



MEMORANDUM

DATE: November 14, 2025
TO: The Honorable Mayor Moore and Council Members
FROM: Barry Sullivan, City Manager
SUBJECT: Friday Staff Report

Upcoming Meetings

- Guiding Gainesville 2040 Public Workshop **Monday, November 17, 2024 from 6:00 p.m. to 8:00 p.m.** at the Gainesville Civic Center.
- City Council Workshop on Streets **Tuesday, November 18, 2025 at 5:30 p.m.** at City Hall.
- City Council Meeting **Tuesday, November 18, 2025 at 6:30 p.m.** at City Hall.
- Planning & Zoning Commission Meeting on **Wednesday, November 19, 2025 at 4:00 p.m.** at City Hall.
- City Council Meeting **Tuesday, December 2, 2025 at 6:30 p.m.** at City Hall.

Events

- Knowledge NOW Luncheon – State of the City: 2025 Update on **Wednesday, November 19 from 11:30 a.m. to 1:30 p.m.** at Gainesville Civic Center.
- Community-wide food drive will continue until **Friday, November 21, 2025.** Drop-off locations include City Hall, Civic Center, Public Services Office, Public Safety Center, and the Transfer Station.
- City offices will be **closed on Thursday, November 27, 2025 and Friday, November 28, 2025,** for the Thanksgiving Holiday. Thursday's scheduled route will run on Wednesday. Friday route will run as scheduled.

General Information & Status Updates

- The Ad Hoc Parking Committee met on Thursday, November 6, 2025. Their next meeting is scheduled to be Thursday, November 20, 2025.

Major Goals for Fiscal Year 2025-2026

Updated 11/14/2025

The goals for FY 2025-2026 budget as well as objectives for each of the goals are listed below.

Goal 1: Maintain excellent, conservative finances while efficiently delivering the services desired by its citizens.

Objectives for Goal 1:

- 1.1 Maintain a 90-day cash reserve in General, Water and Sewer, and Solid Waste funds.
Manager's Response: The City maintains at least a 180-day reserve in each fund. The reserve level will be updated after the audit in March 2026.



1.2 Earn an unmodified opinion on the annual audit for FY 2026.

Manager's Response: The audit for FY 2025 will occur in March 2026. The City will adjust its record keeping and controls as called for in the FY 2025 audit for FY 2026.

1.3 Earn the Government Finance Officers Association Distinguished Budget Presentation Award FY 2025-2026.

1.4 Earn the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting FY 2024-2025.

1.5 Maintain six stars for transparency from the Texas Comptroller.

Manager's Response: The City is maintaining its six transparency stars. Staff continues to update the website to keep us compliant.

Goal 2: Improve Gainesville's basic infrastructure.

Objectives for Goal 2:

2.1 Complete construction on Tennie (R111: Clements to Pecan Creek).

Manager's Response: The notice to proceed was provided on October 14, 2024 for the \$3,159,613 contract. The contractor, JBM Excavation, has 365 days to complete the job. I expect the contract will be extended by at least 30 days for weather and 60 days for change orders with a final completion in January 2026. JBM has cut the drainage channel to Pecan Creek and is currently installing drainage culverts on Tennie (east of Grand). Water is complete up to Taylor Street. The contractor has installed the concrete street on the west side of Grand. There has been one utility conflict between the drainage channel and an unmapped sewer line. There has been a change order to reroute the sewer line. (Note: Management worked with a person in the area to add a sanitary sewer easement to a preexisting drainage easement for no additional charge.) This project did come in under budget, so there are funds available to deal with change orders. We do expect additional utility conflicts as we move forward. The construction phase is 75% complete. Weather significantly impeded progress on this job because of the large size of the drainage culverts.

2.2 Complete construction of the South Sewer Line (WWMP 11), the Elkins Lift Station (WWMP 6), a portion of the Wheeler Creek Sewer Line (WWMP 1), and portion of the Chalmers Lift Station Abandonment Project (WWMP 12).

The City Council awarded the Southern Sewer Line, Elkins Lift Station, and Wheeler Creek Projects to Acadia Services, LLC for \$11,103,525 on July 16, 2024. The notice to proceed was issued on August 27, 2024 and the company was expected to be substantially complete at the beginning of October 2025. The project is running behind schedule and the City has sent notice that we could pursue liquidated damages. The construction phase of the project is 95% complete. (Remember: Chalmers engineering began after the other projects because we needed to verify that Liberty Pointe was going to develop. The construction contract for Chalmers was awarded to Lynn Vessels for \$2,023,119 on January 21, 2025.) The notice to proceed was provided on March 17, 2025. The contractor has 270 days to complete the job. The contractor is complete. Staff is processing the final



retainage payment. We sold bonds in March 2023 to cover a portion of the cost for this project. The remainder of the cost is provided by ARPA funds and developers.

