

CITY OF HUNTSVILLE, TEXAS

Russell Humphrey, Mayor

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



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

**HUNTSVILLE CITY COUNCIL AGENDA
TUESDAY, APRIL 7, 2026**

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

City of Huntsville Service Center Complex, 448 Highway 75 N, 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.

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.* Test

PROCLAMATION

- a. Proclamation No. 2026-07 Fair Housing Month
Russell Humphrey, Mayor
- b. Proclamation No. 2026-08 Sexual Assault Awareness and Prevention Month
Russell Humphrey, Mayor

PUBLIC HEARING

- a. Development District Map Amendment Request to go from Mixed Use (MU) to Simple Living Residential (SLR) located at 275 FM 247, Property ID 13928.
Layne Yeager, Development Services Director
- b. Development District Map Amendment Request to go from Medium Density Residential (MR) to Mixed Use (MU), 145 Tall Timbers, Property ID 19944.
Layne Yeager, Development Services Director
- c. Development District Map Amendment Request to go from Medium Density Residential (MR) to Simple Living Residential (SLR), Property IDs 29519, 29521, 29522, 29523, 29507 and 29506.
Layne Yeager, Development Services Director

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 March 17, 2026, Regular City Council Meeting.
Kristy Doll, City Secretary
- b. Consider the acceptance of the Monthly Financial Report for the month of February 2026.
Lance Hall, Finance Director

- c. Consider adoption of Ordinance 2026-08, to amend the budget for FY 25-26 and/or CIP Project Budgets.
Lance Hall, Finance Director
- d. Consider the adoption of Resolution 2026-15, updating and reaffirming the Citizen Participation Plan, Fair Housing Policy, Section 3 Policy, Excessive Force Policy, and Section 504 Policy and Grievance Procedures required for program compliance to administer federally funded programs.
Christina Bodin-Turner, Grants Manager

2. STATUTORY AGENDA

- a. **First Reading** - Consider authorizing the City Manager to award the purchase of Street Microsurfacing.
Kim Kembro, Public Works Director
- b. Discussion and possible action to approve the proposed 2026-2027 Budget Calendar.
Lance Hall, Finance Director
- c. **First Reading** - Consider Ordinance No. 2026-09, for a Development District Map Amendment Request to go from Mixed Use (MU) to Simple Living Residential (SLR) located at 275 FM 247, Property ID 13928.
Layne Yeager, Development Services Director
- d. **First Reading** - Consider Ordinance No. 2026-10, for a Development District Map Amendment Request to go from Medium Density Residential (MR) to Mixed Use (MU), 145 Tall Timbers, Property ID 19944.
Layne Yeager, Development Services Director
- e. **First Reading** - Consider Ordinance No. 2026-11, for a Development District Map Amendment Request to go from Medium Density Residential (MR) to Simple Living Residential (SLR), Property IDs 29519, 29521, 29522, 29523, 29507 and 29506.
Layne Yeager, Development Services Director

3. CITY COUNCIL/MAYOR/CITY MANAGER

4. MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA

5. 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, Scott Swigert.
Scott Swigert, City Manager

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: March 31, 2026

TIME OF POSTING: 2:30 p.m.

TAKEN DOWN:

Sharon Schultz

Sharon Schultz, Deputy City Secretary



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: a.

Agenda Item: Proclamation No. 2026-07 Fair Housing Month

Initiating Department/Presenter: Finance

Presenter:

Russell Humphrey, Mayor

Recommended Motion: NA

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 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:

Previous Council Action:

Financial Implications: NA

Approvals:

Kristy Doll

Associated Information:



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: b.

Agenda Item: Proclamation No. 2026-08 Sexual Assault Awareness and Prevention Month

Initiating Department/Presenter: City Council

Presenter:

Russell Humphrey, Mayor

Recommended Motion: N/A

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 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: N/A

Previous Council Action: N/A

Financial Implications: N/A

Approvals:

Kristy Doll

Associated Information:



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: a.

Agenda Item: Development District Map Amendment Request to go from Mixed Use (MU) to Simple Living Residential (SLR) located at 275 FM 247, Property ID 13928.

Initiating Department/Presenter: Development Services

Presenter:

Layne Yeager, Development Services Director

Recommended Motion: N/A

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: Staff received an application from the property owner for a Zoning District Map Amendment for a called 0.653-acre tract of land located at 275 FM 247, Walker County Property ID #13928 to change the Zoning District classification from Mixed Use (MU) to Simple Living Residential (SLR).

Adjacent adjoining properties are designated as MU and MR and SLR. The surrounding properties are developed, with zoning identified as Mixed Use (MU) and Medium Density Residential (MR) and the April Point Mobile Home Park (SLR). The proposed usage of this property is for a Tiny Home Community.

Applicant would like to place 3 tiny homes on the property to be used as rental units. One existing mobile food vendor would stay on the property.

This item was presented to the Planning Commission on March 5, 2026, and was recommended to the City Council.

Previous Council Action: N/A

Financial Implications: N/A

Approvals:

Layne Yeager

Ricardo Villagrand

Scott Swigert

Kristy Doll

Associated Information:



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: b.

Agenda Item: Development District Map Amendment Request to go from Medium Density Residential (MR) to Mixed Use (MU), 145 Tall Timbers, Property ID 19944.

Initiating Department/Presenter: Development Services

Presenter:

Layne Yeager, Development Services Director

Recommended Motion: N/A

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: Staff received an application from the property owner for a Zoning District Map Amendment for a called 2.0-acre tract of land located at 145 Tall Timbers, Walker County Property ID #19944 to change the Zoning District classification from Medium Density Residential (MR) to Mixed Use (MU).

Adjacent adjoining properties are designated as MU and MR. The surrounding properties are developed and undeveloped, with zoning identified as Mixed Use (MU) and Medium Density Residential (MR). The proposed usage of this property is for commercial resale for a possible storage business.

This item was presented to the Planning Commission on March 5, 2026, and was recommended to the City Council.

Previous Council Action: N/A

Financial Implications: N/A

Approvals:

Layne Yeager
Ricardo Villagrand
Scott Swigert
Kristy Doll

Associated Information:



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: c.

Agenda Item: Development District Map Amendment Request to go from Medium Density Residential (MR) to Simple Living Residential (SLR), Property IDs 29519, 29521, 29522, 29523, 29507 and 29506.

Initiating Department/Presenter: Development Services

Presenter:

Layne Yeager, Development Services Director

Recommended Motion: N/A

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: Staff received an application from the property owner for a Zoning District Map Amendment for a total of 1.04-acre tracts of land located in the City of Huntsville, Walker County Property IDs #29519, 29521, 29522, 29523, 29507, 29506 to change the Zoning District classification from Medium Density Residential (MR) to Simple Living Residential (SLR).

Adjacent adjoining properties are designated as MU and MR. The surrounding properties are developed, with zoning identified as primarily Medium Density Residential (MR), with Mixed Use (MU) and Public/Institutional (PI) nearby.

The proposed usage of this property at 1210 Thomason Street is for a manufactured home. Many homes in this neighborhood are manufactured homes, and the applicant previously had a manufactured home on their property. As identified in the Development Code Article 4.203, it is allowed only if you are replacing an existing manufactured home located within MR zoning areas. They are requesting a zone change for the six lots so they can place a new manufactured home on their vacant lot, which is not allowed within the city unless it is in the SLR district.

This item was presented to the Planning Commission on March 5, 2026, and was recommended to the City Council.

Previous Council Action: N/A

Financial Implications: N/A

Approvals:

Layne Yeager

Ricardo Villagrand

Scott Swigert
Kristy Doll

Associated Information:



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: 1.a.

Agenda Item: Consider approving the Minutes from the March 17, 2026, Regular City Council Meeting.

Initiating Department/Presenter: City Secretary

Presenter:

Kristy Doll, City Secretary

Recommended Motion: Motion to approve the Minutes from the March 17, 2026, Regular City Council Meeting.

Strategic Initiative:

Discussion:

Previous Council Action:

Financial Implications: NA

Approvals:

Kristy Doll

Associated Information:

1. City Council Meeting Minutes 03-17-2026

MINUTES FROM THE HUNTSVILLE CITY COUNCIL REGULAR MEETING HELD ON THE 17TH DAY OF MARCH 2026 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 a Regular Session with the following:

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

COUNCILMEMBERS ABSENT: Councilmember At-Large Position 3 McKenzie, Councilmember At-Large Position 4 Graham, Councilmember At-Large Position 1 Lyle

OFFICERS PRESENT: Scott Swigert, 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.*

Mayor Humphrey gave the invocation and led the pledges.

PROCLAMATION

- a. Proclamation No. 2026-05 Small Business Development Center Day**
Russell Humphrey, Mayor

PRESENTATIONS

- a. GLO - RCP Resilient Communities Program Comprehensive Plan Update, Public Meeting #1.**
Kathlie Jeng-Bullock, City Engineer

Update presentation given by Jerri Comrado with Langford Community Management Services and Thomas Duncan Engineering with Pape Dawson.

PUBLIC HEARING

- a. Town Creek Channel Improvements Project (GLO LCP Grant Application).**
Christina Bodin-Turner, Grants Manager

Mayor Humphrey opened the Public Hearing at 6:14 p.m.

Christina Bodin-Turner, Grants Manager and Ricardo Villagrand, Assistant City Manager presented information regarding the Item.

There were no Public Comments in support or opposition of the Item.

Mayor Humphrey closed the Public Hearing and opened the Regular Session at 6:18 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 March 3, 2026, Regular City Council Meeting.**
Kristy Doll, City Secretary
- b. **Consider Resolution No. 2026-13 authorizing the submission of an application and acceptance of funding if awarded under the Texas General Land Office 2024 Disasters Local Communities Program (LCP) for Town Creek Channel Improvements.**
Christina Bodin-Turner, Grants Manager
- c. **Consider Resolution No. 2026-14 declaring a blighted area within the downtown district of the City of Huntsville and authorizing the submission of an application to the Texas Department of Agriculture for the Texas Capital Fund Downtown Revitalization Program.**
Christina Bodin-Turner, Grants Manager

Councilmember Jon Strong made a motion to approve Consent Agenda Items a. through c. The motion was seconded by Councilmember Casey Cox. The motion passed 6 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Anissa Antwine, Tore Fossum, Casey Cox; No: None

2. STATUTORY AGENDA

- a. **Receive presentation from Pattillo, Brown, and Hill, LLP, CPAs concerning the audit and consider acceptance of the audit for FY 24-25.**
Lance Hall, Finance Director

Councilmember Jon Strong made a motion to accept the FY 24-25 audit from Pattillo, Brown and Hill, LLP, CPAs. The motion was seconded by Councilmember Tore Fossum. The motion passed 6 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Anissa Antwine, Tore Fossum, Casey Cox; No: None

- b. **First Reading - Consider Ordinance No. 2026-05, suspending the rates proposed by CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex and CenterPoint Energy Texas Gas Company's Gas Reliability Infrastructure Program filing made with the City on or about February 17, 2026.**
Leonard Schneider, City Attorney

Councilmember Anissa Antwine made a motion to waive the two-reading requirement and adopt Ordinance No. 2026-05, suspending the rates proposed by CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex and CenterPoint Energy Texas Gas Company's Gas Reliability Infrastructure Program filing made with the City on or about February 17, 2026. The motion was seconded by Councilmember Tore Fossum. The motion passed 6 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Anissa Antwine, Tore Fossum, Casey Cox; No: None

- c. **First Reading - Consider Ordinance No. 2026-07, modifying the Code of Ordinances Chapter 48, Article 3 - Tow Trucks, to allow for a comprehensive policy administered by the Police Department.**
James Barnes, Lieutenant
Roy Moore, Sergeant

Councilmember Casey Cox made a motion to waive the two-reading requirement and adopt Ordinance No. 2026-07 to modify the Code of Ordinances Chapter 48, Article 3 - Tow Trucks, to allow for a comprehensive policy administered by the Police Department. The motion was seconded by Councilmember Jon Strong. The motion passed 6 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Anissa Antwine, Tore Fossum, Casey Cox; No: None

d. First Reading - Consider and possible action approving expenditure of \$2.35 million to purchase FBO Operating Agreement from Huntsville Aviation Inc. and Wade Gillaspie.

Lance Hall, Finance Director

Councilmember Jon Strong made a motion to waive the two-reading requirement and approve expenditure of \$2.35 million to purchase FBO Operating Agreement from Huntsville Aviation Inc. and Wade Gillespie. The motion was seconded by Councilmember Tore Fossum. The motion passed 6 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Anissa Antwine, Tore Fossum, Casey Cox; No: None

e. Consider adoption of Ordinance 2026-06 to amend the budget for FY 25-26 and/or CIP Project Budgets.

Lance Hall, Finance Director

Councilmember Karen Denman made a motion to adopt Ordinance 2026-06 to amend the budget for FY 25-26 and/or CIP Project Budgets. The motion was seconded by Councilmember Anissa Antwine. The motion passed 6 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Anissa Antwine, Tore Fossum, Casey Cox; No: None

3. CITY COUNCIL/MAYOR/CITY MANAGER

4. MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA

None

5. ITEMS OF COMMUNITY INTEREST

Councilmembers announced Items of Community Interest.

ADJOURNMENT

Mayor Humphrey adjourned the meeting without objection at 6:48 p.m.

ATTEST:

CITY OF HUNTSVILLE

Kristy Doll, City Secretary

Russell Humphrey, Mayor



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: 1.b.

Agenda Item: Consider the acceptance of the Monthly Financial Report for the month of February 2026.

Initiating Department/Presenter: Finance

Presenter:

Lance Hall, Finance Director

Recommended Motion: Move to accept the February 2026 Monthly Financial Report.

Strategic Initiative:

Discussion: Financial Report for 2025-2026 YTD as of February 2026.

