



**CITY OF GAINESVILLE
NOTICE OF JOINT MEETING
CITY COUNCIL WITH REINVESTMENT BOARD NO. 2
Tuesday, December 19, 2023 6:30 P.M.
MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS**

*Keanna Franklin, Councilmember, Ward 1
Brandon Eberhart, Councilmember, Ward 2
Michael Hill, Councilmember, Ward 3*

Tommy Moore, Mayor

*Ken Keeler, Councilmember, Mayor Pro Tem
Jeff Johnson, 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**
2020 Wastewater System Master Plan FY 2023 UpdateAllen McDonald, Public Works Director
2020 Water System Master Plan FY 2023 Update.....Allen McDonald, Public Works Director
6. **CITIZEN COMMENTS**
7. **CONSENT AGENDA**
 - A. Approve Minutes of December 5, 2023 City Council Meeting.
 - B. Consideration of and action on a Resolution authorizing the purchase of a Skid Steer Loader for Parks and Recreation.
 - C. Consideration of and action on a Resolution authorizing the City Manager, for and on behalf of the City of Gainesville, to execute a Professional Service Agreement with Utility Service Company for the Water Tank Maintenance for the Gateway Tank.
8. Public Hearing under section 311.003 of the Texas Tax Code regarding the proposed creation of a Tax Increment Reinvestment Zone containing approximately 3,034.99 acres of land generally located west of Interstate 35, west of Farm to Market 1199, south of Farm to Market 1202, and north of the Elm Fork Trinity River, and being wholly located within the extraterritorial jurisdiction and corporate limits of the City of Gainesville, Texas and preliminary project and finance plan (Reinvestment Zone No. 2, City of Gainesville, Texas).
9. Consideration of and action on an Ordinance amending the City of Gainesville Code of Ordinances, Chapter 19 Water and Sewers, Article III Industrial Wastes; amending Section 19-72, Number 13 Prohibited Discharges and Limitations.

10. Consideration of and action on an Ordinance amending Ordinance 1219-12-2008; The Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone from an Outdoor Commercial (C-3) Zoning District to an Industrial (I) Zoning District of plus or minus 12.126 Acres out of the A. Boutwell Survey, Abstract 0099, a portion of Parcel ID Number 3273, commonly known as 1471 Southland Drive; within the City of Gainesville, Cooke County, Texas; providing for an amendment of the Official Zoning Map of the City of Gainesville; providing for an effective date; containing a severability clause and making an Open Meeting Finding.
11. Consideration of and action on an Ordinance of the City Council of the City of Gainesville, Texas, designating a geographic area within the City and extraterritorial jurisdiction as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Two, City of Gainesville, Texas; describing the boundaries of the Zone; creating a Board of Directors for the Zone and appointing members of the Board; establishing a Tax Increment Fund (TIRZ Fund) for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing a Preliminary Project and Finance Plan; providing that the Zone take effect immediately upon passage of the Ordinance; providing a severability clause; and providing an effective date.

CITY COUNCIL RECESS

TIRZ BOARD AGENDA

Pursuant to Chapter 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Reinvestment Zone No. 2, City of Gainesville Board of Directors to be held on December 19, 2023 at 6:30 p.m. in the Gainesville Municipal Building, 200 South Rusk, Gainesville, Texas, at which time the following will be discussed and considered:

Welcome to the Reinvestment Zone No. 2 Meeting. Please sign the Sign-In-Sheet as a record of attendance. If you wish to speak on an open-session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary before the meeting starts.

CALL TO ORDER REGULAR TIRZ NO. 2 MEETING p.m. [Chairman will call the meeting to order, establish a quorum if present; and declare notices legally posted pursuant to the Open Meetings Act. During the course of the meeting, members of the audience wishing to speak must be recognized by the Presiding Officer.]

CITIZEN COMMENTS [The Reinvestment Zone No. 2 invites citizens to speak to the board on topics not already scheduled for public hearing or on the agenda. Citizens may address the board for a maximum of three minutes. Citizens comments shall be made from the podium. Please state your name and address for the record. The board is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.]

REGULAR AGENDA

1. Discuss, consider, and take action on approval of the Final Project and Finance Plan for Reinvestment Zone Number Two, City of Gainesville, Texas, an approximate 3,034.99 acres of land generally located west of Interstate 35, west of Farm to Market 1199, south of Farm to Market 1202, and north of the Elm Fork Trinity River.
2. Discuss, consider, and take action on a TIRZ Agreement between the City of Gainesville, the Reinvestment Zone Number Two, City of Gainesville, Texas, and B-29 ADC, LLC relating to TIRZ funding for approved and eligible project costs in accordance with the Project and Finance Plan for a portion of the property within TIRZ No. 2; and authorizing the Board Chair to execute necessary documents.

RECONVENE CITY COUNCIL MEETING

12. Consideration of and action on an Ordinance of the City Council of the City of Gainesville, Texas, approving a Final Tax Increment Reinvestment Zone Project and Finance Plan for Reinvestment Zone Number Two, City of Gainesville, Texas; making certain findings; providing a severability clause; and providing for an immediate effective date.
13. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas, accepting and approving a TIRZ Agreement between the City of Gainesville, the Reinvestment Zone Number Two, City of Gainesville, Texas, and B-29 ADC, LLC relating to the TIRZ funding for approved and eligible project costs in accordance with the Project and Finance Plan for a portion of the property located within TIRZ No. 2; authorizing the Mayor to execute necessary documents; and providing an effective date.

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 – City Manager Evaluation

RECONVENE INTO OPEN SESSION

14. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas authorizing the Mayor to amend the contract for employment with the City Manager Barry Sullivan.

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./p.m. on December 15, 2023.

Diana A. Alcalá
Diana Alcalá

Sworn to and subscribed before me on this the 15 day of December, 2023.

Karley Simmons
Notary Public, State of Texas
My Commission expires: 2-20-27

