

**JACKSONVILLE CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 9, 2025
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
6:00 PM**

Meeting Items

**5:15 PM CLOSED EXECUTIVE SESSION CITY HALL
CONFERENCE ROOM-PER OPEN MEETINGS ACT-PER
TEXAS GOVERNMENT CODE SECTION:**

**5:16 pm
Present: Mayor Randy Gorham, Mayor Pro tem Tim
McRae, Councilman Rob Gowin, Councilwoman Mindy
Gellock
Executive Session closed at 5:44 pm**

**551.071 CONSULT CITY ATTORNEY - CANADY V. CITY
OF JACKSONVILLE ET AL**

551.072 REAL PROPERTY

CALL TO ORDER

**6:00 pm
Present: Mayor Randy Gorham, Mayor Pro tem Tim
McRae, Councilman Rob Gowin, Councilwoman Mindy
Gellock,
Councilwoman Letitia Horace arrived at 6:14 pm**

INVOCATION

PLEDGE OF ALLEGIANCE US & TEXAS FLAGS

**Mayor Randy Gorham led everyone in the pledges to the
United States and Texas flags.**

SPECIAL PRESENTATION –

**BUSINESS OF THE MONTH PRESENTED BY JEDCO
ECONOMIC DEVELOPMENT SPECIALIST SHERRI
MCDONALD TO SHERWIN-WILLIAMS PAINT STORE**

**JEDCO Specialist Sherri McDonald presented Brett
Thompson from Sherwin Williams with the award.**

**NATIONAL NIGHT OUT PROCLAMATION
PRESENTED BY MAYOR RANDY GORHAM**

**Mayor Randy Gorham read a proclamation requesting the
citizens of Jacksonville, Texas to join millions of citizens
across the nation in celebrating National Night Out on
Tuesday, October 7, 2025 and declaring the same day as
National Night Out day in the City of Jacksonville, Texas**

CITIZEN PARTICIPATION

**Peggy Alexander presented information regarding potholes
and standing water along the 800 block and down street. She
would like for the city to look at the street and identify a
solution.**

**Mayor Gorham thanked her for her concerns and indicated
that he would speak with her after the meeting.**

**CONSENT AGENDA - ITEMS UNDER CONSENT
AGENDA REQUIRE LITTLE OR NO DELIBERATIONS
BY COUNCIL. APPROVAL OF CONSENT AGENDA
AUTHORIZES THE CITY MANAGER OR HIS
DESIGNEES TO PROCEED WITH CONCLUSION OF
EACH ITEM IN ACCORDANCE WITH STAFF
RECOMMENDATION**

**Councilman Rob Gowin made a motion to approve the
Consent Agenda items.**

Second by Councilwoman Mindy Gellock.

Motion Passes 5:0

**MINUTES APPROVAL - AUGUST 12, 2025, CITY
COUNCIL MEETING**

**APPROVE A STREET CLOSURE FOR THE ANNUAL
CHRISTMAS PARADE ON THURSDAY, DECEMBER
4TH, 2025**

**APPROVE A STREET CLOSURE FOR NATIONAL
NIGHT OUT ON TUESDAY, OCTOBER 7TH, 2025**

**APPROVE A STREET CLOSURE FOR FLAMIN' J BBQ
2026 EVENT ON APRIL 10TH, 2026 AT 10 PM THROUGH
APRIL 11TH, 2026 AT 11PM**

**APPROVE FORGIVENESS OF INTEREST OWED ON A
SUBSTANDARD BUILDING LIEN AT 620 N. JACKSON
CONDITIONED UPON THE CONSTRUCTION OF A
NEW SINGLE FAMILY DWELLING ON THE
PROPERTY**

**APPROVE A STREET CLOSURE FOR THE TRUNK OR
TREAT EVENT ON MONDAY, OCTOBER 27TH, 2025**

APPROVE A STREET CLOSURE FOR THE JACKSONVILLE COMMUNITY ARTS ALLIANCE FALL IN LOVE WITH JACKSONVILLE EVENT ON OCTOBER 18TH, 2025

APPROVE THE SALE OF THE 2020 VACTOR TRUCK

ANY ACTION OUT OF EXECUTIVE SESSION IF NECESSARY

- A) A PUBLIC HEARING TO HEAR AND RECEIVE CITIZEN INPUT REGARDING THE PROPOSED 2025-2026 BUDGET
- B) DISCUSS AND CONSIDER POSSIBLE ACTION AND ORDINANCE ADOPTING THE 2025-2026 BUDGET - TAKE A RECORDED VOTE OF EACH COUNCIL MEMBER

City Manager James Hubbard elaborated on this Consent Agenda Item. Mr. Hubbard referenced using GovDeals, an online auction, to sell the 2020 Vactor Truck. Another Texas city has expressed interest in purchasing directly via interlocal agreement (ILA). He requested flexibility to explore that approach and, if terms are favorable, bring back an ILA in October.

Councilwoman Mindy Gellock made the motion to allow the City Manager James Hubbard to negotiate and enter into a lease agreement for 45 acres adjacent to the current landfill with Republic Services.

Second by Mayor Pro Tem Tim McRae.

