



CITY OF GAINESVILLE

NOTICE OF JOINT MEETING

CITY COUNCIL WITH REINVESTMENT BOARD NO. 2

January 20, 2026

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**
 - a. Annual Water and Wastewater Master Plan Update.
 - b. Comprehensive Water and Wastewater Plan Update.
6. **CITIZEN COMMENTS**
7. **CONSENT AGENDA**
 - a. Approve Minutes of the January 6, 2026 City Council meeting.
 - b. Consideration of and action on a resolution of the City Council of the City of Gainesville declaring a vacancy on the City Council.
 - c. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, appointing a City Council Liaison to the Parking Committee.
8. **ACTION ITEMS**
 - a. Public hearing on the proposed Guiding Gainesville 2040 Comprehensive Plan.
 - b. Consideration of and action on an Ordinance of the City Council of the City of Gainesville, Texas, adopting the Guiding Gainesville 2040 Comprehensive Plan; providing findings; providing for implementation and use; providing for severability; and providing an effective date.
 - c. Discussion on amending the Code of Ordinances, Chapter 2, Section 2-7 (E) Purchasing Policies and Procedures; related to purchases from \$50,000 to \$100,000.
 - d. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, concurring with the Texas Department of Transportation's recommendation to temporarily reduce the speed limit on FM 51 during a TxDOT construction project; authorizing the mayor or designee to execute a letter of concurrence; 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 §551.074 Personnel Matters - Gainesville Economic Development Corporation Director

- f. Consideration of and action on a resolution approving actions of the Gainesville Economic Development Corporation of the City of Gainesville, which voted to approve an employment agreement for the GEDC Executive Director position.

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 January 20, 2026, 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 #Q4, 2024

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.

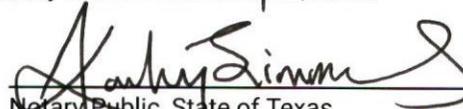
vi. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.

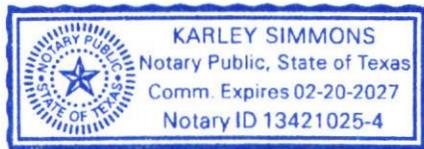
I, Diana Loch, City Secretary, posted this Agenda on the official City of Gainesville bulletin board in the

Municipal Building, 200 S. Rusk Street, Gainesville, Texas 76240, which is accessible to the public twenty-four hours each day at 3:30 a.m./p.m. on January 13, 2026.


Diana Loch

Sworn to and subscribed before me on this the 13 day of January, 2026.


Notary Public, State of Texas



COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE DECLARING A VACANCY ON THE CITY COUNCIL.

DISCUSSION:

This resolution declares a vacancy on the City Council. Per City Charter it is necessary to declare the vacancy on City Council (Section 3.03 C.) by majority vote of the remaining members on the Council. This establishes the date of the vacancy as the start of the ninety (90) day period for the City Council to fill the position by appointment.

Council can appoint a successor to the position, provided the appointee possesses all qualifications required for the office (Section 3.03 A. 1-3):

- Is a qualified voter of the city
- Resides within the ward for which they represent
- Does not hold any other office or employment in City government

The term of the appointment would be until the next annual city election, May 2, 2026. (Section 3.06)

Staff recommends approval of this resolution.

ATTACHMENTS:

Resolution

City Charter, Article III, Sections 3.01 – 3.06

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

January 20, 2026

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPOINTING A CITY COUNCIL LIAISON TO THE PARKING COMMITTEE.

DISCUSSION:

This resolution appoints Gary Sutton to the Parking Committee as the City Council Liaison to serve in Jeff Johnson's place.

ATTACHMENTS:

Resolution

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

January 20, 2026

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

**PUBLIC HEARING ON THE PROPOSED GUIDING GAINESVILLE
2040 COMPREHENSIVE PLAN.**

DISCUSSION:

A public hearing is required by state law before the City may formally adopt the Comprehensive Plan. In addition, the Plan must be reviewed by the Planning and Zoning Commission prior to adoption, which review was completed at the Commission's meeting on January 13, 2026.

ATTACHMENTS:

Resolution

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

January 20, 2026

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, ADOPTING THE GUIDING GAINESVILLE 2040 COMPREHENSIVE PLAN; PROVIDING FINDINGS; PROVIDING FOR IMPLEMENTATION AND USE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

DISCUSSION:

The proposed ordinance adopts the Guiding Gainesville 2040 Comprehensive Plan as the City’s official long-range planning document, as authorized by Section 213.003 of the Texas Local Government Code. The Comprehensive Plan serves as a policy guide for future growth, development, public investment, and decision-making and addresses key elements including land use, transportation, housing, infrastructure, economic development, and community character.

