

**MINUTES  
CITY OF GAINESVILLE  
CITY COUNCIL MEETING  
200 South Rusk  
Gainesville, Texas 76240  
August 20, 2019**

The City Council of the City of Gainesville, Texas met in regular session on August 20, 2019 at 6:30 p.m. with the following persons in attendance.

**MEMBERS PRESENT:** Mayor Jim Goldsworthy, Mayor Pro Tem Tommy Moore, Ken Keeler, Mary Jo Dollar, Steve Gordon

**MEMBERS ABSENT:** Carolyn Hendricks, Keith Clegg

**STAFF PRESENT:** Barry Sullivan, City Manager; Belvin Harris, City Attorney; Kevin Phillips, Chief of Police; J. I. Johnson, Finance Director; Karen Dixon, Controller; Calvin Manuel, Community Development Director; Arlene Loyd, GEDC Director; Ron Sellman, Public Works Director; Melinda Medford, Executive Secretary

**OTHERS PRESENT:** Delania Raney, Mike Gordon, Sarah Einselen, Becca Cortni, John Fleming, Doug Smithson, Dolores Hennesy, Craig Evins, Dean Smith, Tony Dresser (videographer)

**CALL TO ORDER**

Mayor Jim Goldsworthy called the meeting to order at 6:33 p.m.

**INVOCATION & PLEDGE OF ALLEGIANCE**

John Fleming, First United Methodist Church, gave the invocation. Mayor Jim Goldsworthy led the pledge to the flag.

**RECOGNITIONS/PROCLAMATIONS**

**Employee of the Month, August 2019**

Ronnie Lovato, Public Works (Streets), was recognized for his outstanding customer service and excellent performance. Ronnie Lovato is an exceptional employee who is always willing to do any job assignment and works hard to make sure the job is done well. Recently, a newcomer to the City of Gainesville wrote to the City Manager to commend Ronnie Lovato on his work, commenting that Ronnie was extremely polite and took great pride in his work. City Manager Barry Sullivan appreciated Lovato for having a strong work ethic and always being positive, no matter the circumstances or situation. City Manager Barry Sullivan presented the award, along with a certificate for one paid day of vacation, to Lovato.

**GFOA Distinguished Budget Presentation Award, Karen Dixon**

The City of Gainesville received the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for FY 2018. Karen Dixon, Controller, was presented the award, which is the highest in governmental budgeting, by City Manager Barry Sullivan. Dixon is a key player in the City receiving five (5) financial transparency stars, the City of Gainesville being the smallest city to receive such honor.

**CONSENT AGENDA**

Council reviewed the Minutes of the regularly scheduled City Council Meeting on August 6, 2019 and approved them as written.

**RESOLUTION NO. 08-20-2019 - AUTHORIZING THE MAYOR OF THE CITY OF GAINESVILLE TO EXECUTE A GROUND LEASE AGREEMENT WITH FLY4X2 LLC FOR A PRIVATE HANGAR AT THE GAINESVILLE MUNICIPAL AIRPORT.**

CONSIDERATION OF AND ACTION ON A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF GAINESVILLE TO EXECUTE A GROUND LEASE AGREEMENT WITH FLY4X2 LLC FOR A PRIVATE HANGAR AT THE GAINESVILLE MUNICIPAL AIRPORT.

Fly4x2 LLC, is purchasing a 65' X 60' hangar from a private individual at the Gainesville Municipal Airport and therefore is requesting a long term ground lease. Mr. Troy Hurst will use the hangar/land to house private aircraft(s). The hangar involved is brand new and received its Certificate of Occupancy in June, 2019. The term of the ground lease will be for a primary thirty (30) year term with two potential five (5) year extensions if agreed upon by both parties. The lease rate will be eighteen (18) cents per square foot per year with CPI adjustments every five (5) years.

Councilmember Dollar **moved to approve the Consent Agenda.** The motion was seconded by Councilmember Gordon and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 2 Absent (Hendricks and Clegg).

**FIRST PUBLIC HEARING ON THE PROPOSED TAX RATE OF \$0.696290 PER \$100 VALUATION FOR CITY OF GAINESVILLE FOR THE FISCAL YEAR 2019-2020.**

FIRST PUBLIC HEARING ON THE PROPOSED TAX RATE OF \$0.696290 PER \$100 VALUATION FOR CITY OF GAINESVILLE FOR THE FISCAL YEAR 2019-2020.

Mayor opened the public hearing at 6:39 p.m. and called for public comment on the proposed Tax Rate of \$0.696290 for the City of Gainesville for Fiscal Year 2019-2020.

No one came forward to speak either for or against the proposed tax rate. The Public Hearing closed at 6:39 p.m.

Councilmember Gordon **moved to close the Public Hearing,** seconded by Councilmember Moore, the motion carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 2 Absent (Hendricks and Clegg).

The second Public Hearing is scheduled for the next Council Meeting on Tuesday, September 3, 2019 at 6:30 p.m. in the Municipal Building, Council Chambers, at 200 South Rusk Street. Council will vote to set the tax rate during the regularly scheduled Council Meeting on Tuesday, September 17, 2019 at 6:30 p.m. in the Municipal Building, Council Chambers, at 200 South Rusk Street.

**RESOLUTION 08-20-2019 A - APPROVING THE PROPOSED COOKE COUNTY APPRAISAL DISTRICT 2019-2020 BUDGET.**

CONSIDERATION OF AND ACTION ON A RESOLUTION APPROVING OR DENYING THE PROPOSED COOKE COUNTY APPRAISAL DISTRICT 2019-2020 BUDGET.

Council approved the Cooke County Appraisal District budget for 2019-2020 for assessment and collection of ad valorem taxes. City Manager Barry Sullivan advised the City had funds budgeted to pay their portion, a combined total of \$186,987.79 for appraisals and collections. Doug

Smithson, Chief Appraiser, addressed the Council stating that the Appraisal District has not overspent on any line items in the past seven (7) years. There will be an \$82,000 credit from the 2018 budget. There were 3,100 appraisal protests last year versus 4,200 appraisal protests this year. Smithson commended his staff for handling the increase while being short-handed.

Councilmember Keeler **moved to approve the Resolution.** The motion was seconded by Councilmember Moore and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 2 Absent (Hendricks and Clegg).

**PUBLIC HEARING ON ESTABLISHING “GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT IN A REINVESTMENT ZONE CREATED WITHIN THE CITY OF GAINESVILLE.”**

PUBLIC HEARING ON ESTABLISHING “GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT IN A REINVESTMENT ZONE CREATED WITHIN THE CITY OF GAINESVILLE.”

Mayor opened the Public Hearing at 6:48 p.m. and called for public comment on the Established Guidelines and Criteria for granting Tax Abatements in a Reinvestment Zone created within the City of Gainesville.

No one came forward to speak either for or against the proposed tax rate. The Public Hearing closed at 6:48 p.m.

Councilmember Moore **moved to close the Public Hearing,** seconded by Councilmember Dollar, the motion carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 2 Absent (Hendricks and Clegg).

**RESOLUTION NO. 08-20-2019 B - ESTABLISHING GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT IN A REINVESTMENT ZONE CREATED WITHIN THE CITY OF GAINESVILLE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS FINDING.**

CONSIDERATION OF AND ACTION ON A RESOLUTION ESTABLISHING GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT IN A REINVESTMENT ZONE CREATED WITHIN THE CITY OF GAINESVILLE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS FINDING.

The Resolution provides the guidelines for providing tax abatements in the city. Staff removed the language that allowed tax abatements to be provided to multi-family residential developments. Staff also removed the ninety (90) percent abatement. Both of these situations were done in the past for two (2) very large projects. Council seemed to want these options removed after those projects were completed. These guidelines will expire after two years per state law. The guidelines can be changed at any time during the effective dates with a supermajority vote of the City Council.

Councilmember Keeler **moved to close the Resolution,** seconded by Councilmember Moore, the motion carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 2 Absent (Hendricks and Clegg).

**ADJOURN**

With no further business to come before the City Council, the meeting was adjourned at 6:52 p.m.  
Respectfully submitted,

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**Melinda Medford, Executive Secretary**

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**Jim Goldsworthy, Mayor**