- 2.3 Complete construction on I-35 water and sewer utility relocations.
Manager's Response: TXDOT awarded this contract along with Phase 2 of the I-35 project. City employees are working with TXDOT and the contractor to make sure the work is done to City specifications. This is similar to how we work with subdivision developers. It is expected that this work will be completed in March 2026.
- 2.4 Complete construction on mill and overlay project including Line Drive and Bridle Lane (N13) and Hancock (N02).
Manager's Response: The City Council voted to award the bid to WOPAC Construction for \$770,602 at the October 7th meeting. Staff has conducted a preconstruction meeting with the contractor. At this time, we are having to coordinate with Atmos Gas because the company is currently installing gas lines in this area. Atmos will need to complete their work on the street involved in this project prior to moving forward with the mill and overlay construction.
- 2.5 Start construction on Wine (R100: California to Tennie).
Manager's Response: Staff is working with engineers to bid this project. We anticipate receiving bids in December or January.
- 2.6 Engineer an additional street that is selected by Council.
Manager's Response: There will be a City Council workshop on November 18th at 5 pm to discuss this opportunity.
- 2.7 Start construction on Pecan Creek Sewer enlargement (Project 9 and 10).
Manager's Response: Engineers are 50% complete with the plans for this project.

Goal 3: Improve the visual appearance of Gainesville.

Objectives for Goal 3:

- 3.1 Bring thirty (30) substandard structures into compliance with City codes (see Goal 6.1).
Manager's Response: Gainesville has demolished 7 structures. Community Development currently has 30 cases in the abatement pipeline.

Goal 4: Improve staff efficiency through the use of technology and training.

Objectives for Goal 4:

- 4.1 Install 250 automatic reading water meters.
- 4.2 Replace one (1) AC units at the Public Safety Building.
- 4.3 Train staff on basic skills, overall City operations, and how to apply Lean Sigma to City operations for improved efficiencies.
Manager's Response: All new employees are being introduced to Lean Sigma and the 5S program at new employee orientation.
- 4.4 Start three additional Lean Sigma Projects.
- 4.5 Develop a strategic plan to implement our Comprehensive, Downtown, and Parks plans.

Goal 5: Promote economic development and a diversified economy.

Objectives for Goal 5:



- 5.1 Consider each economic development opportunity while focusing on diversifying Gainesville's economy.
Manager's Response: The McDonalds on the southeast corner of Grand and Hwy 82 has opened for business. This was part of a three-way agreement with CCR SE Grand, GEDC, and City.
- 5.2 Adopt a new Comprehensive Land Use Plan (see Goal 6.3).
Manager's Response: This plan should be complete by the end of November. The next advisory meeting will be held on November 17th. The City Council and Planning and Zoning Commission will hold meetings on this plan in December.
- 5.3 Adopt a new Downtown Master Plan.
Manager's Response: This plan should be complete by the end of November. The next advisory meeting will be held on November 17th. The plan should be complete in January 2026.

Goal 6: Provide a safe and prepared City.

Objectives for Goal 6:

- 6.1 Bring thirty (30) substandard structures into compliance with City codes (see Goal 3.1).
6.2 Adopt a new Comprehensive Land Use Plan (see Goal 5.2).

Goal 7: Promote cultural and recreational opportunities for locals and tourists.

Objectives for Goal 7:

- 7.1 Utilize the Hotel Occupancy Tax to 1) promote City operated tourist attractions, such as the Frank Buck Zoo, 2) support the Chamber of Commerce's tourism program, and 3) provide support for local historic buildings, museums, and the arts.
Manager's Response: Contracts have been sent to all entities that will receive HOT funds during FY 2026.
- 7.2 Partner with local non-profit organizations to provide cultural and recreational opportunities for locals and tourists when it is more cost effective than being the sole provider of the service.
Manager's Response: Contracts have been signed with the organizations that have been approved for HOT Funds. The Council also approved funds for Stanford House, Boys and Girls Club, CASA, Abigail's Arms, Tri-County Senior Nutrition, Texoma Community Center, and Noah's Ark.
- 7.3 Adopt a new Parks and Trails Master Plan.
Manager's Response: This plan should be complete by the end of November. The next advisory meeting will be held on November 17th. The plan should be complete in January 2026.