

CITY OF HUNTSVILLE, TEXAS

Russell Humphrey, Mayor

Jon Strong, Ward 4, Chairman
Karen Denman, At-Large Position 2



Vicki McKenzie, At-Large Position 3
Pat Graham, At-Large Position 4

**CITY COUNCIL FINANCE COMMITTEE AGENDA
TUESDAY, SEPTEMBER 15, 2026, 9:00 AM**

City Hall Complex - 1212 Avenue M, Huntsville, TX 77340
City Hall Large Conference Room #110

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.

Taxpayer Impact Statement

Pursuant to Texas Government Code 551.043(c)(2), the City of Huntsville provides the following comparison for the median-valued homestead property. This statement shows the estimated annual property tax bill for a median-valued homestead in Huntsville, comparing the current tax rate, the no-new-revenue rate, the proposed tax rate and the maximum tax rate options.

	Fiscal Year 2026 Adopted Budget	Fiscal Year 2027 Budget Voter Approved Tax Rate	Fiscal Year 2027 Budget No-New Revenue Rate	Fiscal Year 2027 Budget at Proposed Tax Rate
Total Tax rate (per \$100 of value)	\$0.3475	\$0.3790	\$0.3506	\$0.3789
Median homestead taxable value	\$253,909	\$249,790	\$249,790	\$249,790
Tax on Median homestead	\$882.33	\$946.70	\$875.76	\$946.45
Change From Prior Year		\$64.37 or 7.3%	(\$6.57) or (1.0%)	\$64.12 or 7.3%

Proposed Budget

A copy of the Proposed Budget is available in the City Secretary's Office at City Hall and online at <https://www.huntsvilletx.gov/193/Budget>

1 CALL TO ORDER

2 DISCUSSION/CONSIDERATION

The Finance Committee will hear presentations, discuss, and may consider recommendations to the City Council on the following items.

- a** Approve minutes of the September 1, 2026, Finance Committee meeting
Lance Hall, Finance Director
- b** Discussion on recommending a Proposed Tax Rate for FY 2026-2027.
Scott Swigert, City Manager
- c** Discussion on recommending approval of payment for the repair of Ferrara Fire Engine for \$261,090.46 for repairs completed to date on the fire apparatus that sustained fire damage using funds received from the Texas Municipal League.
Trey Lamb, Assistant Fire Chief
- d** Consider recommending to the Council the City Manager to purchase real property and an easement from the US Department of Agriculture (USDA), US Forest Services (USFS) lands

for the N.B Davidson Wastewater Treatment Plant.
Kathlie Jeng-Bulloch, City Engineer

3 ADJOURNMENT

CERTIFICATE

I 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: September 9, 2026

TIME OF POSTING: 4:30 PM

TAKEN DOWN:

Sharon Schultz

Sharon Schultz, Deputy City Secretary



CITY COUNCIL FINANCE COMMITTEE AGENDA

9/15/2026

Agenda Item Number: 2.a.

Agenda Item: Approve minutes of the September 1, 2026, Finance Committee meeting

Initiating Department/Presenter: Finance

Presenter:
Lance Hall, Finance Director

Discussion: Approve the minutes of the August 18, 2026, Finance Committee meeting.

Financial Implications:

Associated Information:

1. Fin Comm Minutes 09.01.2026

Finance Committee Minutes

September 1, 2026

Members' Present: Karen Denman, Pat Graham and Vicki McKenzie

Staff Present: Scott Swigert, Robby Chapman, Ricardo Villagrand, Brian Beasley, Lance Hall, Marcy Metz, Laurie O'Brien, Layne Yeager, Jacob Zuniga, Penny Joiner, Greg Mathis, Bill Wavara, Kristy Doll and Kathlie Jeng-Bulloch

The agenda items discussed were:

- Approve minutes of the August 18, 2026 Finance Committee meeting

Motion -Karen Denman

2nd -Pat Granham

All Approved

- Discussion of Proposed FY 2027 Budget, Committee approved recommending to City Council to leave funding in the budget and to research Christmas trees at TML this year, and to see how the current tree looks at City Hall.
- Walker County Economic Development Corporation made its annual presentation to the committee. The committee approved recommending the City Council's approval of the WCEDC agreement.



