

JACKSONVILLE CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 10, 2024
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:	Present: Mayor Randy Gorham, Mayor Pro Tem Tim McRae, Councilman Rob Gowin, Councilwoman Mindy Gellock, Councilwoman Letitia Horace
	Meeting called to order at 5:15 p.m. by Mayor Randy Gorham. City Council immediately went into executive session at 5:15 p.m.
	The executive session adjourned at 6:02 p.m.
551.071 CONSULT CITY ATTORNEY	
551.072 REAL PROPERTY	
551.087 ECONOMIC DEVELOPMENT	
6:00 PM CALL TO ORDER	City Council meeting called to order at 6:07 p.m. by Mayor Randy Gorham
	Present: Mayor Randy Gorham, Mayor Pro Tem Tim McRae, Councilman Rob Gowin, Councilwoman Mindy Gellock, Councilwoman Letitia Horace
INVOCATION	Invocation given by Adam Shanks, Pastor of Southside Church of Christ
PLEDGE OF ALLEGIANCE US & TEXAS FLAGS	Mayor Randy Gorham led everyone in the pledges to the United States and Texas flags.
SPECIAL PRESENTATION –	
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 1, 2024 and declaring the same day as National Night Out day in the City of Jacksonville, Texas.
BUSINESS OF THE MONTH PRESENTED BY JEDCO PRESIDENT SHANE PACE-ONCOR	Shane Pace president of Jacksonville Economic Development Corporation, presented Oncor with the Business of the Month award. Victor Ontiveros was present to accept the award on behalf of Oncor.
CITIZEN PARTICIPATION	Peggy Alexander presented information regarding flooding in the 800 block of Howard and Marshall St. She indicated that she conversed with the City Manager regarding the public works team cctving the line. She would like information regarding that process and findings.
	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	Mayor Pro Tem Tim McRae made the motion to approve the Consent Agenda
	Second by Councilman Rob Gowin
	Motion Passes 5:0
MINUTES APPROVAL - AUGUST 13, 2024, CITY COUNCIL MEETING; AUGUST 20, 2024, TMRS BUDGET WORKSHOP; AUGUST 20, 2024, SPECIAL CALLED CITY COUNCIL MEETING	
APPROVE A STREET CLOSURE FOR THE ANNUAL CHRISTMAS PARADE THURSDAY, DECEMBER 5TH	
APPROVE RESOLUTION ADOPTING POLICY REGARDING INVOCATIONS AT PUBLIC MEETINGS	
ANY ACTION OUT OF EXECUTIVE SESSION IF NECESSARY	Councilwoman Mindy Gellock made the motion to ratify the JEDCO board’s finding that the purchase of Lot 3, Custom

A) A PUBLIC HEARING TO HEAR AND RECEIVE CITIZEN INPUT REGARDING THE PROPOSED 2024-2025 BUDGET
B) DISCUSS AND CONSIDER POSSIBLE ACTION AND ORDINANCE ADOPTING THE 2024-2025 BUDGET - TAKE A RECORDED VOTE OF EACH COUNCIL MEMBER

A) A PUBLIC HEARING TO HEAR AND RECEIVE CITIZEN INPUT REGARDING THE PROPOSED TAX RATE OF 0.66445 PER \$100 VALUATION
B) DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING AN ORDINANCE ADOPTING A TAX RATE FOR THE 2024-2025 FISCAL BUDGET YEAR

Coil subdivision of the City of Jacksonville by Barrio Energy, LLC or its affiliate for use as a data center will promote a public purpose and authorize the net proceeds of the sale of the real estate be remitted by JEDCO to the City of Jacksonville.

Second by Mayor Pro Tem Tim McRae

Motion Passes 5:0

Councilman Rob Gowin made the motion to approve Item B approval of ordinance adopting the FY 2024-205 Budget.

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

The City Manager gave a presentation regarding the budget. In his opening statement he indicated that the information in the presentation would be pertinent to both items 9 and 10 of this agenda. Additionally, he advised that a roll call vote would be required on both items 9 and 10.

The title of the budget for FY 2024-2025 is Unity in Action. He stated that it is now more important than ever to lean on collaboration, grants and community partnerships to make sure we move the needle forward for the citizens and visitors of Jacksonville, Texas.

The City Manager highlighted in his presentation that the net taxable value went up 1.31% over 2023, increasing the revenue by an estimated \$83,673. The proposed tax rate remains the same as the previous year at \$0.63763. Items impacting the nominal increase of the net taxable value are as follows:

20% cap on non-homestead limitation (\$23,594,824 value; \$150,447 revenue loss)
New Exemption for Medical of Biomedical Personal Property (\$39,678,880 value; \$253,004 revenue loss)
Commercial Properties (JCG-1) 163 Properties on N./S. Jackson went down in value to \$197,613; average \$1,212/property (assuming 5% increase: \$39,529 revenue loss)
Total Approximate Revenue Loss: \$(442,980)

Conversely, the average home values increased 10.53%. What this means for an average homeowner with a property value of \$154,802, will see an increase in their tax bill of approximately \$94.04.