Previous Council Action:

Financial Implications: No Financial Implications

Approvals:

Lance Hall

Scott Swigert

Kristy Doll

Associated Information:

1. Month End Financial Report FY25-26 as of 022826

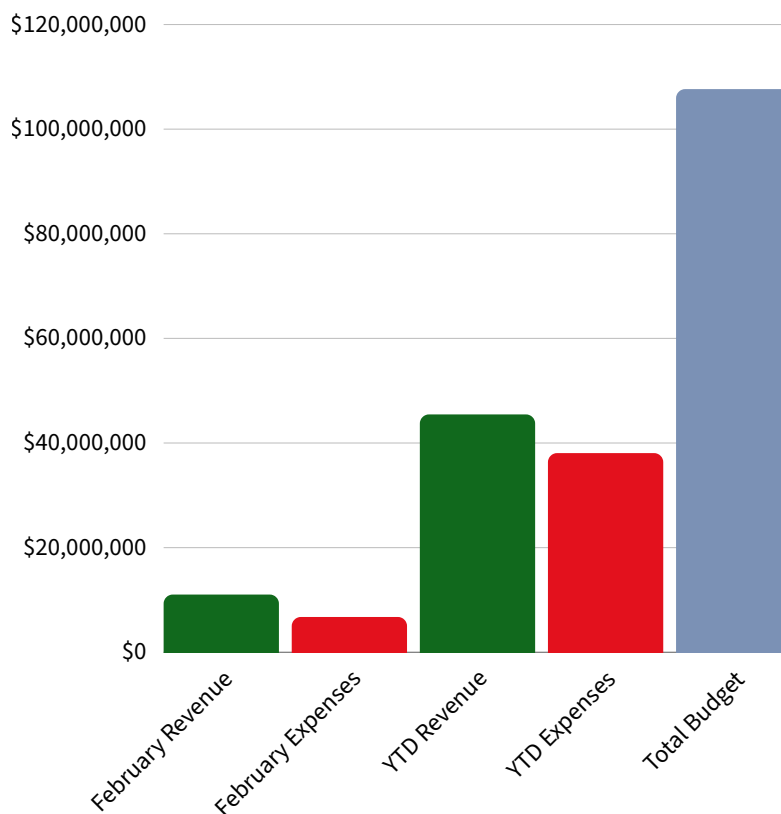
CITY OF HUNTSVILLE, TX

MONTHLY FINANCIAL REPORT



For the Period Ending FEBRUARY, 2026
Budget 42% Complete

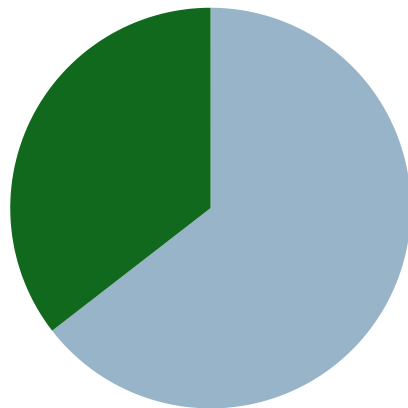
This report has been meticulously prepared by the Finance Department of the City of Huntsville. The Monthly Financial Report aims to furnish both internal and external stakeholders with timely, accurate, and pertinent insights into the City's financial standing.



GENERAL FUND

REVENUE-

\$21,049,190.30



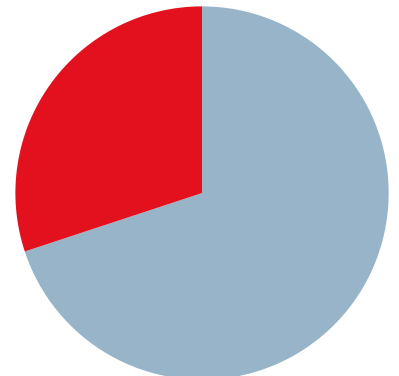
55% of Budget

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
411 - Property Taxes Totals	\$9,300,000.00	\$4,105,149.76	\$8,067,596.91	87%	\$8,149,552.82
412 - Sales Tax Totals	\$13,500,000.00	\$1,420,578.91	\$5,856,753.57	43%	\$13,260,640.07
413 - Franchise-Utilities/Comm Totals	\$2,140,000.00	\$250,811.15	\$602,912.86	28%	\$1,865,108.94
415 - Other Taxes Totals	\$155,000.00	\$0.00	\$52,867.48	34%	\$147,719.68
416 - Permit/Development Fees Totals	\$38,000.00	\$3,965.00	\$17,465.00	46%	\$40,460.00
417 - Permits and Licenses Totals	\$946,500.00	\$110,382.14	\$470,696.24	50%	\$1,391,349.80
418 - Municipal Court Fines Totals	\$992,650.00	\$125,997.08	\$610,620.10	62%	\$1,145,125.69
419 - Fees/Charges/Sales Totals	\$452,700.00	\$48,877.46	\$245,164.41	54%	\$481,669.90
422 - Inter Governmental Totals	\$246,487.00	\$20,541.00	\$102,705.00	42%	\$267,028.00
424 - Intra Governmental Totals	\$6,824,291.00	\$0.00	\$3,412,145.50	50%	\$7,119,497.00
426 - Interest Earnings Totals	\$700,000.00	\$40,426.36	\$196,902.06	28%	\$645,996.82
428 - Reimbursements Totals	\$70,000.00	\$55,675.79	\$120,962.54	117%	\$113,960.19
429 - Contributions Totals	\$0.00	(\$2,074.00)	(\$1,906.92)	+++	\$2,247.46
432 - Other Totals	\$55,000.00	\$1,133.28	\$21,255.55	39%	\$92,940.71
434 - Charges to Other Funds Totals	\$2,488,091.00	\$0.00	\$1,244,045.50	50%	\$1,897,707.00
435 - Transfers from Other Funds Totals	\$58,009.00	\$0.00	\$29,004.50	50%	\$53,576.00
Totals	\$37,966,728.00	\$6,181,463.93	\$21,049,190.30	55%	\$36,674,580.08

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
51 - Salary/Other Pay/Benefits Totals	\$23,966,238.00	\$1,776,459.55	\$9,281,309.22	39%	\$20,982,992.40
51b - Salary/Other Pay/Benefits-Adj 4 Step/COLA/Other PR Benefit Totals	\$42,353.00	\$0.00	\$0.00	+++	\$0.00
52 - Supplies Totals	\$1,339,626.00	\$148,837.82	\$425,175.70	36%	\$1,132,697.41
53 - Maintenance Structures/Improvements Totals	\$2,796,060.00	\$30,101.82	\$995,309.92	31%	\$2,276,062.96
54 - Maintenance of Equipment Totals	\$461,626.00	\$28,641.35	\$154,414.65	26%	\$261,355.59
55 - Services and Utilities Totals	\$6,142,980.00	\$365,303.66	\$2,855,159.34	56%	\$5,676,531.16
56 - Insurance/Sundry/Elections Totals	\$979,600.00	\$1,838.21	\$613,352.48	63%	\$968,974.39
57 - Programs/Projects Totals	\$121,100.00	\$2,000.00	\$17,121.67	14%	\$84,029.81
69 - Capital Equipment Totals	\$170,759.00	\$2,216.71	\$22,953.49	73%	\$100,303.46
90 - Transfer to ISF (New Purchases) Totals	\$245,026.00	\$0.00	\$1,179,479.00	91%	\$104,013.00
91 - Transfers Totals	\$500,000.00	\$0.00	\$0.00	0%	\$265,000.00
94 - Transfer to ISF (Replacement) Totals	\$1,008,991.00	\$0.00	\$504,495.50	50%	\$678,087.00
95 - Transfers to Operating Funds Totals	\$166,489.00	\$0.00	\$83,244.50	50%	\$174,365.00
99 - Reserves Totals	\$25,880.00	\$0.00	\$0.00	0%	\$0.00
Totals	\$37,966,728.00	\$2,355,399.12	\$16,132,015.47	43%	\$32,704,412.18

EXPENDITURES-

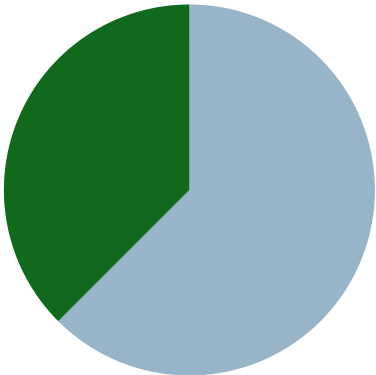
\$16,132,015.47



43% of Budget

DEBT SERVICE FUND

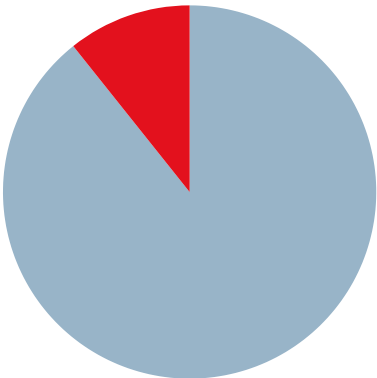
REVENUE- \$1,436,004.64



60% of Budget

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
411 - Property Taxes Totals	\$1,798,468.00	\$571,956.85	\$1,132,992.84	63%	\$2,034,710.73
426 - Interest Earnings Totals	\$10,000.00	\$1,387.78	\$7,830.30	78%	\$23,751.85
435 - Transfers from Other Funds Totals	\$590,363.00	\$0.00	\$295,181.50	50%	\$590,363.00
Total	\$2,398,831.00	\$573,344.63	\$1,436,004.64	60%	\$2,648,825.58

EXPENDITURES- \$285,756.25

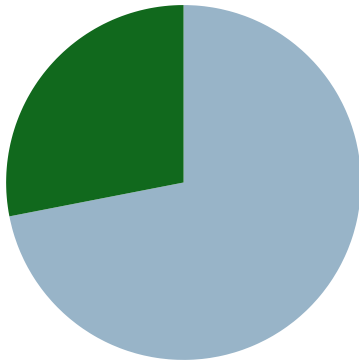


12% of Budget

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
81 - GCM Revenue Bond Debt Totals	\$2,363,832.00	\$285,756.25	\$285,756.25	12%	\$2,662,552.51
Total	\$2,363,832.00	\$285,756.25	\$285,756.25	12%	\$2,662,552.51

UTILITY FUND

REVENUE-
\$17,870,231.56



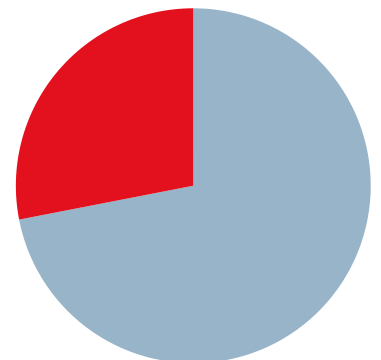
39% of Budget

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
402 - Waste Water Service Totals	\$14,844,075.00	\$1,167,294.16	\$5,677,651.07	38%	\$13,336,713.06
403 - Water/Wastewater Taps Totals	\$280,000.00	\$23,800.00	\$77,950.00	28%	\$219,339.67
408 - Late Payment Penalties Totals	\$175,000.00	\$11,364.30	\$61,417.67	35%	\$180,957.33
417 - Permits and Licenses Totals	\$0.00	\$0.00	\$0.00	+++	\$300.00
419 - Fees/Charges/Sales Totals	\$352,000.00	\$27,568.61	\$156,814.95	45%	\$441,473.63
426 - Interest Earnings Totals	\$310,750.00	\$10,666.44	\$55,824.04	18%	\$206,725.99
428 - Reimbursements Totals	\$10,000.00	\$2,477.79	\$50,143.63	501%	\$10,144.02
429 - Contributions Totals	\$0.00	\$0.00	\$0.00	+++	\$734,800.00
432 - Other Totals	\$50,000.00	\$450.00	\$2,836.31	6%	\$488,334.82
434 - Charges to Other Funds Totals	\$73,352.00	\$0.00	\$36,676.00	50%	\$63,222.00
Totals	\$45,721,814.00	\$3,276,264.44	\$17,870,231.56	39%	\$42,577,519.04

EXPENDITURES-

\$16,492,234.51

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
51 - Salary/Other Pay/Benefits Totals	\$4,508,071.00	\$358,847.10	\$1,864,350.04	41%	\$3,740,679.09
51b - Salary/Other Pay/Benefits-Adj 4 Step/COLA/Other PR Benefit Totals	\$7,996.00	\$0.00	\$0.00	+++	\$0.00
52 - Supplies Totals	\$1,004,418.00	\$94,574.76	\$333,624.72	33%	\$1,009,587.94
53 - Maintenance Structures/Improvements Totals	\$1,683,700.00	\$135,627.60	\$532,599.98	41%	\$1,469,342.40
54 - Maintenance of Equipment Totals	\$356,021.00	\$14,688.08	\$163,940.94	48%	\$336,721.66
55 - Services and Utilities Totals	\$4,835,910.00	\$145,646.73	\$585,094.91	36%	\$2,291,618.82
56 - Insurance/Sundry/Elections Totals	\$344,950.00	\$0.00	\$312,475.00	91%	\$282,503.00
68 - Improvements Totals	\$0.00	\$0.00	\$0.00	+++	\$734,800.00
69 - Capital Equipment Totals	\$0.00	\$0.00	\$0.00	+++	\$234.60
79 - TRA Water Plant Totals	\$9,531,605.00	\$0.00	\$3,597,519.01	38%	\$8,338,261.81
80 - Utility Fund Debt Payments Totals	\$7,342,869.00	\$2,326,262.91	\$2,732,450.91	37%	\$2,599,363.50
88 - Depreciation Totals	\$0.00	\$0.00	\$0.00	+++	\$5,095,150.45
90 - Transfer to ISF (New Purchases) Totals	\$585,000.00	\$0.00	\$292,500.00	50%	\$91,944.00
91 - Transfers Totals	\$6,252,446.00	\$0.00	\$1,850,305.50	29%	\$40,605,327.90
93 - Charges Other Funds Totals	\$7,868,565.00	\$0.00	\$3,934,282.50	50%	\$7,637,875.00
94 - Transfer to ISF (Replacement) Totals	\$586,182.00	\$0.00	\$293,091.00	50%	\$768,653.00
99 - Reserves Totals	\$100,000.00	\$0.00	\$0.00	0%	\$0.00
Totals	\$45,007,733.00	\$3,075,647.18	\$16,492,234.51	39%	\$75,002,063.17

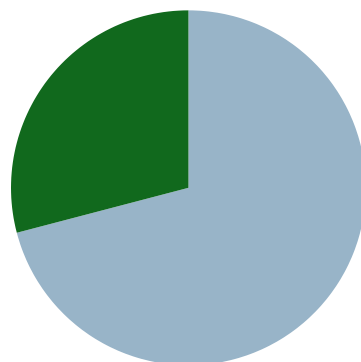


39% of Budget

SOLID WASTE FUND

REVENUE- \$3,520,367.28

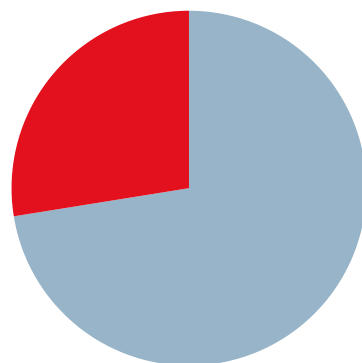
	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
406 - Collection Charges Totals	\$6,798,000.00	\$515,803.97	\$2,557,676.84	38%	\$6,072,839.96
407 - Solid Waste Disposal Totals	\$1,584,890.00	\$170,959.28	\$837,823.14	53%	\$1,833,671.54
408 - Late Payment Penalties Totals	\$65,000.00	\$4,539.00	\$22,267.18	34%	\$72,511.18
419 - Fees/Charges/Sales Totals	\$9,200.00	\$1,739.31	\$6,407.72	70%	\$12,990.93
426 - Interest Earnings Totals	\$185,000.00	\$15,312.23	\$83,921.50	45%	\$223,490.37
428 - Reimbursements Totals	\$0.00	\$0.00	\$0.00	+++	\$14,136.09
432 - Other Totals	\$40,000.00	\$2,972.00	\$12,270.90	31%	\$32,636.07
Totals	\$8,682,090.00	\$711,325.79	\$3,520,367.28	41%	\$8,262,276.14



