

**MINUTES
CITY OF GAINESVILLE
CITY COUNCIL MEETING
200 South Rusk
Gainesville, Texas 76240
June 20, 2017**

The City Council of the City of Gainesville, Texas met in regular session on June 20, 2017 at 6:30 p.m. with the following persons in attendance.

MEMBERS PRESENT: Mayor Jim Goldsworthy, Keith Clegg, Carolyn Hendricks, Ken Keeler, Steve Gordon, Mary Jo Dollar, Tommy Moore

STAFF PRESENT: Barry Sullivan, City Manager; Bill Harris, City Attorney; Caitlyn Huddleston, City Secretary; Kevin Phillips, Chief of Police; Dan Parker, Finance Director; Patrick McCage, Parks and Recreation Supervisor; Arlene Loyd, Gainesville Economic Development Corporation Executive Director; Wally Cox, Fire Chief

OTHERS PRESENT: Nikki King, Megan Gray-Hatfield, Ken Leach, Jerry Jones, Brad Thompson, Roni Thompson, Shannon Jeffcoat, Jason Botcher, Justin Harris, Mike Gordon, Alan Bryan, Tony Dresser (Videographer)

CALL TO ORDER

Mayor Jim Goldsworthy called the meeting to order at 6:30 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Jerry Jones, Pastor, Whaley United Methodist Church, gave the invocation. Mayor Jim Goldsworthy led the pledge to the flag.

RECOGNITIONS

Employee of the Month, June 2017

Brad Thompson, Lieutenant, Fire Department, was named June 2017 Employee of the Month and recognized for his dedication to the City of Gainesville and its citizens. Brad did an outstanding job coordinating the Shattered Dreams Program at the Gainesville High School. This Program is a real-time and real-life re-creation of what can happen if students drink and drive. The cast of characters is extensive and includes the Gainesville Fire Department, Gainesville Police Department, Texas Highway Patrol, Cooke County EMS, CareFlite, North Texas Medical Center, Cooke County Justice of the Peace, Gilbert Wrecker Service, a local mortuary, and many others. After the scenario, Brad spoke with the students about the dangers of drinking and driving, going above and beyond to impress upon the students how drinking and driving could ruin their lives. Brad's work and involvement in bringing this program to Gainesville High School students shows the professionalism he brings to his job, as well as the care and dedication he has for the people of the City of Gainesville. City Manager Barry Sullivan read and presented the recognition certificate to Thompson along with a certificate for an additional one day of vacation.

CONSENT AGENDA

Council reviewed the Minutes of the City Council budget workshop session of June 6, 2017 and the regularly scheduled City Council Meeting of June 6, 2017 and approved them as written.

Councilmember Keeler **moved to approve the consent agenda**, seconded by Councilmember Moore, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

SETTING A DATE FOR A PUBLIC HEARING ON THE ESTABLISHMENT OF A REINVESTMENT ZONE AND FOR THE CONSIDERATION OF AND ACTION ON SAID REINVESTMENT ZONE, A PROPOSED TAX ABATEMENT, AND A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT FOR THE LIBERTY CROSSING PROJECT.

Mayor Goldsworthy read the caption, then City Manager Barry Sullivan explained that the City Council will hold a public hearing for the establishment of a Reinvestment Zone, vote on the establishment of said zone, vote on a proposed Tax Abatement, and vote on a Chapter 380 Economic Development agreement for property tax and sales tax rebates for the Liberty Crossing Project, located at 4321 N I-35, formerly the old Outlet Mall, on Tuesday, July 18, 2017, at 6:30 p.m. at City Hall, 200 South Rusk Street. Sullivan referred to the presentation by Steve Schmitz at a previous council meeting.

DISCUSSION ON FARMERS MARKET AREA IMPROVEMENTS.

City Manager Barry Sullivan gave a brief history of how the Farmers Market Area Improvements project was introduced. Public meetings were held that involved the Planning and Zoning Commission, Main Street Advisory Board, and other merchants located on Commerce Street, as well as City Council. The groups were in favor of the expansion, but voiced concern regarding parking if the current lot was to be used for the expansion of the market. Sullivan pointed out that at a recent City Council meeting, the purchase of three lots at the corner of Broadway and Weaver was approved so that the land could be used for the construction of a parking lot. The City added eighteen parking spaces previously, and the current plan for the expansion could add thirteen others. Sullivan added that there is the possibility of additional head-in parking in other downtown areas, but streets may have to be converted to one-way.

Sullivan explained the architectural rendering presented at the meeting. The proposed plan includes locating the food trucks to the west of the current market pavilion, replacing the concrete with historical bricks previously removed from streets, providing an eating area with picnic tables near the food trucks, a turf lawn, performance stage, outdoor game area, and another pavilion including storage and restrooms. Sullivan reviewed the proposed design elements, which include historic lampposts, as seen throughout downtown currently, and decomposed granite for the eating areas.

Council consideration for a task order to proceed with engineering will take place at the July 18, 2017 meeting.

RESOLUTION 06-20-2017 – APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION WHICH APPROVED AN ECONOMIC DEVELOPMENT INCENTIVE FOR DURA-LINE EXPANSION.

CONSIDERATION OF AND ACTION ON THE SECOND READING OF A RESOLUTION APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF GAINESVILLE WHICH APPROVED AN ECONOMIC DEVELOPMENT INCENTIVE FOR DURA LINE EXPANSION.

