

**JACKSONVILLE CITY COUNCIL MEETING
TUESDAY, AUGUST 9, 2022
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:**

551.071 CONSULT CITY ATTORNEY

551.072 REAL PROPERTY

**551.074 PERSONNEL MATTERS - CITY MANAGER
PERFORMANCE EVALUATION**

CALL TO ORDER

Mayor Randy Gorham 6:00 PM

**Present: Mayor Randy Gorham, Mayor Pro tem Rob
Gowin, Councilman Hubert Robinson, Councilman Tim
McRae, Councilwoman Mindy Gellock**

INVOCATION

John Atkinson of the People's Church

PLEDGE OF ALLEGIANCE US & TEXAS FLAGS

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

CITIZEN PARTICIPATION

No one came forward.

SPECIAL PRESENTATION –

**EMPLOYER OF THE MONTH PRESENTED BY SHANE
PACE - JW'S BBQ**

**JEDCO President Shane Pace presented Johnathon Wilson,
of JW's BBQ', with the employer of the month award.**

**PRESENTATION OF CERTIFICATE OF DISTINCTION
FROM GOVERNMENT TREASURERS' ORGANIZATION
OF TEXAS TO THE FINANCE DEPARTMENT FOR THE
CITY OF JACKSONVILLE'S INVESTMENT POLICY -
PRESENTED BY MAYOR RANDY GORHAM**

**Mayor Randy Gorham presented Dianah Surber with the
certificate of distinction for the City of Jacksonville's
investment policy.**

**ANY ACTION OUT OF EXECUTIVE SESSION IF
NECESSARY**

No action was taken.

**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 Tim McRae made a motion to approve the
consent agenda. Second, by Councilman Hubert Robinson.
All voted "Aye"**

**MINUTE APPROVAL - JUNE 14, 2022 REGULAR
COUNCIL MEETING; JULY 7, 2022 AGENDA
WORKSHOP**

**ORDINANCE NO. 1628: AN ORDINANCE
AUTHORIZING THE ISSUANCE OF THE CITY OF
JACKSONVILLE, TEXAS, TAX AND SURPLUS WATER
AND SEWER REVENUE CERTIFICATES OF
OBLIGATION, SERIES 2022A; AUTHORIZING
EXECUTION AND DELIVERY OF A PAYING
AGENT/REGISTRAR AGREEMENT AND AN ESCROW
AGREEMENT RELATING TO SUCH CERTIFICATES;
PRESCRIBING THE FORM OF SAID CERTIFICATES;
LEVYING A TAX AND PLEDGING SURPLUS
REVENUES OF THE WATER AND SEWER SYSTEM IN
PAYMENT THEREOF; AND ENACTING OTHER
PROVISIONS RELATING THERETO**

**City Manager James Hubbard reviewed the timeline of the
project and the certificates of obligation process with council.
Mr. Hubbard told council these c/o's are to secure a low
interest loan from the Texas Water Development Board in
order to replace approximately two miles of 18" sewer line
from S. Bolton to the east side of the city. Councilwoman
Mindy Gellock made a motion to approve the ordinance
approving the issuance of the certificates of obligation.
Second, by Mayor Pro tem Rob Gowin. All voted "Aye"**

**DISCUSS AND CONSIDER WITH POSSIBLE ACTION
APPROVING A CONTRACT WITH STOKES AND
ASSOCIATES FOR ENGINEERING WORK ON A NEW
LIFT STATION AND SEWER LINE FROM BOLTON ST.
TO THE EAST SIDE OF THE CITY WHICH WILL BE
FUNDED BY A LOW INTEREST LOAN FROM TEXAS
WATER DEVELOPMENT BOARD**

**City Manager James Hubbard told the council this contract
is for the engineering work related to the certificates of
obligation that were acted upon in the previous item. Mr.
Hubbard stated the engineering fees for the project were
14% of the total project cost and are included in the issuance
of the certificates of obligation. Mr. Hubbard stated that as
part of this contract there will be someone on site daily who**

ORDINANCE NO. 1629: AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF JACKSONVILLE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022; LEVYING A TAX AND PROVIDING FOR THE SECURITY AND PAYMENT THEREOF; AND ENACTING OTHER PROVISIONS RELATING THERETO

