



CITY OF GAINESVILLE

NOTICE OF REGULAR CALLED CITY COUNCIL MEETING

November 18, 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

5. REPORTS

6. CITIZEN COMMENTS

7. CONSENT AGENDA

- a. Approve Minutes of the November 4, 2025 City Council meeting.
- b. Consideration of and action on a resolution of the City Council approving the sale of alcohol at the Gainesville Civic Center during the Medal of Honor Banquet.
- c. Consideration of and action on a resolution of the City Council approving the sale of alcohol at the Gainesville Civic Center during the Chamber of Commerce Banquet.
- d. Consideration of and action on a resolution of the City Council approving the sale of alcohol at the Gainesville Farmers Market during the Summer Sounds Concert Series.

8. ACTION ITEMS

- a. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, authorizing the purchase of one (1) 2026 Hydro Jet/Vacuum Truck for the Public Works Department/Wastewater Collection Division.
- b. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, authorizing the purchase of one (1) 2026 Mack Dump Truck for the Stormwater Drainage Department.
- c. Consideration of and action on a resolution authorizing the City Manager to execute Amendment No. 2 to the agreement with Kimley-Horn for Engineering Services related to the 2022 Elkins Lift Station, Force Main, and Gravity Lines Project,
- d. Consideration of and action on a resolution of the City Council of Gainesville, Texas, approving the State Theater Blues and Tattoos Festival to be held on March 14 and 15, 2026, and authorizing its organization and execution, contingent upon the receipt of required state permits.
- e. Consideration of and action on a resolution casting City of Gainesville votes for the Cooke County Tax Appraisal District Board Member for the 2026-2027 term.

- f. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, approving developer's Draw Request No. 2 for the Liberty Pointe Public Improvement District, Improvement Area No. 1 Project; and providing an effective date.
- g. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas awarding RFP 2025-18 for the 2026 Downtown Revitalization Program from the Texas Community Development Block Grant (TXCDBG) Program of the Texas Department of Agriculture (TDA) Administration/Professional Services.
- h. Discussion regarding City of Gainesville Charter review and proposed amendments.
- i. Consideration of and action on adding amendments to the slate of proposed amendments to the City's Charter to be submitted to voters at the May 2026 Election.
- j. 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 § 551.087 Economic Development - TIRZ #2 [Airport] - TIRZ Agreement with B-29 ADC, LLC.

Under Government Code § 551.072 Real Property

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.

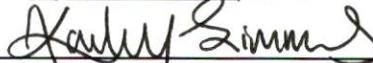
v. The Council reserves the right to suspend the Charter and adopt any ordinance without three readings.

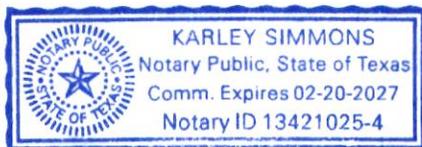
vi. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.

I, Diana Loch, 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 3:55 a.m. (p.m.) on November 12, 2025.


Diana Loch

Sworn to and subscribed before me on this the 12 day of November, 2025.


Notary Public, State of Texas



COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL APPROVING THE SALE OF ALCOHOL AT THE GAINESVILLE CIVIC CENTER DURING THE MEDAL OF HONOR BANQUET.

DISCUSSION:

This Resolution authorizes the Medal of Honor Host City Program to sell alcohol during the Medal of Honor Banquet on April 17, 2026.

Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

Resolution

Originating Department Head:

Diana Loch, City Secretary

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL APPROVING THE SALE OF ALCOHOL AT THE GAINESVILLE CIVIC CENTER DURING THE CHAMBER OF COMMERCE BANQUET.

DISCUSSION:

This Resolution approves the sale of alcohol during the Chamber of Commerce Banquet on January 30, 2026.

Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

Resolution

Originating Department Head:

Jennifer Shumate, Chamber President

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL APPROVING THE SALE OF ALCOHOL AT THE GAINESVILLE FARMERS MARKET DURING THE SUMMER SOUNDS CONCERT SERIES.

DISCUSSION:

This resolution authorizes the sale of alcohol at the Gainesville Farmers Market during the Summer Sounds Concert Series on April 24, 2026 (new event), May 29, 2026, June 26, 2026, and July 31, 2026.

Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

Resolution

Originating Department Head:

Jennifer Shumate, Chamber President

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE PURCHASE OF ONE (1) 2026 HYDRO JET/VACUUM TRUCK FOR THE PUBLIC WORKS DEPARTMENT/WASTEWATER COLLECTION DIVISION.

DISCUSSION:

This resolution authorizes the purchase of a 2026 Hydro Jet/Vacuum Truck for the Public Works division at a cost of \$415,404.83.

The city will purchase the vac truck through the Buy Board for \$415,404.83.

This will replace Unit 2201 2017 Freightliner 108 SD Chassis with a Vactor Guzzler Model No. 2103-16 jet/vacuum operating system.

The cost is budgeted in line item 501-30-26-66504.

Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

Resolution
Specifications for equipment
Capital Outlay Form

Originating Department Head:

Allen McDonald, Public Works Director

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE PURCHASE OF ONE (1) 2026 MACK DUMP TRUCK FOR THE STORMWATER DRAINAGE DEPARTMENT.

DISCUSSION:

This resolution authorizes the City Manager to approve the purchase of a 2026 Mack Dump Truck.

The existing dump truck to be replaced is 26 years old and has exceeded its useful life.

The City will purchase the truck through the Buy Board Purchasing Program with Volvo and Mack Trucks of Waco in the amount of \$190,652.00. The cost is budgeted in the current fiscal year Stormwater Drainage Fund, line item 570-30-21-66505.

Staff recommends that the City Council approve this resolution.

ATTACHMENTS:

Resolution

Quote

Capital Outlay Form

Originating Department Head:

Allen McDonald, Public Works Director

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 2 TO THE AGREEMENT WITH KIMLEY-HORN FOR ENGINEERING SERVICES RELATED TO THE 2022 ELKINS LIFT STATION, FORCE MAIN, AND GRAVITY LINES PROJECT.

DISCUSSION:

This resolution is approving a contract amendment to the 2022 Elkins Lift Station, Force Main and Gravity Lines project with Kimley-Horn. This is necessary because of contractor delays and additional coordination required to complete the project. The City will be utilizing the Liquidated Damages portion of the contract to recoup these funds.

Amendment Order No. 2 authorizes the consultant to amend the contract of \$915,000 to \$960,000. The cost will be paid from line item 555-30-24-65517.

This resolution increases the engineering costs by \$45,000.

Staff recommends that the City Council approve this resolution.

ATTACHMENTS:

Resolution

Amendment Order No. 2 Agreement

Originating Department Head:

Allen McDonald, Public Works Director

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF GAINESVILLE, TEXAS, APPROVING THE STATE THEATER BLUES AND TATTOOS FESTIVAL TO BE HELD ON MARCH 15 AND 16, 2025, AND AUTHORIZING ITS ORGANIZATION AND EXECUTION, CONTINGENT UPON THE RECEIPT OF REQUIRED STATE PERMITS.

DISCUSSION:

This resolution authorizes the State Theater to organize their proposed Blues and Tattoos Festival on March 14-15, 2026 from 9:00 AM to 11:00 PM. The event will include indoor and outdoor stages with musicians and exhibitions, artisan vendors, food vendors, and beer and wine sales. Live tattooing will be offered in two indoor locations at the State Theater and the loft located above Parker Electric.

To be able to offer live tattooing, the State Theater must obtain proper permits from the State of Texas. The Texas State Department of Health would be required to perform a health and safety check to move forward before the issuing and allowance and licensure per address. To be able to apply and qualify for the permit, the City Council must approve a Resolution to authorize the event.

Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

Resolution
Festival Application

Originating Department Head:

Diana Loch, City Secretary

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION CASTING CITY OF GAINESVILLE VOTES FOR THE COOKE COUNTY TAX APPRAISAL DISTRICT BOARD MEMBER FOR THE 2026-2027 TERM.

DISCUSSION:

This resolution will cast our votes for the Cooke County Appraisal District (CCAD) Board of Directors. The City of Gainesville has 592 votes based on our tax levy.

There have been five people nominated for the CCAD for five open positions. Even though every nominee will get a place on the board, it is still required for the CCAD to provide ballots and for each taxing entity to cast votes.

Two of the five nominees are Gainesville residents (Nancy Brannon and Nathan Dempsey) that are very involved with the community. Please see the attached ballot. The City may use all of its votes on one candidate or split its votes among the candidates.

The resolution has a blank for the votes and a blank for the candidate(s). The person that makes the motion will need to specify the number of votes and the candidate(s) that will be given the vote.

Staff recommends splitting the votes between the two Gainesville Residents.

ATTACHMENTS:

Resolution
CCAD BOD Ballot 2026

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPROVING DEVELOPER'S DRAW REQUEST NO. 2 FOR THE LIBERTY POINTE PUBLIC IMPROVEMENT DISTRICT, IMPROVEMENT AREA NO. 1 PROJECT; AND PROVIDING AN EFFECTIVE DATE.

DISCUSSION:

This Resolution approves the developer's second draw request for the Liberty Pointe Public Improvement District, Improvement Area No. 1 Project.

There is no requirement for Council to vote on PID draw requests; however, staff is bringing this item forward for review and discussion to determine whether Council would like to vote on future draws and whether they wish to continue receiving these requests for review.

Staff and our consultants recommend that the City Council approve the resolution.

ATTACHMENTS:

Resolution
Draw Request

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AWARDED RFP 2025-18 FOR THE 2026 DOWNTOWN REVITALIZATION PROGRAM FROM THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TXCDBG) PROGRAM OF THE TEXAS DEPARTMENT OF AGRICULTURE (TDA) ADMINISTRATION/PROFESSIONAL SERVICES.

DISCUSSION:

This resolution awards RFP 2025-18 for administration/professional services for the 2026 Downtown Revitalization Program funded through the Texas Community Development Block Grant (TxCDBG) Program of the Texas Department of Agriculture (TDA) to Public Management, Inc.

Proposals were received on October 16, 2025 and evaluated based on experience, work performance, capacity to perform, and cost.

Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

Rating Sheet
Public Management Proposal
RFP Packet

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

**DISCUSSION REGARDING CITY OF GAINESVILLE CHARTER
REVIEW AND PROPOSED AMENDMENTS.**

DISCUSSION:

This discussion will allow Council to review and provide feedback on the current direction of the proposed amendments before the City Attorney prepares the final language. The goal is to ensure that the Council's intent and priorities are accurately reflected in the draft amendments as they are finalized.

ATTACHMENTS:

City Charter

Originating Department Head:

Diana Loch, City Secretary

City Council Meeting Date:

November 18, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

ACTION ON ADDING AMENDMENTS TO THE SLATE OF PROPOSED AMENDMENTS TO THE CITY'S CHARTER TO BE SUBMITTED TO VOTERS AT THE MAY 2026 ELECTION.

DISCUSSION:

This action will add to the proposed slate of Charter amendments for the May 2026 Election. Since the November 4 meeting, Council and staff have been encouraged to submit any revisions they would like to see in the Charter. The City Attorney has prepared those amendments, which are attached.

ATTACHMENTS:

Proposed Charter Revisions – November 4 Meeting
Proposed Charter Revisions – November 18 Meeting
Charter Review Calendar.

Originating Department Head:

Diana Loch, City Secretary

City Council Meeting Date:

November 18, 2025