

**MINUTES  
CITY OF GAINESVILLE  
CITY COUNCIL MEETING  
Zoom Web Meeting  
Gainesville, Texas 76240  
February 16, 2021**

The City Council of the City of Gainesville, Texas met in regular session on February 16, 2021 at 6:43 p.m. with the following persons attending the virtual meeting.

**MEMBERS PRESENT:** Mayor Jim Goldsworthy, 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; Kevin Phillips, Chief of Police; J.I. Johnson, Finance Director; Diana Alcala, City Secretary.

**OTHERS PRESENT:** Megan Gray, Kelly Cain, Landon Darwin, Brian Gasperson, Mike Sizelove.

**CALL TO ORDER**

Mayor Jim Goldsworthy called the meeting to order at 6:43 p.m.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Jim Goldsworthy gave the invocation and led the pledge to the flag.

**CONSENT AGENDA**

Council reviewed the Minutes of the City Council Meeting on February 2, 2021 and approved them as written.

**REPORTS**

Kevin Phillips, Chief of Police, presented a Racial Profiling report to Council. He concluded the report stating there is no evidence of profiling and no areas of concern.

**RESOLUTION NO. 02-16-2021 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TX, AUTHORIZING THE MAYOR TO EXECUTE A GROUND LEASE AGREEMENT WITH HANGARSPLUS, LLC. FOR PRIVATE HANGAR DEVELOPMENT AT THE GAINESVILLE MUNICIPAL AIRPORT.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TX, AUTHORIZING THE MAYOR TO EXECUTE A GROUND LEASE AGREEMENT WITH HANGARSPLUS, LLC.

This Resolution authorizes the Mayor to execute a ground lease with Hangarsplus LLC. for the purpose of constructing a 70' X 70' hangar 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 Dollar and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

**RESOLUTION NO. 02-16-2021A - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPROVING THE CHALMERS ESTATES PHASE II PRELIMINARY PLAT WITH VARIANCES, BEING PLUS OR MINUS 20.60 ACRES OUT OF THE A.C.C. BAILEY SURVEY, ABSTRACT NUMBER 44, GENERALLY LOCATED ON FARM TO MARKET ROAD 678, WITHIN THE CITY LIMITS OF GAINESVILLE, COOKE COUNTY, TEXAS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPROVING THE CHALMERS ESTATES PHASE II PRELIMINARY PLAT WITH VARIANCES.

This Resolution approves the Chalmers Estates Phase II Preliminary Plat with variances. The variances as proposed would allow Chalmers Phase II to be developed consistent with the Chalmers Phase I, which was built in the early 2000's.

Councilmember Dollar **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. 02-02-2021B - A RESOLUTION GRANTING PERMISSION TO SIZELOVE CONSTRUCTION TO CONSTRUCT A BOAT RAMP, IN ACCORDANCE WITH "EXHIBIT A" ATTACHED HERETO, AT THE REFUGE SUBDIVISION ON MOSS LAKE.**

A RESOLUTION GRANTING PERMISSION TO SIZELOVE CONSTRUCTION TO CONSTRUCT A BOAT RAMP AT THE REFUGE SUBDIVISION ON MOSS LAKE.

This Resolution grants permission to Sizelove Construction to construct a boat ramp at the Refuge Subdivision on Moss Lake. This resolution was approved with a fee to be determined and added to the City's annual fee schedule. The boat ramp will not have public access and will only serve the residents of the Refuge subdivision.

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

**EXECUTIVE SESSION**

At 7:08 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 §551.072 Real Property  
Under Government Code §551.087 Economic Development

**RECONVENE INTO OPEN SESSION**

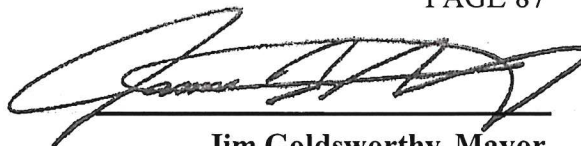
Council reconvened into open session at 7:33 p.m. and Mayor Goldsworthy announced no action was taken during executive session.

**ADJOURN**

With no further business to come before the City Council, the meeting was adjourned at 7:33 p.m.  
Respectfully submitted,



**Diana Alcala, City Secretary**



**Jim Goldsworthy, Mayor**



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