41% of Budget

EXPENDITURES- \$3,302,693.44

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
51 - Salary/Other Pay/Benefits Totals	\$1,536,112.00	\$118,265.70	\$623,884.80	41%	\$1,326,340.57
51b - Salary/Other Pay/Benefits-Adj 4 Step/COLA/Other PR Benefit Totals	\$3,536.00	\$0.00	\$0.00	0%	\$0.00
52 - Supplies Totals	\$378,031.00	\$17,572.31	\$165,283.50	44%	\$327,723.41
53 - Maintenance Structures/Improvements Totals	\$15,000.00	\$2,961.67	\$9,955.53	66%	\$11,011.21
54 - Maintenance of Equipment Totals	\$387,776.00	\$34,136.35	\$140,348.48	40%	\$305,091.41
55 - Services and Utilities Totals	\$3,321,514.00	\$117,070.11	\$913,600.28	28%	\$2,927,874.79
56 - Insurance/Sundry/Elections Totals	\$221,550.00	\$0.00	\$172,775.00	78%	\$175,813.00
57 - Programs/Projects Totals	\$500.00	\$0.00	\$0.00	0%	\$331.26
68 - Improvements Totals	\$1,500.00	\$0.00	\$906.35	60%	\$1,337.11
82 - Other Debt Totals	\$207,800.00	\$0.00	\$0.00	0%	\$57,826.00
88 - Depreciation Totals	\$0.00	\$0.00	\$0.00	+++	\$22,704.34
90 - Transfer to ISF (New Purchases) Totals	\$230,000.00	\$0.00	\$115,000.00	50%	\$765,776.00
91 - Transfers Totals	\$15,110.00	\$0.00	\$7,555.00	50%	(\$271,668.00)
93 - Charges Other Funds Totals	\$1,448,090.00	\$0.00	\$724,045.00	50%	\$1,359,423.00
94 - Transfer to ISF (Replacement) Totals	\$858,679.00	\$0.00	\$429,339.50	50%	\$1,010,183.00
Totals	\$8,625,198.00	\$290,006.14	\$3,302,693.44	38%	\$8,019,767.10

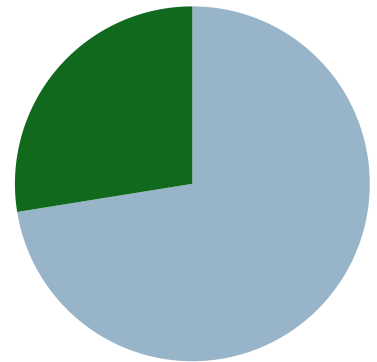


38% of Budget

STORMWATER FUND

REVENUE- \$ 566,375.21

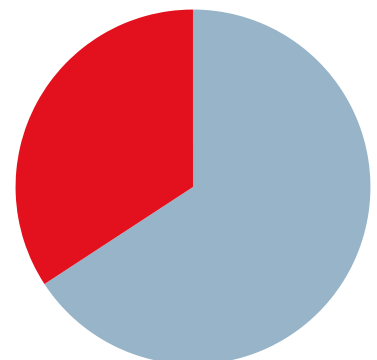
	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
408 - Late Payment Penalties Totals	\$500.00	\$921.60	\$4,632.81	927%	\$4,272.23
426 - Interest Earnings Totals	\$5,000.00	\$0.00	\$0.00	0%	\$0.00
409 - Stormwater Drainage Fees Totals	\$1,500,000.00	\$114,876.72	\$561,742.40	37%	\$1,227,665.17
Totals	\$1,505,500.00	\$115,798.32	\$566,375.21	38%	\$1,231,937.40



38% of Budget

EXPENDITURES- \$782,051.34

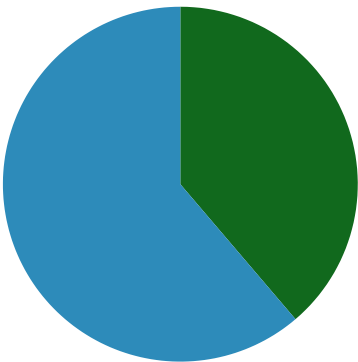
	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
51 - Salary/Other Pay/Benefits Totals	\$251,384.00	\$21,152.14	\$89,370.66	36%	\$123,522.20
51b - Salary/Other Pay/Benefits-Adj 4 Step/COLA/Other PR Benefit Totals	\$500.00	\$0.00	\$0.00	0%	\$0.00
52 - Supplies Totals	\$7,895.00	\$227.34	\$3,146.23	40%	\$4,382.05
53 - Maintenance Structures/Improvements Totals	\$115,000.00	\$196.02	\$9,551.04	8%	\$99,944.68
54 - Maintenance of Equipment Totals	\$6,000.00	\$67.89	\$3,783.31	63%	\$1,033.15
55 - Services and Utilities Totals	\$2,610.00	\$0.00	\$0.00	0%	\$500.00
81 - GO/Revenue Bond Debt Totals	\$950,490.00	\$590,389.60	\$590,389.60	62%	\$94,436.00
88 - Depreciation Totals	\$0.00	\$0.00	\$0.00	+++	\$262,853.79
90 - Transfer to ISF (New Purchases) Totals	\$171,283.00	\$0.00	\$85,641.50	50%	\$0.00
91 - Transfers Totals	\$0.00	\$0.00	\$0.00	+++	\$15,014,446.40
95 - Transfers to Operating Funds Totals	\$338.00	\$0.00	\$169.00	50%	\$0.00
Totals	\$1,505,500.00	\$612,032.99	\$782,051.34	52%	\$15,601,118.27



52% of Budget

AIRPORT FUND

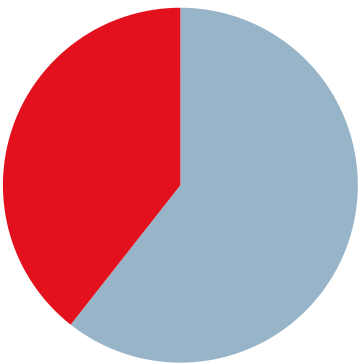
REVENUE- \$234,710.05



158% of Budget

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
419 - Fees/Charges/Sales Totals	\$57,917.00	\$2,622.01	\$19,324.06	33%	\$34,346.76
426 - Interest Earnings Totals	\$500.00	\$44.10	\$247.99	50%	\$658.13
428 - Reimbursements Totals	\$90,000.00	\$0.00	\$0.00	0%	\$58,944.81
429 - Contributions Totals	\$0.00	\$0.00	\$215,138.00	+++	\$21,514.00
432 - Other Totals	\$0.00	\$0.00	\$0.00	+++	\$820.00
Totals	\$148,417.00	\$2,666.11	\$234,710.05	158%	\$116,283.70

EXPENDITURES- \$247,912.47



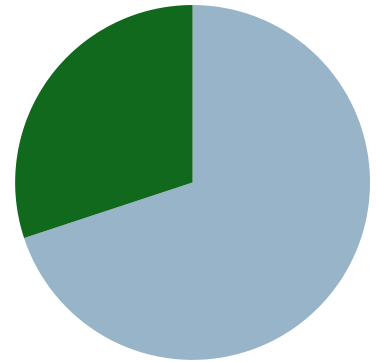
65% of Budget

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
52 - Supplies Totals	\$1,700.00	\$0.00	\$0.00	0%	\$362.34
53 - Maintenance Structures/Improvements Totals	\$123,000.00	\$0.00	\$10,300.00	14%	\$31,458.38
55 - Services and Utilities Totals	\$29,484.00	\$293.58	\$960.47	3%	\$9,253.69
91 - Transfers Totals	\$0.00	\$0.00	\$236,652.00	100%	\$0.00
Totals	\$154,184.00	\$293.58	\$247,912.47	65%	\$41,074.41

SCHOOL RESOURCE OFFICER SRF

REVENUE- \$379,432.91

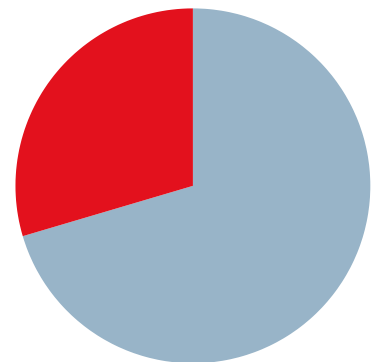
	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025- 2026 YTD % of the Budget	2024-2025 Final YTD
422 - Inter Governmental Totals	\$ 655,955.00	\$ 109,325.84	\$ 273,314.60	42%	\$ 598,876.04
426 - Interest Earnings Totals	\$ 10,000.00	\$ 782.43	\$ 4,404.66	44%	\$ 11,693.12
430 - Other Totals	\$ 44,326.00	\$ 7,387.66	\$ 18,469.15	42%	\$ 44,325.96
432 - Other Totals	\$ -	\$ -	\$ -	+++	\$ 2,973.00
435 - Transfers from Other Funds Totals	\$ 1,664,896.00	\$ -	\$ 83,244.50	50%	\$ 174,365.00
Totals	\$ 2,375,177.00	\$ 117,495.93	\$ 379,432.91	43%	\$ 832,233.12



43% of Budget

EXPENDITURES- \$358,515.53

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025- 2026 YTD % of the Budget	2024-2025 Final YTD
51 - Salary/Other Pay/ Benefits Totals	\$773,641.00	\$60,618.43	\$331,109.56	43%	\$746,076.03
51b - Salary/Other Pay/Benefits-Adj 4 Step/COLA/Other PR Benefit Totals	\$1,713.00	\$0.00	\$0.00	+++	\$0.00
52 - Supplies Totals	\$30,450.00	\$694.16	\$3,778.87	12%	\$24,008.57
54 - Maintenance of Equipment Totals	\$11,200.00	\$492.66	\$1,091.94	10%	\$5,550.15
55 - Services and Utilities Totals	\$15,440.00	\$74.42	\$372.16	37%	\$9,218.54
94 - Transfer to ISF (Replacement) Totals	\$44,326.00	\$0.00	\$22,163.00	50%	\$44,326.00
Totals	\$876,770.00	\$61,879.67	\$358,515.53	42%	\$829,179.29

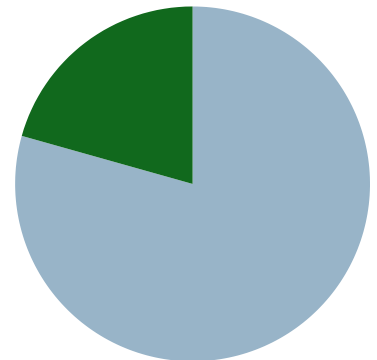


42% of Budget

ARTS & VISITOR CENTER SRF

REVENUE- \$ 57,082.06

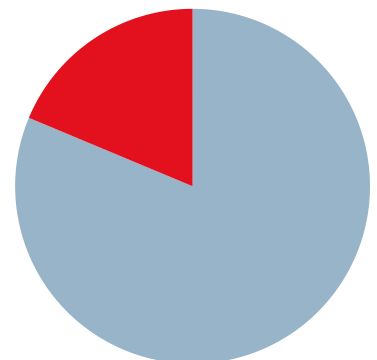
	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
414 - Hotel/Motel Tax Totals	\$210,000.00	\$8,073.90	\$52,306.28	25%	\$138,209.69
419 - Fees/Charges/Sales Totals	\$7,000.00	\$663.20	\$2,057.78	29%	(\$6,808.64)
426 - Interest Earnings Totals	\$3,200.00	\$355.61	\$2,003.19	63%	\$5,320.26
428 - Reimbursements Totals	\$1,500.00	\$0.00	\$0.00	0%	\$0.00
429 - Contributions Totals	\$1,640.00	\$424.81	\$714.81	44%	\$11,206.01
432 - Other Totals	\$0.00	\$0.00	\$0.00	+++	\$500.00
Totals	\$223,340.00	\$9,517.52	\$57,082.06	26%	\$148,427.32



26% of Budget

EXPENDITURES-\$72,216.86

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
51 - Salary/Other Pay/Benefits Totals	\$112,296.00	\$7,215.08	\$45,112.45	40%	\$104,064.06
51b - Salary/Other Pay/Benefits-Adj 4 Step/COLA/Other PR Benefit Totals	\$500.00	\$0.00	\$0.00	0%	\$0.00
52 - Supplies Totals	\$4,500.00	\$1,946.50	\$2,415.52	54%	\$4,757.04
53 - Maintenance Structures/Improvements Totals	\$25,000.00	\$875.00	\$1,613.02	5%	\$11,931.00
54 - Maintenance of Equipment Totals	\$500.00	\$0.00	\$0.00	0%	\$0.00
55 - Services and Utilities Totals	\$54,373.00	\$1,524.24	\$7,428.97	11%	\$23,850.00
56 - Insurance/Sundry/Elections Totals	\$14,450.00	\$0.00	\$3,555.70	25%	\$13,346.04
57 - Programs/Projects Totals	\$18,000.00	\$0.00	\$1,956.26	11%	\$14,931.80
78 - Miscellaneous Projects Totals	\$20,000.00	\$0.00	\$10,134.94	16%	\$23,024.79
Totals	\$249,619.00	\$11,560.82	\$72,216.86	23%	\$195,904.73

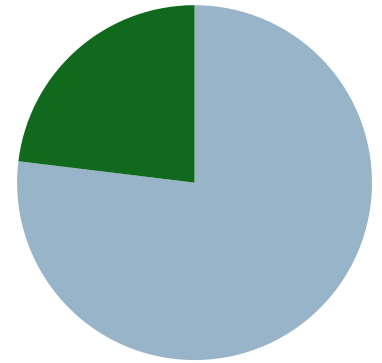


23% of Budget

HOTEL MOTEL

REVENUE- \$351,444.42

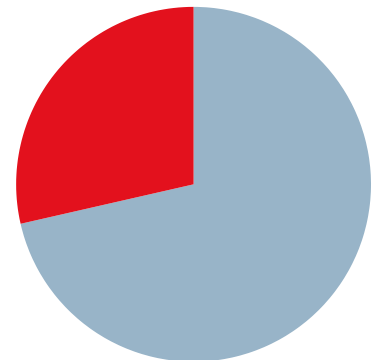
	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
414 - Hotel/Motel Tax Totals	\$1,000,000.00	\$33,729.75	\$299,123.43	30%	\$829,255.05
419 - Fees/Charges/S ales Totals	\$100,000.00	\$4,805.76	\$31,323.09	31%	\$98,492.54
426 - Interest Earnings Totals	\$60,000.00	\$3,441.33	\$18,960.32	32%	\$49,943.47
429 - Contributions Totals	\$500.00	\$0.00	\$179.68	36%	\$782.33
432 - Other Totals	\$0.00	(\$2.00)	\$1,857.90	+++	\$6.05
Totals	\$1,160,500.00	\$41,974.84	\$351,444.42	30%	\$978,479.44



30% of Budget

EXPENDITURES- \$396,361.11

	2025-2026 Adopted Budget	2025-2026 February Monthly Transactions	2025-2026 YTD Actual	2025-2026 YTD % of the Budget	2024-2025 Final YTD
51 - Salary/OtherPa	\$408,896.00	\$30,312.50	\$163,095.88	40%	\$375,827.75
51b - Salary/Other	\$500.00	\$0.00	\$0.00	0%	\$0.00
52 - Supplies Totals	\$91,900.00	\$5,246.91	\$22,711.68	25%	\$88,321.10
53 - Maintenance	\$30,000.00	\$152.99	\$751.48	3%	\$9,616.95
54 - Maintenance of	\$500.00	\$0.00	\$0.00	0%	\$212.85
55 - Services and Utilities	\$187,290.00	\$12,301.73	\$112,693.72	56%	\$215,522.29
56 - Insurance/Sund	\$232,950.00	\$3,000.00	\$52,606.85	31%	\$163,905.08
69 - Capital Equipment	\$25,000.00	\$0.00	\$0.00	27%	\$9,349.50
93 - Charges Other Funds	\$69,079.00	\$0.00	\$34,539.50	50%	\$83,128.00
94 - Transfer to ISF	\$19,755.00	\$0.00	\$9,877.50	50%	\$17,943.00
95 - Transfers to Operating	\$169.00	\$0.00	\$84.50	50%	\$0.00
Totals	\$1,066,039.00	\$51,014.13	\$396,361.11	40%	\$963,826.52



40% of Budget



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: 1.c.

