



CITY OF GAINESVILLE

NOTICE OF JOINT MEETING

CITY COUNCIL WITH REINVESTMENT BOARD NO. 2

August 19, 2025

06:30 PM

MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE TO THE FLAG**
4. **RECOGNITIONS/ PROCLAMATIONS**
 - a. NACWA Peak Performance Award - Wastewater Treatment Plant
5. **REPORTS**
6. **CITIZEN COMMENTS**
7. **CONSENT AGENDA**
 - a. Approve Minutes of the August 5, 2025 City Council Meeting.
 - b. Consideration of and action on a resolution of the City of Gainesville, Texas authorizing the City Manager to sign the Participation Form for Opioid Settlement Agreement with Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus.
 - c. Consideration of and action on a supplemental ordinance of the City Council of the City of Gainesville, Texas approving the 2025 annual update to the Service and Assessment Plan and Assessment Roll for the Liberty Pointe Public Improvement District including the collection of the 2025 annual installments; waiving the requirement of three separate readings per section 3.13 of the Charter of the City of Gainesville.
 - d. 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 contract with Nancy Arleene Loyd to serve as Interim Executive Director.
8. **ACTION ITEMS**
 - a. Consideration of and Action on a resolution of the City Council of the City of Gainesville, Texas, Approving the Replat of Lots 1 & 2; of the Bell Addition, Being 0.3196 Acres in the M. E. Clark Survey; Gainesville, Cooke, County, Texas.
 - b. 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 2025 Gribble Street Sewer Line Project.
 - c. Consideration of and action on a resolution authorizing the City Manager to execute Amendment

No. 1 to the agreement with Kimley-Horn and Associates for engineering services related to the 2025 Mill and Overlay Project.

- d. Consideration of and action on a resolution making appointments to the Gainesville Economic Development Corporation Board of Directors of the City of Gainesville, Texas.
- e. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, authorizing the City Manager to execute a contract with a medical insurance company to provide medical insurance for eligible employees, including voluntary dependent coverage, retiree coverage for retirees under age 65, and ancillary benefits, beginning October 1, 2025.
- f. Discussion regarding a potential tax exemption for Lexington Square Apartments.
- g. Discussion on review and update of the City Charter of the City of Gainesville, Texas

9. **CITY COUNCIL ADJOURN**

10. **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 to be held on August 19, 2025 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 [*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 two 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.*]

- a. Discuss, consider, and possibly take action on a resolution approving TIRZ #2 - Certification of Costs No. 1 - Draw #Q2, 2024

MOTION to (approve, disapprove, table) the **Resolution**.

Motion: _____ 2nd: _____

Discussion: _____

Vote of _____ Ayes; _____ Nays; _____ Absent; and _____ Abstentions

11. **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 Alcala, 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 3:00 a.m./p.m. on August 13, 2025.

Diana Loch
 Diana Loch

Sworn to and subscribed before me on this the 13th day of August, 2025.

Kathryn Meyer
 Notary Public, State of Texas
 My Commission expires: 3/23/26



COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN THE PARTICIPATION FORM FOR OPIOID SETTLEMENT AGREEMENT WITH ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SUN, AND ZYDUS.

DISCUSSION:

This Resolution authorizes the City Manager to sign the Participation Form for Opioid Settlement Agreements with Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, And Zydus (the “Defendants”).

The proposed Settlement requires the Defendants to pay \$720 million to Texas and its political subdivisions. 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.

FINANCIAL:

As with the other opioid settlements, the Texas Comptroller of Public Accounts and the Texas Opioid Council will disburse funds to participating political subdivisions in Texas.

ATTACHMENTS:

Resolution
Settlement overview

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

August 19, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A SUPPLEMENTAL ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS APPROVING THE 2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE LIBERTY POINTE PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2025 ANNUAL INSTALLMENTS; WAIVING THE REQUIREMENT OF THREE SEPARATE READINGS PER SECTION 3.13 OF THE CHARTER OF THE CITY OF GAINESVILLE.

DISCUSSION:

This Resolution approves the 2025 Annual Service Plan Update for the Liberty Pointe Public Improvement District and updates the Assessment Roll for 2025.

The report shows that the PID is moving forward as planned.

Staff recommends approval.

ATTACHMENTS:

Resolution
SAP Update

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

August 19, 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, WHICH VOTED TO APPROVE A CONTRACT WITH NANCY ARLEENE LOYD TO SERVE AS INTERIM EXECUTIVE DIRECTOR.

DISCUSSION:

On July 28, 2025, the Gainesville Economic Development Corporation Board of Directors voted to approve a contract between the GEDC and Nancy Arlene Loyd to serve as the interim GEDC Executive Director. The contract states Loyd will work Monday through Friday between 130 and 150 hours per month for \$75 per hour.

