

CITY OF HUNTSVILLE, TEXAS

Russell Humphrey, Mayor

Vicki McKenzie, Mayor Pro Tem
Position 3 At-Large
Bert Lyle, Position 1 At-Large
Karen Denman, Position 2 At-Large
Pat Graham, Position 4 At-Large



Tore Fossum, Ward 1
Casey Cox, Ward 2
Anissa Antwine, Ward 3
Jon Strong, Ward 4

HUNTSVILLE CITY COUNCIL AGENDA

TUESDAY, AUGUST 6, 2024

WORKSHOP 5:00 P.M. - Main Conference Room
REGULAR SESSION 6:00 P.M. - Main Conference Room

City of Huntsville Service Center Complex, 448 Highway 75, Huntsville, Texas, 77320

Persons with disabilities who plan to attend this meeting and may need auxiliary aids or services are requested to contact the City Secretary's office (936.291.5413) two working days prior to the meeting for appropriate arrangements.

WORKSHOP (5:00 p.m.)

DISCUSSION

- a. Discuss the proposed FY 24-25 Budget and related CIP Project
Steve Ritter, Finance Director

MAIN SESSION (6:00 p.m.)

CALL TO ORDER

INVOCATION AND PLEDGES - *U.S. Flag and Texas Flag: Honor the Texas Flag. I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.*

PROCLAMATION

PRESENTATIONS

- a. Presentation from TML to the Solid Waste Department with a R.O.A.D. ready certificate.
- b. Receive a presentation from the Small Business Administration (SBA) on disaster recovery programs.

PUBLIC HEARING

1. CONSENT AGENDA

The presiding officer will call for public comments before action is taken on these items. *(Approval of Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendations. An item may be removed from the Consent Agenda and added to the Statutory Agenda for full discussion by request of a member of Council.)*

- a. Consider approving the Minutes from the July 16, 2024, Regular City Council Meeting.
Kristy Doll, City Secretary
- b. Consider approval of the TIRZ 2021, 2022, 2023 and 2024 Annual Reports
Steve Ritter, Finance Director

2. STATUTORY AGENDA

- a. **Second Reading**-To consider adopting Ordinance 2024-17, to approve the Development Plan for the Planned Development of the approximately 86.56-acre tract of land adjacent to the 150 Block of FM 247 and also just east of American Legion Drive located on Walker County Property ID #13938, #13939, and #13941.
Armon Irones, City Planner
- b. **FIRST READING** - Consider adoption of Ordinance 2024-19, amending Chapter 46 Utilities, Article II, Waters and Sewers, Division 2 Water, of the Code of Ordinances of the City of Huntsville and Adopting Rules and Regulations Herein Set Forth for the Maintenance and Operation of the City of Huntsville System.
Brent Sherrod, Public Works Director
- c. Consider approval of announcing the City Council's intention to adopt a tax rate in compliance with the Texas State's Truth in Taxation laws; a rate not to exceed \$0.3585 per \$100 valuation for the City's 2024 – 2025 Fiscal Year (Tax Year 2024). **Roll call vote**
Steve Ritter, Finance Director

3. CITY COUNCIL/MAYOR/CITY MANAGER

4. MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA

5. ITEMS OF COMMUNITY INTEREST

6. EXECUTIVE SESSION

7. RECONVENE

Take action on item discussed in executive session, if needed.

ADJOURNMENT

*If during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; Sec. 551.089 - deliberation regarding security devices or security audits; and/or other matters as authorized under the Texas Government Code. If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATE

I, Sharon Schultz, Deputy City Secretary, do hereby certify that the above notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.HuntsvilleTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: August 2, 2024

TIME OF POSTING: 11:00 a.m.

TAKEN DOWN:

Sharon Schultz

Sharon Schultz, Deputy City Secretary



CITY COUNCIL AGENDA

8/6/2024

Agenda Item Number: a.

Agenda Item: Discuss the proposed FY 24-25 Budget and related CIP Project

Initiating Department/Presenter: Finance

Presenter:

Steve Ritter, Finance Director

Recommended Motion: Not applicable

Strategic Initiative:

Discussion:

Previous Council Action:

Financial Implications:

Approvals:

Steve Ritter

Aron Kulhavy

Kristy Doll

Sam Masiel

Associated Information:



CITY COUNCIL AGENDA

8/6/2024

Agenda Item Number: a.

Agenda Item: Presentation from TML to the Solid Waste Department with a R.O.A.D. ready certificate.

Initiating Department/Presenter: Human Resources

Presenter:

Recommended Motion: Not applicable

Strategic Initiative:

Discussion: TML presents an award certificate to the Solid Waste Department and congratulates them on completing all the activities related to our R.O.A.D. Ready initiative, which includes completing each of the following:

Safety Consultation
Safety Meeting
Safety Training
Hazard Survey
R.O.A.D. Ready Rodeo

Previous Council Action:

Financial Implications:

Approvals:

Kristy Doll

Associated Information:



CITY COUNCIL AGENDA

8/6/2024

Agenda Item Number: b.

Agenda Item: Receive a presentation from the Small Business Administration (SBA) on disaster recovery programs.

Initiating Department/Presenter: City Manager

Presenter:

Recommended Motion: Not applicable

Strategic Initiative:

Discussion:

Previous Council Action:

Financial Implications:

Approvals:

Sam Masiel

Aron Kulhavy

Kristy Doll

Associated Information:



CITY COUNCIL AGENDA

8/6/2024

Agenda Item Number: 1.a.

Agenda Item: Consider approving the Minutes from the July 16, 2024, Regular City Council Meeting.

Initiating Department/Presenter: City Secretary

Presenter:

Kristy Doll, City Secretary

Recommended Motion: Motion to approve the Minutes from the July 16, 2024, Regular City Council Meeting.

Strategic Initiative:

Discussion:

Previous Council Action:

Financial Implications:

Approvals:

Kristy Doll

Associated Information:

1. 7-16-2024 City Council Minutes

MINUTES FROM THE HUNTSVILLE CITY COUNCIL REGULAR MEETING HELD ON THE 16th DAY OF JULY 2024, AT THE CITY OF HUNTSVILLE SERVICE CENTER COMPLEX, LOCATED AT 448 HIGHWAY 75, IN THE CITY OF HUNTSVILLE, COUNTY OF WALKER, TEXAS, AT 6:00 P.M.

The Council met in a workshop and regular session with the following:

COUNCILMEMBERS PRESENT: Mayor Humphrey, Mayor Pro Tem McKenzie, Councilmember At-Large Position 1 Lyle, Councilmember Ward 1 Fossum, Councilmember At-Large Position 2 Denman, Councilmember Ward 2 Cox, Councilmember Ward 3 Antwine, Councilmember Ward 4 Strong

COUNCILMEMBERS ABSENT: Councilmember At-Large Position 4 Graham

OFFICERS PRESENT: Aron Kulhavy, City Manager; Kristy Doll, City Secretary; Leonard Schneider, City Attorney

WORKSHOP

Mayor Humphrey called the workshop to order at 5:03 p.m.

DISCUSSION

- a. **Receive a presentation on the creation of a Municipal Drainage Utility System..**
Kathlie Jeng-Bullock, City Engineer

Mayor Humphrey adjourned the meeting without objection at 5:41 p.m.

MAIN SESSION CALL TO ORDER

Mayor Humphrey called the meeting to order at 6:00 p.m.

INVOCATION AND PLEDGES - *U.S. Flag and Texas Flag: Honor the Texas Flag. I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.*

Councilmember Lyle gave the invocation and pledges were led by Mayor Humphrey.

PUBLIC HEARING

- a. **The City Council will hear public comment on adoption of Ordinance 2024-17 to consider approval of the Development Plan for the Planned Development of the approximately 86.56-acre tract of land adjacent to the 150 Block of FM 247 and also just east of American Legion Drive located on Walker County Property ID #13938, 13939, and 13941.**
Armon Irones, City Planner

Mayor Humphrey opened the Public Hearing at 6:02 p.m.

Armon Irons, City Planner provided information regarding the Development Plan for Planned Development SPJR Properties, LLC.

The Applicants SPJR Properties, LLC, responded to questions from Council.

This Planned Development is a three-step process.

Mayor Humphrey asked for public comments in support of the adoption of Ordinance 2024-17 to consider approval of the Development Plan for the Planned Development, there were no citizen comments.

Mayor Humphrey asked for public comments in opposition of the adoption of Ordinance 2024-17 to consider approval of the Development Plan for the Planned Development, there were no citizen comments.

Mayor Humphrey closed the Public Hearing at 6:20 p.m.