Agenda Item: Consider adoption of Ordinance 2026-08, to amend the budget for FY 25-26 and/or CIP Project Budgets.

Initiating Department/Presenter: Finance

Presenter:

Lance Hall, Finance Director

Recommended Motion: Move to adopt Ordinance 2026-08 to amend the budget for FY 25-26 and/or CIP Project Budgets.

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: Detailed explanation of the Budget Amendments is provided in the attachment Exhibits to the Ordinance. The Budget Amendment was discussed with the Finance Committee at their meeting today.

Previous Council Action: No previous Council action for these budget amendments

Financial Implications: See the attached Ordinance 2026-08 and related Budget Amendments.

Approvals:

Lance Hall
Sam Masiel
Scott Swigert
Leonard Schneider
Kristy Doll

Associated Information:

1. Exhibit A Arbitrage BA for Svc Cntr & City Hall
2. ORDINANCE # 2026-08 to amend budget -Arbitrage Svc Ctr & City Hall & RoadEO

Budget Amendments FY 25-26

City Council- April 7, 2026

Exhibit A	Increase: Svc Cntr & City Hall Bonds - Arbitrage liability	\$ 886,631
	Decrease: Svc Cntr & City Hall Bonds -TxClass Interest	\$ 886,631
Explanation:	Rebatable arbitrage is the profit earned by a tax-exempt bond issuer when they invest bond proceeds at a higher yield than the interest rate paid on the bonds themselves. According to IRS regulations, this excess profit must be paid back ("rebated") to the U.S. Treasury to maintain the bonds' tax-exempt status. The bond's cumulative interest earnings exceed its yield. This budget amendment will transfer the funds to pay the rebatable arbitrage from the TXClass interest account to the expense account for the payment.	

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY OF HUNTSVILLE, TEXAS, AMENDING THE 2025-2026 ANNUAL BUDGET AND CAPITAL IMPROVEMENTS PROJECTS (CIP) BUDGETS, ORDINANCE NO. 2025-22 TO AMEND ADOPTED EXPENDITURES OF THE BUDGET; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the 2025-2026 Annual Budget and CIP Budgets were adopted by Ordinance 2025-22 on September 16, 2025;

WHEREAS, various unforeseen circumstances affecting the City have presented themselves during the course of the fiscal year;

WHEREAS, the City Council considered the circumstances independently, deliberating appropriately on the associated revenues and expenditures and the overall impact on the general financial status of the City;

WHEREAS, pursuant to the laws of the State of Texas and the City Charter of the City of Huntsville, Texas, the City Council has determined that it will be beneficial and advantageous to the citizens of the City of Huntsville to amend the annual budget for fiscal year 2025 – 2026 and the Capital Improvements Projects (CIP) budget as set forth herein; and

WHEREAS, this ordinance combines the independent Council actions into one budget amendment document;

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

Section 1. The findings set forth above are incorporated into the body of this ordinance.

Section 2. The annual budget for fiscal year 2025 – 2026 is hereby amended to include the expenditures and revenues in Exhibit “A & B” and the Capital Improvements Projects budget is hereby amended to include the expenditures described in Exhibit “A & B” attached hereto and made a part of this ordinance as if set out verbatim herein.

Section 3. All ordinances of the City in conflict with the provisions of this ordinance 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 section, portion, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the force or effect of any other section or portion of this ordinance.

Section 5. The necessity for amending the budget for the fiscal year 2025 – 2026 and Capital Improvements Projects, as required by the laws of the State of Texas, requires that this ordinance shall take effect immediately from and after its passage, as the law in such cases provides.

Section 6. This ordinance shall take effect immediately after its passage.

PASSED AND APPROVED on this the 7th day of April 2026.

THE CITY OF HUNTSVILLE, TEXAS

Russell Humphrey, Mayor

APPROVED AS TO FORM:

ATTEST:

Kristy Doll, City Secretary

Leonard Schneider, City Attorney



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: 1.d.

Agenda Item: Consider the adoption of Resolution 2026-15, updating and reaffirming the Citizen Participation Plan, Fair Housing Policy, Section 3 Policy, Excessive Force Policy, and Section 504 Policy and Grievance Procedures required for program compliance to administer federally funded programs.

Initiating Department/Presenter: Finance

Presenter:

Christina Bodin-Turner, Grants Manager

Recommended Motion: Move to adopt Resolution 2026-15, updating and reaffirming the City's Citizen Participation Plan, Fair Housing Policy, Section 3 Policy, Excessive Force Policy, and Section 504 Policy and Grievance Procedures required for continued compliance with federally funded programs administered by the City.

Strategic Initiative: Strategic Priority #4, Infrastructure - Develop and maintain a comprehensive and well-planned infrastructure network that prepares for the challenges of the future and provides quality, modern and efficient, water, wastewater, drainage and transportation services.

Discussion: As required for participation in federally funded programs, including, but not limited to, programs administered through the U.S. Department of Housing and Urban Development (HUD) and the Texas General Land Office (GLO), the City must demonstrate compliance with all applicable federal and state regulations to ensure equal opportunity and access to all benefits derived from such programs.

Program guidelines and implementation requirements for many federally funded grants require that certain civil rights, equal opportunity, and citizen participation policies be formally adopted and maintained throughout the period of performance. Additionally, these policies must be reviewed and, if necessary, updated or reaffirmed periodically to ensure they remain current and reflect applicable regulatory requirements.

To maintain compliance and remain eligible to apply for and administer federally funded programs, it is recommended that the City update and reaffirm the following policies:

- Citizen Participation Plan;
- Fair Housing Policy;
- Section 3 Policy;
- Excessive Force Policy; and
- Section 504 Policy and Grievance Procedures.

These policies establish the City's commitment to citizen participation, fair housing, nondiscrimination, and equal access to programs and services. Updating and reaffirming these policies ensures continued compliance with federal requirements and helps prevent potential findings during monitoring or audit reviews.

Previous Council Action: Resolution 2025-28 was passed and approved to adopt and reaffirm civil rights and citizen participation policies associated with federally funded programs. Periodic updates and reaffirmations are required to ensure continued compliance with applicable federal and state requirements.

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

Approvals:

Lance Hall
Sam Masiel
Scott Swigert
Leonard Schneider
Kristy Doll

Associated Information:

1. Resolution 2026-15

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, UPDATING AND REAFFIRMING CERTAIN CIVIL RIGHTS, EQUAL OPPORTUNITY, AND CITIZEN PARTICIPATION POLICIES AS REQUIRED FOR COMPLIANCE WITH FEDERALLY FUNDED PROGRAMS.

- WHEREAS the City of Huntsville participates in federally funded programs and activities; and
- WHEREAS the City of Huntsville, in accordance with applicable federal laws and regulations, including but not limited to the Housing and Community Development Act, as amended, the Fair Housing Act, as amended, Section 504 of the Rehabilitation Act of 1973, as amended, and Section 3 of the Housing and Urban Development Act of 1968, as amended, is required to ensure that no person is denied benefits or subjected to discrimination on the basis of race, color, national origin, religion, sex, disability, familial status, or other protected classes; and
- WHEREAS the City of Huntsville, in consideration for the receipt and acceptance of federal funding, agrees to comply with all applicable federal rules and regulations, including those relating to civil rights, equal opportunity, and citizen participation; and
- WHEREAS such requirements include the adoption and maintenance of policies addressing citizen participation, fair housing, Section 3 economic opportunities, excessive force, and nondiscrimination based on disability; and
- WHEREAS these policies must be reviewed periodically and updated or reaffirmed as necessary to ensure continued compliance with applicable federal requirements;

NOW, THEREFORE, be it resolved by the City Council of the City of Huntsville, Texas, that:

The City Council hereby approves, adopts, updates, and reaffirms the following policies to be maintained for compliance with federally funded programs administered by the City:

1. Citizen Participation Plan;
2. Fair Housing Policy;
3. Section 3 Policy;
4. Excessive Force Policy; and
5. Section 504 Policy and Grievance Procedures.

PASSED AND APPROVED this 7th day of April 2026.

THE CITY OF HUNTSVILLE

Russell Humphrey, Mayor

ATTEST:

APPROVED AS TO FORM:

Kristy Doll, City Secretary

Leonard Schneider, City Attorney

CITIZEN PARTICIPATION PLAN

Purpose

This Citizen Participation Plan is designed to provide for and encourage citizen participation in the planning, implementation, and assessment of federally funded programs administered by the City of Huntsville.

The City of Huntsville is committed to encouraging citizen participation, with particular emphasis on participation by low- and moderate-income persons, residents of areas where program activities are proposed, minorities, and non-English speaking persons.

Applicability

This plan is to be used to address citizen participation for federally funded programs administered by the City. Any such programs requiring a citizen participation plan will be included under this Citizen Participation Plan.

The Citizen Participation Plan sets forth policies and procedures for citizen participation in the development of project-specific applications and substantial amendments to federally funded programs and activities.

Citizen Participation Requirements

The City shall provide for and encourage citizen participation in all phases of federally funded programs, including:

- Development of applications
- Implementation of activities
- Assessment of program performance

Access to Information

The City will provide citizens with reasonable and timely access to information relating to federally funded programs, including:

- Proposed and actual use of funds
- Program performance
- Public meetings and hearings

Access to Participation and Information

The City will ensure that all citizens, including low- and moderate-income persons, minorities, persons with disabilities, and persons with limited English proficiency, have reasonable and timely access to information and the opportunity to participate.

The City will provide reasonable accommodations and auxiliary aids upon request.

Public Hearings

The City shall conduct public hearings to obtain citizen input at all stages of federally funded programs.

1. Public notice will be provided at least seventy-two (72) hours prior to hearings and will include date, time, location, and subject.
2. Hearings will be held at times and locations convenient to beneficiaries and accessible to persons with disabilities.
3. When a significant number of non-English speaking residents are expected, notices will be provided in the predominant language and interpreter services will be made available.
4. Public hearings will be held:
 - Prior to submission of an application
 - For substantial amendments
 - At project closeout

Public Notice and Outreach

The City will provide reasonable advance notice of activities and opportunities for citizen comment through:

- Newspaper publications
- Posting in public buildings
- City website
- Direct outreach to community organizations

Technical Assistance

The City of Huntsville will provide technical assistance, upon request, to groups representative of low- and moderate-income persons in developing proposals and participating in federally funded programs.

Complaints and Grievances

1. Complaints may be submitted in writing to the City's Civil Rights Officer during regular business hours.
2. The City will investigate complaints and provide a written response within fifteen (15) working days where practicable.
3. If additional time is required, the complainant will be notified of the delay and expected resolution timeframe.
4. Complaints and responses will be available in appropriate languages as needed.

Documentation and Recordkeeping

The City will maintain records of citizen participation activities, including:

- Public notices
- Hearing documentation
- Attendance records
- Written comments

These records will be retained in accordance with applicable federal and state requirements and made available to the public upon request.

Adopted and Reaffirmed by Resolution No. 2026-15 of the City of Huntsville, Texas.

FAIR HOUSING POLICY

In accordance with the Fair Housing Act and applicable federal and state regulations, the City of Huntsville hereby adopts and reaffirms the following policy to affirmatively further fair housing:

1. Affirmatively Furthering Fair Housing

The City of Huntsville agrees to affirmatively further fair housing choice for all seven protected classes: race, color, religion, sex, disability, familial status, and national origin.

2. Fair Housing Activities

The City of Huntsville agrees to conduct at least one activity annually to affirmatively further fair housing. If Fair Housing Month activities are used to satisfy this requirement, the City will conduct at least one additional fair housing activity within the same program year.

3. Implementation and Compliance

The City of Huntsville will implement this policy and comply with all applicable fair housing requirements associated with federally funded programs administered by the City.

Adopted and Reaffirmed by Resolution No. 2026-15 of the City of Huntsville, Texas.

SECTION 3 POLICY

In accordance with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. § 1701u), the City of Huntsville will, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- and very low-income residents and businesses located in the area where federally funded programs are administered.

To ensure compliance with Section 3 requirements, the City of Huntsville will implement the following:

1. Commitment to Section 3 Compliance

The City of Huntsville will strive to meet applicable Section 3 benchmarks and requirements by increasing opportunities for employment, training, and contracting for Section 3 residents and Section 3 businesses.

2. Administration

The City of Huntsville designates the Civil Rights Officer to oversee and coordinate the implementation of this policy and ensure compliance with Section 3 requirements.

3. Notification of Opportunities

The City will notify Section 3 residents and businesses of employment and contracting opportunities generated by federally funded programs through methods including, but not limited to:

- Public hearings and related advertisements
- Public notices and website postings
- Bid advertisements and contract documents
- Outreach to local business organizations and community groups
- Coordination with local, regional, and housing-related agencies

4. Section 3 Business and Resident Lists

The City will maintain a list of Section 3 businesses and Section 3 residents and will:

- Notify such businesses of contracting opportunities
- Notify such residents of employment and training opportunities
- Utilize these lists to support compliance with Section 3 requirements

5. Contract Provisions and Contractor Compliance

The City will include Section 3 clauses in all applicable solicitations and contracts and will require contractors and subcontractors to comply with Section 3 requirements, including:

- Commitment to providing employment and contracting opportunities to Section 3 residents and businesses
- Submission of required reports
- Cooperation with monitoring and compliance efforts

The City's procurement processes, as outlined in its adopted purchasing policy and applicable federal requirements, will be utilized to ensure compliance with Section 3 requirements.

6. Monitoring and Reporting

The City will monitor contractor and subcontractor compliance with Section 3 requirements and will submit reports as required by applicable federal or state agencies.

7. Recordkeeping

The City will maintain documentation of all actions taken to comply with Section 3 requirements, including records of outreach efforts, employment, contracting, and reporting activities.

Adopted and Reaffirmed by Resolution No. 2026-15 of the City of Huntsville, Texas.

EXCESSIVE FORCE POLICY

In accordance with 24 CFR 91.325 (b)(6), the City of Huntsville hereby adopts and will enforce the following policy with respect to the use of force:

1. It is the policy of the City of Huntsville to prohibit the use of excessive force by law enforcement agencies within its jurisdiction against any individual engaged in non-violent civil rights demonstrations.
2. It is also the policy of the City of Huntsville to enforce applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Adopted and Reaffirmed by Resolution No. 2026-15 of the City of Huntsville, Texas.

