

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
December 1, 2020**

The City Council of the City of Gainesville, Texas met in regular session on December 1, 2020 at 6:30 p.m. with the following persons in attendance.

MEMBERS PRESENT: Mayor Pro Tem Tommy Moore, Carolyn Hendricks, Ken Keeler, Brandon Eberhart, Mary Jo Dollar, Michael Hill

MEMBERS ABSENT: Mayor Jim Goldsworthy

STAFF PRESENT: Barry Sullivan, City Manager; Belvin Harris, City Attorney; Kevin Phillips, Chief of Police; J.I. Johnson, Finance Director; Calvin Manuel, Community Development Director; David Vinton, Airport Director; Suzan Kleven, Zoo Director; Diana Alcala, City Secretary.

OTHERS PRESENT: Mike Gordon, Kelly Cain, Megan Gray-Hatfield, Delania Raney, George Bryant, Cindy Bryant, Dan Flint, Carol Flint, Aubrey Eberhart, Tony Dresser (videographer).

CALL TO ORDER

Mayor Pro Tem Tommy Moore called the meeting to order at 6:30 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Linda Lewis gave the invocation. Mayor Pro Tem Tommy Moore led the pledge to the flag.

EMPLOYEE OF THE MONTH

Police Officer Daniel Stief was awarded the December 2020 Employee of the Month.

Recently, Police Officer Daniel Stief observed a vehicle parked in a local park in the very early morning when the park was closed. He made contact with the occupants of the vehicle. He could have easily advised the occupants that the park was closed and told them to leave, but he went beyond that simple task to investigate the situation. Because of his diligence, he stopped a crime in progress.

Officer Stief continually puts forth a high level of effort with investigative skills in his daily work and also exercises the same diligence to improve the Police Department. He is active in speaking at schools about bullying and drug prevention and he is involved in the planning and teaching of civilian classes such as R.A.D. and C.R.A.S.E.

Officer Stief is a strong and productive employee of the City of Gainesville Police Department.

REPORTS

Dave Vinton, Airport Director for the City of Gainesville, gave a report on current Airport improvements. He advised council that the engineering costs will be reduced and the contract is

currently out waiting for signatures. He also stated construction costs will remain the same as it was previously presented.

CONSENT AGENDA

Council reviewed the Minutes of the Workshop Meeting on November 17, 2020 and approved them as written.

Council reviewed the Minutes of the regularly scheduled City Council Meeting on November 17, 2020 and approved them as written.

RESOLUTION NO. 12-01-2020 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TX, AUTHORIZING THE MAYOR OF THE CITY OF GAINESVILLE TO EXECUTE A GROUND LEASE AGREEMENT WITH DANWEN PROPERTIES LLC. FOR THE PURPOSE OF CONSTRUCTING A PRIVATE HANGAR AT THE GAINESVILLE MUNICIPAL AIRPORT.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TX, AUTHORIZING THE MAYOR OF THE CITY OF GAINESVILLE TO EXECUTE A GROUND LEASE AGREEMENT WITH DANWEN PROPERTIES LLC. FOR THE PURPOSE OF CONSTRUCTING A PRIVATE HANGAR AT THE GAINESVILLE MUNICIPAL AIRPORT. This Resolution authorizes the Mayor to execute a Ground Lease Agreement with DanWen Properties, LLC. for an 80' X 80' private hangar development at the Gainesville Municipal Airport. 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 nineteen (19) cents per square foot per year with CPI adjustments every five (5) years.

Councilmember Keeler **moved to approve the Consent Agenda.** The motion was seconded by Councilmember Eberhart and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Goldsworthy).

RESOLUTION NO. 12-01-2020A - A RESOLUTION OF THE CITY OF GAINESVILLE AUTHORIZING THE CITY MANAGER TO SIGN AGREEMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTION FOR THE RELOCATION OF CITY UTILITIES ALONG INTERSTATE 35 (I-35).

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This resolution approves an agreement with the Texas Department of Transportation to relocate City water and sewer lines as part of the I-35 construction project that will be let for bid in February 2021. The State will reimburse the City its cost for engineering and personnel time. Moreover, the State will make our utility relocation part of its contract for construction. City engineers will continue to work through the construction part of the contract to approve construction drawings, as-built drawings, and approve any required changes that arise during construction.