1. CONSENT AGENDA

The presiding officer will call for public comments before action is taken on these items. (*Approval of Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendations. An item may be removed from the Consent Agenda and added to the Statutory Agenda for full discussion by request of a member of Council.*)

- a. Consider approving the Minutes from the July 2, 2024 Regular City Council Meeting.**

Kristy Doll, City Secretary

- b. Consider adoption of Ordinance 2024-16 to amend the budget for FY 23-24 and/or CIP Project Budgets.**

Steve Ritter, Finance Director

- c. Consider approving the 2024 Election Services Contract and Joint Election Agreement with Walker County for the November 5, 2024, General Election for the purpose of electing four At-Large Councilmembers to serve three-year terms and any special election that may be called by the City.**

Kristy Doll, City Secretary

- d. Consider adopting Ordinance 2024-15 Ordering a Municipal Election to be held on November 5, 2024, General Election to elect the four At-large Councilmembers to serve three-year terms.**

Kristy Doll, City Secretary

Councilmember Vicki McKenzie made a motion to approve the Consent Agenda, Items a through d. The motion was seconded by Councilmember Anissa Antwine. The motion passed 8-0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

2. STATUTORY AGENDA

- a. First Reading - To consider adopting Ordinance 2024-17, to approve the Development Plan for the Planned Development of the approximate 86.56-acre tract of land adjacent to the 150 Block of FM 247 and also just east of American Legion Drive located on Walker County Property ID #13938, #13939, and #13941.**

Armon Irones, City Planner

No action necessary-First Reading

- b. First Reading - Consider and possible action to Approve Ordinance No. 2024-14 authorizing participation with other Entergy Service Area Cities in matters concerning Entergy Texas, Inc and authorizing the hiring of lawyers and rate experts and the City's participation at the Public Utility Commission of Texas.**

Leonard Schneider, City Attorney

Councilmember Vicki McKenzie made a motion to waive the two-reading requirement and approve Ordinance 2024-14 authorizing participation with other Entergy Service Area Cities in matters concerning Entergy Texas, Inc. and authorizing the hiring of lawyers and rate experts and the City's participation at the Public Utility Commission of Texas. The motion was seconded by Councilmember Tore Fossum. The motion passed 8 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

- c. **Consider approving Resolution No. 2024-16 authorizing the Walker County Appraisal District Office to calculate the Voter-Approval tax rate for the 2024 Tax Year (City fiscal year 2024-2025) in the manner provided for a special taxing unit (8 percent) as the City of Huntsville is located in an area declared a disaster area pursuant to Texas Tax Code Sec. 26.042.**
Steve Ritter, Finance Director

Councilmember Bert Lyle made a motion to approve Resolution No. 2024-16 authorizing the Walker County Appraisal District Office to calculate the Voter-Approval tax rate for the 2024 Tax Year (City fiscal year 2024-2025) in the manner provided for a special taxing unit (8 percent) as the City of Huntsville is located in an area declared a disaster area pursuant to Texas Tax Code Sec. 26.042. The motion was seconded by Councilmember Anissa Antwine. The motion passed 8 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

3. CITY COUNCIL/MAYOR/CITY MANAGER

- a. **Receive a Presentation on the FY 24-25 Budget**
Steve Ritter, Finance Director

4. MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA
None

5. ITEMS OF COMMUNITY INTEREST
Mayor and Council announced Items of Community Interest.

- 6. EXECUTIVE SESSION**
 - a. **City Council will convene in closed session as authorized by Texas Government Code, Chapter 551, Section 551.074 – Personnel Matters: regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager Aron Kulhavy.**
Aron Kulhavy, City Manager

City Council convened into Executive Session at 7:21 p.m.

- 7. RECONVENE**
City Council reconvened from Executive Session at 8:40 p.m.

Councilmember Vicki McKenzie made a motion to renew the City Manager's Contract as presented. The motion was seconded by Councilmember Anissa Antwine. The motion passed 8 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

ADJOURNMENT

Mayor Humphrey adjourned the meeting without objection at 8:41 p.m.

ATTEST:

CITY OF HUNTSVILLE

Kristy Doll, City Secretary

Russell Humphrey, Mayor



CITY COUNCIL AGENDA

8/6/2024

Agenda Item Number: 1.b.

Agenda Item: Consider approval of the TIRZ 2021, 2022, 2023 and 2024 Annual Reports

Initiating Department/Presenter: Finance

Presenter:

Steve Ritter, Finance Director

Recommended Motion: Move to approve the TIRZ 2021, 2022, 2023 and 2024 Annual Reports

Strategic Initiative: Strategic Priority #2: Economic Development

Create an economic climate for the City of Huntsville that drives development of diverse industries and sectors, providing sustainable economic growth and improved living standards.

Discussion: The Tax Increment Reinvestment Zone “TIRZ” and Board (advisory) were established by Ordinance in August 2004. In addition, in September 2004 the City and County entered into an Interlocal Agreement concerning participation in the TIRZ. In addition, in November 2004 the By-Laws, a Project Plan, and a Finance Plan were established by Ordinance. In April 2007, a Development Agreement was created by the City and Ravenwood Village, Ltd. for the development of a retail center including installation of water, sewer, and street infrastructure. Annual information reports are submitted to the TIRZ Board for review and approval and in turn submitted to City Council for final approval. The Board met on July 9, 2024 and reviewed and approved the reports for 2021, 2022, 2023 and 2024 submitted as a part of this agenda item. Due to changes in elected officials at the County and City and the need to designate new board members the TIRZ board did not meet in fiscal years 2022 or 2023 to discuss, consider, and approve the 2021 or 2022 or reports. The 2023 and 2024 reports are timely as to reporting. Financial information for the years are included on pages 9 and 10 of the reports including the amount of “increment tax” provided to the TIRZ Fund by the City and County and disbursements made to the developer for infrastructure costs incurred.

Previous Council Action: None

Financial Implications: None concerning just the approval of the reports.

For some additional information on the final financial impact of the TIRZ:

1) The developer spent roughly \$4M for various public improvements. Total payments to the developer from tax increment from 2009 through FY 23-24 total \$2,885,723 with \$1,263,217 from the County and \$1,622,506 from the City.

2) The County participated in the TIRZ at 1/2 of their property tax rate; so, they received (kept)

\$1,263,217 in property tax revenue from the TIRZ from 2009 through FY 23-24. Also, based on the County's half cent Sales Tax rate they received \$1,873,230 in Sales Tax revenue from 2009 through FY 23-24 from operations of the various businesses in the TIRZ.

3) HISD has benefited from the TIRZ in that since 2009 Property Taxes paid to HISD total \$5.3M from properties within the TIRZ.

4) The Hospital District has benefited from the TIRZ in that since 2009 Property Taxes paid to the Hospital District total to \$591K from properties within the TIRZ.

5) The City, beginning with the 24-25 fiscal year, will keep roughly \$200K in property taxes annually from properties within the TIRZ. Also, since 2019 when the 380 Agreement with the Developer terminated concerning Sales Tax, the City has received about \$2.8M in Sales Tax revenue from operations of the various businesses in the TIRZ (on average, about \$520K annually; for FY 24-25 it looks like we should receive around \$560K).

Approvals:

Steve Ritter

Sam Masiel

Aron Kulhavy

Kristy Doll

Associated Information:

1. 2021 ANNUAL REPORT
2. 2022 ANNUAL REPORT
3. 2023 ANNUAL REPORT
4. 2024 ANNUAL REPORT - for 6 mos. end 03.31.24

City of Huntsville, Texas

Huntsville
Tax Increment Reinvestment Zone, No. 1

ANNUAL REPORT

2021

City of Huntsville, Texas

Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2021

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- 6) TIRZ Fund**
- 7) Annual Report**

City of Huntsville, Texas Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2021

YEAR END SUMMARY OF TIRZ BOARD MEETINGS AND CITY COUNCIL ACTIONS

During the period October 1, 2020 through September 30, 2021, the TIRZ Board met on July 13, 2021 and approved the 2019 and 2020 annual TIRZ reports.

During the period October 1, 2020 through September 30, 2021, the City Council met on August 3, 2021 and approved the 2019 and 2020 annual TIRZ reports.

City of Huntsville, Texas

Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2021

PUBLIC INFRASTRUCTURE PROJECTS

The City of Huntsville did not initiate any public infrastructure projects during the period from October 1, 2020 through September 30, 2021.