PUBLIC HEARING

**A) HEAR AND RECEIVE CITIZEN INPUT REGARDING A REQUESTED ZONE CHANGE FROM "K"-INDUSTRIAL TO "P"-PLANNED DEVELOPMENT WITH A BASE ZONING OF "H" CENTRAL BUSINESS DISTRICT, LOCATED AT 101 SOUTH BONNER STREET, REQUESTED BY ROBERT GOWIN, LLC, REPRESENTED BY ROBERT GOWIN
B) DISCUSS AND CONSIDER WITH POSSIBLE ACTION AN ORDINANCE GRANTING THE REQUESTED ZONE CHANGE**

PUBLIC HEARING

A) HEAR AND RECEIVE CITIZEN INPUT REGARDING A REQUESTED ZONE CHANGE FROM "K" INDUSTRIAL TO "A-1" SINGLE FAMILY RESIDENTIAL 3.276 ACRES LOCATED AT THE SOUTHSIDE OF ZIMMERMAN ST. BETWEEN BONNER AND LARISSA B) DISCUSS AND CONSIDER WITH POSSIBLE ACTION AN ORDINANCE GRANTING THE REQUESTED ZONE CHANGE

PUBLIC HEARING

A) HEAR AND RECEIVE CITIZEN INPUT REGARDING A REQUESTED ZONE CHANGE FROM "B" ONE AND TWO FAMILY TO "G" COMMERCIAL .6246 ACRES LOCATED AT S. JACKSON AND HOWARD STREET. B) DISCUSS AND CONSIDER WITH POSSIBLE ACTION AN ORDINANCE GRANTING THE REQUESTED ZONE CHANGE

DISCUSS AND CONSIDER WITH POSSIBLE ACTION AN ORDINANCE CALLING FOR A NOVEMBER 8, 2022 CHARTER AMENDMENT ELECTION AND A PROPOSITION FOR A VENUE TAX THAT WOULD

will ensure the integrity of the improvements. Councilman Tim McRae made a motion to approve the contract. Second, by Councilman Hubert Robinson. All voted "Aye"

City Manager James Hubbard told the council this issuance of certificates of obligation is for road repairs and related infrastructure. Mr. Hubbard said the scope of work this funding is for, came from the Roadbotics street study project. Mayor Randy Gorham asked Mr. John Martin of Hilltop Securities if he would like to speak about this and the previous c/o issuance. Mr. Martin directed the council's attention to the binder each of them had in front of them. Mr. Martin stated Standard & Poor's had once again issued an A+ credit rating to the city. Mr. Martin stated that with another good audit the city may receive an upgrade in their credit rating. Mr. Martin then reviewed the highlights of the report with the council. In addition, he reviewed the bond buyer's index, certificate of obligation amounts and the interest rates. Mr. Martin said the average interest rate for the Texas Water Development Board loan averaged 2.14%. Mayor Randy Gorham asked Mr. Martin what our credit rating would be if our credit rating were upgraded after the next audit. Mr. Martin responded it would be an AA-. Mayor Pro tem Rob Gowin made a motion to adopt an ordinance authorizing the sale and issuance of the City of Jacksonville, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022B and approving all matters incident thereto. Second, by Councilman Tim McRae. All voted "Aye"

Mayor Pro tem Rob Gowin recused himself from the vote to avoid any conflict of interest. Mayor Randy Gorham opened the hearing at 6:24pm. No one came forward to address the council. Mayor Randy Gorham closed the hearing at 6:24 PM. City Manager James Hubbard told council the request is to change the zoning from "K" Industrial to "P" planned development with a base zoning of "H" Central District. Mr. Hubbard stated the planned development would allow for multiple uses on the property, including a restaurant, food truck park and a possible farmer's market. Councilman Tim McRae made a motion to approve the ordinance granting the requested zone change. Second, by Councilman Hubert Robinson. All voted "Aye" 4-0

Mayor Pro tem Rob Gowin came back to the meeting. Mayor Randy Gorham opened the public hearing at 6:27 PM. Mr. Mike McEwen of Cherokee Real Estate came forward to address the council. Mr. McEwen stated he does represent the owners of the property and if the zone change is approved he will benefit personally. Mr. McEwen then told the council that if this request is granted, the developer building the single family homes next to Trinity Assisted Living will be building single family homes on this tract of land. Mr. McEwen said the development of this property will improve the appearance of the neighborhood. Mayor Randy Gorham stated that obviously Mr. McEwen is speaking in favor of granting the zone change. Mr. McEwen stated that is correct. Mayor Randy Gorham closed the public hearing at 6:29 PM. Councilwoman Mindy Gellock made a motion to approve the ordinance granting the requested zone change. Second, by Councilman Tim McRae. All voted "Aye"