I suggest that the three-month automatic termination be removed from the contract because the executive search firm states the search will take three months. (Loyd has marked out this section at my recommendation.) The contract already states that the contract can be terminated by either party with seven (7) days' advanced notice.

ATTACHMENTS:

Resolution

GEDC Resolution

Contract

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

August 19, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS APPROVING A REPLAT WITH A VARIANCE OF LOTS 1 & 2; OF THE BELL ADDITION, BEING 0.3196 ACRES IN THE M. E. CLARK SURVEY; GAINESVILLE, COOKE COUNTY, TEXAS.

DISCUSSION:

This resolution approves a replat with a variance to divide one lot containing three residences into three individual lots, bringing the property into compliance with Single Family-2 (SF2) zoning requirements.

As currently configured, the property, known as 117 E Tennie, is a legal non-conforming multi-family use in the SF2 district. The replat will create three separate lots, each smaller than the SF2 minimum lot size of 7,500 square feet. The proposed lot sizes are:

- Lot 1: 4,300 square feet
- Lot 2: 3,633 square feet
- Lot 3: 4,756 square feet

Surrounding lots range from approximately 5,500 to 8,140 square feet. The three homes on the property were built in the 1930s.

RECOMMENDATION:

The Planning and Zoning Commission and City Staff recommend approval of this resolution.

ATTACHMENTS:

Attachment A: Plat Application

Attachment B: Survey

Attachment C: Site Plan

Originating Department Head:

Michael Doughty

Community Development Director

City Council Meeting Date:

August 19, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

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 2025 GRIBBLE STREET SEWER LINE PROJECT.

DISCUSSION:

This resolution authorizes the City Manager to execute an agreement for engineering service with Kimley-Horn for replacing 1,100 linear feet of existing 6-inch sanitary sewer and 4 manholes that are at capacity and deteriorated beyond general maintenance at a cost of \$72,000. The replacement will bring the existing infrastructure up to current city standards by installing 8-inch pipe and replacing the brick manholes. This line will serve the new Tom Thumb building and will help in the continued efforts to reduce I&I.

FISCAL INFORMATION:

This will be paid from the 2024 CO Bond Fund

Task 1: Preliminary Engineering - \$53,000

Task 2: Bidding - \$7,500

Task 3: Construction Phase Services - \$11,500

The total amount for engineering on this project is \$72,000, while construction is anticipated to cost \$578,000.

ATTACHMENTS:

Resolution authorizing contract

Agreement information

Originating Department Head:

Allen McDonald, Public Works Director

City Council Meeting Date:

August 19, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH KIMLEY-HORN FOR ENGINEERING SERVICES RELATED TO THE 2025 MILL AND OVERLAY PROJECT.

DISCUSSION:

This resolution authorizes the City Manager to sign a change order with Kimley-Horn to provide engineering services for reconstruction of approximately 535 linear feet asphalt road on north Weaver Street at a cost of \$11,000.

FISCAL INFORMATION:

This will be paid from the 2024 CO Bond Fund.

Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

Resolution approving Amendment Order No. 1
Amendment Order No. 1 Information

Originating Department Head:

Allen McDonald, Public Works Director

City Council Meeting Date:

August 19, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION MAKING APPOINTMENTS TO THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS OF THE CITY OF GAINESVILLE, TEXAS.

DISCUSSION:

This Resolution will authorize the City Council to make appoint and/or reappoint 4 Directors and 3 Ex Officio Members to the GEDC Board of Directors.

TERMS EXPIRING:

Directors: Joey Anderson, Martin Phillips, Will Presson, Jim Goldsworthy

Ex Officio: Dr. Brent Wallace, Judge John Roane, Phil Neelley

All Directors and Ex Officios are still willing to serve and be considered for reappointment. Will Presson is terming out of his board position, but may be appointed as an ex officio member. Phil Neelley has requested to be considered as a voting member.

Applications were open to the public until end of day August 8, 2025.

Councilmember Randy Jones currently serves on the board, and only one additional Councilmember may be appointed. However, since the Mayor regularly attends the meetings, we want to point out that if any other Councilmember were to attend GEDC meetings in addition to two appointed members and Mayor, it will result in a quorum of the City Council being present.

Please also note that applicants may have indicated interest in serving on other City boards in addition to the GEDC. Because the application is unified across all boards, Council may wish to consider these individuals for future appointments or other vacancies.

SAMPLE MOTION:

"I move to appoint the following individuals to the Gainesville Economic Development Corporation Board of Directors:

As Directors – [Full Name], [Full Name], [Full Name], and [Full Name];

As Ex Officio Members – [Full Name], [Full Name], and [Full Name];

Each to serve a term as outlined in the bylaws or until their successors are appointed."

You may also individually nominate a member and do individual votes.

OPTIONAL NOTE:

If you're reappointing current members, you may say: "reappoint [Name]" instead of "appoint [Name]."

ATTACHMENTS:

Table of board appointments

Applications Received

Originating Department Head:

Gainesville Economic Development Corporation

City Council Meeting Date:

August 19, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH A MEDICAL INSURANCE COMPANY TO PROVIDE MEDICAL INSURANCE FOR ELIGIBLE EMPLOYEES, INCLUDING VOLUNTARY DEPENDENT COVERAGE, RETIREE COVERAGE FOR RETIREES UNDER AGE 65, AND ANCILLARY BENEFITS, BEGINNING OCTOBER 1, 2025.

DISCUSSION:

The City provides medical insurance to eligible employees as part of its employee benefits program, supporting the health and well-being of its employees. In addition to coverage for active eligible employees, the City offers voluntary dependent medical coverage under the same plan at the employee's expense, and continuation of medical coverage for retirees up to age 65, at the retiree's expense.

The City's benefits broker, ClarkAdamson, solicited and reviewed proposals from multiple insurance carriers. After evaluating the proposals, City staff recommends entering into an agreement with Cigna for a medical insurance PPO plan under a level-funded arrangement, which offers the best combination of value, coverage, and stability for both the City and its employees.

The agreement would take effect on October 1, 2025, and continue until amended or terminated according to contract terms.

Fiscal Impact

The City's current employee medical insurance provider, BlueCross BlueShield of Texas, proposed a 18.44% increase for the upcoming plan year under the existing fully-insured medical PPO plan. In comparison, Cigna offered a comparable level-funded medical PPO plan – maintaining the same co-pay, deductible, and out-of-pocket maximums – at a 13.49% increase over current rates.

The level-funded arrangement with Cigna provides several value-added features and financial protections, including:

- \$0 telehealth copay for sick visits
- \$10,000 in performance guarantees around implementation
- 2% surplus guarantee (upon renewal)
- 2% premium credit
- Maximum rate cap of 16% on fixed costs for the following plan year (FY 2026-2027) if claims loss ratio is below 110% and we do not experience any claims over \$500,000 for the 2025-2026 plan year
- Access to a specialized First Responder Employee Assistance Program (EAP)

The City's portion of employee-only premiums is included in the proposed FY 2025-2026 personnel budget. Dependent coverage, retiree premiums, and voluntary ancillary benefits will continue to be fully paid by the enrollee (employee or retiree).

Projected total costs are included in the proposed budget for FY 2025-2026, and the Cigna plan offers increased cost predictability along with added value to employees and retirees.

Attachments:

- Proposal presentation from ClarkAdamson (plan comparisons)

- Cigna Level Funding First Year Claims Funding Rate Increase Guarantee for 10/01/2026

Staff recommends approval of the resolution authorizing the City Manager to execute a contract with Cigna for medical and ancillary benefits coverage, beginning October 1, 2025.

Originating Department Head: Leah Gore, Human Resources Director

City Council Meeting Date: August 19, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

**DISCUSSION ON REVIEW AND UPDATE OF THE CITY CHARTER
OF THE CITY OF GAINESVILLE, TEXAS.**

DISCUSSION:

This item allows Council to hold an open discussion on any proposed amendments to the City Charter, originally adopted in 1996. Any amendments approved by Council will require voter approval in a special election.

Originating Department Head:

Diana Alcala, City Secretary at the request of Council Member Randy Jones

City Council Meeting Date:

August 19, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION APPROVING TIRZ #2 – CERTIFICATION OF COSTS NO. 1 – DRAW #Q2, 2024

DISCUSSION:

This Resolution approves the TIRZ #2 – Certification of Costs No. 1 – Draw #Q2, 2024 that has been submitted by B-29 ADC, LLC. for \$142,162.30.

The developer can receive a reimbursement up to \$1,436,250.00 for performing due diligence for developing TIRZ #2.

At this time, there are no funds in TIRZ #2. Payment will only be made after the City has been reimbursed it's administrative cost for creating and maintaining the TIRZ.

P3 Works, the City's TIRZ Consultant, has recommended for approval of these costs based upon our agreement with the company. Staff also recommends approval of this draw request.

ATTACHMENTS:

Resolution

TIRZ #2 – Certification of Costs No. 1 – Draw #Q2, 2024

Resolution 12-19-2023B – Airport TIRZ Agreement with B-29 ADC, LLC

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

August 19, 2025