City of Huntsville, Texas

Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2021

PRIVATE DEVELOPMENT PROJECTS

During the period from October 1, 2020 through September 30, 2021 permits were issued for new construction within the TIRZ as listed following:

<u>TENANT</u>	<u>FINISH OUT COSTS</u>
James Avery	\$ 175,000
America's Best Contacts & Eyeglasses	\$ 270,000
 TOTAL	 \$ 445,000

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2021

CAPITAL IMPROVEMENT PLAN

BUDGET

ITEMS	ESTIMATED COSTS
<u>Ravenwood Village</u>	
East/West Public Road	\$645,000
Offsite Paving	335,000
Detention Ponds	1,511,000
Retaining Walls	389,000
Public On-Site Water	230,000
Public On-Site Sanitary Sewer	<u>214,000</u>
	<u>SUBTOTAL</u>
	\$3,324,000
Engineering/Surveying Fees (15%)	<u>499,000</u>
	<u>TOTAL RAVENWOOD VILLAGE</u>
	\$3,823,000
GRAND TOTAL	\$3,823,000

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2021

BUDGET VS EXPENDITURES

ITEMS	CURRENT BUDGET, \$	COMMITTED / EXPENDED TO DATE, \$	REMAINING BALANCE, \$
Ravenwood Village	\$3,823,000	\$3,520,000*	\$303,000
Admin Costs	0	28,861	(28,861)
TOTAL	\$3,823,000	\$3,548,861	\$274,139

*Ravenwood Village Project Cap = \$3,520,000
Ravenwood Village Actual Expenditures = \$4,006,424
(See detail on page 8)

City of Huntsville, Texas

Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2021

RAVENWOOD VILLAGE EXPENDITURE DETAIL

<u>DESCRIPTION OF WORK</u>	<u>COST, \$</u>
Clearing	\$198,280
Site Preparation	24,568
Excavation & Fill	1,266,748
Grading	159,092
Deceleration Lanes (State/TXDOT owns)	242,351
Storm Sewer	451,957
Water Service	387,070
Sanitary Sewer	152,937
Pond Improvements	118,500
Retaining Walls	102,250
Fencing	71,312
Landscape / Irrigation	78,851
Ravenwood Drive Paving	329,242
Paving at Approaches	135,733
Walks	86,743
Insurance	20,080
General Conditions	80,315
Contractor's Fee	<u>100,395</u>
TOTAL	\$4,006,424

City of Huntsville, Texas

Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2021

TIRZ FUND

	CAPITAL PROJECTS	DEBT SERVICE	TOTAL
Beginning Balance: <i>September 30, 2020</i>	\$ 41,034	\$ 0.00	\$ 41,034
Revenues:			
• Interest	42	0.00	42
• Tax Increment	<u>275,789</u>	<u>0.00</u>	<u>275,789</u>
TOTAL	\$ 275,831	\$ 0.00	\$ 275,831
Expenditures:			
• Administration	0	0.00	0
• Developer Payment	<u>275,789</u>	<u>0.00</u>	<u>275,789</u>
TOTAL	\$ 275,789	\$ 0.00	\$ 275,789
Ending Balance: <i>September 30, 2021</i>	<u>\$ 41,076</u>	<u>\$ 0.00</u>	<u>\$ 41,076</u>

City of Huntsville, Texas

Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2021

ANNUAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue due to the TIRZ Fund established for the Zone:

\$	154,469	City
\$	121,320	County
\$	<u>275,789</u>	Total Revenue

2. Amount and purpose of expenditures from the Fund:

\$	275,789	Developer Payment
\$	0	Administration
\$	<u>275,789</u>	Total Expenditures

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions /Advances from developers—none.
- II. Bonds issued and payment schedule to retire bonds—none.

4. Tax Increment base and current captured appraised value retained by the Zone:

Taxing Jurisdiction	Net Taxable Value 2021	Base Year Value 2004	Captured App. Value 2021
City of Huntsville	\$ 56,398,420	\$ 369,186*	\$ 56,029,234
Walker County	\$ 56,398,420	\$ 350,383	\$ 56,048,037

* (counties and cities once did their own valuations; '78 legislation by the State required timber values for that year could never be lower than '78 values; since Huntsville's was higher than the Counties in 1978 the valuations would never be the same due to '78 legislation)

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- A. Captured appraised value shared by the municipality and other participating taxing jurisdictions to be received in FY 2020/2021

Taxing Jurisdiction	Participation Per \$100/Value	Amount of 2021 Increment
City of Huntsville (100%)	\$ 0.3062	\$ 154,468.99
Walker County (50%, NTE \$0.3125)	0.2404	\$ 121,319.94
Total	\$ 0.5466	\$ 275,788.93

- B. Amount of tax increment to be received in FY2021/2022 from the municipality and the other taxing jurisdictions based on Tax Yr 2021 valuations: City - \$172,271.44, County - \$268,974.53 (at County's full tax rate of \$0.4799), HISD - \$597,767, WC Hosp. Dist. - \$64,069.

City of Huntsville, Texas

Huntsville
Tax Increment Reinvestment Zone, No. 1

ANNUAL REPORT

2022

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2022

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- 7) Annual Report**

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2022

YEAR END SUMMARY OF TIRZ BOARD MEETINGS AND
CITY COUNCIL ACTIONS

During the period October 1, 2021 through September 30, 2022, the TIRZ Board did not meet.

During the period October 1, 2021 through September 30, 2022, the City Council did not concerning any annual TIRZ reports.

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2022

PUBLIC INFRASTRUCTURE PROJECTS

The City of Huntsville did not initiate any public infrastructure projects during the period from October 1, 2021 through September 30, 2022.

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2022

PRIVATE DEVELOPMENT PROJECTS

During the period from October 1, 2021 through September 30, 2022 permits were issued for new construction within the TIRZ as listed following:

<u>TENANT</u>	<u>FINISH OUT COSTS</u>
Hotworx Studio	\$ 20,000
Ulta	\$ 547,000
Marshall's (remodel)	\$ 49,000
Five Below	<u>\$ 225,000</u>
 TOTAL	 \$ 841,000

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2022

CAPITAL IMPROVEMENT PLAN

BUDGET

ITEMS	ESTIMATED COSTS
<u>Ravenwood Village</u>	
East/West Public Road	\$645,000
Offsite Paving	335,000
Detention Ponds	1,511,000
Retaining Walls	389,000
Public On-Site Water	230,000
Public On-Site Sanitary Sewer	<u>214,000</u>
	<u>SUBTOTAL</u> \$3,324,000
Engineering/Surveying Fees (15%)	<u>499,000</u>
<u>TOTAL RAVENWOOD VILLAGE</u>	<u>\$3,823,000</u>
GRAND TOTAL	\$3,823,000

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2022

BUDGET VS EXPENDITURES

ITEMS	CURRENT BUDGET, \$	COMMITTED / EXPENDED TO DATE, \$	REMAINING BALANCE, \$
Ravenwood Village	\$3,823,000	\$3,520,000*	\$303,000
Admin Costs	0	28,861	(28,861)
TOTAL	\$3,823,000	\$3,548,861	\$274,139

*Ravenwood Village Project Cap = \$3,520,000
Ravenwood Village Actual Expenditures = \$4,006,424
(See detail on page 8)

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2022

RAVENWOOD VILLAGE
EXPENDITURE DETAIL

<u>DESCRIPTION OF WORK</u>	<u>COST, \$</u>
Clearing	\$198,280
Site Preparation	24,568
Excavation & Fill	1,266,748
Grading	159,092
Deceleration Lanes (State/TXDOT owns)	242,351
Storm Sewer	451,957
Water Service	387,070
Sanitary Sewer	152,937
Pond Improvements	118,500
Retaining Walls	102,250
Fencing	71,312
Landscape / Irrigation	78,851
Ravenwood Drive Paving	329,242
Paving at Approaches	135,733
Walks	86,743
Insurance	20,080
General Conditions	80,315
Contractor's Fee	<u>100,395</u>
TOTAL	\$4,006,424

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2022

TIRZ FUND

	CAPITAL PROJECTS	DEBT SERVICE	TOTAL
Beginning Balance:			
<i>September 30, 2021</i>	\$ 41,076	\$ 0.00	\$ 41,076
Revenues:			
• Interest	241	0.00	241
• Tax Increment	<u>306,762</u>	<u>0.00</u>	<u>306,762</u>
TOTAL	\$ 307,003	\$ 0.00	\$ 307,003
Expenditures:			
• Administration	0	0.00	0
• Developer Payment	<u>306,762</u>	<u>0.00</u>	<u>306,762</u>
TOTAL	\$ 306,762	\$ 0.00	\$ 306,762
Ending Balance:			
<i>September 30, 2022</i>	<u>\$ 41,317</u>	<u>\$ 0.00</u>	<u>\$ 41,317</u>

City of Huntsville, Texas

Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2022

ANNUAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue due to the TIRZ Fund established for the Zone:

\$	172,274	City
\$	134,488	County
\$	<u>306,762</u>	Total Revenue

2. Amount and purpose of expenditures from the Fund:

\$	306,762	Developer Payment
\$	<u>0</u>	Administration
\$	<u>306,762</u>	Total Expenditures

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions /Advances from developers—none.
- II. Bonds issued and payment schedule to retire bonds—none.

