.m. in the Municipal Building, Council Chambers, at 200 South Rusk Street.

SECOND PUBLIC HEARING ON THE PROPOSED TAX RATE OF \$0.70503 PER \$100 VALUATION FOR CITY OF GAINESVILLE FOR FY 2016-2017.

SECOND PUBLIC HEARING ON THE PROPOSED TAX RATE OF \$0.70503 PER \$100 VALUATION FOR CITY OF GAINESVILLE FOR THE FISCAL YEAR 2016-2017.

Mayor Goldsworthy opened the Second Public Hearing at 6:38 p.m. and called for public comment on the proposed tax rate for Fiscal Year 2016-2017. No one came forward to speak either for or against the proposed budget. With no further discussion, Councilmember Keeler moved to close the Public Hearing, with second by Councilmember Clegg, and the motion carried by vote of 7 Ayes, 0 Nays, and 0 Absent. The Public Hearing was closed at 6:38 p.m.

Mayor Goldsworthy announced that Council will vote to set the tax rate at their regularly scheduled meeting on September 20, 2016 at 6:30 p.m. in the Municipal Building, Council Chambers, at 200 South Rusk Street.

RESOLUTION 09-06-2016 – APPROVING ACTIONS OF THE STANFORD CHARITABLE CORPORATION BOARD OF DIRECTORS APPROVING AND ADOPTING THE FY 2016-2017 BUDGET FOR THE STANFORD HOUSE.

CONSIDERATION OF AND ACTION ON A RESOLUTION APPROVING ACTIONS OF THE STANFORD CHARITABLE CORPORATION BOARD OF DIRECTORS APPROVING AND ADOPTING THE FY 2016-2017 BUDGET FOR THE STANFORD HOUSE.

Council approved action of the Board of Directors of the Stanford Charitable Corporation in adopting their Fiscal Year 2016-2017 budget with a net income amount of \$14,500 for operation of the Stanford House. The Corporation budget receives public assistance funding in the amount of five thousand dollars (\$5,000) from the City's adopted budget. Executive Director Kathi Kirby presented the budget. The City Council serves as the Board of Trustees for the corporation.

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

RESOLUTION 09-06-2016 A – AWARDING RFQ 2016-04 PECAN CREEK REHABILITATION PROJECT 2016 TO HDR ENGINEERING, AUSTIN, TEXAS.

CONSIDERATION OF AND ACTION ON A RESOLUTION AWARDING REQUEST FOR QUALIFICATIONS 2016-04 PECAN CREEK REHABILITATION PROJECT 2016 TO HDR ENGINEERING, AUSTIN, TEXAS.

Awarded RFQ 2016-04 for the Pecan Creek Rehabilitation Project 2016 to HDR Engineering of Austin, Texas. The City is improving Pecan Creek which was damaged during the 2015 floods. Federal Emergency Management Agency (FEMA) is funding 75% of the rehabilitation project and improvements. The City is required to go through the official process to select an engineer for this project. Several staff members reviewed the submitted qualifications and selected HDR based on their experience with drainage projects in the city. HDR actually designed Pecan Creek for the Corps of Engineers, but it was not built as designed. City Manager Barry Sullivan confirmed that the reimbursement of the cost offered by FEMA is higher than what the Corps of Engineers offered.

Councilmember Gordon **moved to approve the resolution**, seconded by Councilmember Moore, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

RESOLUTION 09-06-2016 B – AWARDING BID 2016-05 SUMP PACKAGE J TO LYNN VESSELS CONSTRUCTION, LLC, SHERMAN, TEXAS.

CONSIDERATION OF AND ACTION ON A RESOLUTION AWARDING BID 2016-05 SUMP BOND BID PACKAGE J TO LYNN VESSELS CONSTRUCTION, LLC, SHERMAN, TEXAS.

Council awarded bid number 2016-05 for the SUMP Package J, including N Denton and Red River Streets. The City received four bids – the lowest was from Lynn Vessels Construction, LLC of Sherman, Texas. Lynn Vessels has completed several street and utility maintenance projects for the City of Gainesville. The project consists of the reconstruction of 900 linear feet of roadway with concrete, replacement of several water lines and sewer lines, and construction of drainage improvements to include adding inlets and connecting to the existing system at either Scott or Broadway. Mayor Pro Tem Keith Clegg questioned why the lift station would be abandoned per the bid specifications; City Manager Barry Sullivan explained that plans allow for operation using gravity and that the lift station could be re-used at an alternate location in the future.

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

RESOLUTION 09-06-2016 C – AUTHORIZING A MOU FOR PARTICIPATION IN HAZARD MITIGATION PLANNING THROUGH TCOG.

