CITY OF HUNTSVILLE, TEXAS

Andy Brauninger, Mayor

Keith D. Olson, Mayor Pro Tem, Position 4
Paul Davidhizar, Position 1 At-Large
Lydia Montgomery, Position 2 At-Large
Don H. Johnson, Position 3 At-Large

Joe Emmett, Ward 1
Tish Humphrey, Ward 2
Ronald Allen, Ward 3
Joe Rodriquez, Ward 4

HUNTSVILLE CITY COUNCIL AGENDA
TUESDAY, NOVEMBER 15, 2016 – REGULAR SESSION 6:00 P.M.

CITY COUNCIL CHAMBERS
HUNTSVILLE CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS, 77340

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (936.291.5403), two working days prior to the meeting for appropriate arrangements.

MAIN SESSION [6:00 P.M.]

1. **CALL TO ORDER**

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

3. **CONSENT AGENDA**
   Public Comments will be called for by the presiding officer 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. Approve the minutes of the City Council meeting held on November 1, 2016 and the joint workshop with the Planning Commission on November 3, 2016. [Lee Woodward, City Secretary]
   b. Approve the purchase of 31 portable radio packages and four mobile radio packages for the Huntsville Police Department and Fire Department. [Dr. Sherry McKibben, Director of Neighborhood Resources]
   c. Approve the purchase of one Commercial Front Load Garbage Truck. [Mike Clouds, Fleet Manager]
   d. Approve the purchase of one 2017 Broce CRT350 Broom/Sweeper. [Mike Clouds, Fleet Manager]
   e. Adopt Ordinance 2017-03 amending the FY2016-17 budget and amend the Capital Improvement Projects budget. [Steve Ritter, Finance Director]

4. **PUBLIC HEARINGS – The City Council will receive comments on the following:**
   a. An Historic Preservation Overlay District Map Amendment for 1215 19th Street, The 1834 Collard Homestead, in the city limits of Huntsville.
   b. An Historic Preservation Overlay District Map Amendment for 1228 11th Street, The Gibbs Powell House County Museum, in the city limits of Huntsville.
   c. A Conditional Use Permit application for a climate-controlled storage facility to be located in the 200 block of and on the east side of Interstate Highway 45 South (between the Avenue S and 22nd Street intersections) within the city limits of Huntsville, Texas.

5. **STATUTORY AGENDA**
   a. **FIRST READING -** *Presentation, public comment, discussion, and possible action* to consider an Historic Preservation Overlay District Map Amendment for 1215 19th Street, The 1834 Collard Homestead, in the city limits of Huntsville. [Aron Kulhavy, Director of Community and Economic Development]
   b. **FIRST READING -** *Presentation, public comment, discussion, and possible action* to consider an Historic Preservation Overlay District Map Amendment for 1228 11th Street, The Gibbs Powell House County Museum, in the city limits of Huntsville. [Aron Kulhavy, Director of Community and Economic Development]
   c. *Presentation, public comment, discussion, and possible action* to conditional Use Permit application for a climate-controlled storage facility to be located in the 200 block of and on the east side of Interstate Highway 45 South (between the Avenue S and 22nd Street intersections) within the city limits of Huntsville, Texas. [Aron Kulhavy, Director of Community and Economic Development]
   d. *Presentation, public comment, discussion, and possible action* to consider adopting Resolution 2017-02 adopting the 2017 master plan for parks and recreation. [Joseph Wiggs, Director of Parks and Leisure]

6. **CITY COUNCIL/CITY MANAGER/CITY ATTORNEY**
   a. *Presentation, public comment, discussion, and possible action* to approve Mayor's nomination of Gary Garrison to an open position on the Planning Commission. [Mayor Brauninger]

7. **REQUESTS FOR CITIZEN PARTICIPATION**
   An opportunity for citizens to be heard on any topic and for the City Council to participate in the discussion. No action will be taken.

No requests were received by noon on Tuesday, November 8, 2016.

8. MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA

9. ITEMS OF COMMUNITY INTEREST

(Hear announcements concerning items of community interest from the Mayor, Councilmembers, and City staff for which no action will be discussed or taken.)