CITY COUNCIL FINANCE COMMITTEE AGENDA

9/15/2026

Agenda Item Number: 2.b.

Agenda Item: Discussion on recommending a Proposed Tax Rate for FY 2026-2027.

Initiating Department/Presenter: Finance

Presenter:
Scott Swigert, City Manager

Discussion: Council approved the "Not to Exceed Tax Rate" of \$00.3789, the budget is balanced with a \$00.3775 tax rate.

Financial Implications:

Associated Information:



CITY COUNCIL FINANCE COMMITTEE AGENDA

9/15/2026

Agenda Item Number: 2.c.

Agenda Item: Discussion on recommending approval of payment for the repair of Ferrara Fire Engine for \$261,090.46 for repairs completed to date on the fire apparatus that sustained fire damage using funds received from the Texas Municipal League.

Initiating Department/Presenter: Finance

Presenter:

Trey Lamb, Assistant Fire Chief

Discussion: Recommend the City Council approve partial payment for the repair of the Ferrara Fire Engine. A Huntsville fire department apparatus sustained significant fire damage on January 22, 2025, and has been at Safe Industries since April 24, 2025, undergoing extensive repairs. The City has received \$304,345.21 in Texas Municipal League (TML) funds to assist with the repair costs. Staff is requesting authorization to apply \$261,090.46 of those funds toward repair expenses incurred to date. Repairs completed include replacement of the engine, transmission, main engine harness, fuel lines, cab tilt pump and cylinders, cab insulation, and transmission control module. Additional repairs are still required, including an ABS brake system overhaul, air-conditioning repairs, and radiator and coolant system repairs. Several interior components, including the flooring, have been removed in preparation for the remaining repairs.

Financial Implications:

Associated Information:



CITY COUNCIL FINANCE COMMITTEE AGENDA

9/15/2026

Agenda Item Number: 2.d.

Agenda Item: Consider recommending to the Council the City Manager to purchase real property and an easement from the US Department of Agriculture (USDA), US Forest Services (USFS) lands for the N.B Davidson Wastewater Treatment Plant.

Initiating Department/Presenter: Finance

Presenter:

Kathlie Jeng-Bulloch, City Engineer

Discussion: N.B. Davidson Wastewater Treatment Plant (WWTP) was originally constructed in 1971 with expansion in 1982 and 1994. The aeration basin shows signs of structural deterioration and is too shallow to allow more modern and energy efficient treatment designs. The existing surface aerators are a high maintenance and high operating cost item that causes operational challenges at the plant. Many other pieces of equipment in this plant are deteriorated, outdated and aging which need frequent maintenance, repairs, and replacement.

This major rehabilitation and expansion of the 2-hr peak flow treatment capacity from 4 MGD to 6.5 MGD will prevent the collection system from surcharging during wet weather events and will eliminate the increasing annual operation and maintenance costs and eliminate the risks of catastrophic failure and possible TCEQ violation penalties.

The existing WWTP is within USFS land and covered by the Special Use Permit (SUP) issued in 2021 and will expire 12/31/2031. This permit is not renewable; issuance of a new permit is at the sole discretion of the authorized officer.

The total purchase price of \$252,538.00 is from an Appraisal dated June 5, 2025 (Appraisal Report is attached). This price includes 10.09 acres of land and 0.23-acre Maintenance Easement (5' in width lying outside the chain-link security fence). The transfer of these properties will be via Quitclaim Deed (QCD). A copy of the Quitclaim Deed is attached. This type of Deed conveys all rights the USFS has in the property without any warranty of title.

The source of funding is from a part of the 2026 Bond within CIP Projects, NB Davidson WWTP Phase 1 Construction (\$24.5 M). The Phase 2 and 3 construction costs will be sought in the coming years, and the anticipated source will be by revenue bonds and maybe more grants.

A copy of the survey plat of the 10.09 acres, and 5' Maintenance Easement for WWTP site are included, which will be included to the QCD to legally describe the WWTP site.

An aerial view and an overall view maps are included showing the existing treatment facilities and proximity to the Elkins Lake subdivision and City Limits.

Financial Implications:

Associated Information: