

**MINUTES  
CITY OF GAINESVILLE  
CITY COUNCIL MEETING  
200 South Rusk  
Gainesville, Texas 76240  
June 1, 2021**

The City Council of the City of Gainesville, Texas met in regular session on June 1, 2021 at 6:30 p.m. with the following persons in attendance.

**MEMBERS PRESENT:** Mayor Tommy Moore, Mayor Pro Tem Ken Keeler, Carolyn Hendricks, Brandon Eberhart, Michael Hill.

**MEMBERS ABSENT:** Mary Jo Dollar.

**STAFF PRESENT:** Barry Sullivan, City Manager; Belvin Harris, City Attorney; Diana Alcala, City Secretary; J.I. Johnson, Finance Director; Kevin Phillips, Police Chief; Calvin Manuel, Community Development Director; Audrey Schroyer, GEDC Director.

**OTHERS PRESENT:** Mike Gordon, Kelly Cain, Aubrey Eberhart, Delania Raney, Elaine McHorse, Alanna Williams, Martin Phillips, Janice Hill, Frank Lorne, Dharla Wall, Colton Wall, Jeffrey Clancy, Tony Dresser (videographer).

**CALL TO ORDER**

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

**INVOCATION & PLEDGE OF ALLEGIANCE**

Barry Sullivan gave the invocation. Mayor Tommy Moore led the pledge to the flag.

**CONSENT AGENDA**

Council reviewed the Minutes of the City Council Workshop on May 15, 2021 and approved them as written.

Council reviewed the Minutes of the City Council Meeting on May 18, 2021 and approved them as written.

**RESOLUTION 06-01-2021 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE APPROVING THE ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, WHICH APPROVED THE COST OF LIVING INCREASES FOR GEDC STAFF IN ACCORDANCE WITH CITY OF GAINESVILLE POLICY.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE APPROVING THE ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, WHICH APPROVED THE COST OF LIVING INCREASES FOR GEDC STAFF IN ACCORDANCE WITH CITY OF GAINESVILLE POLICY.

This Resolution approves 5% increases to GEDC staff salaries in accordance with adjustments made by the City of Gainesville.

**RESOLUTION 06-01-2021A - 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 EXTRATERRITORIAL 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 EXTRATERRITORIAL JURISDICTION.

This Resolution renews Gainesville's consent for a portion of the City's Extraterritorial Jurisdiction (ETJ) to be included in a proposed Emergency Services District (ESD). The previous approved Resolution from January 5, 2021 had a 6 month sunset date and needed to be reapproved to be placed on an upcoming agenda for the County Commissioners.

Councilmember Keeler **moved to approve the Consent Agenda.** The motion was seconded by Councilmember Hill and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar).

**FIRST READING ON A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE APPROVING THE ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, WHICH APPROVED AN ECONOMIC DEVELOPMENT EXPENDITURE FOR TARGETED INFRASTRUCTURE IMPROVEMENTS OF THE PUBLIC DOCK AT MOSS LAKE.**

Conducted the first reading on a resolution to expend economic development funds for targeted infrastructure improvements to the public dock at Moss Lake. A private company, North Texas Marine, is contributing \$12,000.00 to the \$18,645.00 improvement project and requested infrastructure assistance from the GEDC for the remainder of the project cost. This will be placed on the June 15, 2021 agenda for a vote.