Motion Passes 5:0

Councilwoman Mindy Gellock made the motion to authorize the City Manager to negotiate and enter into a license agreement with Mason Turner for the use of an existing roadway located at the city owned property off CR 3108.

Second by Mayor Pro Tem Tim McRae.

Motion Passes 5:0

Mayor Randy Gorham indicated that both items 9 and 10 would be presented by The City Manager James Hubbard. Mr Hubbard gave a presentation regarding the budget for fiscal year 2025-2026.

In the presentation he discussed the net taxable value increased from \$1.039 billion in 2024 to 1.094 billion in 2025. Mr. Hubbard discussed the proposed tax rate of \$.063763 per \$100 valuation. At 98.5% collections, property tax revenue of \$6.8M, an increase of \$343,416 from value growth at the flat rate.

The average homestead value increased from \$154,802 to \$168,405, which is an 8.79% increase. At the flat rate, the typical City tax bill rises 8.79% from \$987.06 to \$1,073.80. Mr. Hubbard discussed the Fund Balance Policy and that the increases reflect market cost.

In the new budget, staff is requesting one new Traffic Police Officer. The Fire Department is reclassifying three Fire positions to Captain with no change to the FTEs, to align operation between Stations 1 & 2. The budget includes a 2% COLA across the organization. Raise starting pay for full-time positions to \$15.00/hr minimum. TMRS Employer Rate from 6% to 7% to align with comparator. Transition City sick-bank to Short-Term Disability which would be employer-sponsored. Continue the current BCBSTX plan design with 100% employee premium paid by City.

Additionally, a Citywide Communications Support by Creation Branding of \$36,000 per year, split among Utility, HOT, and General Funds. And a Fleet Management System that includes GPS, Diagnostics, Safety Alerts for 75 units for \$19,000 per year split \$17,000 General Fund and \$2,000 Utility Fund.

Mr. Hubbard further discussed the Vehicle and Equipment Replacement Fund (VERF) cash purchases. Police request two vehicles which coincide with the replacement cycle. One ambulance replacement and extrication tools known as JAWS, by the Fire Department. Public Works and Parks request a mini-excavator, mower, pressure-wash trailer, and two 3/4-ton service body trucks.

The budget will include the following projects: Fire Station 2 renovations. Canada Street complete-street project from FM 347 to US 69: concrete, water/sewer, south-side sidewalk. Additional Street Work of \$1,000,000, after Canada bidding.

Lakeshore Bridge enhancements. North Bolton Elevated Tank rehab. Nichols Green I&I for the sanitary sewer and Trunk Line from South Bolton to Nichols Green. Lastly, Double Creek WWTP expansion planning.

Mr. Hubbard discussed the planning which includes Parks & Rec Master Plan to update 2014 plan to maintain grant eligibility. JEDCO to match the cost. Water/Wastewater Master Planning for regional options, source/treatment, wells, detention. Building Code Updates from 2006/2008 to 2021/2024 families. Contract Engineering of \$100,000 for drainage/stormwater evaluations.

At 6:33 p.m. Mayor Randy Gorham opened the public hearing to receive citizen input regarding the proposed FY 2025-2026 Budget.
No one came forward to speak. The public hearing was closed at 6:34 p.m.

Mayor Pro Tem Tim McRae made a motion to adopt the FY 2025-2026 Budget as presented by staff.

Second by Councilwoman Mindy Gellock

Roll Call Vote
Mayor Randy Gorham - Yes
Mayor Pro Tem Tim McCrae - Yes
Councilwoman Mindy Gellock - Yes
Councilwoman Letitia Horace - Yes
Councilman Rob Gowin - Yes

Motion Passes 5:0

At 6:35 p.m. Mayor Randy Gorham opened the public hearing to receive citizen input regarding the proposed tax rate of \$.63763 per \$100 valuation.
No one came forward to speak. The public hearing was closed at 6:36 p.m.

Motion made by Councilwoman Mindy Gellock stating "I move that the property tax rate be increased by the adoption of a tax rate of \$.63763, which is effectively a 5.68 percent increase in the tax rate. This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 7.42 percent and will raise taxes for maintenance and operations on a \$100,000 home by approximately \$34.29."

Second by Mayor Pro Tem Tim McRae

Roll Call Vote
Mayor Randy Gorham - Yes
Mayor Pro Tem Tim McCrae - Yes
Councilwoman Mindy Gellock - Yes
Councilwoman Letitia Horace - Yes
Councilman Rob Gowin - Yes

Motion Passes 5:0

City Manager James Hubbard discussed staff-initiated clean-up to align ordinance with current practice at City-supported public events such as downtown concerts, sesquicentennial events, etc., where alcohol has been permitted with controls and no incidents. Proposed language authorizes the City Manager to issue written permissions and set conditions for alcohol possession/consumption in City parks for permitted events

Councilman Rob Gowin makes a motion to approve the ordinance as presented.

Second by Mayor Pro Tem Tim McRae.