10. 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, Sections: 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; 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 in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the November 15, 2016 City Council Agenda 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: _____

TIME OF POSTING: _____ **am/pm**

TAKEN DOWN : _____

_____

Lee Woodward, City Secretary

MINUTES FROM THE HUNTSVILLE CITY COUNCIL REGULAR MEETING HELD ON THE 1ST DAY OF NOVEMBER 2016, IN THE CITY HALL, LOCATED AT 1212 AVENUE M, IN THE CITY OF HUNTSVILLE, COUNTY OF WALKER, TEXAS, AT 6:00 P.M.

The Council met in a regular session with the following:
COUNCILMEMBERS PRESENT: Andy Brauninger, Paul Davidhizar, Lydia Montgomery, Don H. Johnson, Keith D. Olson, Joe Emmett, Tish Humphrey, Ronald Allen, Joe P. Rodriquez
COUNCILMEMBERS ABSENT: None
OFFICERS PRESENT: Matt Benoit, City Manager; Leonard Schneider, City Attorney; Lee Woodward, City Secretary

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MAIN SESSION [6:00 p.m.]

1. **CALL TO ORDER –** Mayor Brauninger called the meeting to order at 6:00 p.m.

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

   Councilmember Rodriquez gave an invocation and Cooper Hooks from HISD led the pledges.

3. **PRESENTATIONS AND PROCLAMATIONS**
   - Message from Heart Walk Committee and Mayor Brauninger

4. **CONSENT AGENDA**
   Public Comments will be called for by the presiding officer 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. **Approve the minutes of the City Council meeting held on October 18, 2016. [Lee Woodward, City Secretary]**
   b. **Approve tax sale bid for trust properties with Property IDs 25976, 26306, 25836, 38292, 26421, 25612, 25832, 26352, 26270, 25914, and 26501, as recommended by the Walker County Appraisal District. [Steve Ritter, Finance Director]**

   Councilmember Montgomery moved to adopt the consent agenda; the motion was seconded by Mayor Pro Tem Olson. The motion was unanimously adopted, 9-0.

5. **STATUTORY AGENDA**
   a. ***Presentation, public comment, discussion, and possible action* to authorize the City Manager to sign Addendum D, for a Guaranteed Maximum Price in the amount of $355,800 to the Construction Manager at Risk Agreement with Anchor Construction for the City of Huntsville Transfer Station, second reading. [Carol Reed, Director of Public Works]**

   Councilmember Johnson moved to authorize the City Manager to sign Addendum D, for a Guaranteed Maximum Price in the amount of $355,800 to the Construction Manager at Risk Agreement with Anchor Construction for the City of Huntsville Transfer Station to complete underground utilities and final grading; the motion was seconded by Councilmember Davidhizar. The motion was adopted, 8-1, Councilmember Allen voting against.

6. **MAYOR/CITY COUNCIL/CITY MANAGER AND CITY ATTORNEY REPORT**
   a. ***Presentation, public comment, discussion, and possible action* to approve Mayor's nominations for City boards and commissions. [Mayor Brauninger]**

   Mayor Brauninger moved his nominations. The following re-appointments were approved by the Council, 9-0.

   Main Street Program Advisory Board
   Gaye Clements – re-appointment

   TIRZ #1 Board of Directors
   Barry Shoemake – re-appointment
   Don H. Johnson – re-appointment

7. **REQUESTS FOR CITIZEN PARTICIPATION**
   An opportunity for citizens to be heard on any topic and for the City Council to participate in the discussion. No action will be taken.

   No requests were received by noon on Tuesday, October 25, 2016.

8. **MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA**

   There were no media inquiries.

9. **ITEMS OF COMMUNITY INTEREST**
   (Hear announcements concerning items of community interest from the Mayor, Councilmembers, and City staff for which no action will be discussed or taken.)

Mayor Brauninger announced:

- Mayor Pro Tem Olson has an HISD minute, congratulating the HHS Military Marching Band for their receiving all 1s for the twelfth year in a row at the recent UIL competition.
- We want all citizens to be fully informed on the upcoming bond election. Visit www.huntsvilletx.gov/Bond to watch the video and learn more.
- Early voting continues through Friday and election day is one week from today. Please check our website for details on locations and times. Post a photo of yourself to our social media using #ShowUsYourSticker!
- REMEMBER TO VOTE THE BACK SIDE OF YOUR BALLOT! City elections are on the back of the ballot!
- The downtown Farmers Market has begun again for the fall, every Saturday from 8-noon through November 19.
- On Nov. 5 at 10 am, there will be a marker placement at Oakwood, commemorating the local victims of the Yellow Fever epidemic.