CONSIDERATION OF AND ACTION ON A RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING FOR PARTICIPATION IN HAZARD MITIGATION PLANNING THROUGH THE TEXOMA COUNCIL OF GOVERNMENTS (TCOG).

Approved a memorandum of understanding between the City and Texoma Council of Governments (TCOG). As part of the Cooke County Mitigation Action Plan process for hazard mitigation planning, a memo of understanding must be executed between the county, each city and/or school district, and TCOG. The plan created as a result of this MOU will be presented to the county and all participating cities' and school districts' governing bodies for approval and adoption. This MOU also nominates City of Gainesville Fire Department Employees Wally Cox, Fire Chief, Jason James, Training Officer, and Wayne Twiner, Assistant Fire Chief to take part in the planning team.

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

FIRST READING CONSIDERATION OF A RESOLUTION APPROVING ACTIONS OF THE GEDC WHICH APPROVED A CONTRACT WITH NORTH STAR DESTINATION STRATEGIES FOR BRANDING SERVICES.

FIRST READING CONSIDERATION OF A RESOLUTION APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF GAINESVILLE WHICH APPROVED A CONTRACT WITH NORTH STAR DESTINATION STRATEGIES FOR BRANDING SERVICES.

Council completed first reading of a resolution approving the Gainesville Economic Development Corporation (GEDC) Board's actions to approve a contract with North Star Destination Strategies for a city-wide branding campaign. Arleene Loyd, GEDC Director, advised the cost will be split with the City and GEDC. This campaign will allow the entities to share with visitors and potential businesses who the City "is" on a wider platform. GEDC's funding portion of the contract is \$40,500. The campaign will be used by the City, Chamber of Commerce, GEDC, and Gainesville

Independent School District. Per clarification request by Mayor Pro Tem Keith Clegg, the campaign will not be used by Cooke County.

Per State law, Council takes no action on first reading. Second reading will be held September 20, 2016.

PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIAL USE PERMIT AS REQUESTED BY THOMAS (TREY) AND AMY SCHALK, ALLOWING FOR THE OPERATION OF A BED AND BREAKFAST AT 311 SOUTH DENTON STREET.

PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIAL USE PERMIT AS REQUESTED BY THOMAS (TREY) AND AMY SCHALK, ALLOWING FOR THE OPERATION OF A BED AND BREAKFAST AT 311 SOUTH DENTON STREET; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.

Mayor Jim Goldsworthy opened the Public Hearing at 6:50 p.m. and called for public comment on the proposed special use permit issuance.

Trey Schalk, owner of the proposed bed and breakfast at 311 S Denton, spoke in support of the special use permit. He explained that he and his wife wanted to purchase an older home to share with the community. Trey is a native resident of Gainesville who moved away for nearly twenty years, but has returned home.

Lisa Erlandson, owner of Le Retreat House, 412 E Pecan, spoke in support of the special use permit. Le Retreat is closely related to a bed and breakfast, but is intended for crafters, and has been in operation for ten years. She advised that she pays nearly \$15,000 each year in Hotel/Motel occupancy taxes, and her customers shop in, dine in, and promote Gainesville. Lisa said that while the bed and breakfast is not a major company, it could introduce a new crop of people to Gainesville by providing a positive experience, which they will then tell other travelers about. Lisa also explained that she received notice of the proposed issuance as her property is within 200 feet of 311 S Denton and wanted to provide some positivity, as she felt there is too much negativity.

With no further discussion, Councilmember Keeler moved to close the Public Hearing, with second by Councilmember Moore, and the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

The Public Hearing was closed at 6:55 p.m.

ORDINANCE 1395-09-2016 – GRANTING A SPECIAL USE PERMIT AS REQUESTED BY THOMAS (TREY) AND AMY SCHALK, ALLOWING FOR THE OPERATION OF A BED AND BREAKFAST AT 311 SOUTH DENTON STREET; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.

CONSIDERATION OF AND ACTION ON THE FIRST READING OF AN ORDINANCE GRANTING A SPECIAL USE PERMIT AS REQUESTED BY THOMAS (TREY) AND AMY SCHALK, ALLOWING FOR THE OPERATION OF A BED AND BREAKFAST AT 311 SOUTH DENTON STREET; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING. Council adopted an ordinance issuing a Special Use Permit (SUP) for a bed and breakfast at 311 S Denton St as requested by the homeowners. The permit expires upon sale or lease of the property. Councilmembers expressed their well wishes for the business venture.

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

Councilmember Clegg **moved to Adopt the Ordinance**, seconded by Councilmember Moore, 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 6:56p.m.

Respectfully submitted,

Caitlyn Huddleston, City Secretary

Jim Goldsworthy, Mayor