



**CITY OF GAINESVILLE**

**NOTICE OF REGULAR CALLED CITY COUNCIL MEETING**

January 06, 2026

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**

**5. REPORTS**

**6. CITIZEN COMMENTS**

**7. CONSENT AGENDA**

- a. Approve Minutes of the December 16, 2025 City Council meeting.
- b. Consideration of and action on a resolution authorizing the Mayor, for and on behalf of the City of Gainesville, to execute assignment and assumption of the Executive Ground Lease at the Gainesville Municipal Airport from Equity Trust Company Custodian FBO William K. Goeken IRA to Steve Deck.

**8. ACTION ITEMS**

- a. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, approving the Federal Grant Procurement Policy, attached as Exhibit A; providing for a repealing clause; and establishing an effective date.
- b. Consideration of and action on a resolution supporting the Gainesville Trails Affordable Housing Development; authorizing a de minimis local funding commitment in the form of a fee waiver; 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 to expand the Frank Buck Zoo's animal habitats onto the adjacent I-35 property located south of the Zoo.
- d. Consideration of and action on a resolution of the City Council of the City of Gainesville, authorizing the creation of a Charter Review Commission for the City of Gainesville, Texas; establishing the purpose, scope, and duties of the commission; providing for appointment of members; and providing an effective date.
- e. 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 §551.072 - Real Property

- f. Consideration of and action on a resolution authorizing the City of Gainesville, Texas to accept a donation of an approximate 28-acre tract identified as a portion of Cooke CAD Property ID 1781, Gainesville, Texas, from Jesse Cason, and authorizing the City Manager to execute any and all documents necessary to transfer ownership.
- g. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, nominating a candidate to fill a vacancy on the Cooke County Appraisal District Board of Directors for the 2026–2027 term; and providing an effective date.
- h. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, authorizing a funding commitment and support for the Gainesville, Texas Heartland Flyer Corridor Grade Crossing Investment Program; authorizing the submission of a grant application to the U.S. Department of Transportation under the Federal-State Partnership for Intercity Rail (FSP) Grant Program; committing local matching funds; 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.*

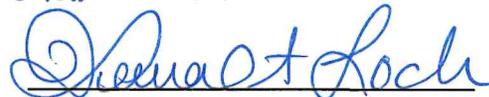
*iii. In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council may impose time limitations on speakers in Public Hearings. Applicants must limit presentations to 5 minutes. The Mayor may impose other time constraints at his discretion, depending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

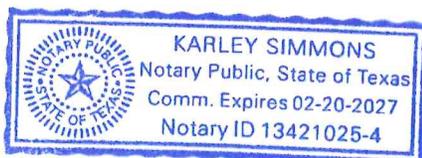
*v. The Council reserves the right to suspend the Charter and adopt any ordinance without three readings.*

*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, 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 11:10 a.m./p.m. on December 30, 2025.

  
Diana Loch

Sworn to and subscribed before me on this the 30 day of December, 2025.



  
Notary Public, State of Texas

**aCOUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION AUTHORIZING THE MAYOR, FOR AND ON BEHALF OF THE CITY OF GAINESVILLE, TO EXECUTE ASSIGNMENT AND ASSUMPTION OF THE EXECUTIVE GROUND LEASE AT THE GAINESVILLE MUNICIPAL AIRPORT FROM EQUITY TRUST COMPANY CUSTODIAN FBO WILLIAM K. GOEKEN IRA TO STEVE DECK.**

**DISCUSSION:**

This resolution authorizes the Mayor to execute a lease assignment with Steve Deck. On December 11, 2025 the Airport Board reviewed and approved the proposed lease assignment. Under Section 6 of the original ground lease, any assignment must be approved by the City Council. Equity Trust Company Custodian FBO William K. Goeken IRA has requested to assign the executive hangar ground lease to Steve Deck. The lease will carry the same terms and conditions as the original and amended lease.

Staff recommends the approval of this resolution.