**FIRST READING ON A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE APPROVING THE ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, WHICH APPROVED AN ECONOMIC DEVELOPMENT EXPENDITURE FOR A JOB CREATION INCENTIVE BETWEEN THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION AND NORTH TEXAS MEDICAL CENTER.**

Conducted the first reading on a resolution to expend economic development funds to support the recruitment and retention of qualified nursing personnel to North Texas Medical Center, which constitutes as primary job creation. North Texas Medical Center ("NTMC") will offer up to twelve (12) nursing candidates a Fifteen Thousand Dollar (\$15,000.00) loan to be used toward the purchase of a new home in Cooke County, with an additional Three Thousand Dollar (\$3,000.00) loan for candidates who purchase a home within Gainesville city limits. The loan will be forgiven over the course of five years, with forgiveness of 20% for each year. The Gainesville Economic Development Corporation agrees to contribute Three-Thousand Dollars (\$3,000.00) per candidate ("GEDC Loan") that purchases within Gainesville city limits up to Thirty-Six Thousand Dollars (\$36,000.00). In connection with the agreement between NTMC and each nursing candidate, NTMC will repay Gainesville Economic Development Corporation all or a portion of the Three-Thousand Dollars (\$3,000.00), if the nurse terminates employment before completing five (5) years of employment. This will be placed on the June 15, 2021 agenda for a vote.

**AN ORDINANCE DESIGNATING THE NORTHBOUND AND SOUTHBOUND LANES OF THE 300 AND 400 BLOCKS OF SOUTH CULBERSON STREET; THE EASTBOUND AND**

**WESTBOUND LANES OF THE 400 BLOCK OF WEST GARNETT STREET; AND THE NORTHBOUND AND SOUTHBOUND LANES OF THE 400 BLOCK OF SOUTH WEAVER STREET AS AREAS WHERE THE PARKING OF VEHICLES WILL BE PROHIBITED; PROVIDING FOR THE ERECTION OF SIGNS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; PROVIDING FOR SUSPENSION OF THE CHARTER PROVISION REQUIREMENT OF READING ON THREE SEPARATE OCCASIONS; PROVIDING AN EFFECTIVE DATE; AND MAKING AN OPEN MEETING FINDING.**

Tabled the Ordinance requesting to designate the northbound and southbound lanes of the 300 and 400 blocks of South Culberson Street; the eastbound and westbound lanes of the 400 block of West Garnett Street; and the northbound and southbound lanes of the 400 block of South Weaver Street as areas where the parking of vehicles will be prohibited.

Councilmember Keeler **moved to table the Ordinance.** The motion was seconded by Councilmember Hill and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar).

**PUBLIC HEARING ON AN ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS AMENDING APPENDIX A: ZONING, ARTICLE III: USE OF LAND OR PREMISES, SECTION 3.3: SPECIAL USE PERMITS, TABLE 3.03.03D [CONDITIONS FOR SHORT TERM RENTALS NOT OCCUPIED BY OWNER, OWNER LIVES FURTHER THAN ONE MILE OF STR] TO INCLUDE CONDITIONS FOR SF-1, SINGLE FAMILY RESIDENTIAL ONE ZONING DISTRICT AND SF-2, SINGLE FAMILY RESIDENTIAL TWO ZONING DISTRICT; PROVIDING FOR A FINDINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICT RESOLUTION CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING AN OPEN MEETING FINDING.**

PUBLIC HEARING ON AN ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS AMENDING APPENDIX A: ZONING, ARTICLE III: USE OF LAND OR PREMISES, SECTION 3.3: SPECIAL USE PERMITS, TABLE 3.03.03D [CONDITIONS FOR SHORT TERM RENTALS NOT OCCUPIED BY OWNER, OWNER LIVES FURTHER THAN ONE MILE OF STR] TO INCLUDE CONDITIONS FOR SF-1, SINGLE FAMILY RESIDENTIAL ONE ZONING DISTRICT AND SF-2, SINGLE FAMILY RESIDENTIAL TWO ZONING DISTRICT.

Mayor Tommy Moore opened the public hearing at 6:47 p.m. and called for public comment on the amendment.

Dharla Wall came forward to speak in favor of the Ordinance

Councilmember Hendricks **moved to close the public hearing,** seconded by Councilmember Eberhart, the motion carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar). The public hearing was closed at 6:55 p.m.

