



**CITY OF GAINESVILLE**

**NOTICE OF REGULAR CALLED CITY COUNCIL MEETING**

July 15, 2025

06:30 PM

MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

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**1. CALL TO ORDER**

**2. INVOCATION**

**3. PLEDGE TO THE FLAG**

**4. RECOGNITIONS/ PROCLAMATIONS**

- a. Proclamation in honor and memory of Glenn Loch

**5. REPORTS**

**6. CITIZEN COMMENTS**

**7. CONSENT AGENDA**

- a. Approve Minutes of the July 1, 2025 City Council Meeting.
- b. Consideration of and action on a resolution authorizing the City Manager of the City of Gainesville, Texas to enter into an interlocal agreement with the Texoma Council of Governments (TCOG) for 9-1-1 Public Safety Answering Point (PSAP) services.
- c. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, accepting a water utility easement from Randall's Food & Drugs, LP for the installation, operation, and maintenance of water utility improvements; authorizing the City Manager to execute all documents necessary; and providing an effective date.
- d. Consideration of and action on a resolution appointing Linda Lewis for Ward 1 on the Gainesville City Council; said appointee to hold office until the special election of city officers on May 2, 2026.
- 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 to initiate the recruitment and hiring process for a new executive director.

**8. ACTION ITEMS**

- a. Consideration of and action on a resolution of the City of Gainesville suspending the July 31, 2025 effective date of Oncor Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; 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 for the Steering Committee.
- b. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas,

authorizing the City Manager to execute a letter agreement with Mesa Real Estate Partners, LP for the construction of a drainage ditch and granting of a drainage easement to lawfully allow water runoff from the City's Water Treatment Plant onto Mesa's property; and providing an effective date.

- c. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, authorizing the City Manager to execute Amendment No. 1 to the Airport Project Participation Agreement with the Texas Department of Transportation for the Gainesville Municipal Airport AWOS Replacement Project; and providing an effective date.

**9. 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.*

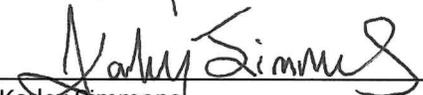
*iii. In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council may impose time limitations on speakers in Public Hearings. Applicants must limit presentations to 5 minutes. The Mayor may impose other time constraints at his discretion, depending 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.*

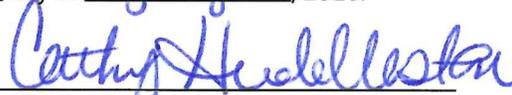
*v. The Council reserves the right to suspend the Charter and adopt any ordinance without three readings.*

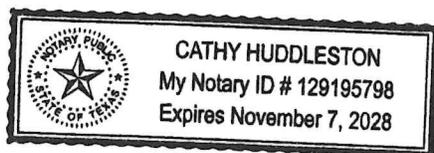
*vi. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.*

I, Karley Simmons, Administrative Assistant, 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 3:20 a.m./p.m. on July 11, 2025.

  
Karley Simmons

Sworn to and subscribed before me on this the 11 day of July, 2025.

  
Notary Public, State of Texas  
My Commission expires: 11/7/28



**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF GAINESVILLE, TEXAS TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE TEXOMA COUNCIL OF GOVERNMENTS (TCOG) FOR 9-1-1 PUBLIC SAFETY ANSWERING POINT (PSAP) SERVICES.**

**DISCUSSION:**

The PSAP Interlocal Agreement between the Texoma Council of Governments (TCOG) and the City of Gainesville sets out the responsibilities of both parties in the provision of 9-1-1 service. The agreement states that the City of Gainesville will operate and maintain the Public Safety Answering Point (PSAP) located at 201 Santa Fe St, Gainesville, Texas.

In addition, the TCOG and the City of Gainesville shall comply with applicable law, in regards to the ownership, transfer of ownership, and/or control of equipment acquired with 9-1-1 Funds in connection with the provision of 9-1-1 service (9-1-1 equipment). The TCOG shall establish ownership of all 9-1-1 equipment located within the City of Gainesville’s jurisdiction. The TCOG may maintain ownership, or it may agree to transfer ownership to the City of Gainesville according to established policy.

The City of Gainesville must also ensure that all 9-1-1 call takers receive applicable training and participate in testing as required.

The TCOG will provide the City of Gainesville with Commission grants of appropriated 9-1-1 funds on a cost reimbursement basis in accordance with requests provided by the City of Gainesville that are complete, accurate, and appropriate.

**FISCAL INFORMATION:**

The TCOG coordinates funding for the 9-1-1 equipment while the City of Gainesville is responsible for the salaries of Department personnel who operate and manage the equipment.

**ATTACHMENTS:**

Resolution  
PSAP Interlocal Agreement FY26-FY27

**Originating Department Head:**

Kevin Phillips, Chief of Police

**City Council Meeting Date:**

July 15, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, ACCEPTING A WATER UTILITY EASEMENT FROM RANDALL’S FOOD & DRUGS, LP FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER UTILITY IMPROVEMENTS; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

Randall’s Food & Drugs LP has granted the City of Gainesville a water utility easement over a 0.1138-acre tract located within Lot 1, Block A, of the Clements Addition. The easement will allow for the construction, maintenance, and repair of water utility pipelines and related facilities.