SECTION 504 POLICY AND GRIEVANCE PROCEDURES

In accordance with 24 CFR Part 8, Nondiscrimination Based on Disability in federally assisted programs and activities of the Department of Housing and Urban Development, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), and Section 109 of the Housing and Community Development Act of 1974, as amended (42 U.S.C. § 5309), the City of Huntsville hereby adopts the following policy and grievance procedures:

1. Discrimination Prohibited

No otherwise qualified individual with a disability in the United States shall, solely by reason of their disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

2. Equal Opportunity

The City of Huntsville does not discriminate on the basis of disability in admission to, access to, treatment of, or employment in its federally assisted programs and activities.

3. Notification of Policy

The City of Huntsville will include a statement of this policy in recruitment materials, publications, and other communications related to federally assisted programs and activities.

4. Ongoing Compliance Efforts

The City of Huntsville will take continuing steps to notify participants, beneficiaries, applicants, employees, and organizations, including those representing individuals with disabilities, that it does not discriminate on the basis of disability in violation of 24 CFR Part 8.

5. Effective Communication and Accessibility

The City of Huntsville will ensure that individuals with disabilities, including those with hearing or visual impairments, have access to information necessary to understand and participate in federally funded programs administered by the City. Reasonable accommodations and auxiliary aids will be provided upon request.

6. Grievance Procedures

a. Any person who believes they have been subjected to discrimination on the basis of disability may file a grievance under this procedure. Retaliation against any person who files a complaint or participates in an investigation is prohibited.

b. Complaints should be directed to the City of Huntsville Civil Rights Officer at:

City of Huntsville
1212 Avenue M
Huntsville, Texas 77340
Phone: (936) 291-5428
Email: grants@huntsvilletx.gov

c. A complaint may be filed in writing or verbally and should include the name and address of the person filing it and a brief description of the alleged violation.

d. A complaint should be filed within thirty (30) working days after the complainant becomes aware of the alleged violation.

e. An investigation, as appropriate, will follow the filing of a complaint. The investigation will be conducted by the Civil Rights Officer or designee and will allow all interested parties the opportunity to submit evidence relevant to the complaint.

f. A written determination as to the validity of the complaint and a description of the resolution, if any, will be issued within fifteen (15) working days after the filing of the complaint, where practicable.

g. The Civil Rights Officer will maintain files and records relating to all complaints.

h. A complainant may request reconsideration of the decision if dissatisfied with the resolution. Requests for reconsideration must be submitted within ten (10) working days of receipt of the determination.

i. The right of a person to a prompt and equitable resolution of a complaint shall not be impaired by the person's pursuit of other remedies, including filing a complaint with the U.S. Department of Housing and Urban Development.

j. These procedures are intended to protect the rights of all individuals, ensure due process, and confirm the City's compliance with Section 504 and applicable federal regulations.

Adopted and Reaffirmed by Resolution No. 2026-15 of the City of Huntsville, Texas.



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: 2.a.

Agenda Item: First Reading - Consider authorizing the City Manager to award the purchase of Street Microsurfacing.

Initiating Department/Presenter: Public Works

Presenter:

Kim Kembro, Public Works Director

Recommended Motion: Move to waive the two-reading requirement and authorize the City Manager to award a purchasing agreement for Street Microsurfacing Services, to Intermountain Slurry Seal in the amount of \$986,754.68

Strategic Initiative: Strategic Priority #4, Infrastructure - Develop and maintain a comprehensive and well-planned infrastructure network that prepares for the challenges of the future and provides quality, modern and efficient, water, wastewater, drainage and transportation services.

Discussion: As part of the City Council's 2014 Strategic Plan, the City awarded a comprehensive street assessment study to Infrastructure Management Services (IMS), with the primary goal being to determine the condition and rank City streets based on data gathered by IMS. IMS provided the City with a street condition assessment and a five (5) year maintenance plan for improving the overall street condition within the City. The street assessment and 5-year maintenance plan were approved and performed again in 2025 by IMS/ICC.

Based on the findings, Public Works has chosen to utilize street micro surfacing for improving approximately 21.53 lane miles of the streets in the Year 1 recommended list from IMS. Micro surfacing is a surface treatment designed to extend the life of asphalt pavements in good condition by providing skid resistance, restricting moisture intrusion, protecting the structure from further oxidation and raveling, and restoring a uniform black appearance. It is the most economical choice when leveling is required.

Public Works chose to use government contract pricing through TIPS, utilizing a piggyback contract with the City of Baytown Texas, and Intermountain Slurry Seal being the contractor. The TIPS contractor vetting process ensures the city receives a quality service at a competitive price.

Public Works staff have evaluated the reviews of Intermountain Slurry Seal. They have excellent performance testimonials from the cities of Baytown, Weatherford, San Antonio, and Midland.

Previous Council Action: The funds for this purchase were approved by the Council on September 16, 2025, with the adoption of the FY 25-26 Budget, Street Infrastructure.

Financial Implications: The item is budgeted in account 101-323-53051 for \$2,262,000.00.

Approvals:

Kim Kembro
Ricardo Villagrand
Lance Hall
Scott Swigert
Kristy Doll

Associated Information:

1. Updated Quote 3-18-26



Intermountain Slurry Seal, Inc
3145 National Cir
Garland, TX 75041
T 972.353.6236
F 972.353.6275

www.Graniteconstruction.com

March 17, 2026

Owner: City of Huntsville **TIPS Vendor Number 12067**
Contact: John Hereford **TIPS Contract Number RFP 250503**
Phone: 936.294.5722
Email: jhereford@huntsvilletx.gov

RE: Bid Response | 2026 Preservation Project

Thank you for the opportunity to submit a formal quote to address the proposed work requested. our bid response for the above referenced project. The schedule below is a breakdown of our quote:

Item	Description	Quantity	Unit	Unit Price	Total
1	Micro-surfacing Ty III (Surface)	153,536	SY	\$5.13	\$787,639.68
2	Mobilization (Micro Crew)	207	MI	\$145.00	\$30,015.00
3	Notifying Residents	21	DAY	\$990.00	\$20,790.00
4	Traffic Control Supervisor Residential	21	DAY	\$2,970.00	\$62,370.00
5	Crack Sealing	20,000	LB	\$4.00	\$80,000.00
6	Mobilization (Crack Seal Crew)	120	MI	\$49.50	\$5,940.00
				Total	\$986,754.68

BID RESPONSE SPECIAL CONDITIONS AND/OR CLARIFICATIONS

1. Mutually agreeable commercial and legal contract terms will be negotiated with Owner.
2. Application rate for Micro-surfacing, Ty III, is between 24-26 lbs/SY (Dry).
3. Work to be performed using a Continuous Paver or Truck Mount Pavers.
4. City to ensure tree limbs are cut to a minimum vertical clearance of 13' prior to micro-surfacing operations.
5. We reserve the right to adjust our pricing based on final approved plans and/or permits.
6. Price is based on acceptance of this bid within thirty (30) calendar days.
7. This Proposal and Construction Contract is subject to the terms and conditions attached.
8. Intermountain is a Non-Union Contractor.
9. Micro-surfacing to meet TxDOT Item 350 specification. (With exception of requiring a Continuous Paver)
10. Traffic control for Micro-surfacing only. Streets to be closed in halves, or Full widths, as needed to complete the resurfacing operation with minimal impacts to the motorists.
11. Proposal above is considered a complete package and cannot be separated. If you wish to separate our proposal, please call to discuss.
12. Intermountain's estimated duration: 10-11 Working Days (micro-surfacing), 9-10 Working Day (Crack Sealing)
13. Price good for 2026 Season only.
14. Work will be billed by actual area covered and verified by field measurements.
15. Recommended that the city address any vegetation within the pavement by treatment of herbicide approximately 2-3 weeks prior to resurfacing operations.
16. Crack Sealing of San Gabriel's two blocks in to be done. City to direct Intermountain as to which other streets are to be crack sealed. Quantity shown is estimated to cover all streets.



ASSUMPTIONS

1. Bid assumes one (1) mobilization, during which Intermountain can perform continuous construction activity to complete the project. Additional mobs will be charged at \$25,000.00 each.
2. Bid assumes a 5 day per week, 8 hour per day schedule. Work hours are assumed to be 7:00 AM to 5:00 PM.
3. Not responsible for laying out limits, to be done by prime contractor.
4. Not responsible for reflective cracking or sub-grade failure.

INCLUSIONS

1. Labor and equipment for placement of Micro-surfacing and Crack Sealing
2. Traffic control to ISS Operations
3. Pre-sweeping prior to placing Micro-surfacing.

EXCLUSIONS

1. We exclude all bonds, professional engineering services, survey, permits, as-built drawings, and any utility fees. Bonds can be made available at 1% of the bid price.
2. Excessive cleaning not included (i.e., contractor debris, landscaping material, equipment tracking of mud, etc.)
3. Traffic Control Plans are excluded.
4. Post-sweeping.
5. Adjustment of existing/new utilities is excluded.
6. Striping of any kind is excluded
7. Removal of Striping is to be performed by others.
8. Cleaning of cracks is excluded
9. Crack Sealing is excluded except for the two segments of San Gabriel.
10. All work is excluded that is not specifically included in the items above.

We look forward to working together on this project. If you have any questions or concerns regarding this quote, please call me at 682.229.0843, or e-mail me at Kevin.harris@gcinc.com.

Please sign and return this document so we can enter this project into our system and work it into our current construction schedule.

Sincerely yours,

Kevin Harris

Business Development Manager
Intermountain Slurry Seal, Inc.



GENERAL CONDITIONS

This Proposal and Construction Contract assumes that mutually agreeable commercial and legal terms and conditions will be reached.

This Proposal and Construction Contract, including, General Conditions and attachments hereto, if any identified in Special Conditions (herein "Contract") is entered into as of the date of proposal by and between Intermountain Slurry Seal, Inc and the prime contractor herein called "Owner". Owner and Contractor agree as follows: Contractor shall commence and continue thereafter to diligently perform the Work in accordance with mutually agreed upon schedule. The mutually agreed upon schedule shall provide for working days in which to perform the Work. A working day is defined as any day except Saturday, Sunday, and Legal Holidays and except days on which Contractor is prevented from proceeding with at least ninety percent of the normal labor and/or equipment force required to perform the Work due to events or circumstances beyond the control of Contractor including, but not limited to, those events or circumstances identified in Sections 7 and 8 in the General Conditions.

1. **WORKMANSHIP AND MATERIALS:** Contractor acknowledges that it is familiar with the nature and location of the Work. All Work shall be performed by Contractor in a workmanlike manner, and in accordance with industry standards.
2. **PAYMENTS:** Contractor shall receive progress payments monthly in proportion to the amount of Work performed during the period covered by Contractor's billing. Progress payments will be made within ten (10) days after Owner receives a billing from Contractor setting forth the amount due for the Work performed and covered by the billing. **Owner shall pay to Contractor, as full compensation for performance by Contractor of the Work (herein "Contract Amount") the amount listed in the above quote . Progress payments shall be 100% of the estimate and the sum of 1.5% per month shall be added to any balance unpaid when due.** The Contract amount shall include all applicable Sales, Use, Franchise, Excise and other taxes which may now or hereafter be levied. In the event the above price is a unit price based on quantities, final payment shall be for actual quantities jointly determined by the Owner and Contractor, upon completion of all Work hereunder. Contractor shall have the right to terminate this Contract if Owner is unable to demonstrate to the satisfaction of Contractor prior to commencement of Work (or at anytime during the course of the Work in response to the written request of Contractor) Owner's ability to make payments for the Work to be performed hereunder in the manner and at the times set forth herein. Final payment shall be due Contractor within ten (10) days after (i) Owner's receipt of a final billing from Contractor or (ii) completion of the Work, whichever shall occur last. The proportionate amount of Work billed on Contractor's progress billings shall be subject to the approval of Owner. Progress payments shall not be construed as an acceptance of any Work, the entire Work being subject to final inspection and approval by Owner. As it would be extremely difficult to fix and ascertain the actual damages the Contractor would sustain by Owner's failure to pay moneys due to Contractor under the terms of this Contract at the times and in the manner specified herein, it is hereby agreed by the parties hereto that the Owner shall pay to the Contractor in addition to all sums due hereunder the sum of the percentage per month. Nothing contained herein shall be deemed consent by the Contractor for extending the due date for payment under this Contract. No retention will be held on private work.
3. **CHANGES IN THE WORK:** Owner may, from time to time, by instructions or drawings issued to Contractor, make changes to the scope of the Work, issue additional instructions, request additional Work or direct the omission of Work previously ordered, and the provisions of this Contract shall apply to all such changes, modifications and additions with the same effect as if they were embodied in the original contract. The price or a formula for establishing the price and any time impacts to the schedule for such Work shall be set forth in a written change order either prior to the commencement of work or as soon as practical thereafter and shall be mutually agreed upon with Contractor. Absent the parties' agreement to price and/or time extension for a change in the Work, Owner shall pay Contractor its actual direct costs in completing said extra Work plus a mark-up of 15 percent thereon for overhead and profit.
4. **INDEMNITY:** Contractor shall indemnify and hold Owner harmless against all claims, damage suits, actions, recoveries and judgments caused by the negligence of Contractor, its agents, employees, or subcontractors, in performing the Work.
5. **RESPONSIBILITY FOR WORK:** Contractor shall be responsible for and shall bear any loss of or damage to the Work and all materials, supplies and equipment until such time as Contractor has de-mobilized from the Work site. In no event, shall Contractor be liable for such loss or damage that results from the actions, omissions, fault or negligence, either active or passive, of the Owner, Owner's representatives, agents, employees, its other contractors or anyone acting on Owner's behalf or others over whom Contractor has no authority or control.
6. **INSURANCE:** Contractor shall maintain such insurance as will protect it from claims under workers' compensation acts and from claims for damages because of bodily injury, including death, or injury to property which may arise from and during the operation of this Contract. A certificate of such insurance shall be provided to the Owner if the Owner so requests.
7. **DELAYS BEYOND CONTROL OF CONTRACTOR:** In the event Contractor shall be delayed in the performance of the Work under this Contract by causes beyond the control of the Contractor and not caused by Contractor's negligence, including, but not limited to, Change Orders, Acts of God, or of the public enemy, acts of any governmental agency, fire, flood, epidemics, strikes, freight embargoes, inclement weather, over optimum moisture content of ground or base course, unsuitable ground conditions or delays caused by other contractors, their subcontractors of any tier and the suppliers to any of the foregoing, Contractor shall have a time extension to the mutually agreed schedule for the time caused by said delay and shall be paid its additional costs incurred as a result of the delay, including labor and material cost or price escalations, and extended jobsite and home office overhead.
8. **DIFFERING SITE CONDITIONS:** (A) Contractor shall promptly, and before the conditions are disturbed, give a written notice to Owner of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this Contract, including but not limited to any subsurface utilities not accurately shown on plans or drawings, or (2) unknown physical conditions at the site of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract, or (3) the existence of contaminated, toxic or hazardous materials or conditions not specifically described in type, character, or quantity in a Work Order, which existence is deemed to be a differing site condition. (B) Owner shall investigate the site conditions promptly after receiving the notice. If the conditions do materially so differ or are deemed to so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the Work under this Contract, whether or not changed as a result of the conditions, an equitable adjustment shall be made under this clause and the Contract price increased to reflect Contractor's increased costs plus a mark-up of 15 percent, and the mutually agreed schedule extended accordingly.
9. **LAWS AND REGULATIONS:** Contractor shall at all times comply with all applicable safety, licensing, employment and environmental laws, ordinances, statutes, rules and regulations of the Federal Government, State, County, Municipalities or their Agencies of Government (herein "Law" or "Laws").
10. **OWNER:** Owner represents he/she/it is the Owner in fee simple of the real property upon which the construction improvement is to be made.
11. **ACCEPTANCE:** Upon receipt of written notice from Contractor requesting acceptance of the Work being performed hereunder, Owner and Contractor shall promptly inspect the job jointly and, in the event the same has been completed in conformity herewith, provide Contractor with a Notice of Completion in recordable manner and form. In the event the Work performed is subject to further inspection and/or final acceptance by another person or entity, and such inspection and/or final acceptance cannot be obtained through no fault of Contractor, then in such event the Work shall be deemed completed and accepted. Contractor shall warrant its Work against defects in materials and workmanship for a period of one year from the date of completion of the Work.
12. **PERMITS:** Owner will obtain and pay for all permits, inspection fees, soils test, engineering, staking, fees for utility connections, or other such similar items required for the performance of Work hereunder.
13. **SUBCONTRACTING:** Contractor shall have the right to subcontract any portion of the Work hereunder, and all Work performed by subcontractors shall be subject to all of the applicable Contract terms and conditions.
14. **LIENS AND CLAIMS:** Provided Contractor has been, and continues to be, timely paid all amounts due it, Contractor shall promptly pay valid claims of all persons, firms or corporations performing labor or furnishing equipment, materials and other items used in, upon or for the Work done hereunder.
15. **FAILURE TO MAKE PAYMENTS:** In the event Owner shall fail to make payment at the times and in the amounts provided for in this Contract, Contractor shall have the right to stop Work. In such event all amounts due Contractor, including retention, if any, shall immediately become payable and Contractor shall have the right to recover all damages sustained by Contractor as a result of such breach of contract by Owner.



