

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
February 21, 2023**

The City Council of the City of Gainesville, Texas met in regular session February 21, 2023 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, Martin Phillips, and Mary Jo Dollar.

MEMBERS ABSENT: None

STAFF PRESENT: Barry Sullivan, City Manager; Diana Alcala, City Secretary; J.I. Johnson, Finance Director; Mike Doughty, Community Development Director; Susan Kleven, Zoo Director; William Myers, Economic Development Director.

OTHERS PRESENT: Delania Raney, Anna Beall, Kelly Cain, Kelly Smith, Mike Gordon, Janice Hill, Paula Moore, Jay Borowy, Lisa Westervelt, Aubrey Eberhart, Josh Bethke, Keith Orsburn, Steve Schmitz, Tom Borrego, Ocie Vest, and Tony Dresser (Videographer).

CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Marsha Hagen-Smith from Whaley Methodist Church gave the invocation, Mayor Tommy Moore led the pledge to the flag.

CONSENT AGENDA

The following Consent Agenda items were approved by Council.

- A. Approve Minutes of February 7, 2023 City Council Meeting.

**RESOLUTION 02-21-2023 - 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.**

This Resolution authorizes the City Manager to sign the participation forms for opioid settlement agreements with Allergan, CVS, Walgreens, and Walmart. Of the Settlement Amount, the vast majority is earmarked for use by Texas and its subdivisions to remediate and abate the impacts of the opioid crisis. The Settlements also contain injunctive relief provisions governing the opioid marketing as well as the sale and dispensing practices at the heart of the opioid claims in the lawsuits.

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

RESOLUTION 02-21-2023A - 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.

This Resolution authorizes the City Manager to sign a Reimbursement Agreement with FK Land Investments. This agreement requires FK Land Investments to pay the cost for the City to establish a Public Improvement District.

Councilmember Hill **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 02-21-2023B - 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.

This Resolution authorizes the City Manager to sign an agreement with P3 Works to help develop and administer a PID.

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

RESOLUTION 02-21-2023C - 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.

This Resolution establishes the responsibilities of the City of Gainesville and Camp Howze Development Partners, LLC in Reinvestment Zone Number One.

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

RESOLUTION 02-21-2023D - 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.

This Resolution authorizes an expenditure in the amount of Two Hundred Eighty Thousand Dollars (\$280,000) to be paid out of Hotel Occupancy Tax.

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

RESOLUTION 02-21-2023E - 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.

This Resolution approves the final plat with variances for a property 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. The preliminary plat was previously approved with variances to the setbacks, dimensions, and lot size requirements in order to match the abutting Chalmers subdivision, which was built in the early 2000s.

Councilmember Hendricks **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 02-21-2023F - 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.

This Resolution approves the preliminary plat with variances for a property being plus or minus 1.755 acres out of the J. Miller Survey, Abstract Number 0706, generally located southwest of the intersection Thomas Street and North Commerce.

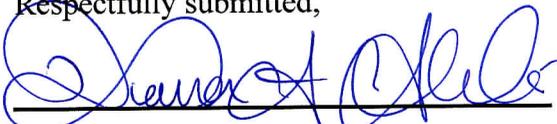
Councilmember Keeler **moved to approve the Resolution.** The motion was seconded by Councilmember Eberhart and carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

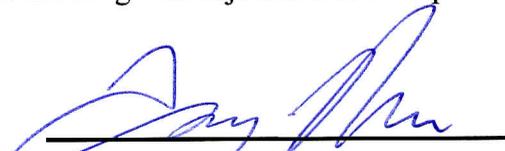
RESOLUTION 02-21-2023G - A RESOLUTION OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF GAINESVILLE, TEXAS, MESA REAL ESTATE PARTNERS, LP., B-29 PROPERTIES, LLC., STARK ENTERPRISES, INC., JOHN AND SANDRA SCHMITZ, AND TIMBERCREEK REAL ESTATE PARTNERS, LLC.

This Resolution authorizes 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. for the development of a Municipal Utility District in the proposed area.

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

With no further business to come before the City Council, the meeting was adjourned at 6:46 p.m.
Respectfully submitted,


Diana Alcalá, City Secretary


Tommy Moore, Mayor

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