

HUNTSVILLE CITY COUNCIL MINUTES REGULAR MEETING HELD ON THE 15th DAY OF OCTOBER 2024 AT 6:00 P.M. AT THE CITY OF HUNTSVILLE SERVICE CENTER COMPLEX, LOCATED AT 448 HIGHWAY 75, IN THE CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS.

The City Council met in 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 At-Large Position 4 Graham, Councilmember Ward 4 Strong

COUNCILMEMBERS ABSENT:

OFFICERS PRESENT: Sam Masiel, Assistant City Manager; Kristy Doll, City Secretary; Leonard Schneider, City Attorney

OFFICERS ABSENT:

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 Councilmember Strong led the pledges.

PROCLAMATION

- a. **Proclamation No. 2024-25 Municipal Court Appreciation Week**

PUBLIC HEARING

- a. **Hold a Public Hearing for the Reserves of Huntsville Public Improvement District for the purpose of receiving public comments concerning the Preliminary Service and Assessment Plan, with such changes and amendments as the City Council deems necessary, and the Proposed Assessment Rolls with such amendments to the assessments on any parcel as the City Council deems necessary as the final Service and Assessment Plan and Assessment Rolls of the District, respectively.**
Kevin Byal, Director of Development Services

Mayor Humphrey opened the Public Hearing at 6:05 p.m.

The Applicant, Mr. Jackson and Mr. Garza, gave comments.

Mayor Humphrey called for citizen comments, there were no comments in support of or opposition of the Agenda Item from the public.

Mayor Humphrey closed the Public Hearing at 6:08 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 October 1, 2024, Regular City Council Meeting.**
Kristy Doll, City Secretary
- b. **Consider approving the Minutes from the October 7, 2024, Special City Council Meeting.**
Kristy Doll, City Secretary.
- c. **Consider the approval of a City uniform rental and cleaning services for a term October 16, 2024 - May 31, 2028 and renew from June 1, 2028 - May 31, 2033.**
Lance Hall, Assistant Finance Director
- d. **Consider approval of the annual purchase of PCs due for replacement as per the FY 24/25 computer replacement schedule.**
Bill Wavra, IT Director
- e. **Consider authorizing the City Manager to award the purchase of Litter Control Contract Services, to Wayne Pool LLC in the amount of \$74,834.42 for a two (2) year term contract.**
Brent Sherrod, Public Works Director
- f. **Consider the ground lease first extension at the Bruce Brothers Huntsville Regional Airport and authorize the City Manager to enter into this extension with Prairie Flower Air Asset Company, LLC.**
Layne Yeager, City Planner/Airport Manager

Consent Agenda Item 1.f. was moved from the Consent Agenda to the Statutory Agenda for discussion.

- g. **Consider adopting Resolution 2024-23 to adopt a policy prohibiting usage of certain social media applications on city-owned, leased, or rented devices with the intent of following Texas Government Code Chapter 620.**
Kristy Doll, City Secretary

Councilmember Vicki McKenzie made a motion to approve Consent Agenda items a through g, except item f. The motion was seconded by Councilmember Tore Fossum. The motion passed 9 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

2. STATUTORY AGENDA

- 1.f. **Consider the ground lease first extension at the Bruce Brothers Huntsville Regional Airport and authorize the City Manager to enter into this extension with Prairie Flower Air Asset Company, LLC.**
Layne Yeager, City Planner/Airport Manager

Councilmember Vicki McKenzie made a motion to approve the ground lease first extension at the Bruce Brothers Huntsville Regional Airport and authorize the City Manager to enter into this extension with Prairie Flower Air Asset Company, LLC. The motion was seconded by Councilmember Anissa Antwine. The motion passed 9 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

- a. **Second Reading - Consider Ordinance 2024-27, levying special assessments for, and apportioning the costs of, certain improvements to property in and for the Reserves of Huntsville Public Improvement District; fixing a charge and lien against all properties within the district, and the owners thereof; providing for the manner and method of collection of such assessments; making a finding of special benefit to property in the district and the real and true owners thereof; approving**

a service and assessment plan; providing a severability clause; and providing an effective date.