16. **DEFAULT:** In the event Contractor shall fail to timely perform any provision of this Contract and if such failure should continue for thirty (30) days after receipt of written notice from Owner, then Owner may terminate this Contract and cause the balance of the Work to be completed by other parties. In any such event, if the reasonable cost of such completion exceeds the unpaid balance due on the Contract price, Contractor shall promptly pay such difference to Owner; otherwise, the unpaid contract balance shall be paid to Contractor. The Owner and Contractor each waive the right to recover from the other any indirect, incidental or consequential damages regardless of how such damages are caused.

17. **COSTS AND ATTORNEYS' FEES:** Should either party bring suit in court to enforce or interpret any of the terms hereof, or for a breach thereof, and/or to foreclose any mechanic's lien attributable to the Work done hereunder, the prevailing party shall be entitled to cost and reasonable attorneys' fees, which may be set by the Court in the same action or in a separate action brought for that purpose, in addition to any other relief to which the prevailing party may be entitled.

18. **NOTICES:** Any notice required or permitted hereunder shall be served personally on Contractor's construction manager or on the representative of Owner at the job site, or may be served by certified mail directed to the address of the party shown on the face of the Contract. Notices shall be effective upon receipt by the intended recipient.

19. **ASSIGNMENT:** Neither party shall assign all or any portion of this Contract without first obtaining the signed written consent of the other party. Subject to the foregoing, this agreement shall be binding upon and inure to the heirs, successors and assigns of the parties hereto.

20. **WAIVER OF RIGHTS:** Failure to enforce any rights hereunder shall not waive any rights in respect of other or future occurrences.

21. **SEVERABILITY:** To the best knowledge and belief of the Parties, this Contract now contains no provision that is contrary to any Laws. In the event that any provision of this Contract shall at any time contravene in whole or in part any applicable Law, then such provision shall remain in effect only to the extent permitted, and the remaining provisions hereof shall remain in full force and effect.

22. **JURISDICTION/VENUE:** It is understood and agreed that each and every provision of this Contract, including any alleged breach thereof, shall be interpreted in accordance with the laws of the state where the Work is to be performed. Venue for any claims shall be in the appropriate courts in Walker County, Texas.

OWNER ACKNOWLEDGES THAT INTERMOUNTAIN SLURRY SEAL, INC IS A NON-UNION COMPANY. OWNER AND CONTRACTOR AGREE THAT CONTRACTOR WILL NOT BE REQUIRED TO BECOME SIGNATORY TO ANY UNION AGREEMENTS OR IN ANY WAY BE BOUND TO ANY COLLECTIVE BARGAINING AGREEMENTS OR THE OBLIGATIONS THEREUNDER.

Executed at: Texas as of the date first above written.

If Acceptable Please Sign Original and Return to:

INTERMOUNTAIN SLURRY SEAL, INC.,

BY: _____
OWNER

BY: _____
CONTRACTOR



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: 2.b.

Agenda Item: Discussion and possible action to approve the proposed 2026-2027 Budget Calendar.

Initiating Department/Presenter: Finance

Presenter:

Lance Hall, Finance Director

Recommended Motion: Move to Approve the Proposed 2026-2027 Budget Calendar

Strategic Initiative: Strategic Priority #5, Engagement - Build strong relationships within our organization and community with a focus on our culture of core values as expressed in Service, Trust, Accountability and Respect. Provide a welcoming and collaborative environment that fosters mutual partnership between city government, community organizations and our residents.

Discussion: The Proposed Budget calendar is presented for approval. The calendar highlights important meetings and Notifications

Previous Council Action:

Financial Implications: NA

Approvals:

Lance Hall

Scott Swigert

Kristy Doll

Associated Information:

1. FY 26-27 Budget Calendar FINAL 3.26.2026

FY 26-27 Budget Schedule

April 10 (Fri.)

Department Fee Schedules due to Finance

April 13 (Mon.)

- Kick-off Meeting with departments
- Budget Software opens to departments to begin entering data
- Request Non-Profit Applications

April 24 (Fri.)

- Special projects due to Building Maintenance for FY 2027
- New CIP Projects due to Engineering for consideration in FY 2027 budget

May 8 (Fri.)

- Department Goals, Measures, and Accomplishments are due to Finance
- Cost Sheets are due to Finance: (Computer Replacement, Equipment Replacement, Work Boots, WC Insurance, Property & Casualty Insurance, Retiree Health Insurance, and Software usage by Fund)

May 15 (Fri.)

Department expenditure and revenue estimates are due to the Finance Department

Document copies to Finance:

- TRA budget documents
- Walker County Dispatch budget, WCAD budget
- OT, Seasonal, and Volunteer FF monies are due to Finance
- Non-Profit Application Deadline

June 12 (Fri.)

Draft Budget Book due to the City Manager with Major Fund Summary/Review

June 16 (Tues.)

- Finance Committee - "Where We Stand" Report
- Council Budget Workshop # 1 - 101 Presentation to City Council: "Where We Stand" Report

June 15 (Mon.) – June 26 (Fri.)

Department budget hearings with the City Manager and Finance

July 1 (Wed.)

CIP Budget discussions – Funding of Projects

July 17 (Fri.)

Projected date Certified Totals will be received from WCAD

July 22 (Wed.)

Projected date: No-New-Revenue rates will be received from WCAD

August 7 (Fri.)

City Manager files Proposed Budget to the City Secretary and City Council (has to be at least 31 days prior to Budget adoption/Tax levy; so, could be as late as Sat., August 15th, which is exactly 31 days prior to the scheduled Tuesday, September 15, 2026, Budget and Tax Rate adoption date)

August 11 (Tues.)

- Council Budget Workshop # 2 – Full proposed Budget Review
- Council Agenda Item – intention to adopt a maximum tax rate, announce date and time of the Public Hearing, and date of the vote
- Notice of Public Hearing on the Property Tax Rate (Hearing must not occur before the 5th day after the posting)

August 18 (Tues.)

Notice of Public Hearing on the Budget posted in Newspaper (*Must be not earlier than 30th day - October 2nd or later than the 10th day before the date of the hearing, October 22nd.*)

September 1 (Tues.)

- Council Agenda Item-Budget Public Hearing (*after the 15th day the proposed budget is filed with the City Secretary*)
- Council Agenda Item- 1st Reading of Budget-related Ordinances and move to postpone vote on adoption of Budget to September 15, 2026. (only 1 hearing required per new Legislation (see 7-day requirement below), and hearing can be same day, Property Tax rate is adopted, and the same day the Budget is adopted.)

September 15 (Tues.)

- Council Agenda Item- Public Hearing on the Tax Rate (*New legislation requires a vote on approving the tax rate, which must occur no more than 7 days after the public hearing.*)
- Council Agenda Item - 2nd Reading Ordinance to Adopt the Budget
- Council Agenda Item - Ordinance to Adopt the M&O Tax Rate
- Council Agenda Item - Ordinance to Adopt the I&S Tax Rate
- Council Agenda Item - Ratification of the increase in property tax revenue



CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: 2.c.

Agenda Item: First Reading - Consider Ordinance No. 2026-09, for a Development District Map Amendment Request to go from Mixed Use (MU) to Simple Living Residential (SLR) located at 275 FM 247, Property ID 13928.

Initiating Department/Presenter: Development Services

Presenter:

Layne Yeager, Development Services Director

Recommended Motion: Move to waive the two-reading requirement and approve Ordinance No. 2026-09 for a Development District Map Amendment Request to go from Mixed Use (MU) to Simple Living Residential (SLR) located at 275 FM 247, Property ID 13928.

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: Staff received an application from the property owner for a Zoning District Map Amendment for a called 0.653-acre tract of land located at 275 FM 247, Walker County Property ID #13928 to change the Zoning District classification from Mixed Use (MU) to Simple Living Residential (SLR).

Adjacent adjoining properties are designated as MU and MR and SLR. The surrounding properties are developed, with zoning identified as Mixed Use (MU) and Medium Density Residential (MR) and the April Point Mobile Home Park (SLR). The proposed usage of this property is for a Tiny Home Community.

Applicant would like to place 3 tiny homes on the property to be used as rental units. One existing mobile food vendor would stay on the property.

This item was presented to the Planning Commission on March 5, 2026, and the commission recommends approval to the City Council.

Previous Council Action: No previous action has been taken.

Financial Implications: N/A

Approvals:

Layne Yeager

Ricardo Villagrand

Kristy Doll

Associated Information:

1. Ordinance 2026-09 (1)
2. Discussion form_Dev District Update_275 FM 247- Zone Change MU to SLR
3. 275 FM 247 location map
4. 275 FM 247 Zoning map
5. site plan

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, AMENDING THE ZONING DISTRICT MAP OF THE CITY OF HUNTSVILLE, TEXAS, TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR 275 FM 247, WALKER COUNTY PROPERTY ID #13928, BEING 0.653 ACRES, TRACT 57.2 OF THE W PARKER (A-37) SURVEY, FROM MIXED USE TO SIMPLE LIVING RESIDENTIAL.

WHEREAS the City Council of the City of Huntsville, Texas, has adopted an Official Development District Map and attendant regulations for the City which, in accordance with the Comprehensive Plan, was designed to control the density of population to the end that congestion may be lessened in public streets and that the public health, safety, convenience and general welfare is promoted in accordance with Chapter 211, Municipal Zoning Authority of the Texas Local Government Code; and

WHEREAS the Development Code of the City of Huntsville provides for the amendment of the Official Development Map; and

WHEREAS after public notice, the Planning Commission held a public hearing March 19, 2026 to consider comments of the public regarding the adoption of the amendment to the Zoning District Map to change the development district classification for 275 FM 247, being 0.653 acres, Tract 57.2 out of the W Parker Survey (A-37) from Mixed Use to Simple Living Residential; 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; and

WHEREAS after public notice, City Council held a public hearing on April 7, 2026, to consider comments for the public regarding the adoption of amendments to the Official Development District Map; 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 Council approves the updating of the map to reflect the amended area.

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

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: The Official Zoning District Map of the City of Huntsville, as provided in Section 2.200 of the City's Development Code, is amended and City Staff is directed to make such change.

SECTION 3: The newly amended Official Zoning District Map is adopted and shall supersede the prior Official Zoning District Map.

SECTION 4: The City Secretary is hereby directed to cause the caption of this Ordinance to be published at least twice within ten days of final passage. This ordinance shall take effect ten (10) days after the date of final passage.

PASSED AND APPROVED THIS _____ DAY OF _____ 2026.

THE CITY OF HUNTSVILLE

Russell Humphrey, Mayor

ATTEST:

APPROVED AS TO FORM:

Kristy Doll, City Secretary

Leonard Schneider, City Attorney



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Deborah Capaccioli, Planner

MEETING DATE: March 19, 2026

SUBJECT: Development District Map Amendment

TYPE OF REVIEW: Development District Reclassification

APPLICANT: Otilio Perez

LOCATION: Walker County Parcel ID # 13928

FACTS, CODE REQUIREMENTS AND CONDITIONS

Staff received an application from the property owner for a Zoning District Map Amendment for a called 0.653-acre tract of land located at 275 FM 247, Walker County Property ID #13928 to change the Zoning District classification from Mixed Use (MU) to Simple Living Residential (SLR).

Adjacent adjoining properties are designated as MU and MR and SLR. The surrounding properties are developed, with zoning identified as Mixed Use (MU) and Medium Density Residential (MR) and the April Point Mobile Home Park (SLR). The proposed usage of this property is for a Tiny Home Community.