**ATTACHMENTS:**

- Resolution
- Easement
- Property Description

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

July 15, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION APPOINTING LINDA LEWIS FOR WARD 1 ON THE GAINESVILLE CITY COUNCIL; SAID APPOINTEE TO HOLD OFFICE UNTIL THE SPECIAL ELECTION OF CITY OFFICERS ON MAY 2, 2026.**

**DISCUSSION:**

At the July 1, 2025 City Council meeting, the Council considered candidates to fill the vacant Ward 1 position. No appointment was made at that time. A request has since been submitted by the Mayor to place Linda Lewis on the agenda for consideration of appointment to the Ward 1 Council seat.

This resolution, if approved, will formally appoint Linda Lewis to serve as the Council Member for Ward 1. The appointee will serve until the next general election in accordance with the City Charter and applicable law.

**ATTACHMENTS:**

- Resolution
- Certification of resolution by City Secretary
- Application for position

**Originating Department Head:**

Diana Alcalá, City Secretary

**City Council Meeting Date:**

July 1, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPROVING THE ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION TO INITIATE THE RECRUITMENT AND HIRING PROCESS FOR A NEW EXECUTIVE DIRECTOR.**

**DISCUSSION:**

On June 23, 2025, the Gainesville Economic Development Corporation Board of Directors voted to initiate the recruitment and hiring process for a new Executive Director. As part of this process, the GEDC Chair (or designee) is authorized to coordinate with the City Manager, City Human Resources staff, and/or third-party consultants as needed to advertise the position, review applications, conduct interviews, and advance qualified candidates for consideration.

This resolution will allow the GEDC to contract with Strategic Government Resources for recruitment services of an Executive Director for an amount not to exceed \$33,419.

**ATTACHMENTS:**

Resolution

GEDC Resolution

Proposal

**Originating Department Head:**

Diane Johns, GEDC Administrative Assistant

**City Council Meeting Date:**

July 15, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY OF GAINESVILLE SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY’S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; 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 FOR THE STEERING COMMITTEE.**

**DISCUSSION:**

Oncor Electric Delivery Company filed a Statement of Intent on or about June 26, 2025, seeking to increase its system-wide electric transmission and distribution rates by approximately \$834 million, representing an overall increase of about 13%. The proposed change includes a 12.3% increase in residential rates, which would result in an estimated monthly increase of \$7.90 for the average residential customer. Moreover, this would result in a 51% increase in street lighting rates.

Pursuant to the Texas Public Utility Regulatory Act (PURA), the City of Gainesville has original jurisdiction over Oncor’s rates within city limits and may suspend the effective date of the proposed rate change for up to 90 days. Suspending the effective date allows time to evaluate the application, determine legal compliance, and pursue appropriate strategies such as negotiation or settlement.

The City of Gainesville is a member of the Steering Committee of Cities Served by Oncor, a coalition of approximately 170 cities formed to coordinate responses to Oncor rate filings. By working through the Steering Committee, the City ensures a consistent and cost-effective legal and technical review process. All reasonable expenses related to the rate case will be reimbursed by Oncor.

**ATTACHMENTS:**

Resolution  
Staff Report

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

July 15, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER AGREEMENT WITH MESA REAL ESTATE PARTNERS, LP FOR THE CONSTRUCTION OF DRAINAGE IMPROVEMENTS AND GRANTING OF A DRAINAGE EASEMENT TO LAWFULLY ALLOW WATER RUNOFF FROM THE CITY'S WATER TREATMENT PLANT ONTO MESA'S PROPERTY; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This resolution authorizes the City Manager to enter into a letter agreement with Mesa Real Estate Partners, LP for the construction of drainage improvements and the formal establishment of a drainage easement on property owned by Mesa, known as Stark Ranch West.

Water runoff from the City's water treatment plant has flowed onto Mesa's adjacent property without a formal easement or approved drainage infrastructure. This agreement provides a cooperative solution to that issue.

The drainage improvements are expected to include:

- 750 feet of channel work with up to 11-foot, wide bottom
- Rip rap along the channel
- Rebuilding of a pond
- Installation of a culvert to allow access across to the drainage area

Under the terms of the agreement:

- Mesa will construct a drainage ditch to properly channel runoff from the City's plant.
- The City will hire a licensed surveyor to legally describe the easement area.
- Upon execution of the easement, the City will compensate Mesa \$150,000 for granting the easement.

**FISCAL INFORMATION:**

This will be paid with 2023 CO Bond funds.

**ATTACHMENTS:**

Resolution

Letter Agreement

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

July 15, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE AIRPORT PROJECT PARTICIPATION AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE GAINESVILLE MUNICIPAL AIRPORT AWOS REPLACEMENT PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This resolution authorizes the City Manager to execute Amendment No. 1 to the Airport Project Participation Agreement (TxDOT CSJ No. 25AWGAINS) with the Texas Department of Transportation for the Gainesville Municipal Airport. The amendment reflects a reduction in total project costs by \$12,636, lowering the project estimate from \$150,000 to \$137,364 based on received bids.

Revised funding amounts are as follows:

- Federal Share: \$130,495
- City Share: \$6,869

All other terms of the original agreement remain unchanged. This amendment allows the AWOS replacement project to proceed based on actual bid amounts.

**ATTACHMENTS:**

Resolution with Exhibit A: First Amendment

Resolution 12-03-2024B: Automated Weather Observation System Grant Authorization

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

July 15, 2025