



CITY OF GAINESVILLE
NOTICE OF REGULAR CALLED CITY COUNCIL MEETING
Tuesday, March 7, 2023 6:30 P.M.
MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

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

Tommy Moore, Mayor

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

AGENDA

1. **CALL TO ORDER.....Mayor Tommy Moore**
2. **INVOCATION**
3. **PLEDGE TO THE FLAG**
4. **RECOGNITIONS/PROCLAMATIONS**
5. **REPORTS**
6. **CITIZEN COMMENTS**
7. **CONSENT AGENDA**
 - A. Approve Minutes of February 20, 2023 City Council Workshop
 - B. Approve Minutes of February 21, 2023 City Council Meeting
 - C. Consideration of and action on a Resolution approving actions of the Gainesville Economic Development Corporation of the City of Gainesville to amend the GEDC Budget for Fiscal Year 2022-2023.
 - D. Consideration of and action on a Resolution approving actions of the Gainesville Economic Development Corporation of the City of Gainesville, which approved an amendment to the employment contract between the GEDC and the GEDC Director.
 - E. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas approving the actions of the Gainesville Economic Development Corporation, which voted to approve the fourth amendment to the Purchase Agreement Option for the sale of property, located at FM 1202, Gainesville, Texas, also known as Gateway Industrial Park; authorizing the President and Executive Director to execute said fourth amendment and any and all documents to sell and convey said property; and providing for an effective date.
 - F. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing the Mayor of the City of Gainesville to execute a Hangar Lease Agreement with 2F Trade, LLC. for commercial aeronautical sales at the Gainesville Municipal Airport.
8. Consideration of and action on a Resolution authorizing the City Manager, for and on behalf of the City of Gainesville, to execute an agreement with Kimley-Horn and Associates for implementation of Individual Project Order 2023 Mill and Overlay, of the Street and Utility Maintenance Program for the City of Gainesville.

9. Consideration of and action on a Resolution authorizing the City Manager to sign the Kimley-Horn Amendment Number 01 for the SUMP L Agreement for Engineering Services associated with projects identified in the 2020 Street and Utility Maintenance Program.
10. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas approving a bid from Lynn Vessels Construction for the SUMP Bond Bid Package L Project.
11. Public Hearing on an Ordinance granting a Special Use Permit (SUP) to operate a Short-Term Rental (STR) located at 1010 Locust, legally described as plus or minus 0.16 acres, Gainesville Addition, Block 126, Tract 16, Cooke County Property ID Number 9240; providing for an effective date; containing a severability clause and making an open meeting finding.
12. Consideration of and action on an Ordinance granting a Special Use Permit (SUP) to operate a Short-Term Rental (STR) located at 1010 Locust, legally described as plus or minus 0.16 acres, Gainesville Addition, Block 126, Tract 16, Cooke County Property ID Number 9240; providing for an effective date; containing a severability clause and making an open meeting finding.
13. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas approving the actions of the Gainesville Economic Development Corporation, which voted to approve the Performance Agreement with Marching USA, LLC. to fund a job creation incentive; authorizing the President and Executive Director to execute said Performance Agreement and all related documents; and providing for an effective date.
14. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas consenting to the creation of Elm Fork Municipal Utility District No. 1 of Cooke County, or multiple municipal utility districts encompassing the same property, which currently lies partially within the corporate limits of the City of Gainesville, partially within the extraterritorial jurisdiction of the City of Gainesville, and partially located outside the corporate limits or extraterritorial jurisdiction of any city, town or village.
15. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas approving the actions of the Gainesville Economic Development Corporation, which voted to approve a Memorandum of Understanding with Workforce Solutions Texoma and North Central Texas College for a Texas Workforce Commission High Demand Job Training Grant.
16. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing the City Manager to enter into an agreement with North Central Texas College (NCTC) for a shared election polling location and related expenses.
17. Consideration of and action on an Ordinance authorizing the issuance and sale of City of Gainesville, Texas Combination Tax and Revenue Certificates of Obligation, Series

2023; levying an annual ad valorem tax for the payment of said certificates; engaging bond counsel; approving a paying agent/ registrar agreement and an official statement; and enacting other provisions relating to the subject.

18. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing the City Manager to sign Individual Project Order Number 2023 Chalmers Sanitary Sewer Line with Kimley-Horn and Associates.
19. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, authorizing the City Manager to execute release of demolition liens against properties located at 316 S. Taylor Street and 317 Fair Street to be sold at Sheriff's Sale.
20. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, approving a Construction at Risk Contractor for the Gainesville Civic Center Addition.
21. 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 Tax Increment Reinvestment Zone Consulting for the Gainesville Municipal Airport.
22. Consideration of and action on an Ordinance receiving the Certification of the City Secretary relating to the regular General Election on May 6, 2023 finding that the candidates who have filed for a place on the ballot are unopposed; declaring the results of the Election.

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 §551.074 Personnel Matters – City Attorney.

RECONVENE INTO OPEN SESSION _____ p.m.

ADJOURN _____

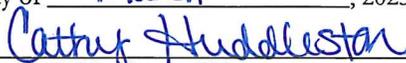
At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the City Council may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation 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 Alcalá, 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 3:30 a.m. (o) p.m. on March 3, 2023.


Diana Alcalá

Sworn to and subscribed before me on this the 3rd day of March, 2023.


Cathy Huddleston
Notary Public, State of Texas
My Commission expires: 11/7/2024