Council approved actions of the Gainesville Economic Development Corporation (GEDC) Board to approve Dura-Line as an economic development project. In consideration for Dura-Line creating 40 new jobs with wages at or above \$16.50 per hour, GEDC agrees to a Job Creation Grant where Dura-Line receives a grant of \$4,000 for each new qualifying job up to \$160,000 and to be paid within 4 years, expiring in 2021. The expansion will be under the same roof at the current location. A capital investment of new equipment valued at \$10 million will be purchased.

First reading consideration was held on June 6, 2017.

Councilmember Clegg **moved to approve the resolution**, seconded by Councilmember Gordon, the motion carried by vote of 7 Ayes, 0 Nays, 0 Abstentions, 0 Absent.

RESOLUTION 06-20-2017 A – APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION WHICH VOTED TO APPROVE AN AMENDMENT TO THE ECONOMIC DEVELOPMENT INCENTIVE FOR GRANITE INDUSTRIES, LLC.

CONSIDERATION OF AND ACTION ON A RESOLUTION APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION WHICH VOTED TO APPROVE AN AMENDMENT TO THE ECONOMIC DEVELOPMENT INCENTIVE APPROVED FOR GRANITE INDUSTRIES, LLC, A DEVELOPER FOR BLACK HILL FARM DEVELOPMENT DISTRICT.

Council approved actions of the GEDC to amend the approved Granite Industries, LLC economic development project. GEDC agreed to advance the approved incentive of \$750,000 for the construction of Red Barn Road (to be located in the Black Hill Farm community) with water and sewer. Payment will be made when the performance bond is approved and accepted by the Gainesville Economic Development Corporation.

Councilmember Tommy Moore left the meeting.

Councilmember Clegg **moved to approve the resolution**, seconded by Councilmember Keeler, the motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Moore).

RESOLUTION 06-20-2017 B – FINDING THAT ONCOR’S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED AND FINDING THAT THE CITY’S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY ONCOR.

CONSIDERATION OF AND ACTION ON A RESOLUTION OF THE CITY OF GAINESVILLE, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC’S (“ONCOR” or “company”) APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY’S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

Council voted to approve a resolution to deny the rate application and consolidation proposed by Oncor. Oncor is asking for a \$317 million or 7.5% increase, which would mean an 11.8% increase for residential customers and a 0.5% increase for street lighting. A residential customer that uses 1000 kWh would see an increase of \$6.68 per month. The resolution and instruction to deny the rates were provided by Thomas Brocato, Lloyd Gosselink Rochelle & Townsend, P.C., who represents the Steering Committee Cities served by Oncor, a group of around 250 cities. City Manager Barry Sullivan added that the group does not believe the new rates would be equitable.

Councilmember Keeler **moved to approve the resolution**, seconded by Councilmember Dollar, the motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Moore).

ORDINANCE 1411-06-2017 – AMENDING THE CODE OF ORDINANCES, CHAPTER 5, ARTICLE IV SIGNS, SECTIONS 5-171 OFF-PREMISE SIGN REGULATIONS.

CONSIDERATION OF AND ACTION ON THE FIRST READING OF AN ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS AMENDING THE CODE OF ORDINANCES, CHAPTER 5, ARTICLE IV SIGNS, SECTION 5-171 OFF-PREMISE SIGN REGULATIONS; PROVIDING FOR SEVERABILITY, PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE, AND FINDING THE MEETING WAS OPEN TO THE PUBLIC.

Council adopted an ordinance amending off-premise sign regulations. Billboards will now be allowed on Grand Avenue from I-35 to 2,150 feet north of U.S. Highway 82 (just north of the entrance for Lee Intermediate School). This will allow billboards in most of the area north of US 82, which is open space and zoned general commercial (C2). The ordinance also deleted a section that forbid billboards along I-35 and US 82 in parking lots of malls, shopping centers, strip centers, or other similar commercial developments. Finally, the ordinance deleted a section that required billboards on Broadway Street, California Street and Grand Avenue to remove the signs within three years from the effective date of the 2006 sign ordinance and will follow our current legal non-conforming requirements for removal.

Councilmember Clegg **moved to Suspend the Charter requirement of three readings**, seconded by Councilmember Gordon, the motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Moore).

Councilmember Clegg **moved to Adopt the Ordinance on the First Reading**, seconded by Councilmember Keeler, the motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Moore).

RESOLUTION 06-20-2017 C – AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE INSTALLATION OF SIDEWALKS AT THE BASEBALL FIELDS AT LEONARD PARK.

CONSIDERATION OF AND ACTION ON A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE INSTALLATION OF SIDEWALKS AT THE BASEBALL FIELDS AT LEONARD PARK.

Council approved spending an estimated \$17,000 for the installment of sidewalks at the baseball and softball fields in Leonard Park. Currently, funds are available in Fund 29 – City Athletic Field Project Fund for the improvements – revenues for this fund are generated by user fees for playing in city leagues. Mayor Goldsworthy commented that this is how the government process should work. A family whose child uses a wheelchair voiced concern for access to the baseball and softball fields at Leonard Park and City employees met with them to determine the best course of action. City Manager Barry Sullivan noted that the City’s ADA Self Evaluation and Transition Plan outlines the process for bringing concerns about accessibility to the City’s attention. Sullivan also added that the sidewalks may help to alleviate some of the issues with the area being muddy after rain in the ballfield area.

Councilmember Hendricks **moved to approve the resolution**, seconded by Councilmember Dollar, the motion carried by vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Absent (Moore).

ADJOURN

With no further business to come before the City Council, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Caitlyn Huddleston, City Secretary

Gainesville City Council Minutes of June 20, 2017

Jim Goldsworthy, Mayor