**ORDINANCE 1492-06-2021- AN ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS AMENDING APPENDIX A: ZONING, ARTICLE III: USE OF LAND OR PREMISES, SECTION 3.3: SPECIAL USE PERMITS, TABLE 3.03.03D [CONDITIONS FOR SHORT TERM RENTALS NOT OCCUPIED BY OWNER, OWNER LIVES FURTHER THAN ONE MILE OF STR] TO INCLUDE CONDITIONS FOR SF-1, SINGLE FAMILY RESIDENTIAL ONE ZONING DISTRICT AND SF-2, SINGLE FAMILY**

**RESIDENTIAL TWO ZONING DISTRICT; PROVIDING FOR A FINDINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICT RESOLUTION CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING AN OPEN MEETING FINDING.**

AN ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS AMENDING APPENDIX A: ZONING, ARTICLE III: USE OF LAND OR PREMISES, SECTION 3.3: SPECIAL USE PERMITS, TABLE 3.03.03D [CONDITIONS FOR SHORT TERM RENTALS NOT OCCUPIED BY OWNER, OWNER LIVES FURTHER THAN ONE MILE OF STR] TO INCLUDE CONDITIONS FOR SF-1, SINGLE FAMILY RESIDENTIAL ONE ZONING DISTRICT AND SF-2, SINGLE FAMILY RESIDENTIAL TWO ZONING DISTRICT.

Approved an Ordinance to allow for short-term rentals within the SF-1, and SF-2 zoning districts for owners that live further than one mile from the location of the rental property.

Councilmember Keeler ~~moved to suspend the Charter.~~ The motion was seconded by Councilmember Eberhart and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar).

Councilmember Keeler **moved to approve the Ordinance.** The motion was seconded by Councilmember Eberhart and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar).

**PUBLIC HEARING ON AN ORDINANCE MAKING FINDINGS; DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; ASSIGNING THE NAME "REINVESTMENT ZONE NUMBER 22 (TWENTY-TWO) OF THE CITY OF GAINESVILLE, TEXAS" TO SAID ZONE; DESCRIBING THE BOUNDARIES THEREOF; PROVIDING FOR ELIGIBILITY REQUIREMENTS FOR TAX ABATEMENT WITHIN SAID ZONE; PROVIDING TERMS FOR ABATEMENT WITHIN THE ZONE; PROVIDING REQUIREMENTS FOR TAX ABATEMENT AGREEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND MAKING AN OPEN MEETING FINDING.**

PUBLIC HEARING ON AN ORDINANCE MAKING FINDINGS; DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; ASSIGNING THE NAME "REINVESTMENT ZONE NUMBER 22 (TWENTY-TWO) OF THE CITY OF GAINESVILLE, TEXAS" TO SAID ZONE; DESCRIBING THE BOUNDARIES THEREOF; PROVIDING FOR ELIGIBILITY REQUIREMENTS FOR TAX ABATEMENT WITHIN SAID ZONE; PROVIDING TERMS FOR ABATEMENT WITHIN THE ZONE; PROVIDING REQUIREMENTS FOR TAX ABATEMENT AGREEMENTS.

Mayor Tommy Moore opened the public hearing at 7:04 p.m. and called for public comment on the Ordinance.

No one came forward to speak on the proposed Ordinance

Councilmember Hill **moved to close the public hearing,** seconded by Councilmember Keeler, the motion carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar).  
The public hearing was closed at 7:05 p.m.

**ORDINANCE 1493-06-2021- AN ORDINANCE MAKING FINDINGS; DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; ASSIGNING THE NAME "REINVESTMENT ZONE NUMBER 22 (TWENTY-TWO) OF THE CITY OF GAINESVILLE, TEXAS" TO SAID ZONE; DESCRIBING THE BOUNDARIES THEREOF; PROVIDING FOR ELIGIBILITY REQUIREMENTS FOR TAX ABATEMENT WITHIN SAID ZONE; PROVIDING**

**TERMS FOR ABATEMENT WITHIN THE ZONE; PROVIDING REQUIREMENTS FOR TAX ABATEMENT AGREEMENTS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND MAKING AN OPEN MEETING FINDING.**

AN ORDINANCE MAKING FINDINGS; DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; ASSIGNING THE NAME "REINVESTMENT ZONE NUMBER 22 (TWENTY-TWO) OF THE CITY OF GAINESVILLE, TEXAS" TO SAID ZONE; DESCRIBING THE BOUNDARIES THEREOF; PROVIDING FOR ELIGIBILITY REQUIREMENTS FOR TAX ABATEMENT WITHIN SAID ZONE; PROVIDING TERMS FOR ABATEMENT WITHIN THE ZONE; PROVIDING REQUIREMENTS FOR TAX ABATEMENT AGREEMENTS.

This ordinance declares 2600 and 2601 Airport Drive as a reinvestment zone. This area was previously declared Reinvestment Zone No. 17 on October 16, 2012. Reinvestment zones are only effective for five years per Chapter 312.203 of the State of Texas Tax Code. In order to provide a tax abatement in this area, the City Council must create another reinvestment zone.

Councilmember Eberhart **moved to suspend the Charter.** The motion was seconded by Councilmember Hendricks and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar).

Councilmember Eberhart **moved to approve the Ordinance.** The motion was seconded by Councilmember Hill and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar).

**RESOLUTION 06-01-2021B - A RESOLUTION APPOINTING A COUNCIL MEMBER FOR WARD 5 ON THE GAINESVILLE CITY COUNCIL; SAID APPOINTEE TO HOLD OFFICE UNTIL THE GENERAL ELECTION OF CITY OFFICERS ON MAY 7, 2022.**

A RESOLUTION APPOINTING A COUNCIL MEMBER FOR WARD 5 ON THE GAINESVILLE CITY COUNCIL; SAID APPOINTEE TO HOLD OFFICE UNTIL THE GENERAL ELECTION OF CITY OFFICERS ON MAY 7, 2022.

This Resolution appoints Martin Phillips as the councilmember for Ward 5, filling the vacancy declared at the May 18, 2021 City Council meeting. The appointee will hold the position until the next annual City General Election of Officers, May 7, 2021. (City Charter, Section 3.06)

Councilmember Hendricks **moved to approve the Resolution.** The motion was seconded by Councilmember Eberhart and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar).

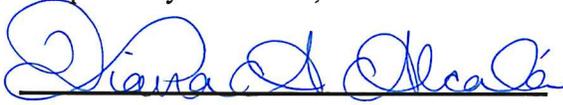
**RESOLUTION 06-01-2021C - A RESOLUTION SUPPORTING THE CITY OF GAINESVILLE'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2021 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS.**

A RESOLUTION SUPPORTING THE CITY OF GAINESVILLE'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2021 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS.

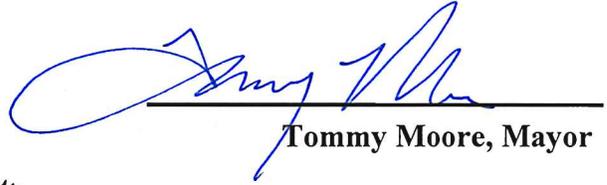
This resolution officially declares The City Council's approval to submit a grant to TXDOT for a \$1.1 million sidewalk that will extend along FM 1306 from the high school to (California/US 51) North Central Texas College and then to downtown. There is no matching requirement for the grant; the installation should not cost the City any funding but will have responsibility for maintenance of sidewalk if grant is received.

Councilmember Hill **moved to approve the Resolution.** The motion was seconded by Councilmember Keeler and carried by vote of 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Dollar).

With no further business to come before the City Council, the meeting was adjourned at 7:15 p.m.  
Respectfully submitted,



**Diana Alcala, City Secretary**



**Tommy Moore, Mayor**