Mayor Randy Gorham opened the public hearing at 6:30 PM. Leslie Ford came forward to address the council. Ms. Ford stated she represents Tidal Wave and the developer of the property. Ms. Ford said she was there to answer any questions the council may have. City Manager James Hubbard asked what other communities Tidal Wave is located in. Ms. Ford stated in this region they are in Palestine and Nacogdoches. Councilman Tim McRae made a motion to approve the ordinance granting the requested zone change. Second, by Mayor Pro tem Rob Gowin. All voted "Aye"

City Manager James Hubbard reviewed the timeline of the charter review project with the council. Mr. Hubbard stated the review committee originally came up with around 75 proposed changes but cut that number down to about 22

RESULT IN A 2% INCREASE TO THE HOTEL
OCCUPANCY TAX

DISCUSS AND CONSIDER WITH POSSIBLE ACTION
APPROVING A CONTRACT AND JOINT ELECTION
AGREEMENT WITH CHEROKEE COUNTY
ELECTIONS OFFICE TO CONDUCT THE NOVEMBER,
2022 CHARTER AND REFERENDUM ELECTIONS

DISCUSS AND CONSIDER WITH POSSIBLE ACTION
PROPOSING A TAX RATE AND SETTING SEPTEMBER
13, 2022 AT 6:00 PM AS THE DATE AND TIME TO HOLD
A PUBLIC HEARING ON THE PROPOSED TAX RATE
AND BUDGET. TAKE AN INDIVIDUAL VOTE OF EACH
COUNCILMEMBER

DISCUSS AND CONSIDER WITH POSSIBLE ACTION
APPROVING THE CHEROKEE COUNTY APPRAISAL
DISTRICT BUDGET

DISCUSS AND CONSIDER WITH POSSIBLE ACTION A
RESOLUTION INTRODUCING AN ORDINANCE AND
SETTING A PUBLIC HEARING DATE REGARDING A
PROPOSED ANNEXATION OF THE LANDFILL

DISCUSS AND CONSIDER WITH POSSIBLE ACTION A
RESOLUTION INTRODUCING AN ORDINANCE AND
SETTING A PUBLIC HEARING DATE REGARDING A
PROPOSED ANNEXATION OF THE GOLF COURSE

DISCUSS AND CONSIDER WITH POSSIBLE ACTION A
RESOLUTION INTRODUCING AN ORDINANCE AND
SETTING A PUBLIC HEARING DATE REGARDING A
PROPOSED ANNEXATION OF THE NEW EVENT
CENTER AT THE GOLF COURSE

propositions. Mr. Hubbard stated these proposed changes bring the charter in line with current state law. Mr. Hubbard said the second component of this election would be the venue tax. Mr. Hubbard stated there would be a 2% increase in the Hotel Occupancy Tax. Mr. Hubbard stated if approved by the voters, this increase would raise an additional \$100,000 to \$110,000 in HOT funds. Mayor Pro tem Rob Gowin made a motion to approve the ordinance calling for a charter election and a referendum on increasing the Hotel Occupancy Tax. Second, by Councilman Tim McRae. All voted "Aye"

City Manager James Hubbard told the council these agreements are the standard process for a November election. Mayor Pro tem Rob Gowin made a motion to approve the contract and agreement with the county. Second, by Councilwoman Mindy Gellock. All voted "Aye"

City Manager James Hubbard reminded council the city had recently adopted a strategy map and part of that strategy map was that "People are the priority". Mr. Hubbard stated the proposed budget was created with this in mind. Mr. Hubbard reviewed the proposed and existing tax rates with the council. Mr. Hubbard said there has been approximately a 17% increase in net taxable value, which is a combination of increased property values and new construction. Mr. Hubbard went on to say the proposed budget is built around the voter approval rate of .68162. This proposed rate is approximately .08 lower than the current rate. Mr. Hubbard reviewed the recent history of the ad valorem tax, the funds that make up the budget and a comparison of the proposed and current budgets. Mr. Hubbard also reviewed the compensation and classification study with the council. Councilwoman Mindy Gellock made a motion to propose a tax rate of .68162 and set a date of September 13, 2022 at 6:00 pm to hold a public hearing on the tax rate and budget. Second, by Councilman Hubert Robinson. An individual councilmember vote was taken:
Mayor Randy Gorham "Aye
Mayor Pro tem Rob Gowin "Aye"
Councilman Tim McRae "Aye"
Councilman Hubert Robinson "Aye"
Councilwoman Mindy Gellock "Aye"