Motion Passes 5:0

City Manager James Hubbard explains all five CCAD board seats up this cycle. New state law requires signed nominee

A) A PUBLIC HEARING TO HEAR AND RECEIVE CITIZEN INPUT REGARDING THE PROPOSED TAX RATE OF 0.637630 PER \$100 VALUATION
B) DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING AN ORDINANCE ADOPTING A TAX RATE FOR THE 2025-2026 FISCAL BUDGET YEAR

DISCUSS AND CONSIDER ACTION ON AN ORDINANCE REGULATING ALCOHOLIC BEVERAGES AT CITY PARKS

DISCUSS AND CONSIDER WITH POSSIBLE ACTION A RESOLUTION NOMINATING FIVE NEW BOARD

MEMBERS TO THE CHEROKEE CENTRAL
APPRAISAL BOARD

DISCUSS AND CONSIDER APPROVAL OF A
HABITABLE STRUCTURE LOCATED AT 2534 BYRD
ROAD, JACKSONVILLE, TX

DISCUSS AND CONSIDER APPROVAL OF A VARIANCE
OF THE LAKE JACKSONVILLE RULES AND
REGULATIONS FOR A HABITABLE STRUCTURE
LOCATED OVER THE WATER OF LAKE
JACKSONVILLE, AT 929 CR 3131, JACKSONVILLE, TX

DISCUSS AND CONSIDER WITH POSSIBLE ACTION A
RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF JACKSONVILLE, TEXAS PURSUANT TO CHAPTER
19, ARTICLE VII, SECTION 19-193 OF THE CODE OF
ORDINANCES AMENDING TO DELETE RESOLUTION
#02-2021-5 IN ITS PRESENT FORM AND REPLACE
WITH THIS RESOLUTION DESIGNATING A PORTION
OF NACOGDOCHES STREET AS A NO PARKING ZONE

OPEN FORUM FOR MAYOR AND COUNCIL

CITY MANAGER REPORT

statements by October 15. Tonight, Council may nominate up to five individuals; ballots, allocated by levy share will be cast later. Prior City nominee Kendall Owsley will not seek re-election. Council discussed potential nominees and availability.

Mayor Pro Tem Tim McRae makes a motion to nominate Robert Haberly as the City of Jacksonville’s nominee to the CCAD Board as a single nomination at this time.

Second by Councilman Rob Gowin.

Motion Passes 5:0

City Manager explains Council will bring back the voting ordinance once the ballot is set by CCAD.

This item was discussed by City Manager James Hubbard. Public notices ran in the Jacksonville Progress and letters were sent to adjacent owners. The Lake Advisory Board held a public hearing on August 28, 2025. The Owens are requesting approval to build a habitable structure on land at 2534 Byrd Road. Section 9 of the Lake Rules allows habitable structures on lots ≥5,000 sq. ft.; this lot is ~7,600 sq. ft. A previously permitted garage/carport exists; the plan is to enclose and improve the carport for guest living quarters. Lake Advisory Board recommended approval 6–0 with one absent. No opposition was received.

Mayor Pro Tem Tim McRae made a motion to approve the request.

Second by Council Member Rob Gowin.

Motion Passes 5:0

City Manager James Hubbard discussed the request variance to build a habitable structure over water at 929 County Road 3131. By right, such structures are allowed in the Concession neighborhood; elsewhere, by variance. A similar variance was approved on February 14, 2023, for property in the Cat Creek area. Lake Advisory Board recommended approval 5–1 with one absent; no public opposition at the hearing. Existing dock extends ~75–90 ft.; applicant proposes a designed structure including a bedroom and restroom within the existing outward footprint allowances. Survey indicates the site sits within a cove, minimizing neighbor impacts.

Mayor Pro Tem Tim McRae made a motion to approve the request.

Second by Councilman Rob Gowin.

Motion Passes 5:0

City Manager James Hubbard requests the repeal of part of Resolution 02-2021-5 to restore on-street parking on Nacogdoches Street from US 79 to El Paso Street (previously signed “No Parking” on both sides after redevelopment in the area). Staff review found no safety or utility conflicts. Parking restrictions remain on Nacogdoches Street between US 69 and Neches Street due to multiple driveways (McDonald’s, Chick-fil-A, radio station) and safety concerns. One adjacent property owner contacted staff in support of reopening; no opposition received.

Councilman Rob Gowin made a motion to approve the resolution restoring parking on the stated segment and maintaining the existing no-parking segment between US 69 and Neches.

Second by Mayor Pro Tem Tim McRae.

Motion Passes 5:0

Mayor Randy Gorham asks Council for any items. None at this time.

The City Manager's report include a couple of updates as

ADJOURN

follows:
1. National Night Out – October 7, 2025. Thanks to our Police Department and community partners. There are several lead-up events, including Coffee with “NAT” on Tuesday, September 16, 8:00–9:00 AM at Starbucks. Watch the City and JPD Facebook pages for details.
2. Zoning Board of Adjustment (ZBA) – Public Hearing: Tuesday, October 7 (before NNO). Agenda expected to include 16 substandard structures for action—continuing the City’s cleanup efforts. Thanks to JEDCO for support.

Mayor adjourned at 6:56 p.m.

Randy Gorham, Mayor
City of Jacksonville

Dianah Surber, City Clerk