Councilmember Hendricks **moved to approve the Resolution.** The motion was seconded by Councilmember Dollar and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Goldsworthy).

RESOLUTION NO. 12-01-2020B - A RESOLUTION AUTHORIZING THE CITY MANAGER, FOR AND ON BEHALF OF THE CITY OF GAINESVILLE, TO APPROVE FRANK BUCK ZOO ENTERING AN MOU WITH ZDR3 (ZOO DISASTER RESPONSE, RESCUE, RECOVERY)

A RESOLUTION AUTHORIZING THE CITY MANAGER, FOR AND ON BEHALF OF THE CITY OF GAINESVILLE, TO APPROVE FRANK BUCK ZOO ENTERING A MEMORANDUM OF UNDERSTANDING WITH ZDR3 (ZOO DISASTER RESPONSE, RESCUE, RECOVERY)

This partnership helps Frank Buck Zoo need to comply with both USDA's Animal Welfare Act and conditions of Zoological Association of America's accreditation requirements by providing contingency planning for disaster response. The Frank Buck Zoo relations with both regional and federal partners such as the Fort Worth Zoo, during the establishment of the ZDR3 coalition has gained the Frank Buck Zoo praise and recognition in the professional zoological community.

Councilmember Dollar **moved to approve the Resolution.** The motion was seconded by Councilmember Keeler and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Goldsworthy).

RESOLUTION NO. 12-01-2020C - A RESOLUTION MAKING FINDINGS AND APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF GAINESVILLE, TEXAS, AND IFS; PROVIDING FOR AD VALOREM TAX ABATEMENT FOR SAID BUSINESS WITHIN REINVESTMENT ZONE 21 OF THE CITY OF GAINESVILLE, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT FOR AND ON BEHALF OF THE CITY, FOR THE CONSIDERATION AND ON THE TERMS AND CONDITIONS STATED THEREIN.

A RESOLUTION APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF GAINESVILLE, TEXAS, AND IFS; PROVIDING FOR AD VALOREM TAX ABATEMENT FOR SAID BUSINESS WITHIN REINVESTMENT ZONE 21 OF THE CITY OF GAINESVILLE, TEXAS.

This resolution approves a tax abatement for IFS Coatings, Inc. The abatement is for 70% of the Additional Taxable Value after IFS completes a new manufacturing building and a remodel on its current facility with an investment of \$6.5 million. IFS is required to maintain 140 employees and add 20 employees.

Councilmember Eberhart **moved to approve the Resolution.** The motion was seconded by Councilmember Hill and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Goldsworthy).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPROVING THE PARTIAL VACATION OF KING ESTATES ADDITION, BEING PLUS OR MINUS 10.27 ACRES OUT OF THE F.H. STROUD SURVEY, ABSTRACT NUMBER 0951, GENERALLY LOCATED ON FARM TO MARKET ROAD 372, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

Tabled a Resolution of the City Council of the City of Gainesville, Texas, approving the partial vacation of King Estates Addition, being plus or minus 10.27 acres out of the F.H. Stroud Survey, Abstract Number 0951, generally located on Farm to Market Road 372, within the Extraterritorial Jurisdiction of the City of Gainesville, Cooke County, Texas; providing for a repealing clause; and

establishing an effective date. This Resolution will be brought back to the Planning and Zoning Commission.

Councilmember Keeler **moved to table the Resolution.** The motion was seconded by Councilmember Hill and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Goldsworthy).

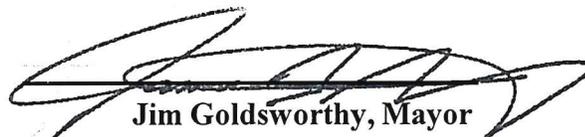
ADJOURN

With no further business to come before the City Council, the meeting was adjourned at 7:08 p.m.

Respectfully submitted,



Diana Alcala, City Secretary



Jim Goldsworthy, Mayor