City Manager James Hubbard told the council the Cherokee County Appraisal District Budget comes before the council each year. Mr. Hubbard said this budget has about a 6% increase over the current budget. Councilman Hubert Robinson made a motion to approve the budget. Second, by Councilman Tim McRae. All voted "Aye"

City Manager James Hubbard told the council that items 19-23 are all annexations. Mr. Hubbard stated this particular item is the landfill property and annexation would allow the city to receive about \$75,000 in additional sales tax each year. Mayor Pro tem Rob Gowin made a motion to approve the resolution. Second, by Councilman Tim McRae. All voted "Aye"

City Manager James Hubbard told council this annexation pertains to the golf course. Mr. Hubbard said JEDCO is requesting to have the golf course annexed while the city is requesting to have the event center annexed in the next item on the agenda. Mr. Hubbard stated the annexations would generate some sales tax. Mr Hubbard said the long term purpose of the annexation is to have developmental control over the property should it cease being a golf course. Councilman Tim McRae made a motion to approve the resolution. Second, by Mayor Pro tem Rob Gowin. All voted "Aye"

Mayor Pro tem Rob Gowin made a motion to approve the resolution. Second, by Councilman Tim McRae. All voted "Aye"

DISCUSS AND CONSIDER WITH POSSIBLE ACTION A RESOLUTION INTRODUCING AN ORDINANCE AND SETTING A PUBLIC HEARING DATE REGARDING A PROPOSED ANNEXATION OF PROPERTY DIRECTLY BEHIND DOLLAR GENERAL ON HWY 79 N

DISCUSS AND CONSIDER WITH POSSIBLE ACTION A RESOLUTION INTRODUCING AN ORDINANCE AND SETTING A PUBLIC HEARING DATE REGARDING A PROPOSED ANNEXATION JEDCO OWNED PROPERTY SOUTH OF LOOP 456 AT HWY 69

DISCUSS AND CONSIDER WITH POSSIBLE ACTION GRANTING ONCOR A TEN FOOT UTILITY EASMENT ACROSS SOUTHERN END (COUNTY ROAD SIDE) OF LOTS 1-7, BLOCKED "D" LAKE SHORE SUBDIVISION, LAKE JACKSONVILLE

OPEN FORUM FOR MAYOR AND COUNCIL

CITY MANAGER REPORT

ADJOURN

City Manager James Hubbard told council this item was being pulled from the agenda.

City Manager James Hubbard stated that approximately two years ago JEDCO purchased the property at the southeast corner of Hwy 69 and Loop 456. Mr. Hubbard stated the requested annexation is in preparation for future development of the property. Mayor Pro tem Rob Gowin made a motion to approve the resolution. Second, by Councilwoman Mindy Gellock. All voted "Aye"

City Manager James Hubbard told council that as part of the county platting process, utility providers were required to sign off on the plat. Mr. Hubbard stated that in agreeing to sign off on the plat, Oncor is requiring the 10' utility easements. Mayor Pro tem Rob Gowin made a motion to grant the easements. Second, by Councilman Tim McRae. All voted "Aye"

Mayor Pro tem Rob Gowin said several of the rural water utilities are rationing water due to the drought conditions. Mr. Gowin asked if the city should be doing the same. City Manager James Hubbard responded that the city is good in terms of production and pressures and has an abundance of water. Mayor Randy Gorham commended the staff on their work for the budget workshop.

City Manager James Hubbard told everyone about the upcoming job fair presented by JEDCO and the Chamber of Commerce. Mr. Hubbard told the council the lake lots are on the GovDeals website and the auction is live. Mr. Hubbard commented on the grand opening of Super 1 Foods. Mayor Randy Gorham said he spoke with the store director of Super 1 and they are very pleased with the community support they have received. Councilwoman Mindy Gellock asked Mrs. Kathleen Stanfield to comment regarding Super 1 and the sesquicentennial. Mrs. Stanfield said Super 1 is stepping up and will be supplying food to volunteers at the Sesquicentennial. Mr. Hubbard then announced that on September 21, 2022 the historical marker for Hazel Tilton park will be unveiled. Mr. Hubbard also said the Sesquicentennial celebration is going to be phenomenal and buntings are available at the library for businesses to purchase.

7:18 pm

Randy Gorham, Mayor
City of Jacksonville

Greg Lowe, City Secretary