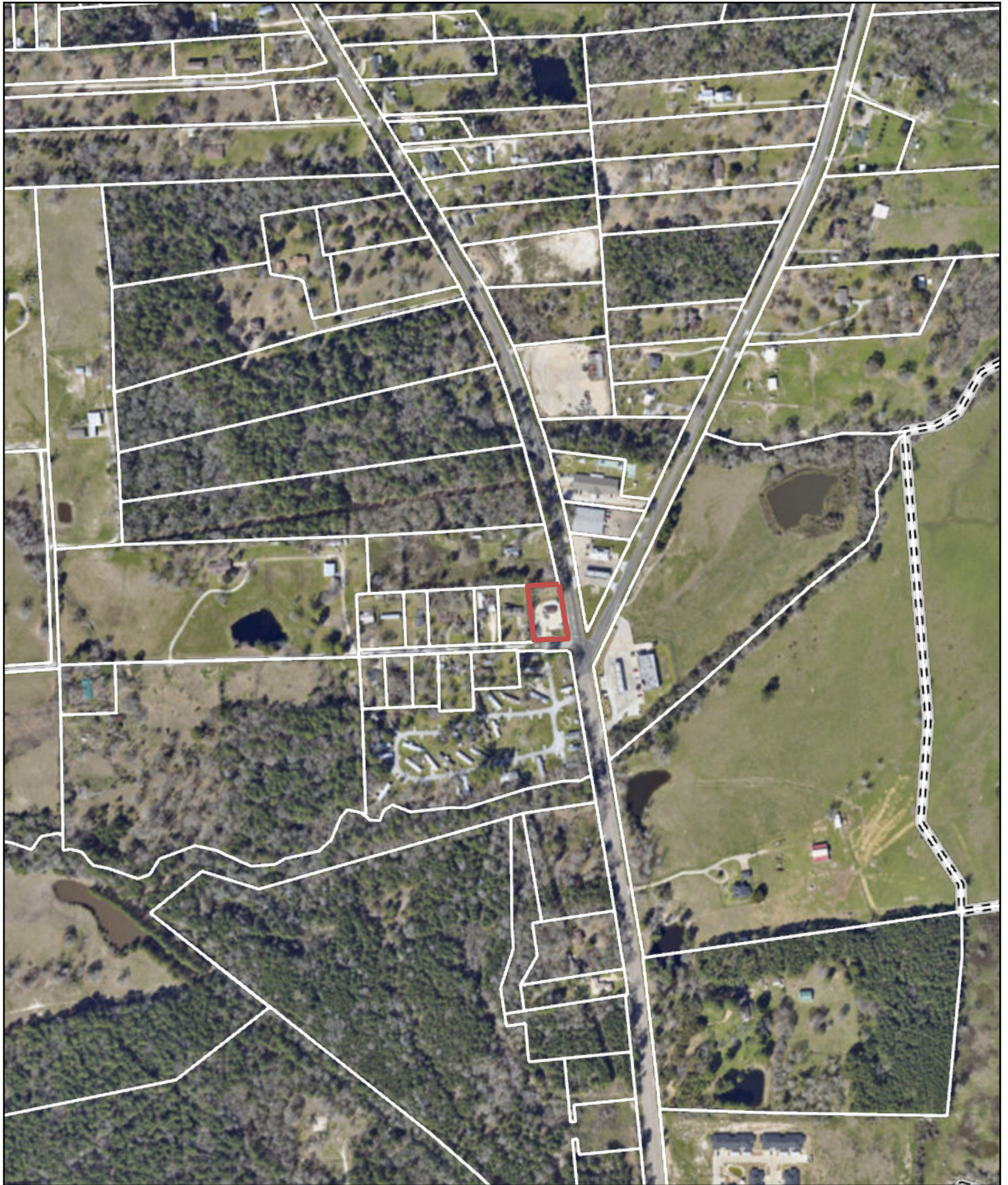
Applicant would like to place 3 tiny homes on the property to be used as rental units. One existing mobile food vendor would stay on the property.

STAFF RECOMMENDATION:

*As the submitted Zoning District Map Amendment meets the requirements of the Development Code for Allowed Uses, staff recommends **approval** of the Development District Map Amendment. Final action will be decided by the City Council.*

ATTACHMENTS:

Vicinity map
Zoning Map
Site Plan
Application



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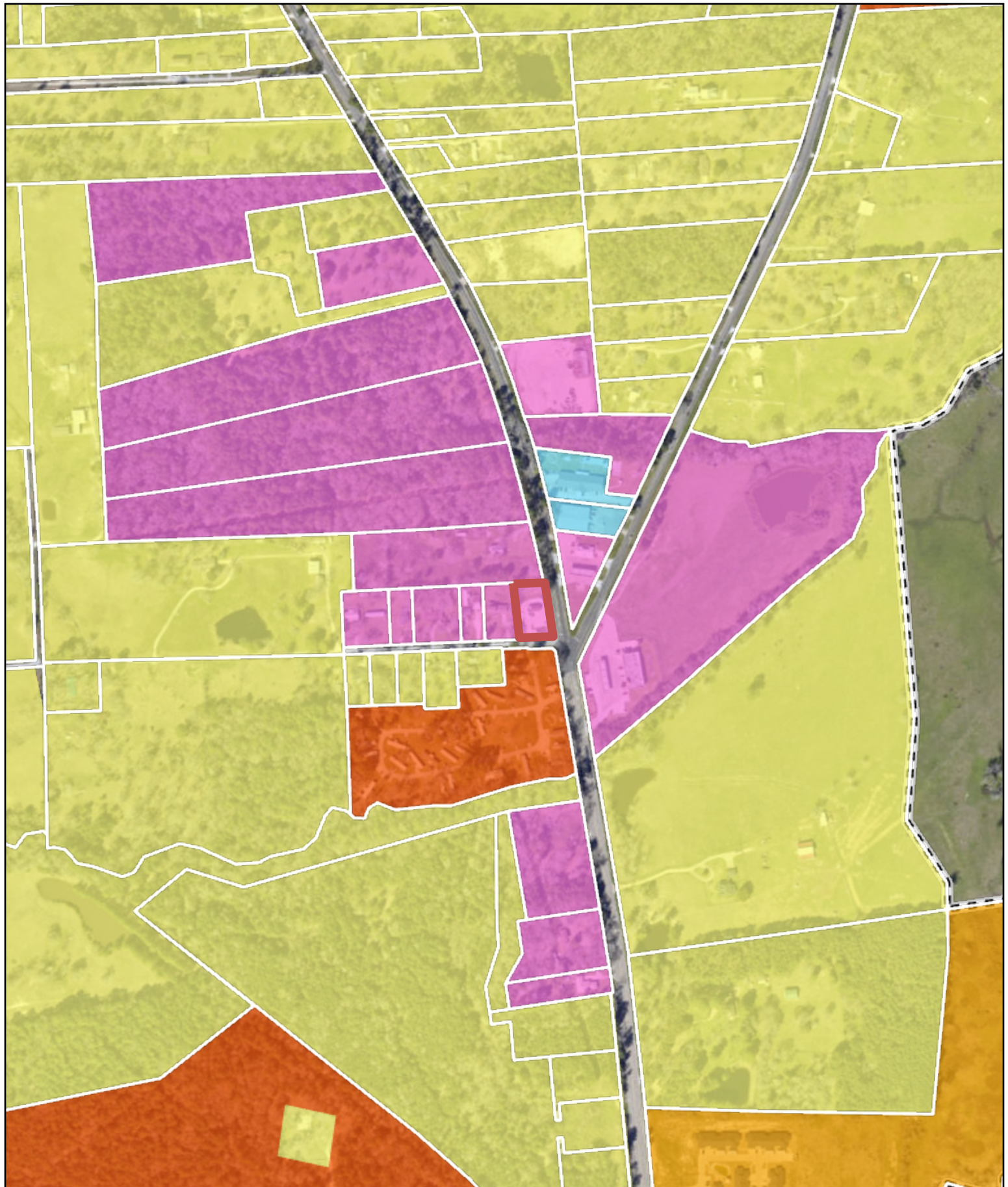
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CREATED DATE: 3/2/2026

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

275 FM 247





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CREATED DATE: 3/9/2026

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION
275 FM 247 ZONING MAP





DON MARTINEZ & ASSOCIATES
CIVIL ENGINEERS
1100 N. HUNTSVILLE
HUNTSVILLE, TX 77320
TEL: 936-271-6781



Professional Engineer
No. 44502
State of Texas



F-1100B

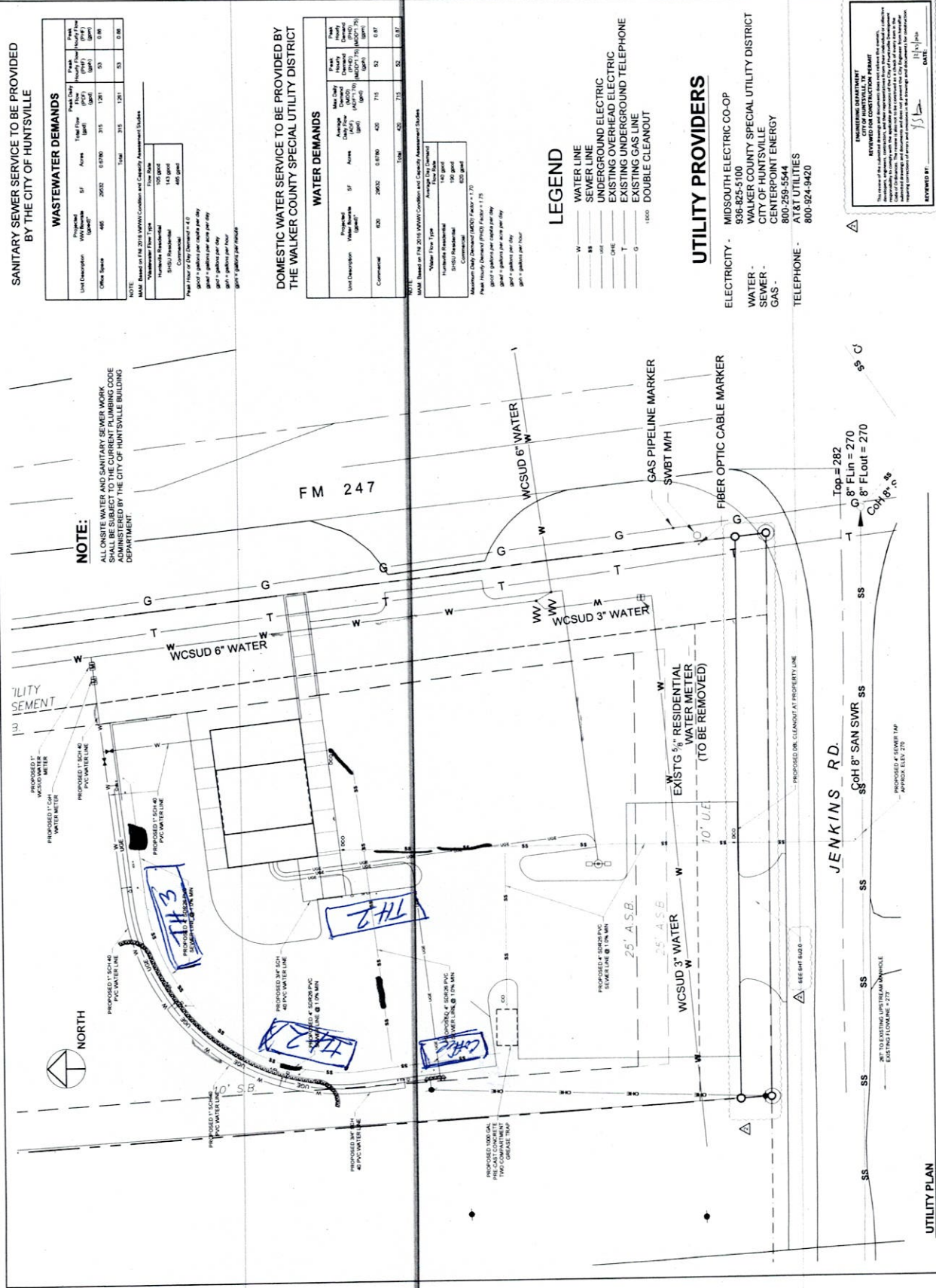


Airbanks Associates
CIVIL - STRUCTURAL ENGINEERS
275A FM 247
HUNTSVILLE, TX 77320
WALKER COUNTY

RODEO RESTAURANT
FOOD TRUCK COURT
275A FM 247
HUNTSVILLE, TX 77320
WALKER COUNTY

DATE: _____ DRAWN BY: _____
SCALE: _____ CHECKED BY: _____
REVISIONS: _____

UTILITY PLAN
C2.1





CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: 2.d.

Agenda Item: First Reading - Consider Ordinance No. 2026-10, for a Development District Map Amendment Request to go from Medium Density Residential (MR) to Mixed Use (MU), 145 Tall Timbers, Property ID 19944.

Initiating Department/Presenter: Development Services

Presenter:

Layne Yeager, Development Services Director

Recommended Motion: Move to waive the two-reading requirement and approve Ordinance No. 2026-10 for a Development District Map Amendment Request to go from Medium Density Residential (MR) to Mixed Use (MU), 145 Tall Timbers, Property ID 19944.

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: Staff received an application from the property owner for a Zoning District Map Amendment for a called 2.0-acre tract of land located at 145 Tall Timbers, Walker County Property ID #19944 to change the Zoning District classification from Medium Density Residential (MR) to Mixed Use (MU).

Adjacent adjoining properties are designated as MU and MR. The surrounding properties are developed and undeveloped, with zoning identified as Mixed Use (MU) and Medium Density Residential (MR). The proposed usage of this property is for commercial resale for a possible storage business.

This item was presented to the Planning Commission on March 5, 2026, and the commission recommends the approval to the City Council.

Previous Council Action: No previous action has been taken.

Financial Implications: N/A

Approvals:

Layne Yeager

Ricardo Villagrand

Kristy Doll

Associated Information:

1. Ordinance 2026-10 145 Tall Timbers

-
2. Discussion form_Dev District Update_145 Tall Timbers
 3. 145 Tall Timbers location map
 4. 145 Tall Timbers zoning map

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, AMENDING THE ZONING DISTRICT MAP OF THE CITY OF HUNTSVILLE, TEXAS, TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR 145 TALL TIMBERS LN, WALKER COUNTY PROPERTY ID #19944 , BEING 2.0 ACRES, TRACT 3 OF THE B ROBINSON (A-481) SURVEY, FROM MEDIUM DENSITY RESIDENTIAL TO MIXED USE.

WHEREAS the City Council of the City of Huntsville, Texas, has adopted an Official Development District Map and attendant regulations for the City which, in accordance with the Comprehensive Plan, was designed to control the density of population to the end that congestion may be lessened in public streets and that the public health, safety, convenience and general welfare is promoted in accordance with Chapter 211, Municipal Zoning Authority of the Texas Local Government Code; and

WHEREAS the Development Code of the City of Huntsville provides for the amendment of the Official Development Map; and

WHEREAS after public notice, the Planning Commission held a public hearing March 19, 2026 to consider comments of the public regarding the adoption of the amendment to the Zoning District Map to change the development district classification for 145 Tall Timbers Ln, being 2.0 acres, Tract 3 out of the B Robinson (A-481) from Medium Density Residential to Mixed Use; 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; and

WHEREAS after public notice, City Council held a public hearing on April 7, 2026, to consider comments for the public regarding the adoption of amendments to the Official Development District Map; 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 Council approves the updating of the map to reflect the amended area.

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

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: The Official Zoning District Map of the City of Huntsville, as provided in Section 2.200 of the City's Development Code, is amended and City Staff is directed to make such change.

SECTION 3: The newly amended Official Zoning District Map is adopted and shall supersede the prior Official Zoning District Map.

SECTION 4: The City Secretary is hereby directed to cause the caption of this Ordinance to be published at least twice within ten days of final passage. This ordinance shall take effect ten (10) days after the date of final passage.

PASSED AND APPROVED THIS _____ DAY OF _____ 2026.

THE CITY OF HUNTSVILLE

Russell Humphrey, Mayor

ATTEST:

APPROVED AS TO FORM:

Kristy Doll, City Secretary

Leonard Schneider, City Attorney



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Deborah Capaccioli, Planner

MEETING DATE: March 19, 2026

SUBJECT: Development District Map Amendment

TYPE OF REVIEW: Development District Reclassification

APPLICANT: James R Handy

LOCATION: Walker County Parcel ID # 19944

FACTS, CODE REQUIREMENTS AND CONDITIONS

Staff received an application from the property owner for a Zoning District Map Amendment for a called 2.0-acre tract of land located at 145 Tall Timbers, Walker County Property ID #19944 to change the Zoning District classification from Medium Density Residential (MR) to Mixed Use (MU).