**ATTACHMENTS:**

Resolution  
Assignment and Assumption of Lease Agreement  
Exhibit A – Original Lease Agreement

**Originating Department Head:**

Brenton Porter, Airport Director

**City Council Meeting Date:**

January 6, 2026

## COUNCIL COMMUNICATION

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPROVING THE FEDERAL GRANT PROCUREMENT POLICY, ATTACHED AS EXHIBIT A; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**DISCUSSION:**

This resolution approves the Federal Grant Procurement Policy. The City of Gainesville's current Purchasing Policy does not incorporate federal procurement requirements. The City will still follow its procurement policy unless the state or federal policies are more restrictive.

The City has submitted a grant application to the Texas General Land Office (GLO) under the Community Development Block Grant–Mitigation (CDBG-MIT) program. Federal grant programs require recipients to formally adopt specific federal procurement standards that go beyond the City's existing purchasing policies. Adoption of a Federal Grant Procurement Policy is necessary to remain compliant and eligible for funding.

Staff recommends approval of this Resolution.

**ATTACHMENTS:**

Resolution

Exhibit A – Federal Grant Procurement Policy

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

January 6, 2026

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION SUPPORTING THE GAINESVILLE TRAILS AFFORDABLE HOUSING DEVELOPMENT FOR OLDER ADULTS AGED 55 OR OVER; AUTHORIZING A DE MINIMIS LOCAL FUNDING COMMITMENT IN THE FORM OF A FEE WAIVER; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This resolution expresses the City’s support for the Gainesville Trails affordable housing development, a proposed rental housing project located at 420 W. Garnett Street serving low-income older adults aged 55 or over. The resolution also authorizes a small fee waiver of \$250 to satisfy a Texas Department of Housing and Community Affairs requirement associated with the developer’s Low Income Housing Tax Credit application.

The developer has informed City staff that the property will be fully taxable upon completion. No reduction in property taxes is anticipated for this development.

**ATTACHMENTS:**

Resolution

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

January 6, 2026

## COUNCIL COMMUNICATION

### CAPTION/SUBJECT:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE CITY TO EXPAND THE FRANK BUCK ZOO'S ANIMAL HABITATS ONTO THE ADJACENT I-35 PROPERTY LOCATED SOUTH OF THE ZOO.**

### DISCUSSION:

This resolution authorizes the City to expand the animal habitats at the Frank Buck Zoo onto city property south of Leonard Park and the zoo. It recognizes the collaborative efforts of The Powers Family, First United Bank, the Josephine Hughes Sterling foundation, Cooke County and the City of Gainesville for providing funding to develop new animal habitats.

Since 2019, the zoo has explored a conservation partnership with the Powers Family, identifying the acreage south of the zoo as the ideal development site. The Parks Board endorsed this plan in November 2023, noting the property's visibility and suitability due to its minimal existing infrastructure. 2024 & 2025 Council had an opportunity to review plans and meet Alan Powers.

The Powers Family has committed to funding \$100,000 towards the construction of fences and to providing animals to the zoo, for exhibit. This is a unique opportunity for the Frank Buck Zoo to participate in herd management efforts that support conservation programs. Frank Buck Zoo's visibility on Interstate 35 will be increased, thus increasing awareness of the zoo and its location in the heart of Gainesville. The development will provide a new attraction at the Frank Buck Zoo that will increase visitation, bring new species to the Frank Buck Zoo, that have significant conservation stories. The Zoo Director will procure contractors/vendors and oversee construction/completion of project. The Frank Buck Zoological Society will receive all donations directly, acknowledge the donations and provide payments directly to contractors/vendors upon completion and approval by Zoo Director. The remainder of the land parcel could be utilized for walking trails and other recreational amenities by the city in the future, further enhancing the community's overall recreational offerings.

Staff recommends approval of this resolution authorizing the expansion of Frank Buck Zoo onto the adjacent property south of the zoo along I35 as seen in Exhibit A.

### ATTACHMENTS:

Resolution  
Exhibit A – Map of proposed expansion  
Project Budget and Admission Pricing

### Originating Department Head:

**Susan Kleven, Zoo Director**

### City Council Meeting Date:

**January 06, 2026**

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, AUTHORIZING THE CREATION OF A CHARTER REVIEW COMMISSION FOR THE CITY OF GAINESVILLE, TEXAS; ESTABLISHING THE PURPOSE, SCOPE, AND DUTIES OF THE COMMISSION; PROVIDING FOR APPOINTMENT OF MEMBERS; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This resolution authorizes the creation of a Charter Review Commission to review the City of Gainesville Home Rule Charter and provide recommendations to the City Council regarding potential charter amendments. The City Council will determine whether any recommended changes are submitted to the voters at a future election.