The Plan was developed with opportunities for public participation and was reviewed by the Planning and Zoning Commission, which transmitted its recommendation to the City Council following its review at the January 13, 2026 meeting.

Representatives from The Antero Group will be in attendance to present the Comprehensive Plan and respond to questions. Upon adoption, the Plan will guide the City Council, boards, commissions, and staff in making decisions related to land use, capital improvements, and other matters affecting the physical development of the City. The ordinance takes effect immediately upon adoption.

Staff recommends approval of this Ordinance.

ATTACHMENTS:

Ordinance

The Comprehensive Plan is available for review in the Dropbox as an individual file.

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

January 20, 2026

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

DISCUSSION ON AMENDING THE CODE OF ORDINANCES, CHAPTER 2, SECTION 2-7 (E) PURCHASING POLICIES AND PROCEDURES; RELATED TO PURCHASES FROM \$50,000 TO \$100,000.

DISCUSSION:

This discussion is to consider amending the City’s purchasing policies and procedures under Chapter 2, Section 2-7 (E) for purchases above \$50,000.

The City has several options, but three are outlined below:

1. Maintain the current policy requiring City Council approval and the sealed bid process for all purchases of \$50,000 or more.
2. Eliminate the sealed bid process for purchases between \$50,000 and \$100,000, while continuing to require City Council approval for all purchases of \$50,000 or more. Purchases exceeding \$100,000 would follow the sealed bid or formal proposal process as required by state law.
3. Amend the policy to fully align with state procurement law by increasing both the sealed bid and City Council approval thresholds to \$100,000.

ATTACHMENTS:

Purchasing policies and procedures

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

January 20, 2026

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, CONCURRING WITH THE TEXAS DEPARTMENT OF TRANSPORTATION’S RECOMMENDATION TO TEMPORARILY REDUCE THE SPEED LIMIT ON FM 51 DURING A TXDOT CONSTRUCTION PROJECT; AUTHORIZING THE MAYOR OR DESIGNEE TO EXECUTE A LETTER OF CONCURRENCE; AND PROVIDING AN EFFECTIVE DATE.

DISCUSSION:

This resolution authorizes the City of Gainesville to concur with the Texas Department of Transportation’s recommendation to temporarily reduce the speed limit on FM 51 from 45 miles per hour to 35 miles per hour during a TxDOT construction project scheduled to be awarded March 2026.

TxDOT is letting a construction contract for improvements along FM 51 from the IH 35 southbound frontage road to FM 1306, and along FM 1306 from FM 51 to the Gainesville High School. The project includes the installation of a six-foot sidewalk within portions of the city limits. As part of the construction safety plan, TxDOT has requested approval of a temporary construction speed zone on FM 51 within the city limits, from mile point 2.128 to 3.214, a distance of approximately 1.086 miles.

In October of 2023, we were awarded a grant totaling \$4,591,152 to fully cover the cost of a sidewalk between the Gainesville High School and downtown. The grant funding came through the Texas Department of Transportation’s Transportation Alternatives Set-Aside Program, which includes Federal Highway Administration funds.

Approval of this resolution allows the speed limit reduction to be processed through a Transportation Commission Minute Order and authorizes the Mayor or designee to sign the required concurrence letter. The temporary speed limit reduction is intended to enhance safety for motorists, pedestrians, and construction workers during the project.

Staff recommends approval of this resolution.

ATTACHMENTS:

Letter from TxDOT
October 2023 Press Release

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

January 20, 2026

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION APPROVING ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF GAINESVILLE, WHICH VOTED TO APPROVE AN EMPLOYMENT AGREEMENT FOR THE GEDC EXECUTIVE DIRECTOR POSITION.

DISCUSSION:

This resolution authorizes the GEDC actions, which voted to approve an employment agreement for the GEDC Executive Director. Discussion of this item will be in executive session, and the employment agreement will be distributed at that time.

ATTACHMENTS:

Resolution

GEDC Resolution

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

January 20, 2026

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION APPROVING TIRZ #2 – CERTIFICATION OF COSTS NO. 1 – DRAW #Q4, 2024

DISCUSSION:

This Resolution approves the TIRZ #2 – Certification of Costs No. 2 – Draw #Q4, 2024 that has been submitted by B-29 ADC, LLC. for \$5,100.00.

The developer can receive a reimbursement of up to \$1,436,250.00 for performing due diligence for developing TIRZ #2. To date, the developer has requested a total of \$165,464.

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

P3 Works, the City’s TIRZ Consultant, has recommended 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. 2 – Draw #Q4, 2024
- Resolution 12-19-2023B – Airport TIRZ Agreement with B-29 ADC, LLC

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

January 20, 2026