Councilmember Humphrey reminded all of SHSU's Pink-Out game on Saturday, November 5 and that the team is still in first place. She also announced Curves raised $190 for their Heart Walk team last night, charging for Halloween parking. Councilmember Humphrey finished by asking people to contact her if they were interested in helping with youth in relation to youth court.

Mayor Brauninger shared how much he enjoyed his experience judging the children's costume contest at *Scare on the Square* Saturday and accepting the game ball from the skydiver at last Saturday's SHSU game. He also reminded everyone of the Good Shepherd Mission lunchtime fundraiser on Monday, November 7 at City Hall Café.

10. 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 evaluation and job duties of City Manager Matt Benoit.

The Council adjourned into Executive Session at 6:20 p.m.

11. RECONVENE

Take action, if necessary, on items addressed during Executive Session.

The Council reconvened at 7:06 p.m. Mayor Pro Tem Olson moved to strike Article 12 from the City Manager's contract, add a 2.5% pay increase, and accept the remainder of the contract. The motion was seconded by Councilmembers Humphrey and Johnson. The motion was adopted, 8-1, Councilmember Allen voting against.

12. ADJOURNMENT

Mayor Brauninger adjourned the meeting at 7:10 p.m.

Lee Woodward, City Secretary

MINUTES FROM THE HUNTSVILLE CITY COUNCIL SPECIAL MEETING HELD ON THE 3RD DAY OF NOVEMBER 2016, IN THE CITY HALL, LOCATED AT 1212 AVENUE M, IN THE CITY OF HUNTSVILLE, COUNTY OF WALKER, TEXAS, AT 5:30 P.M.

The Council met in a regular session with the following:
COUNCILMEMBERS PRESENT: Andy Brauninger, Paul Davidhizar, Don H. Johnson, Keith D. Olson *(arrived at 5:41 p.m.)*, **Joe Emmett, Tish Humphrey, Ronald Allen, Joe P. Rodriquez**
COUNCILMEMBERS ABSENT: Lydia Montgomery
PLANNING COMMISSIONERS PRESENT: Eric Johnston, Debra Durda, Woody Woods, Tommy Cummings, Bill Barry
OFFICERS PRESENT: Matt Benoit, City Manager; Lee Woodward, City Secretary

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1. **CALL TO ORDER –** Mayor Brauninger called the meeting to order at 5:30 p.m.

2. **WORKSHOP – The City Council will meet with the Planning Commission to review major subdivision preliminary plan for the Cottages at Ravens Corner.**

   Aron Kulhavy, Director of Community and Economic Development, and Dale Browne of McClure and Browne provided information and answered questions on the proposal. Additional information on the City's position was presented by City Engineer Ram Ramachandra and Graduate Engineer Matt Woodham.

3. **ADJOURNMENT** – Mayor Brauninger adjourned the meeting at 6:45 p.m.

Lee Woodward, City Secretary

CITY COUNCIL AGENDA

11/15/2016
Agenda Item: 3b

Item/Subject: Consider the purchase of 31 portable radio packages and four mobile radio packages for the Huntsville Police Department and Fire Department.

Initiating Department/Presenter: Neighborhood Resources

Presenter: Dr. Sherry McKibben, Director

Recommended Motion: Move to approve the purchase of 31 portable radio packages and four mobile radio packages for the Huntsville Police Department and Fire Department.

Strategic Initiative: Goal #7 - Public Safety - Provide safety and security for all citizens.

Discussion: The Public Safety communications system operates from radio towers that are part of the Texas-Wide Area Radio Network (TxWARN). Currently, the City's towers are operated by Harris County. Montgomery County is currently in the process of taking over responsibility for the radio towers in this area which will still be part of the overall TxWARN system.