4. Tax Increment base and current captured appraised value retained by the Zone:

Taxing Jurisdiction	Net Taxable Value FY 2022	Base Year Value 2004	Captured App. Value FY 2022
City of Huntsville	\$ 56,371,907	\$ 342,519*	\$ 56,029,388
Walker County	\$ 56,371,907	\$ 323,747	\$ 56,048,160

* (counties and cities once did their own valuations; '78 legislation by the State required timber values for that year could never be lower than '78 values; since Huntsville's was higher than the Counties in 1978 the valuations would never be the same due to '78 legislation)

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in FY 2021/2022

Taxing Jurisdiction	Participation Per \$100/Value	Amount of FY 2022 Increment
City of Huntsville (100%)	\$ 0.3075	\$ 172,273.84
Walker County (50%, NTE \$0.3125)	0.23995	\$ 134,487.56
Total		\$ 306,761.40

- B. Amount of tax increment to be received in FY2022/2023 from the municipality and the other taxing jurisdictions based on Tax Yr 2022 valuations: City - \$188,693, County - \$289,637 (at County's full tax rate of \$0.4490), HISD - \$674,831, WC Hosp. Dist. - \$66,492.

City of Huntsville, Texas

Huntsville
Tax Increment Reinvestment Zone, No. 1

ANNUAL REPORT

2023

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2023

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- 6) TIRZ Fund**
- 7) Annual Report**

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2023

YEAR END SUMMARY OF TIRZ BOARD MEETINGS AND
CITY COUNCIL ACTIONS

During the period October 1, 2022 through September 30, 2023, the TIRZ Board did not meet.

During the period October 1, 2022 through September 30, 2023, the City Council did not concerning any annual TIRZ reports.

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2023

PUBLIC INFRASTRUCTURE PROJECTS

The City of Huntsville did not initiate any public infrastructure projects during the period from October 1, 2022 through September 30, 2023.

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2023

PRIVATE DEVELOPMENT PROJECTS

During the period from October 1, 2022 through September 30, 2023 permits were issued for new construction within the TIRZ as listed following:

<u>TENANT</u>	<u>FINISH OUT COSTS</u>
Workforce Solutions	\$ 222,929
Five Below	\$ <u>5,000</u>
 TOTAL	 \$ 227,929

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2023

CAPITAL IMPROVEMENT PLAN

BUDGET

ITEMS	ESTIMATED COSTS
<u>Ravenwood Village</u>	
East/West Public Road	\$645,000
Offsite Paving	335,000
Detention Ponds	1,511,000
Retaining Walls	389,000
Public On-Site Water	230,000
Public On-Site Sanitary Sewer	<u>214,000</u>
<u>SUBTOTAL</u>	\$3,324,000
Engineering/Surveying Fees (15%)	<u>499,000</u>
<u>TOTAL RAVENWOOD VILLAGE</u>	\$3,823,000
GRAND TOTAL	\$3,823,000

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2023

BUDGET VS EXPENDITURES

ITEMS	CURRENT BUDGET, \$	COMMITTED / EXPENDED TO DATE, \$	REMAINING BALANCE, \$
Ravenwood Village	\$3,823,000	\$3,520,000*	\$303,000
Admin Costs	0	28,861	(28,861)
TOTAL	\$3,823,000	\$3,548,861	\$274,139

*Ravenwood Village Project Cap = \$3,520,000
Ravenwood Village Actual Expenditures = \$4,006,424
(See detail on page 8)

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2023

RAVENWOOD VILLAGE
EXPENDITURE DETAIL

<u>DESCRIPTION OF WORK</u>	<u>COST, \$</u>
Clearing	\$198,280
Site Preparation	24,568
Excavation & Fill	1,266,748
Grading	159,092
Deceleration Lanes (State/TXDOT owns)	242,351
Storm Sewer	451,957
Water Service	387,070
Sanitary Sewer	152,937
Pond Improvements	118,500
Retaining Walls	102,250
Fencing	71,312
Landscape / Irrigation	78,851
Ravenwood Drive Paving	329,242
Paving at Approaches	135,733
Walks	86,743
Insurance	20,080
General Conditions	80,315
Contractor's Fee	<u>100,395</u>
TOTAL	\$4,006,424

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of September 30, 2023

TIRZ FUND

	CAPITAL PROJECTS	DEBT SERVICE	TOTAL
Beginning Balance:			
<i>September 30, 2022</i>	\$ 41,317	\$ 0.00	\$ 41,317
Revenues:			
• Interest	1,972	0.00	1,972
• Tax Increment	<u>333,511</u>	<u>0.00</u>	<u>333,511</u>
TOTAL	\$ 307,003	\$ 0.00	\$ 307,003
Expenditures:			
• Administration	0	0.00	0
• Developer Payment	<u>333,511</u>	<u>0.00</u>	<u>333,511</u>
TOTAL	\$ 306,762	\$ 0.00	\$ 306,762
Ending Balance:			
<i>September 30, 2023</i>	<u>\$ 43,289</u>	<u>\$ 0.00</u>	<u>\$ 43,289</u>

City of Huntsville, Texas

Huntsville Tax Increment Reinvestment Zone, No. 1

As of September 30, 2023

ANNUAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue due to the TIRZ Fund established for the Zone:

\$	188,693	City
\$	144,818	County
\$	<u>333,511</u>	Total Revenue

2. Amount and purpose of expenditures from the Fund:

\$	333,511	Developer Payment
\$	<u>0</u>	Administration
\$	<u>333,511</u>	Total Expenditures

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions /Advances from developers—none.
- II. Bonds issued and payment schedule to retire bonds—none.

4. Tax Increment base and current captured appraised value retained by the Zone:

Taxing Jurisdiction	Net Taxable Value FY 2023	Base Year Value 2004	Captured App. Value FY 2023
City of Huntsville	\$ 65,055,710	\$ 342,519*	\$ 64,713,191
Walker County	\$ 65,055,710	\$ 323,747	\$ 64,731,963

* (counties and cities once did their own valuations; '78 legislation by the State required timber values for that year could never be lower than '78 values; since Huntsville's was higher than the Counties in 1978 the valuations would never be the same due to '78 legislation)

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in FY 2022/2023

Taxing Jurisdiction	Participation Per \$100/Value	Amount of 2023 Increment
City of Huntsville (100%)	\$ 0.2926	\$ 188,693
Walker County (50%, NTE \$0.3125)	0.2245	\$ 144,818
Total		\$ 333,511

- B. Amount of tax increment to be received in FY2023/2024 from the municipality and the other taxing jurisdictions based on Tax Yr 2023 valuations: City - \$199,233, County - \$267,558 (at County's full tax rate of \$0.4127), HISD - \$557,599, WC Hosp. Dist. - \$63,577.

City of Huntsville, Texas

**Huntsville
Tax Increment Reinvestment Zone, No. 1**

ANNUAL REPORT

2024

(for 6 months 10/01/23 – 3/31/24
TIRZ end date was 12/31/23 with
final payment to developer in March 2024)

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of March 31, 2024

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City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of March 31, 2024

YEAR END SUMMARY OF TIRZ BOARD MEETINGS AND
CITY COUNCIL ACTIONS

During the period October 1, 2023 through December 31, 2023, the TIRZ Board did not meet.

During the period October 1, 2023 through December 31, 2023, the City Council did not concerning any annual TIRZ reports.

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of March 31, 2024

PUBLIC INFRASTRUCTURE PROJECTS

The City of Huntsville did not initiate any public infrastructure projects during the period from October 1, 2023 through December 31, 2023.