At 6:22 p.m. Mayor Randy Gorham opened the public hearing to receive citizen input regarding the proposed FY 2024-2025 Budget. No one came forward to speak. The public hearing was closed at 6:23 p.m.

Motion made by Mayor Randy Gorham stating "I move that the property tax rate be increased by the adoption of a tax rate of \$0.63763, which is effectively a 4.6 percent increase in the tax rate."

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

At 6:24 p.m. Mayor Randy Gorham opened the public hearing to hear and receive citizen input regarding the proposed tax rate of \$.66445. No one came forward to speak. The public hearing was closed at 6:24 p.m.

Councilman Rob Gowin asked why the Council was asked to adopt a different rate than was published (published rate \$0.66445 vs motion for adoption rate \$0.63763), The City Manager explained that the City Council approved at the prior hearing (August 13, 2024) to set the property tax threshold at the upper level of \$0.66445 for the purpose of unforeseen expenses or adjustments needed for the proposed budgets. No adjustments were made and, as such, the City Council is being asked to adopt the rate of \$0.63763, which is the rate used to balance the budget.

Councilwoman Letitia Horace made the motion to approve an ordinance establishing maximum, reasonable and prudent rates of speed on certain portions of Hwy 135.

Second by Councilwoman Mindy Gellock

Motion Passes 5:0

The City Manager, James Hubbard, introduced the item by referencing the exhibit on the screen, which clearly depicted the corridor, the current rate of speed which is 55 mph and increasing to 60 mph as the motorist travels east on Hwy 135 towards the City of Troup from Hwy 69 to the City's limit. Additionally, the exhibit reflected the proposed 5 mph reduction to the speed limit in respectively.

The City Manager effectively communicated that the Texas Department of Public Safety (TxDOT) has been working with the City of Jacksonville regarding several projects which include establishing a center turn lane on Hwy 79 near the new conference center, a new driveway for the public safety complex, and finally this project. The driving force behind the request to reduce the speed was the number of accidents that occur on the road near Sheridan and Pierce Ln as tracked by TxDOT. Based on the request from staff and Councilman Horace, TxDOT agreed to present the projects to their local officials and to the Texas Department of Transportation Commission (Commission). The Commission and local officials accepted all changes and 2 of the 3 have already been changed. The reduction in speed requires City Council action as a portion of the road is inside the City limits. The City does not know when the signs will be changed, but staff will remain in contact with TxDOT through the completion of the project.

Discussion

Councilman Letitia Horace stated that she concurred with everything that City Manager James Hubbard said and that one of the first things that Rob Gowin conveyed to her when she came on City Council was that the wheels of government turn slowly. She stated that TxDOT has been great to work with, but it has been quite a process to get this project done. She said that she appreciated TxDOT for coming alongside the City, but there is more work to be done to make Hwy 135 safer by way of adding lighting and more signage. TxDOT is listening to us, and it is appreciated.

Mayor Pro Tem Tim McRae made the motion authorizing staff to sell/auction the existing Vactor truck

Second by Councilman Rob Gowin

Motion Passes 5:0

The City Manager, James Hubbard informed the City Council that in February 2024 the City Council authorized the purchase of a new Vactor truck. Upon delivery of the new truck, there will no longer be a need to maintain or keep

DISCUSS AND CONSIDER WITH POSSIBLE ACTION
AN ORDINANCE ESTABLISHING MAXIMUM,
REASONABLE, AND PRUDENT RATES OF SPEED ON
CERTAIN PORTIONS OF CERTAIN STREETS AND
HIGHWAYS AND PUBLIC PLACES IN THE CITY OF
JACKSONVILLE

DISCUSS AND CONSIDER POSSIBLE ACTION
AUTHORIZING STAFF TO SELL/AUCTION THE
EXISTING VACTOR TRUCK

DISCUSS AND CONSIDER POSSIBLE ACTION A REQUESTED STREET CLOSURE ON SEPTEMBER 20, 2024, FROM 5:45 PM TO 9:00 PM FOR THE PINEY WOODS CUSTOM WOODWORKS GRAND OPENING

DISCUSS AND CONSIDER POSSIBLE ACTION AN ORDINANCE ADJUSTING TO TMRS BENEFITS TO INCLUDE A NON-RETROACTIVE REPEATING COLA FOR RETIREES

CONSIDER ALL MATTERS INCIDENT AND RELATED TO APPROVING AND AUTHORIZING PUBLICATION AND POSTING OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, INCLUDING THE ADOPTION OF A RESOLUTION PERTAINING THERETO FOR IMPROVEMENTS TO THE DOUBLE CREEK WASTEWATER TREATMENT PLANT.

the existing truck. This agenda item begins the disposal process for the existing truck. The current vehicle was purchased in 2019 from Kinloch Equipment with the Mile - after-Mile Program for \$353,803. The Mile-after-Mile program is a guarantee buy-back program. The guaranteed buy-back value is \$135,304. City staff believe that the vehicle can be sold in excess of the \$135,304 guaranteed buy-back program offered by Kinloch Equipment by using one of the many platforms available to local government for auction. The exact platform has not been chosen as of the date of the City Council meeting.