Kevin Byal, Director of Development Services

Councilmember Vicki McKenzie made a motion to approve Ordinance 2024-27, levying special assessments for, and apportioning the costs of, certain improvements to property in and for the Reserves of. Huntsville Public Improvement District; fixing a charge and lien against all properties within the district, and the owners thereof; providing for the manner and method of collection of such assessments; making a finding of special benefit to property in the district and the real and true owners thereof; approving a service and assessment plan; providing a severability clause; and providing an effective date. The motion was seconded by Councilmember Anissa Antwine. The motion passed 9 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

- b. Consider adopting Ordinance 2024-28 an Ordinance authorizing the issuance of the "City of Huntsville, Texas Special Assessment Revenue Bonds, Series 2024 (The Reserves of Huntsville Public Improvement District project)"; approving and authorizing an indenture of trust, a bond purchase agreement, an offering memorandum, a continuing disclosure agreement, a landowner agreement and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date.**

Steve Ritter, Finance Director

Councilmember Jon Strong made a motion to adopt Ordinance 2024-28, an Ordinance authorizing the issuance of the "City of Huntsville, Texas Special Assessment Revenue Bonds, Series 2024 (The Reserves of Huntsville Public Improvement District project)"; approving and authorizing an indenture of trust, a bond purchase agreement, an offering memorandum, a continuing disclosure agreement, a landowner agreement and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date. The motion was seconded by Councilmember Tore Fossum. The motion passed 9 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

3. CITY COUNCIL/MAYOR/CITY MANAGER

- a. Consider directing staff to review and propose an amendment/change to Sec. 46-105(a) of the City ordinances.**

Casey Cox, Councilmember Ward 2

Jon Strong, Councilmember Ward 4

Vicki McKenzie, Councilmember At-Large Position 3

Councilmember Vicki McKenzie made a motion to direct staff to review and propose an amendment/change to Sec. 46-105(a) of the City ordinances related to the number of times in a 12 month period a customer may be given an adjustment to their utility bill related to excessive usage due to unusual circumstances; changing the Ordinance/code to allow 2 adjustments in a 12 month period. The motion was seconded by Councilmember Pat Graham. The motion passed 9 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

- b. Consider a FBO lease at the Bruce Brothers Huntsville Regional Airport and authorize the City Manager to enter into a FBO lease agreement for said airport property pending finalization of the metes and bounds of the identified hangers and terminal building.**

Layne Yeager, City Planner/Airport Manager

Councilmember Jon Strong made a motion to approve the FBO lease at the Bruce Brothers Huntsville Regional Airport and authorize the City Manager to enter into a FBO lease agreement for said airport property pending finalization of the metes and bounds of the existing footprints of the identified hangars, maintenance

shop and terminal building with the exception of letter i in Article 9 on page 345 of the Agenda Packet that says, install a pilot's shower facility that has 24-hour access. The motion was seconded by Councilmember Pat Graham. The motion passed 9 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

4. MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA

None

5. ITEMS OF COMMUNITY INTEREST

Councilmembers 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 551.071 to receive legal advice on the request to authorize the release of +/- 2,071 acres, made up of 18 different parcels, as requested by Voyager Group, LTD and Kelvin & Deann Steely revocable trust, from the City of Huntsville Extra Territorial Jurisdiction (ETJ).**

Kevin Byal, Director of Development Services

- b. **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 Attorney.**

Leonard Schneider, City Attorney

- c. **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: Interim City Manager**

Russell Humphrey, Mayor

City Council convened into Executive Session at 6:46 p.m.

7. RECONVENE

City Council reconvened from Executive Session at 8:10 p.m.

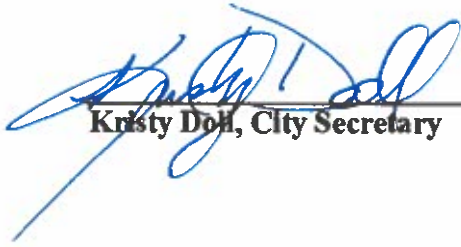
Councilmember Karen Denman made a motion to retain the law offices of Leonard Schneider PLLC as City Attorney effective December 1, 2024, and move to release Liles Parker PLLC law firm effective December 1st, 2024. The motion was seconded by Tore Fossum. The motion passed 9 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

Councilmember Karen Denman made a motion to appoint Sam Maisel as Interim City Manager effective immediately. The motion was seconded by Pat Graham. The motion passed 9 - 0. Yes: Russell Humphrey, Karen Denman, Vicki McKenzie, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

ADJOURNMENT

Mayor Humphrey adjourned the meeting without objection at 8:11 p.m.

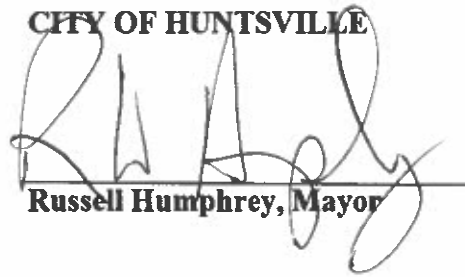
ATTEST:



Kristy Doll, City Secretary



CITY OF HUNTSVILLE



Russell Humphrey, Mayor