Adjacent adjoining properties are designated as MU and MR. The surrounding properties are developed and undeveloped, with zoning identified as Mixed Use (MU) and Medium Density Residential (MR). The proposed usage of this property is for commercial resale for a possible storage business.

STAFF RECOMMENDATION:

*As the submitted Zoning District Map Amendment meets the requirements of the Development Code for Allowed Uses, staff recommends **approval** of the Development District Map Amendment. Final action will be decided by City Council.*

ATTACHMENTS:

Vicinity map
Zoning map
Application



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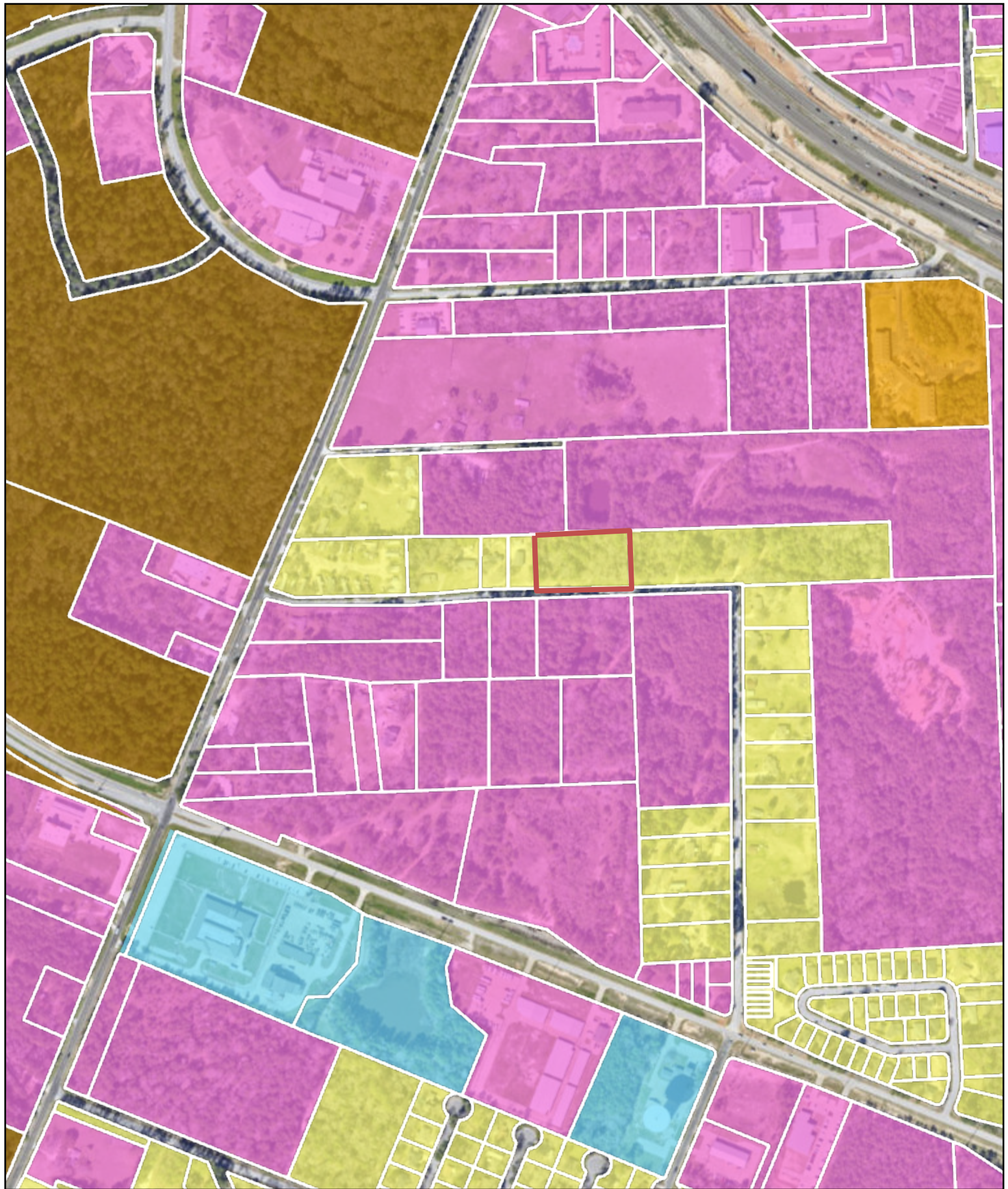
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On Any Print Size

CREATED DATE: 3/9/2026

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION
145 TALL TIMBERS LOCATION MAP





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CREATED DATE: 3/9/2026

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION
145 TALL TIMBERS ZONING MAP





CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: 2.e.

Agenda Item: First Reading - Consider Ordinance No. 2026-11, for a Development District Map Amendment Request to go from Medium Density Residential (MR) to Simple Living Residential (SLR), Property IDs 29519, 29521, 29522, 29523, 29507 and 29506.

Initiating Department/Presenter: Development Services

Presenter:

Layne Yeager, Development Services Director

Recommended Motion: Move to waive the two-reading requirement and approve Ordinance No. 2026-11 for a Development District Map Amendment Request to go from Medium Density Residential (MR) to Simple Living Residential (SLR), Property IDs 29519, 29521, 29522, 29523, 29507 and 29506.

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: Staff received an application from the property owner for a Zoning District Map Amendment for a total of 1.04-acre tracts of land located in the City of Huntsville, Walker County Property IDs #29519, 29521, 29522, 29523, 29507, 29506 to change the Zoning District classification from Medium Density Residential (MR) to Simple Living Residential (SLR).

Adjacent adjoining properties are designated as MU and MR. The surrounding properties are developed, with zoning identified as primarily Medium Density Residential (MR), with Mixed Use (MU) and Public/Institutional (PI) nearby.

The proposed usage of this property at 1210 Thomason Street is for a manufactured home. Many homes in this neighborhood are manufactured homes, and the applicant previously had a manufactured home on their property. As identified in the Development Code Article 4.203, it is allowed only if you are replacing an existing manufactured home located within MR zoning areas. They are requesting a zone change for the six lots so they can place a new manufactured home on their vacant lot, which is not allowed within the city unless it is in the SLR district.

This item was presented to the Planning Commission on March 5, 2026, and the commission recommends approval to the City Council.

Previous Council Action: No previous action has been taken.

Financial Implications: N/A

Approvals:

Layne Yeager
Ricardo Villagrand
Kristy Doll

Associated Information:

1. Ordinance 2026-11 (1)
2. Discussion form_Dev District Update_1210 Thomason- Zone Change MR to SLR
3. 1210 Thomason Location Map
4. 1210 Thomason Zoning Map (1)

ORDINANCE NO. 2026-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, AMENDING THE ZONING DISTRICT MAP OF THE CITY OF HUNTSVILLE, TEXAS, TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR WALKER COUNTY PARCEL ID NUMBERS 29519, 29521, 29522, 29523, 29507, AND 29506, BEING A TOTAL OF 1.04 ACRES, IN THE HILLCREST SUBDIVISION OF THE P GRAY (A-24) SURVEY, FROM MEDIUM DENSITY RESIDENTIAL TO SIMPLE LIVING RESIDENTIAL.

WHEREAS the City Council of the City of Huntsville, Texas, has adopted an Official Development District Map and attendant regulations for the City which, in accordance with the Comprehensive Plan, was designed to control the density of population to the end that congestion may be lessened in public streets and that the public health, safety, convenience and general welfare is promoted in accordance with Chapter 211, Municipal Zoning Authority of the Texas Local Government Code; and

WHEREAS the Development Code of the City of Huntsville provides for the amendment of the Official Development Map; and

WHEREAS after public notice, the Planning Commission held a public hearing March 19, 2026 to consider comments of the public regarding the adoption of the amendment to the Zoning District Map to change the development district classification for Walker County Property IDs #29519, 29521, 29522, 29523, 29507, 29506, being a total of 1.04 acres, in the Hillcrest Subdivision, out of the P Gray Survey (A-24) from Mixed Use to Simple Living Residential; 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; and

WHEREAS after public notice, City Council held a public hearing on April 7, 2026, to consider comments for the public regarding the adoption of amendments to the Official Development District Map; 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 Council approves the updating of the map to reflect the amended area.

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

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: The Official Zoning District Map of the City of Huntsville, as provided in Section 2.200 of the City's Development Code, is amended and City Staff is directed to make such change.

SECTION 3: The newly amended Official Zoning District Map is adopted and shall supersede the prior Official Zoning District Map.

SECTION 4: The City Secretary is hereby directed to cause the caption of this Ordinance to be published at least twice within ten days of final passage. This ordinance shall take effect ten (10) days after the date of final passage.

PASSED AND APPROVED THIS _____ DAY OF _____ 2026.

THE CITY OF HUNTSVILLE

Russell Humphrey, Mayor

ATTEST:

APPROVED AS TO FORM:

Kristy Doll, City Secretary

Leonard Schneider, City Attorney



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Deborah Capaccioli, Planner

MEETING DATE: March 19, 2026

SUBJECT: Development District Map Amendment

TYPE OF REVIEW: Development District Reclassification

APPLICANT: Barbra & Olen Martin

LOCATION: Walker County Parcels ID # 29519, 29521, 29522, 29523, 29507, 29506

FACTS, CODE REQUIREMENTS AND CONDITIONS

Staff received an application from the property owner for a Zoning District Map Amendment for a total of 1.04-acre tracts of land located in the City of Huntsville, Walker County Property IDs #29519, 29521, 29522, 29523, 29507, 29506 to change the Zoning District classification from Medium Density Residential (MR) to Simple Living Residential (SLR).

Adjacent adjoining properties are designated as MU and MR. The surrounding properties are developed, with zoning identified as primarily Medium Density Residential (MR), with Mixed Use (MU) and Public/Institutional (PI) nearby.

The proposed usage of this property at 1210 Thomason Street is for a manufactured home. Many homes in this neighborhood are manufactured homes, and the applicant previously had a manufactured home on their property. As identified in the Development Code Article 4.203, it is allowed only if you are replacing an existing manufactured home located within MR zoning areas. They are requesting a zone change for the six lots so they can place a new manufactured home on their vacant lot, which is not allowed within the city unless it is in the SLR district.

STAFF RECOMMENDATION:

*As the submitted Zoning District Map Amendment meets the requirements of the Development Code for Allowed Uses, staff recommends **approval** of the Development District Map Amendment. Final action will be decided by City Council.*

ATTACHMENTS:

Vicinity map
Zoning map
Application



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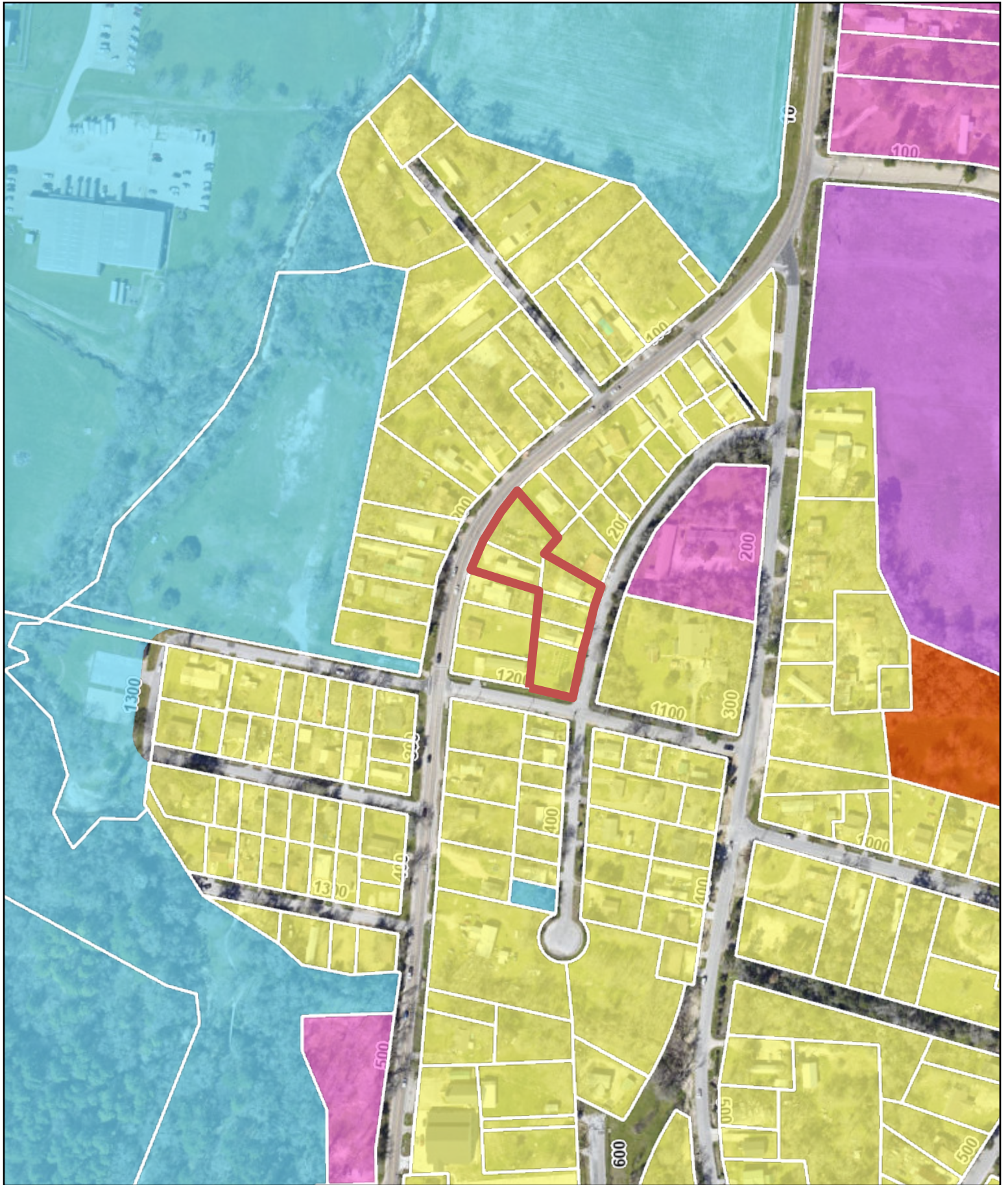
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CREATED DATE: 3/9/2026

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION
1210 THOMASON LOCATION MAP





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On Any Print Size

CREATED DATE: 3/9/2026

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION
1210 THOMASON ZONING MAP





CITY COUNCIL AGENDA

4/7/2026

Agenda Item Number: 6.a.

Agenda Item: 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, Scott Swigert.

Initiating Department/Presenter: City Manager

Presenter:
Scott Swigert, City Manager

Recommended Motion: NA

Strategic Initiative:

Discussion:

Previous Council Action:

Financial Implications: NA

Approvals:
Scott Swigert
Leonard Schneider
Kristy Doll

Associated Information: