



## MEMORANDUM

**DATE:** December 12, 2025  
**TO:** The Honorable Mayor Moore and Council Members  
**FROM:** Barry Sullivan, City Manager  
**SUBJECT:** Friday Staff Report

### Upcoming Meetings

- City Council Meeting **Tuesday, December 16, 2025 at 6:30 p.m.** at City Hall.
- City Council Meeting **Tuesday, January 6, 2026 at 6:30 p.m.** at City Hall.
- City Council Meeting **Tuesday, January 20, 2026 at 6:30 p.m.** at City Hall.

### Events

- Visit Gainesville, Texas Holiday Bingo Card deadline is **December 14.**
- Frankie's Festival of Lights **December 16-18 from 5:30 p.m. - 9:00 p.m.**
- City Offices will close at 12:00 p.m. on Wednesday, December 24 and remain closed Thursday, December 25, for the Christmas Holiday. City Offices will reopen Friday, December 26.

### General Information & Status Updates

- Elkins Lift Station testing is rescheduled from December 17 to December 18.
- We received the Comprehensive Plan Draft. It is available at the following Guiding Gainesville 2040 Website <https://guidinggainesville.org/plans/#comprehensive>
- Road closure on N. Weaver: a small portion of N Weaver St between Hwy 82 and Berend St will be closed starting Monday, December 15, 2025, to repair the street now that the necessary utility work has been completed. This closure is anticipated to last for about a week. <https://gainesville.tx.us/CivicAlerts.aspx?AID=672>
- Tennie St. SUMP Project will have water shutdowns on Monday, December 15 and Tuesday, December 16, from 9:00 a.m. to 5:00 p.m. See Facebook notice: <https://www.facebook.com/share/p/1BavWD3Lge/>

## Major Goals for Fiscal Year 2025-2026

Updated 12/12/2025

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 from Clements to Wine. Water is complete up to Clements 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 land owner 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. The construction phase is 85% complete. Weather significantly impeded progress on this job because of the large size of the drainage culverts.**

2.2 Complete construction of the Southern 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. Start-up for the Elkins Lift Station is planned for December 18<sup>th</sup>. The construction phase of the project is 97% 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 completed the project. 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 7<sup>th</sup> meeting. Construction on curbs and gutters has started on the project. 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 streets involved with this project prior to moving forward with the mill and overlay process.**
- 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 January 2026.**
- 2.6 Engineer an additional street that is selected by Council.  
**Manager's Response: City Council decided to reconstruct Medal of Honor Boulevard at the November 18<sup>th</sup> workshop.**
- 2.7 Start construction on Pecan Creek Sewer enlargement (Project 9 and 10).  
**Manager's Response: Engineers are 55% 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.  
**Manager's Response: The City has ordered the 250 automatic reading water meters along with some fire hydrant meters.**
- 4.2 Replace one (1) AC unit 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 McDonald's 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 the City. The permit for Aldi's has been issued. Construction is expected to start next week.**

- 5.2 Adopt a new Comprehensive Land Use Plan (see Goal 6.3).

**Manager's Response: This plan was provided to staff at the end of November. The plan will be reviewed by the Planning and Zoning Commission in January, and the City Council will be able to vote on the plan at the January 20<sup>th</sup> Council meeting.**

- 5.3 Adopt a new Downtown Master Plan.

**Manager's Response: This plan should be complete by the end of December. The plan should go to Council for review at the January 20<sup>th</sup> meeting.**

**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. Most contracts have been signed and returned to the City.**

- 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 December. The plan will go to the Parks Board in January. The Council will be able to vote on the plan after receiving a recommendation from the Parks Board.**