

**MINUTES  
CITY OF GAINESVILLE  
CITY COUNCIL MEETING  
200 South Rusk  
Gainesville, Texas 76240  
January 5, 2021**

The City Council of the City of Gainesville, Texas met in regular session on January 5, 2021 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, Mary Jo Dollar.

**MEMBERS ABSENT:** None

**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, Megan Gray-Hatfield, Delania Raney, Lynn Switzer, Rev. Jonathan Jones, Kenny Blakey, Aubrey Eberhart, Tony Dresser (videographer).

**CALL TO ORDER**

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

**INVOCATION & PLEDGE OF ALLEGIANCE**

Rev. Jonathan Jones gave the invocation. Mayor Goldsworthy led the pledge to the flag.

**CONSENT AGENDA**

Council reviewed the Minutes of the Workshop Meeting on December 15, 2020 and approved them as written.

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

**RESOLUTION NO. 01-05-2021 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT WITH THE OLD DENTON ROAD WATER ASSOCIATION TO PROVIDE DIRECT WATER SERVICE.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT WITH THE OLD DENTON ROAD WATER ASSOCIATION TO PROVIDE DIRECT WATER SERVICE.

This resolution allows the City Manager to sign an agreement with the Old Denton Road Water Association to take over the system. There are currently 31 active meters on the Association's system. Currently, the system is connected to a City water line and metered at that point. The Association bills its customers.

After the Association pays the bill that arrives in March, the City will take over the water line and be responsible for maintenance. The City will also start directly billing the customers. The initiation fees are included in the agreement. The customers in this area will be charged per the fee schedule for monthly water service.

Councilmember Keeler **moved to approve the Resolution.** The motion was seconded by Councilmember Moore and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**RESOLUTION NO. 01-05-2021A - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN A SETTLEMENT AGREEMENT WITH SOZO CENTER, LLC AND BYC, LLC.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN A SETTLEMENT AGREEMENT WITH SOZO CENTER, LLC AND BYC, LLC.

The resolution authorizes the City Manager to sign a settlement agreement with the owners of the Old Hospital (Sozo Center, LLC and BYC, LLC). The agreement will eliminate all lawsuits between the City and the owners of the Old Hospital (1400 and 1420 O'Neal Street, Gainesville, Texas and formerly known as 1410 O'Neal Street, Gainesville, Texas and 1016 Ritchey Street Gainesville, Texas).

Councilmember Hendricks **moved to approve the Resolution.** The motion was seconded by Councilmember Eberhart and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**RESOLUTION NO. 01-05-2021B - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN A 380 ECONOMIC DEVELOPMENT AGREEMENT WITH SOZO CENTER, LLC AND BYC, LLC.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN A 380 ECONOMIC DEVELOPMENT AGREEMENT WITH SOZO CENTER, LLC AND BYC, LLC.

The resolution authorizes the City Manager to sign a 380 Economic Development Agreement with the owners of the Old Hospital (Sozo Center, LLC and BYC, LLC). This is part of the Settlement Agreement, which is the previous agenda item. The City Manager is only authorized to sign this 380 agreement after the settlement agreement is executed by both parties.

The 380 agreement calls for the City to provide \$750,000 for the demolition of the Old Hospital. The money will be placed in an escrow account and the owner may utilize the funds for the sole purpose of demolishing the Old Hospital. The owners will have around 21 weeks to demolish the structure.

Councilmember Moore **moved to approve the Resolution.** The motion was seconded by Councilmember Keeler and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**RESOLUTION NO. 01-05-2021C - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, GRANTING PERMISSION TO COOKE COUNTY EMERGENCY SERVICES DISTRICT 1 TO OVERLAP GAINESVILLE'S EXTRA TERRITORIAL JURISDICTION.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, GRANTING PERMISSION TO COOKE COUNTY EMERGENCY SERVICES DISTRICT 1 TO OVERLAP GAINESVILLE'S EXTRA TERRITORIAL JURISDICTION.

At the September 15, 2020 City Council Meeting, Lynn Switzer presented a proposal on including a portion of Gainesville's extraterritorial jurisdiction (ETJ) in their proposed Emergency Services

District. The Resolution approved at the October 6, 2020 City Council Meeting serves as the written permission they require to include 0.954929 sq. miles in their proposed ESD.

Cooke County Emergency Services District 1 has now requested to amend the approved area to 3.09 sq. miles. This Resolution serves as the written permission required to allow the extra territorial jurisdiction to overlap. The residents of the proposed district will get to vote to determine if they want the district or not, if the Commissioners Court votes to allow the issue to go before the voters. The district will be able to tax up to \$0.10 per \$100 value if the voters approve the emergency district.

Councilmember Eberhart **moved to approve the Resolution.** The motion was seconded by Councilmember Keeler and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**EXECUTIVE SESSION**

At 6:47 p.m. Mayor Goldsworthy 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

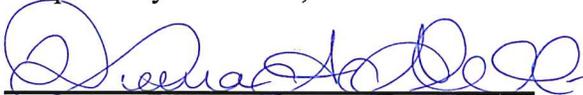
**RECONVENE INTO OPEN SESSION**

Council reconvened into open session at 7:14 p.m. and Mayor Goldsworthy announced no action was taken during executive session.

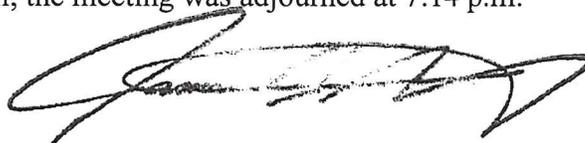
**ADJOURN**

With no further business to come before the City Council, the meeting was adjourned at 7:14 p.m.

Respectfully submitted,



**Diana Alcalá, City Secretary**



**Jim Goldsworthy, Mayor**



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