



**CITY OF GAINESVILLE**  
**NOTICE OF REGULAR CALLED CITY COUNCIL MEETING**  
**Tuesday, February 21, 2023 6:30 P.M.**  
**MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS**

*Tommy Moore, Mayor*

*Carolyn Hendricks, Councilmember, Ward 1*  
*Brandon Eberhart, Councilmember, Ward 2*  
*Michael Hill, Councilmember, Ward 3*

*Ken Keeler, Councilmember, Mayor Pro Tem*  
*Martin Phillips, Councilmember, Ward 5*  
*Mary Jo Dollar, Councilmember, Ward 6*

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**AGENDA**

1. **CALL TO ORDER .....Mayor Tommy Moore**
2. **INVOCATION**
3. **PLEDGE TO THE FLAG**
4. **RECOGNITIONS/PROCLAMATIONS**  
**Employee of the Month.....Jay Borowy**
5. **REPORTS**
6. **CITIZEN COMMENTS**
7. **CONSENT AGENDA**
  - A. Approve Minutes of February 7, 2023 City Council Meeting
  - B. Consideration of and action on a Resolution of the City of Gainesville, Texas authorizing the City Manager to sign the participation forms for Opioid Settlement Agreements with Allergan, CVS, Walgreens, and Walmart.
8. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas authorizing the City Manager to sign a Deposit and Reimbursement Agreement for development of Public Improvement District One.
9. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas authorizing the City Manager to sign an agreement with P3 Works for Public Improvement District Administration Services.
10. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, accepting and approving an agreement between the City of Gainesville, the Reinvestment Zone Number One, City of Gainesville, Texas, acting through its Board of Directors, and Camp Howze Development Partners, LLC relating to the TIRZ Funding for approved and eligible project costs in accordance with the project and finance plan; authorizing the Mayor to execute the agreement on the City's behalf; and providing an effective date.

11. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing expenditures in the amount of Two Hundred Eighty Thousand Dollars to North Central Texas College for the Medal of Honor Museum.
12. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, approving the Liberty Pointe Addition Final Plat, being plus or minus 20.946 acres out of the A.C.C. Bailey Survey; Abstract Number 0044, generally located 3100 feet south and east of the Intersection of FM 3092 and FM 678, within the City Limits of Gainesville, Cooke County, Texas; providing for a repealing clause; and establishing an effective date.
13. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, approving the Patriot Addition Preliminary Plat, being plus or minus 1.755 acres out of the Thomas Survey; Abstract Number 0706, generally located southwest of the intersection Thomas Street and North Commerce, within the City Limits of Gainesville, Cooke County, Texas; providing for a repealing clause; and establishing an effective date.
14. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing the Mayor to sign a Development Agreement between the City of Gainesville, Texas, MESA Real Estate Partners, LP., B-29 Properties, LLC., Stark Enterprises, INC., John and Sandra Schmitz, and Timbercreek Real Estate Partners, LLC.

#### **EXECUTIVE SESSION \_\_\_\_\_**

Adjourn into closed or 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 Privilege – Elm Fork  
Municipal Utility District #1

#### **RECONVENE INTO OPEN SESSION \_\_\_\_\_p.m.**

#### **ADJOURN \_\_\_\_\_**

*At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the City Council may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding economic development negotiations (§551.087). Any subject discussed in executive session may be subject to action during the open meeting.*

- i. Citizen comments will be limited to persons who have registered with the City Secretary in advance, except by majority vote of the City Council. In accordance with the Open Meetings Act, the Council will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for consideration.*
- ii. Items on the Consent Agenda will be voted on in one motion unless request is made for separate discussion and approved by the City Council.*
- iii. In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council may impose time limitations on speakers in Public Hearings. Applicants must limit presentations to 5 minutes. The Mayor may impose other time constraints at his discretion, depending on other prevailing factors. Speakers will be notified by the Mayor Pro Tem when their time has expired.*
- iv. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.*
- v. The Council reserves the right to suspend the Charter and adopt any ordinance without three readings.*
- vi. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.*

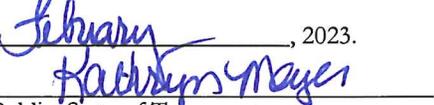
I, Diana Alcala, City Secretary, posted this Agenda on the official City of Gainesville bulletin board in the Municipal Building, 200 S. Rusk Street, Gainesville, Texas 76240, which is accessible to the public twenty-four hours each day at

3:40 a.m./p.m. on February 17, 2023.



Diana Alcala

Sworn to and subscribed before me on this the 17<sup>th</sup> day of February, 2023.



Notary Public, State of Texas  
My Commission expires: 3/23/26

