

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
December 15, 2020**

The City Council of the City of Gainesville, Texas met in regular session on December 15, 2020 at 6:30 p.m. with the following persons in attendance.

MEMBERS PRESENT: Mayor Jim Goldsworthy (virtual attendance), Mayor Pro Tem Tommy Moore, Carolyn Hendricks, Ken Keeler, Brandon Eberhart, Michael Hill

MEMBERS ABSENT: Mary Jo Dollar

STAFF PRESENT: Barry Sullivan, City Manager; Belvin Harris, City Attorney; Kevin Phillips, Chief of Police; J.I. Johnson, Finance Director; Diana Alcala, City Secretary.

OTHERS PRESENT: Mike Gordon, Kelly Cain, Megan Gray-Hatfield, Delania Raney, Tamara Sieger, John Hare, 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

John Hare gave the invocation. Mayor Pro Tem Tommy Moore led the pledge to the flag.

REPORTS

Tamara Sieger, Administrative Assistant for Gainesville Fire-Rescue, gave a report on IPAWS and CodeRED. The City of Gainesville has modernized its public alert system from WWII-era, air-raid sirens to a 21st century digital alert system, which can relay detailed information about a host of threats to multiple communication devices and multiple mass media sources in the City.

The new warnings will include specific information about the threat and instructions on how to protect yourself and your family. Warnings can alert the public about severe weather, an active shooter or any other imminent danger. The warnings can also alert the public of instances that affect large numbers of citizens, such as a hazardous materials incident.

The alerts will be sent to cell phones, landline phones, radio stations, television channels, Facebook, Twitter, and NOAA weather radios. The City of Gainesville will also post alerts on its website, which notify the public via text messages and emails.

CONSENT AGENDA

Council reviewed the Minutes of the Workshop Meeting on December 1, 2020 and approved them as written.

RESOLUTION NO. 12-15-2020 - 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 a 60' X 60' 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 Hill and carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar).

RESOLUTION NO. 12-15-2020A - A RESOLUTION OF THE CITY OF GAINESVILLE, TEXAS CREATING THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE AND APPOINTING ITS MEMBERS, ESTABLISHING AND ADOPTING THE PROCEDURAL RULES FOR AND DUTIES ASSOCIATED THEREFORE IN ACCORDANCE WITH CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE REGARDING IMPACT FEES.

A RESOLUTION OF THE CITY OF GAINESVILLE, TEXAS CREATING THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE AND APPOINTING ITS MEMBERS, ESTABLISHING AND ADOPTING THE PROCEDURAL RULES FOR AND DUTIES ASSOCIATED THEREFORE IN ACCORDANCE WITH CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE REGARDING IMPACT FEES.

This resolution appoints the Planning and Zoning Commission as the Capital Improvement Advisory Committee (CIAC) for the purpose of providing recommendations on impact fees to the Council. State law requires that a person from the city's extraterritorial jurisdiction (ETJ) be appointed to the committee if fees will apply to the ETJ. At least one member of the CIAC is required to be from real estate, development, or building industry.

The CIAC will serve in an advisory capacity. It will specifically advise on the land use assumptions, capital improvement plan, and adoption of impact fees. The committee shall be required to meet at least twice a year to make a report on the progress of the impact fee program and any perceived inequities to the City Council. They shall advise City Council of the need to update or revise the land use assumptions, capital improvement plan, or impact fees at least every five years.

This committee is required per Chapter 395 of the Local Government Code if the City Council wants to move forward with a full review of impact fees. The impact fee study should be ready for review by the City Council and CIAC early next year.

The Mayor will need to appoint with City Council approval at least one if not two additional members to the CIAC to cover the EJT member and real estate, development, or building industry member.

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

RESOLUTION NO. 12-15-2020B - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AMENDING CHANGE ORDER ONE FOR SUMP K FOR ADDITIONS TO UTILITIES AT THE AIRPORT.

This resolution amends Change Order One for SUMP K for additions to utilities at the Airport. Per contract, the City (lessor) is responsible for the utility expansion at the Gainesville Municipal Airport to the Ken Lovegreen Hangar (Lessee). The council approved a resolution for \$110,000 to SUMP K to complete these utility lines. This resolution will approve amending Change Order One from \$110,000 to \$147,565.20 a change of \$37,565.20.

At the approval of this original change order Council was informed that the electrical work price was not guaranteed because electrical panels could not be found at the time. We thought that the limited supply would lead to a higher final cost. The final electrical came in \$17,015 over the original estimate.

In order to avoid having sewer line run under the taxiway between buildings and to allow for future hangar development to the south of these hangars, the Public Works Director thought it best to provide a sewer main along the south side of the buildings an additional cost of \$19,231.75. He also added two additional water service to the water line for future development at an additional cost of \$1,751.50.

The total amount of the changes shown above is \$37,998.25. There were a few reductions in unit prices to reduce the overall change order by \$433.05 to \$37,565.20.

Funds are available for these changes from FY 2018 Bonds. The City completed SUMP I – Culberson Street with \$240,000 remaining in the fund that needs to be used specifically on street work, which reduces the need for FY 2018 bond funds for Bird, Hancock, and Broadway.

Councilmember Keeler **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 (Dollar).

EXECUTIVE SESSION

At 6:57 p.m. Mayor Pro Tem Tommy Moore 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-Client Matters
- Under Government Code §551.072 Real Property
- Under Government Code §551.074 Personnel – City Manager’s Evaluation

RECONVENE INTO OPEN SESSION

Council reconvened into open session at 7:50 p.m. and Mayor Pro Tem Tommy Moore announced no action was taken during executive session.

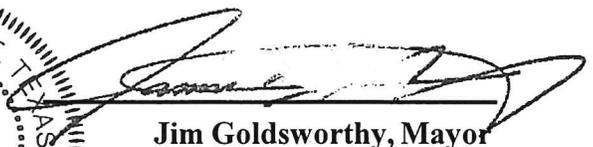
ADJOURN

With no further business to come before the City Council, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,



Diana Alcalá, City Secretary



Jim Goldsworthy, Mayor

THIS PAGE INTENTIONALLY BLANK