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of March 31, 2024

PRIVATE DEVELOPMENT PROJECTS

During the period from October 1, 2023 through December 31, 2023 permits were issued for new construction within the TIRZ as listed following:

<u>TENANT</u>	<u>FINISH OUT COSTS</u>
Kroger	\$ <u>5,000</u>
 TOTAL	 \$ 5,000

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of March 31, 2024

CAPITAL IMPROVEMENT PLAN

BUDGET

ITEMS	ESTIMATED COSTS
<u>Ravenwood Village</u>	
East/West Public Road	\$645,000
Offsite Paving	335,000
Detention Ponds	1,511,000
Retaining Walls	389,000
Public On-Site Water	230,000
Public On-Site Sanitary Sewer	<u>214,000</u>
<u>SUBTOTAL</u>	\$3,324,000
Engineering/Surveying Fees (15%)	<u>499,000</u>
<u>TOTAL RAVENWOOD VILLAGE</u>	\$3,823,000
GRAND TOTAL	\$3,823,000

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of March 31, 2024

BUDGET VS EXPENDITURES

ITEMS	CURRENT BUDGET, \$	COMMITTED / EXPENDED TO DATE, \$	REMAINING BALANCE, \$
Ravenwood Village	\$3,823,000	\$3,520,000*	\$303,000
Admin Costs	0	28,861	(28,861)
TOTAL	\$3,823,000	\$3,548,861	\$274,139

*Ravenwood Village Project Cap = \$3,520,000
Ravenwood Village Actual Expenditures = \$4,006,424
(See detail on page 8)

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of March 31, 2024

RAVENWOOD VILLAGE
EXPENDITURE DETAIL

<u>DESCRIPTION OF WORK</u>	<u>COST, \$</u>
Clearing	\$198,280
Site Preparation	24,568
Excavation & Fill	1,266,748
Grading	159,092
Deceleration Lanes (State/TXDOT owns)	242,351
Storm Sewer	451,957
Water Service	387,070
Sanitary Sewer	152,937
Pond Improvements	118,500
Retaining Walls	102,250
Fencing	71,312
Landscape / Irrigation	78,851
Ravenwood Drive Paving	329,242
Paving at Approaches	135,733
Walks	86,743
Insurance	20,080
General Conditions	80,315
Contractor's Fee	<u>100,395</u>
TOTAL	\$4,006,424

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of March 31, 2024

TIRZ FUND

	CAPITAL PROJECTS	DEBT SERVICE	TOTAL
Beginning Balance: <i>September 30, 2023</i>	\$ 43,289	\$ 0.00	\$ 43,289
Revenues:			
• Interest	802	0.00	802
• Tax Increment	<u>333,012</u>	<u>0.00</u>	<u>333,012</u>
TOTAL	\$ 333,814	\$ 0.00	\$ 333,814
Expenditures:			
• Administration	44,091(A)	0.00	44,091
• Developer Payment	<u>333,012</u>	<u>0.00</u>	<u>333,012</u>
TOTAL	\$ 377,103	\$ 0.00	\$ 377,103
Ending Balance: <i>March 31, 2024</i>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$.00</u>

(A) City retained as Administrative Costs per section “II. Definitions” of the TIRZ creation document. Being “the costs of operating the zone and the imputed administrative costs associated with the Zone, including reasonable charges, but not to exceed 5% of the tax increments generated...”. Tax increments from FY 08-09 through FY 23-24 for the City and County combined total to \$2,885,732. The last Administrative fee the City retained was in FY 11-12 for \$28,211.

City of Huntsville, Texas
Huntsville Tax Increment Reinvestment Zone, No. 1
As of March 31, 2024

ANNUAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue due to the TIRZ Fund established for the Zone:

\$	199,233	City
\$	133,779	County
\$	<u>333,012</u>	Total Revenue

2. Amount and purpose of expenditures from the Fund:

\$	333,012	Developer Payment
\$	<u>44,091</u>	Administration
\$	<u>377,103</u>	Total Expenditures

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions /Advances from developers—none.
II. Bonds issued and payment schedule to retire bonds—none.

4. Tax Increment base and current captured appraised value retained by the Zone:

Taxing Jurisdiction	Net Taxable Value 2023	Base Year Value 2004	Captured App. Value 2023
City of Huntsville	\$ 65,059,567	\$ 342,519*	\$ 64,717,048
Walker County	\$ 65,059,567	\$ 323,747	\$ 64,735,820

* (counties and cities once did their own valuations; '78 legislation by the State required timber values for that year could never be lower than '78 values; since Huntsville's was higher than the Counties in 1978 the valuations would never be the same due to '78 legislation)

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in FY 2023/2024

Taxing Jurisdiction	Participation Per \$100/Value	Amount of 2024 Increment
City of Huntsville (100%)	\$ 0.3074	\$ 199,232.97
Walker County (50%, NTE \$0.3125)	0.20635	\$ 133,778.94
Total	\$ 0.51375	\$ 333,011.91

- B. TIRZ termination date was December 31, 2024 with property taxes for FY 23-24 to be paid out to the Developer. All future property taxes for City and County for fiscal year 24-25 and beyond are to remain with City and County.



CITY COUNCIL AGENDA

8/6/2024

Agenda Item Number: 2.a.

Agenda Item: Second Reading-To consider adopting Ordinance 2024-17, to approve the Development Plan for the Planned Development of the approximately 86.56-acre tract of land adjacent to the 150 Block of FM 247 and also just east of American Legion Drive located on Walker County Property ID #13938, #13939, and #13941.

Initiating Department/Presenter: Development Services

Presenter:

Armon Irones, City Planner

Recommended Motion: Move to adopt Ordinance 2024-17 for approval of the Development Plan for the Planned Development of the approximately 86.56-acre tract of land adjacent to the 150 Block of FM 247 and also just east of American Legion Drive located on Walker County Property ID #13938, #13939, and #13941.

Strategic Initiative: Goal #3-Economic Development- Promote and enhance a strong and diverse economy.

Discussion: SPJR Properties, LLC, the owner of the property located at Parcel ID# 13938, #13939, and #13941 received approval from City Council at the December 5, 2023, City Council Meeting to amend the Development District Map to change the current Development District Classification from Management (M) to Planned Development (PD). In conjunction with the application for the change in the development district classification to (PD), a concept plan for the planned development was also approved by the City Council. The subject property is approximately 86.56 acres in size and the properties to the north and east are undeveloped, the property to the southeast is a manufactured home park, Crown Point Subdivision is adjacent to the west along American Legion Drive, and the properties adjacent to the subject property along Quality Boulevard are storage/commercial developments. All the surrounding property is classified as Management (M).

SPJR Properties, LLC is proposing a Planned Development for smaller single-family style homes. The development will occur in a total of four phases. The first phase will consist of 89 lots and the next three phases will be larger. They are planning to start phase one by the end of the summer with a completion date of 40 to 50 homes by mid-November 2024.

The proposed land use within the development is allowed under the current Management district classification without the need for any special permits; however, because of the smaller size of the proposed lots and reduced building setback lines, a Planned Development is appropriate for the subject property. In review of the concept plan and in discussion with the developer, the smaller lot sizes and reduced setback lines are essential for the proposed development.

The applicant has developed a similar development in the Conroe, Texas area. The developer intends to

have deed restrictions for the development to enforce, uphold, and enhance the quality of the neighborhood and the Huntsville community as a whole.

Applicable sections of the Development Code for planned development are Section 2.304 and 12.400. In the simplest terms, a Planned Development is a condensed version of the Development Code specific only to the subject property with review by both the Planning Commission and the Council before development can occur. The sections above are included in the attached Planning Commission Discussion form. In short, there is a three-step plan approval of the planned development.

1. Planning Commission and Council approval of an initial generalized “concept plan”,
2. **Planning Commission and Council approval of a more detailed “development plan”, and**
3. Staff approval of the planned development site plans.

The subject property is at step two in the above process.

The Planning Commission informed the developer that walking trails will need to be provided and paved with lighting. The Commission also said the playground equipment needs to be commercial grade and the developer informed the Commission and staff that it would. The Planning Commission unanimously recommended approval of the development plan based on the condition that the developer will provide the walking trails and playground equipment amenities.

The Planning Commission Discussion Form, Development Plan, and other supporting documents are attached to provide additional details regarding this planned development case.

Previous Council Action: October 5, 2023: The Planning Commission held a Public Hearing and recommended approval of the Development District change and concept plan.

December 5, 2023: The City Council held a Public Hearing and approved the Development District change and concept plan.

June 20, 2024: The Planning Commission held a Public Hearing and recommended approval of the development plan.

July 16, 2024: Council held a Public Hearing and considered the first reading on this item.

Financial Implications: There is no financial impact associated with this item.

Approvals:

Kevin Byal
Leonard Schneider
Sam Masiel
Aron Kulhavy
Kristy Doll

Associated Information:

1. Development Plan ORDINANCE 2024-17 Rev
2. Exhibit A Development Plan_Evergreen Hills
3. Vicinity Map-Proposed PD
4. Official Development District Map
5. Discussion form_Development Plan
6. PC Minutes 6-20-24-Approved

ORDINANCE NO. 2024-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, TO APPROVED THE DEVELOPMENT PLAN FOR THE PLANNED DEVELOPMENT (HUNTSVILLE PLANNED DEVELOPMENT-2) FOR PROPERTY ADJACENT TO THE 150 BLOCK OF FM 247 AND ALSO JUST EAST OF AMERICAN LEGION DRIVE ON 86.56 ACRE TRACT LOCATED ON WALKER COUNTY PROPERTY ID #13938, 13939, AND #13941.