It is expected that the new unit will be delivered by October, 2024, and it is the City's desire not to dispose of the old unit prior to receiving the new unit. It should be noted that the existing unit is debt free and that the guarantee buy-back offer expired on August 30, 2024.

Councilman Rob Gowin made the motion to approve the application for street closure on September 20, 2024, from 5:45 p.m. to 9:00 p.m. for the Piney Woods Custom Woodworks Grand Opening.

Second by Councilwoman Mindy Gellock

Motion Passes 5:0

Tommy Spell owner of the Piney Woods Custom Woodworks located at 318 S Main St, Jacksonville, Tx 75766, made this request at the end of August to close the south half of Main St. between Hwy 79 and Larissa, for the grand opening of the business. The event is scheduled to take place on Friday, September 20, 2024, from 5:45 p.m. to 9:00 p.m. to include food, drinks, alcohol, and a bounce house. After review of his request, staff recommended one modification, which was to close the entire length of Main St between Hwy 79 and Larissa to make it safer for motorists and pedestrians. The main concern was the ability to safely turn around and the need to avoid unsafe u-turns with only sawhorse barricades to protect the public.

Mayor Pro Tem Tim McRae made the motion to approve action on an Ordinance Adjusting the TMRS benefits to include a non-retroactive repeating cola for retirees.

Second by Councilwoman Mindy Gellock

Motion Passes 5:0

The City Manager, James Hubbard reminded the City Council of the presentation received by TMRS Representative Anthony Mills at the August 20, 2024, Special Called City Council Agenda Workshop regarding the City Council to adopt the new non-retroactive repeating COLA option. The new non-retroactive repeating COLA is set to save the City money in FY 2025 (approximately \$51,926). The growth of the savings continues year over year, standing to save the city 100's of thousands of dollars in the future. Essentially, this change will revamp how retirees' COLA's are calculated, limiting the look back period to 12 months versus looking back to the original retirement date. The FY 2025 budget has the savings built into the calculations.

Mayor Pro Tem Tim McRae made the motion to consider all matters incident and related to approving and authorizing publication and posting of notice of intention to issue certificates of obligation including the adoption of a resolution pertaining thereto for improvements to the Double Creek Wastewater Treatment Plant.

Second by Councilman Rob Gowin

Motion Passes 5:0

The City Manager, James Hubbard stated that on January 9th, 2024, the City Council approved a resolution requesting financial assistance from the Texas Water Development Board (TWDB) for improvements to the City's sanitary sewer system including the planning, acquisition, design, and

construction of improvements to the City's Double Creek Wastewater Treatment Plant (WWTP). On August 15, 2024, the TWDB approved the City's financial assistance request. The next step in the process is for the City Council to consider a Resolution of Intent to Issue Certificates of Obligation to fund the City's portion of debt related to the improvements to the Double Creek WWTP. On August 15, 2024 we will receive notice that we were awarded financial assistance in the form of \$8,151,500 principal forgiveness. The project cost is estimated to be \$11,706,500. The City is responsible for an estimated \$3,555,000 for the project. Staff is requesting tonight to make notice of the intent to issue certificates of obligation. The actual issuance will not take place until November 12, 2024.

Discussion

The Mayor Gorham emphasized that it is a motion of intent to issue a notice for certificates of obligation bonds not the issuance. The City Manager agreed that the request was for the notice of intent to issue bonds and not the actual issuance and that the project is in the budget.

Councilwoman Mindy Gellock indicated that a direct beneficiary of the street resurfacing project on Pineda St. that she is very pleased and that she has had a couple of people to tell her how nice it is and how it improved the overall esthetics of the community.

Councilman Rob Gowin indicated that Austin St could benefit from the program.

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

1. Reminder National Night Out event, October 1, 2024 in downtown Jacksonville, Texas. He informed the City Council that we placed number 1 in the nation last year, but we are not competing this year. He stated that It has been phenomenal the things that Amanda, the Fire and Police departments, and the community businesses have been able to do with regard to this project.
2. Boating Access Grant project- Construction to begin in October. Notice of award and notice to proceed have been given to the contractor Heartbeat Construction. The project has an 8 month (240 day) construction timeline.
3. Substandard Building Hearings meeting set for October 1, 2024.
4. Road repaving projects are going well. The contractor has been good to work with.

Mayor adjourned at 6:44 p.m.

OPEN FORUM FOR MAYOR AND COUNCIL

CITY MANAGER REPORT

ADJOURN