**ATTACHMENTS:**

Resolution  
Final Slate of Amendments  
Calendar

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

January 6, 2026

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION AUTHORIZING THE CITY OF GAINESVILLE, TEXAS TO ACCEPT A DONATION OF AN APPROXIMATE 28-ACRE TRACT IDENTIFIED AS A PORTION OF COOKE CAD PROPERTY ID 1781, GAINESVILLE, TEXAS, FROM JESSE CASON, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO TRANSFER OWNERSHIP.**

**DISCUSSION:**

This resolution authorizes the City of Gainesville to accept the donation of approximately 28 acres of property located south of Fire Station No. 2, which is a portion of Cooke County Appraisal District Property ID 1781.

The donation includes two stipulations, which are outlined in the attached documentation. An aerial image of the property is also attached for reference. The City is currently awaiting a survey to confirm the exact boundaries of the 28-acre tract.

**ATTACHMENTS:**

Resolution  
Letter from Jesse Cason on stipulations of proposed gift  
Image of CCAD Property ID 1781

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

January 6, 2026

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, NOMINATING A CANDIDATE TO FILL A VACANCY ON THE COOKE COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE 2026–2027 TERM; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This resolution authorizes the City of Gainesville to submit a nomination to fill an open vacancy on the Cooke County Appraisal District Board of Directors for the 2026–2027 term.

The Cooke County Appraisal District Board of Directors will consist of four newly seated members beginning in January 2026, with one remaining vacancy to be filled through nominations submitted by taxing entities within Cooke County. In January 2026, the Appraisal District will formally notify all taxing entities of the vacancy and request nominations.

Following the conclusion of the nomination period, the Chief Appraiser will provide the list of nominees to the newly seated Board of Directors. The Board is scheduled to select an individual to fill the vacancy at its March 11, 2026 meeting.

As a taxing entity, the City of Gainesville is eligible to submit a nomination for consideration. Adoption of this resolution authorizes the nomination and directs the City Secretary to submit it in accordance with Cooke County Appraisal District procedures and deadlines.

No fiscal impact is associated with this action.

**ATTACHMENTS:**

Resolution  
Procedures for filling vacancies on the Board of Directors

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

January 6, 2026

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING A FUNDING COMMITMENT AND SUPPORT FOR THE GAINESVILLE, TEXAS HEARTLAND FLYER CORRIDOR GRADE CROSSING INVESTMENT PROGRAM; AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION UNDER THE FEDERAL-STATE PARTNERSHIP FOR INTERCITY RAIL (FSP) GRANT PROGRAM; COMMITTING LOCAL MATCHING FUNDS; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This resolution authorizes the City of Gainesville to apply for Federal-State Partnership for Intercity Rail (FSP) grant funding for the Heartland Flyer Corridor Grade Crossing Investment Program, which would improve rail safety and mobility through the elimination and upgrade of multiple at-grade crossings within the City.

The proposed project includes eliminating the FM 1202 crossing and replacing it with a bridge. In addition, the City is proposing to close four additional crossings: two crossings on Weaver Street and the Belcher Street and Cole Street crossings. Roadway improvements are proposed on Weaver Street, including the construction of a new road north of the railroad tracks connecting to Grand Avenue and a new road south of the tracks connecting to Refinery Road.

The total estimated project cost is \$56,983,283.00, and the City is requesting \$45,586,640.00 in federal funding, representing an 80 percent federal share consistent with the applicable Notice of Funding Opportunity. The remaining 20 percent non-federal match is proposed to be shared with project partners.

City staff have received confirmation from contacts at BNSF Railway and TXDOT that they are willing to assist with the local match; however, both entities must still obtain internal approval from their respective leadership. Based on discussions to date, staff anticipates that those approvals are likely, but not yet finalized.

Moving forward with the project is contingent upon project partner approvals and the successful award of the federal grant. If the partner match commitments are not approved, the City is not obligated to proceed with the project.

Staff recommends approval of this Resolution.

**ATTACHMENTS:**

Resolution

Letter

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

January 6, 2026