WHEREAS the City Council of the City of Huntsville, Texas, passed and approved Ordinance 2023-26, which was the adoption of an amended Development District Map which included the Planned Development Concept Plan as Exhibit A on December 5, 2023; and

WHEREAS the Development Code of the City of Huntsville provides for the approval of a Development Plan for a Planned Development; and

WHEREAS after public notice, the Planning Commission held a public hearing on June 20, 2024 to consider comments of the public for approval of the Development Plan for the Planned Development to build a single-family subdivision on 86.56 acres with approximately 486 lots, 3.7 acres will be dedicated to green space areas and 17.43 acres will be dedicated to detention ponds, the development will have a density of 5.61 lots per acre with the typical lot width being 35' and lot depth 90'; and

WHEREAS the Planning Commission has studied and evaluated the request and the report prepared by City Staff; and

WHEREAS the Planning Commission has considered the comments of the public presented at the public hearing and has prepared a report for this Council of its conclusions and recommendations;

WHEREAS after public notice, City Council held a public hearing on July 16, 2024, considered comments from the public regarding the approval of the Development Plan for the Planned Development; and

WHEREAS the City Council has studied and evaluated the request, the report prepared by City Staff and the recommendations by the Planning Commission; and

WHEREAS the City has updated the map to reflect the amended area to be known as Huntsville Planned Development 2;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, that:

SECTION 1: All of the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2: The Development Plan for the Planned Development, as depicted in Exhibit A, attached hereto is approved.

SECTION 3: The City Secretary is hereby directed to cause the caption of this Ordinance to be published as required by Texas law and the City Charter.

PASSED AND APPROVED THIS _____ DAY OF _____ 2024.

THE CITY OF HUNTSVILLE

Mayor

ATTEST:

APPROVED AS TO FORM:

Kristy Doll, City Secretary

Leonard Schneider, City Attorney

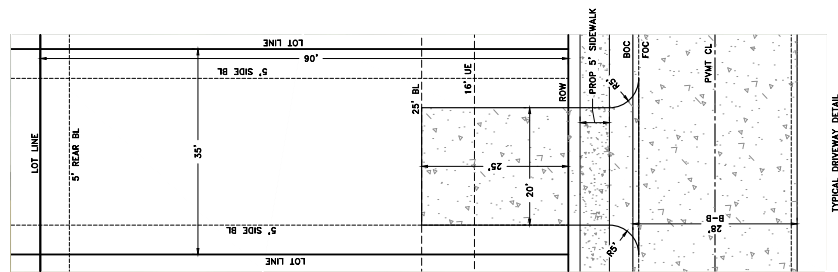
EVERGREEN HILLS AT TOWN BRANCH

DEVELOPMENT PLAN

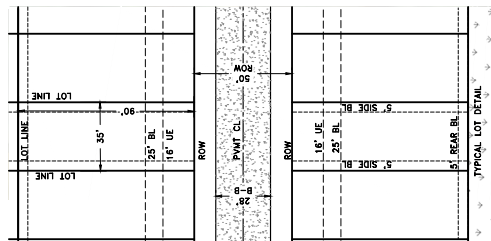
4/4/2024

DRAWING INFORMATION			
PROJECT	10830	TDR	**
DRAWN	RHM	CHECKED	JTW
SCALE	SHEET		
1" = 150' (24x36)	02		
1" = 300' (11x17)			

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
UNDER THE AUTHORITY OF:
JONATHAN PAYNE, PE #139294
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION



TYPICAL DRIVEWAY DETAIL



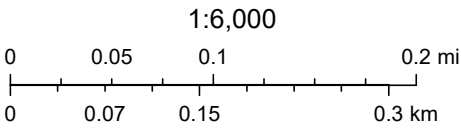
Vicinity Map

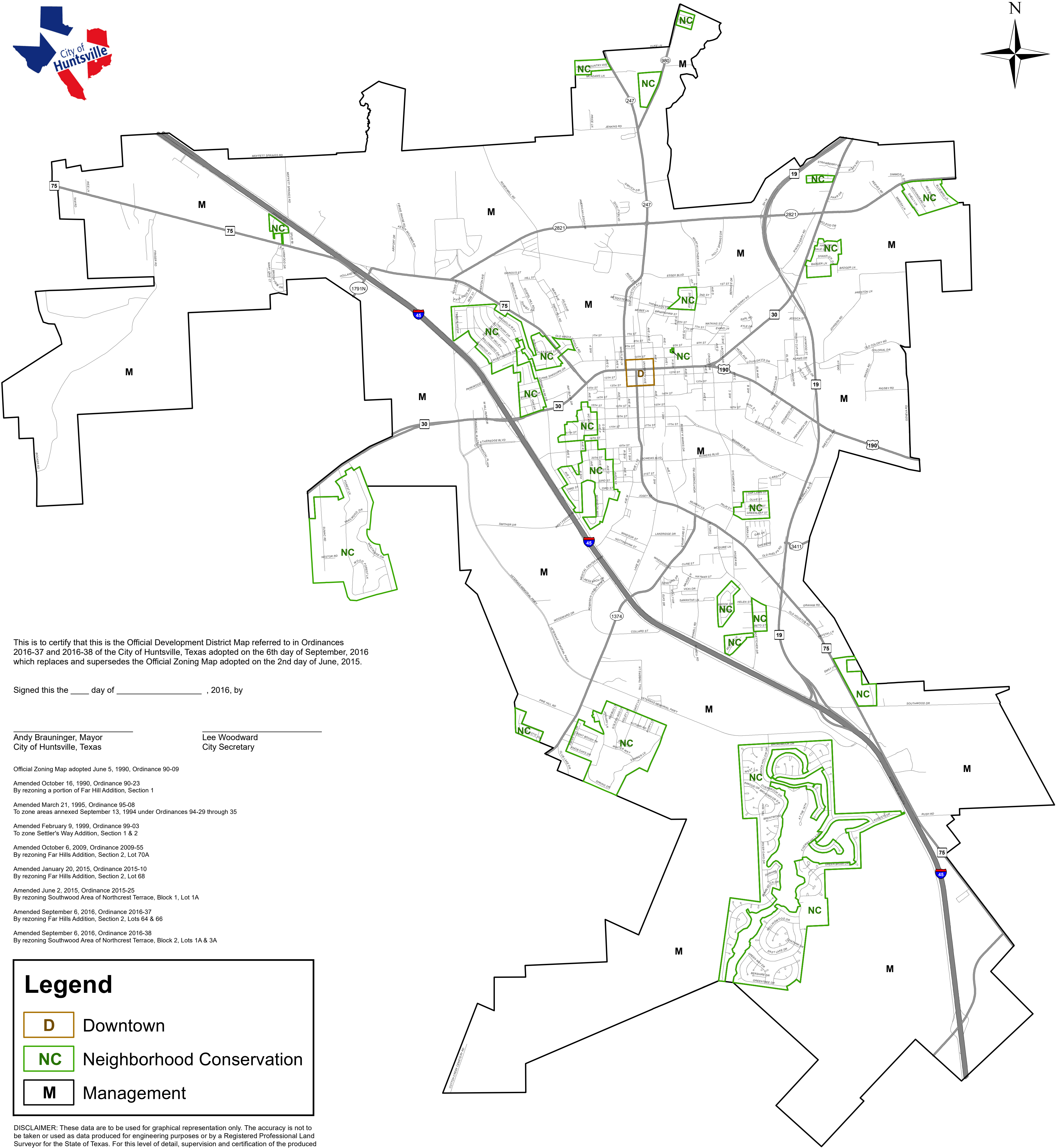
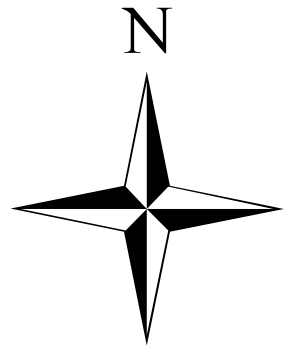


9/22/2023, 11:39:38 AM

-  Override 1
-  Property Lines
-  City Limits
-  MSAG Blocks
-  1:500
-  FM; Park Road; State Highway; US Highway

Local Roads





Official Development District Map of the City of Huntsville, Texas



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

MEETING DATE: June 20, 2024

SUBJECT: Evergreen Hills at Town Branch Development Plan

TYPE OF REVIEW: PD Development Plan

APPLICANT: SPJR Properties, LLC/Josh Rothstein and Stefan Pardoe

LOCATION: Walker County Parcel ID #13938, #13939, and #13941

FACTS, CODE REQUIREMENTS AND CONDITIONS

Staff has received a development plan application for the Planned Development of 86.56-acre tract of land located adjacent to Quality Boulevard and east of American Legion Drive on Walker County Property ID #13938, #13939, and #13941. The Planning Commission recommended approval of the change from Management (M) to a Planned Development (PD) at the October 5, 2023, meeting. The final approval for the change and concept plan was granted at the December 5, 2023, City Council Meeting.

The development is proposed to consist of 476 lots for smaller size lots. The First Phase will consist of 155 lots. The standard lot layout the developer will be 35' wide and 90' in length with a front 20' BL and 5' side and rear BL. There are 6 ponds being proposed that will total 19.12 acres and proposed park/green space totaling 1.07 acre. The sidewalks will be 5 feet wide. The Planning Commission has expressed to the developer the walking trails need to be paved and they also wanted to know more about the amenities being provided.

Below is the three-step plan approval of the Planned Development:

1. Approval of an initial generalized "concept plan".
- 2. Approval of a more detailed "development plan".**
3. Staff approval of the Planned Development site plans.

The Planning Commission held a public hearing for step one and made a recommendation to the City Council for approval. The City Council also held a public hearing for step one and will have another one for step two. Upon completion of steps one and two with approval from the City Council, staff approval is required for the site plans, which is the final step. The subject property is at step two in the planned development approval process. Section 12.403 of the Development Code outlines the approval for the PD development plan.

12.403 Optional Step Two: Development Plan Approval

12.403. A-Options

Substitution for Concept Plan

The developer may submit a development plan in lieu of a concept plan.

12.403.B

Timing; Lapse of Approval

If the landowner fails to file an application for development plan approval within 2 years of the date of the PD district amendment and concept plan approval, the plan approval will be deemed to have lapsed and no development plan may be accepted for processing. In the event of a lapse of approval, the City Council may institute proceedings to determine whether the land should be classified in another development district. In such case, the Planning Commission must deliver its recommendation, with a copy to the owner of the affected land, to the City Council, who must conduct a public hearing on the matter and determine what action is to be taken with respect to the PD district and whether to revoke or reinstate the developer's authorization to submit a development plan.

12.403.C

Authority to File

PD development plan applications may be filed only by the subject landowner or the subject landowner's authorized agent.

12.403.D

Application Filing

Complete applications for development plan approval must be filed with the City Planner.

12.403.E

Review and Recommendation—City Planner

Following receipt of a complete application for development plan approval, the City Planner must prepare a report and recommendation that evaluates the PD development plan in light of the approved concept plan and the approval criteria of §12.403.

12.403.F

Notice of Hearing

Planning Commission

Notice of the Planning Commission's required public hearing on a PD development plan must be mailed and posted at least 11 days before the public hearing.

City Council

Notice of the City Council's required public hearing on a PD development plan must be published at least 16 days before the City Council public hearing.

12.403.G

Hearing and Recommendation—Planning Commission

The Planning Commission must hold a public hearing on the proposed PD development plan. Following the closing of the hearing, the Planning Commission must act by simple majority vote to recommend that the proposed development plan be approved, approved with conditions, or denied and transmit its recommendations to the City Council.

12.403.H

Hearing and Final Action—City Council

Following receipt of the Planning Commission's recommendation, the City Council must hold a public hearing on the proposed PD development plan. Following the close of their public hearing, the City Council must act to approve the proposed development plan, approve the development plan with conditions or deny the development plan. The City Council may also remand the development plan to the Planning Commission for further consideration.

As of the date of this report, city staff have received a phone call regarding the development. The caller wanted more information about the project and the type of development that was being constructed.

STAFF RECOMMENDATION:

*As the submitted plan meets the requirements of the Development Code, staff recommend **approval** of the Development Plan with the condition that the walking trail will be paved.*

ATTACHMENTS:

Development Plan with elevation samples and floorplan layout
Vicinity map

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE TRAINING ROOM, AT THE CITY OF HUNTSVILLE NEW SERVICE CENTER COMPLEX, 448 SH 75, HUNTSVILLE, TEXAS ON THE 20TH DAY OF JUNE 2024 AT 5:30 PM.

Members present: Hooten; Carpenter; Thompson; Barnett; Harris

City staff present: Byal; Yeager; Gibson

Audience present: Nick Hemann; Stefan Pardoe; Josh Rothstein; Siraj Jack Ali; Vicki McKenzie; Terry & Lex Presley; Ryleigh Dumoit

1. CALL TO ORDER

The meeting was called to order by Chairman Hooten. [5:31 PM]

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag

3. INVOCATION

Vice-Chairwoman Carpenter led the invocation.

4. PUBLIC HEARING

- a. For approval of the Development Plan for a Planned Development, located adjacent to Quality Boulevard and just east of American Legion Drive on Walker County Property ID #13938 and #13941, located in the city limits of Huntsville.

5. CONSIDER

- a. Approval of the Development Plan for a Planned Development District, located adjacent to FM 247 and just east of American Legion Drive on Walker County Property ID #13938 and #13941, located in the city limits of Huntsville.
A discussion of the proposed Evergreen Hills at Town Branch Development Plan, located in the city limits of Huntsville.

City Planning Technician, Daneatria Gibson gave an overview of the project. The planned development will go through a 3-step approval process and is currently in step 2:

- 1. Approval of an initial generalized “concept plan”
- 2. **Approval of a more detailed “development plan”**
- 3. Staff approval of the Planned Development site plans

The Planning Commission held a public hearing for step one and made a recommendation to the City Council for approval. The City Council also held a public hearing for step one and will have another one for step two. Upon completion of steps one and two with approval from the City Council, staff approval is required for the site plans, which is the final step. The final approval for the change and concept plan was granted at the December 5, 2023, City Council Meeting.

Staff recommended the approval of the Development Plan with the condition that the walking trail will be paved.

Commissioner Barnett moved to approve the Development Plan with conditions. Second was by Commissioner Harris. The vote was unanimous.

- b. The minutes of the June 6, 2024, meeting.

Commissioner Thompson moved to approve the June 6th minutes. Second was by Vice-Chairwoman Carpenter. The vote was unanimous.

6. ITEMS OF COMMUNITY INTEREST

Announcements concerning items of community interest from the Commission and City Staff for which no action was discussed.

- *No updates concerning items of community interest were given.*

7. ADJOURNMENT

Vice-Chairwoman Carpenter moved to adjourn the meeting. Second was by Commissioner Thompson. The vote was unanimous. [5:45 PM]



CITY COUNCIL AGENDA

8/6/2024

Agenda Item Number: 2.b.

Agenda Item: FIRST READING - Consider adoption of Ordinance 2024-19, amending Chapter 46 Utilities, Article II, Waters and Sewers, Division 2 Water, of the Code of Ordinances of the City of Huntsville and Adopting Rules and Regulations Herein Set Forth for the Maintenance and Operation of the City of Huntsville System.

Initiating Department/Presenter: Public Works

Presenter:

Brent Sherrod, Public Works Director

Recommended Motion: First Reading - No action required.

Strategic Initiative: Strategic Priority #1, Public Safety - Create a community where all individuals feel safe and protected, where citizens trust the effectiveness of our agencies through community engagement, technologies, and best practices. We strive to promote a culture of service, prevention and partnership.

Discussion: The City recognizes that the provision of water and wastewater services directly influences sound growth and development of properties within and outside the City's limits. The revision of Chapter 46 Utilities, Article II, Waters and Sewers, Division 2 Water of the Code of Ordinances that is being considered in this agenda item is needed to provide consistency and clarification on water line ownership and metering. The revisions allow more detail to the direct ownership and maintenance responsibilities of both the property owner and the City and furthermore outlines that violations are punishable by a fine. The Code already addresses wastewater device lines in detail. This revision addresses water service lines in a similar manner.

Previous Council Action: None

Financial Implications: There are no direct financial implications to the City associated with adopting the water ordinance updates.

Approvals:

Brent Sherrod
Leonard Schneider
Sam Masiel
Aron Kulhavy
Kristy Doll

Associated Information:

1. Ordinance No. 2024-19 - Final

ORDINANCE NO. 2024 - 19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS AMENDING CHAPTER 46 “UTILITIES”, ARTICLE 2 “WATER AND SEWER”, DIVISION 2, ADOPTING RULES AND REGULATIONS HEREIN SET FORTH FOR THE MAINTENANCE AND OPERATION OF THE CITY OF HUNTSVILLE SYSTEM; PROVIDING FOR THE SAFETY AND HEALTH FOR THE CITIZENS OF HUNTSVILLE; PROVIDING A PENALTY FOR VIOLATION; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND A REPEALER CLAUSE; PROVIDING FOR PUBLICATION, CODIFICATION, AND AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

WHEREAS the City of Huntsville, a home rule municipality, is authorized by Charter to adopt and implement necessary and reasonable ordinances in the best interests of its citizenry; and

WHEREAS it is the desire of the City Council of the City of Huntsville, Texas that the City adopt rules and regulations setting forth requirements for the operation and maintenance of the water system; and

WHEREAS the City Council of the City of Huntsville finds the provisions of this ordinance set forth below are necessary to protect the health, safety, and welfare of its citizens and the public, and said rules and regulations are reasonable;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS:

SECTION 1: The facts and matters set forth in the preamble of this Ordinance are found to be true and correct and are hereby adopted, ratified, and confirmed.

SECTION 2: Huntsville Code of Ordinances Chapter 46 “Utilities” is hereby amended by amending sections 46-42 and 46-43 as shown in the attached Exhibit “A” which is incorporated herein for all purposes.

SECTION 3: All ordinances or parts of Ordinances that are in conflict or inconsistent with the provisions of this Ordinance shall be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4: Should any paragraph, sentence, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

SECTION 5: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 6: This Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Article 4.13 of the Charter of the City of Huntsville, Texas.

First Reading was heard before Council on _____

PASSED AND APPROVED this __ day of August 2024.

THE CITY OF HUNTSVILLE

Russell Humphrey, Mayor

ATTEST:

APPROVED AS TO FORM:

Kristy Doll, City Secretary

Leonard Schneider, City Attorney

Exhibit “A”

Chapter 46 Utilities

ARTICLE II. WATER AND SEWERS

Division 2. -Water

Sec. 46-42. Meters—Required.

It shall be unlawful for any person to use any water furnished by the city except by the use of and through meters furnished by the city. A violation of this section is punishable by a fine as provided in Chapter 1, Section 1-11(a) in the City Code of Ordinances.

(Code 1961, § 30.01.03; Ord. of 9-6-1925, § 1; Ord. No. 99-25, 9-21-1999)

Sec. 46-43. Same—City to install and maintain.

- (a) The city shall install for each and every user of the water of the city a good and sufficient meter, and keep and maintain the same in proper repair. Repairs on meters necessitated by ordinary wear and tear shall be maintained free of cost to each customer, but when repairs are rendered necessary on account of the neglect or carelessness of the owner or occupant of the premises, any expense caused to the waterworks system shall be charged against and collected from the owner or occupant of the premises.
- (b) All water meters owned and serviced by the city shall be tapped at the water main and the service line extended across the street right-of-way or utility easement to a location near the property line where a meter box will be set.
- (c) All water service lines on private property from the city's water meter to the premises, including all connections, shall be installed, maintained, and repaired at the expense of the property owner. The customer will maintain the building service line from the point it ties into the water meter to the customer building, regardless if the meter is on a right-of-way, easement or customer property. All leaks and other defects in the same shall promptly be repaired by the property owner.
- (d) The waterworks system shall be operated on a fully metered basis to its customers, without exception.
- (e) Multiple Single Family Residential connections to a single tap are prohibited. No dual connections shall be allowed; dual connections being more than one user on a single residential meter.

(Code 1961, § 30.01.04; Ord. of 9-6-1925, §§ 2, 18; Ord. No. 99-25, 9-21-1999)



CITY COUNCIL AGENDA

8/6/2024

Agenda Item Number: 2.c.

Agenda Item: Consider approval of announcing the City Council's intention to adopt a tax rate in compliance with the Texas State's Truth in Taxation laws; a rate not to exceed \$0.3585 per \$100 valuation for the City's 2024 – 2025 Fiscal Year (Tax Year 2024). **Roll call vote**

Initiating Department/Presenter: Finance

Presenter:

Steve Ritter, Finance Director

Recommended Motion: Move to approve the City Council's intention to adopt a tax rate in compliance with the Texas State's Truth in Taxation laws; a rate not to exceed \$0.3585 per \$100 valuation for the City's 2024 – 2025 Fiscal Year (Tax Year 2024). **Roll call vote**

Strategic Initiative: Strategic Priority #3 - Quality of Life: Establish an environment where citizens can thrive and enjoy the City in which they live. Provide services that enhance the quality of life for all, with a focus on the full life cycle (children, students, families, and retirees) by creating amenities that support physical, mental and social well-being. Support access to quality health services, education, housing, transportation, recreation and natural environment.

Discussion: In order to comply with State "Truth-in-Taxation" laws, the City Council must announce its intent to adopt a tax rate. Making this announcement using language in the recommended motion, the Council may ultimately adopt a rate below the amount declared but cannot adopt a rate that exceeds the maximum rate amount declared. The rate used currently for preparing the FY 24-25 Budget is \$0.3144. Using the \$0.3585 rate as the proposed "not to exceed" rate for this agenda item allows for flexibility to adopt a property tax rate above the "No-New-Revenue" rate and above the rate currently used for the FY 24-25 Budget should Council desire to increase the budget for any operational expenditures of the General Fund in excess of the City Manager's proposed budget for FY 24-25. The \$0.3585 proposed "not to exceed" rate is the "Voter Approval" rate for FY 24-25 and includes 1.02 cents of "unused increment" available from the 3 previous Tax Years, and it also includes using the 8% provision for calculation of the Voter Approval rate due to the City being in a disaster declared area in 2024. The Voter Approval rate was provided to the City by the Appraisal District on August 1, 2024.

Because the tax rate included in this agenda item exceeds the "No-New-Revenue" rate (the tax rate at which the City would collect the same amount of property tax in FY 24-25 as it will for FY 23-24; (excluding new property added to the rolls) a public hearing on the Tax Rate will be required. In order to comply with timing requirements in the "Truth-in-Taxation" laws for public hearings and adoption of the FY 2024-2025 Budget and Tax Rate, the Public Hearing on the Tax Rate should be held during the September 17, 2024 meeting. Senate Bill 2 from the 2019 Texas Legislative session now only requires one public hearing on the Tax Rate and the hearing can be at the same meeting as when the actual vote on the rate is scheduled. The actual vote to adopt a Tax Rate will be scheduled for the September 17, 2024 City Council meeting. Staff will ensure all required publishings and notices are made. The Notice document included in this agenda item will be published in the Huntsville Item and will be posted on the

City's website.

Previous Council Action: None

Financial Implications: There is no financial impact associated with this item. The actual fiscal impact of this comes formally with the budget and tax rate adoption in September.

Approvals:

Sam Masiel

Aron Kulhavy

Kristy Doll

Associated Information:

1. Tax Rate not to exceed Notice for 8.6.24 CC meeting

NOTICE OF 2024 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY of HUNTSVILLE

A tax rate not to exceed \$ 0.3585 per \$100 valuation has been proposed for adoption by the governing body of City of Huntsville. This rate exceeds the lower of the no-new-revenue or voter-approval tax rate and state law requires that a public hearing be held by the governing body before adopting the proposed tax rate.

The governing body of City of Huntsville proposes to use revenue attributable to the tax rate increase for the purpose of increased cost of providing Police and Fire protection, Street maintenance, Library and Parks operations, and other General Fund operational costs.

PROPOSED TAX RATE (Not to exceed)	\$	<u>0.3585</u>	per \$100
NO-NEW-REVENUE TAX RATE	\$	<u>0.3145</u>	per \$100
VOTER-APPROVAL TAX RATE	\$	<u>0.3585</u>	per \$100

The no-new-revenue tax rate is the tax rate for the 2024 tax year that will raise the same amount of property tax revenue for City of Huntsville from the same properties in both the 2023 tax year and the 2024 tax year.

The voter-approval tax rate is the highest tax rate that City of Huntsville may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Huntsville is proposing to increase property taxes for the 2024 tax year.

A public hearing on the proposed tax rate will be held on September 17, 2024, 6:00 PM at City of Huntsville Service Center Complex, located at 448 Highway 75 N, Huntsville, Texas 77320.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Huntsville is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of City of Huntsville at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS: property tax amount = tax rate x taxable value of your property / 100

Council vote from August 6, 2024 meeting on proposed tax rate (rate not to exceed \$0.3585):

Russell Humphrey	Yes/No
Jon Strong	Yes/No
Bert Lyle	Yes/No
Karen Denman	Yes/No
Vicki McKenzie	Yes/No
Pat Graham	Yes/No
Anissa Antwine	Yes/No
Casey Cox	Yes/No
Tore Fossum	Yes/No

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

	Tax Year 2023	Tax Year 2024	Change
Total Tax rate (per \$100 of value)	\$0.3074	\$0.3585	\$0.0511 (16.6%)
Average homestead taxable value	\$259,275	\$253,237	(2.3%)
Tax on average homestead	\$797	\$908	\$111 (13.9%)
Total tax levy on all properties	\$9,339,343	\$9,591,084	\$251,741 (2.7%)

For assistance with tax calculations, please contact the tax assessor for City of Huntsville at 936-295-0402 or info@walkercad.org, or visit www.walkercountyappraisal.com for more information.