The City Council recently approved the City's 2016 budget which included an increase from last year for the City's portion of the Walker County Public Safety Communications Center. This budget increase includes funds that will be paid to Montgomery County when they assume responsibility for these radio towers. This will insure that the City of Huntsville will be able to seamlessly continue utilizing the same radio towers that it uses now.

The City currently has 58 Police Officers, 16 paid Firefighters, and 30 volunteer Firefighters who carry radios. Additionally, the City has Directors and Supervisors who utilize the radios in emergency situations. Staff is using proactive steps to fund a portion of the radios needed before the mandated upgrades to the overall TxWARN communication system. The City's Police and Fire Departments use this system to communicate with each other and other public safety agencies.

Staff requested a quote from H-GAC Purchasing Cooperative for the radio packages for the Police and Fire Departments. The H-GAC Purchasing Cooperative meets all the state bidding requirements. The bid for the 31 portable radio packages from Motorola totals $85,582.32 ($2,760.72 per radio). The bid for the four mobile radio packages from Motorola totals $11,496.80 ($2,874.20 per radio). The total bid for radios from Motorola is $97,079.12. Twenty-one of the portable radios will be distributed to the Police Department and ten will be distributed to the Fire Department. The four mobile radios will be installed in Fire Department vehicles.

Programing the 35 radios is estimated to not exceed a total of $2,856.88.

The funding is from the Homeland Security grant and requires no matching funds. The grant will reimburse the City for these expenses.

Previous Council Action: The City Council approved the submission of an application on February 16, 2016 and approved acceptance of the grant on October 17, 2016 for the Homeland Security Grant.

Financial Implications:

☒**Item is budgeted:** There is $150,000 budgeted in Account 614-559-57475 of which $ 99,936.00 will be used for the radio purchase and programing.

Approvals: ☒City Attorney ☒Director of Finance ☒City Manager

Associated Information:

- Motorola bids (page 3)

MOTOROLA SOLUTIONS, INC.
HUNTSVILLE, TX HGAC PRICING
HGAC CONTRACT # RA05-15
11/1/2016

Package# APX6000-HCM2
APX6000 MODEL 2.5

Item	Quant	Model	Description	Harris Co Contract	Extended
1	31	H98UCF9PW6 N	APX6000 700/800 MODEL 2.5 PORTABLE (Hand Held)	$ 2,596.00	$ 80,476.00
1a	31	Q806	ADD: ASTRO DIGITAL CAI OPERATION	$ -	$ -
1b	31	H38	ADD: SMARTZONE OPERATION	$ -	$ -
1c	31	Q361	ADD: P25 9600 BAUD TRUNKING	$ -	$ -
1d	31	QA00580	ADD: TDMA OPERATION	$ -	$ -
1e	31	G996	ADD: PROGRAMMING OVER P25 (OTAP)	$ -	$ -
1f	31	Q947	ADD: RADIO PACKET DATA	$ -	$ -
1g	31	QA01767	ADD:LINK LAYER RADIO AUTHENTICATION		
1h	31	QA01648	ADD: ADVANCED SYSTEM KEY - HARDWARE KEY *01A7*	$ -	$ -
1i	31	H885BK	ADD: 2 YR REPAIR SERVICE ADVANTAGE(3YR TOTAL)	$ -	$ -
2	31	PMMN4062A	REMOTE SPEAKER MICROPHONES	$ 75.97	$ 2,355.07
3	0	PMNN4403	APX SPARE BATTERY	$ 88.75	$ -
4	31	WPLN7080	APX CHARGERS	$ 88.75	$ 2,751.25

Portable Subtotal ***$ 85,582.32***

Total Investment **$85,582.32**

Pricing expires 12/31/16

Lloyd Waugh
713.578.0059
Motorola Solutions, Inc.
lloyd.a.waugh@motorolasolutions.com

MOTOROLA SOLUTIONS, INC.
HUNTSVILLE, TX HGAC PRICING
HGAC CONTRACT # RA05-15
11/1/2016

PACKAGE# APX6500-HCM2
APX6500

Item	Quant	Model	Description	Harris Co Contract	Extended
1	4	M25URS9PW1 N	APX6500 7/800 MHZ MID POWER MOBILE	$ 2,874.20	$ 11,496.80
1a	4	G806	ENH: ASTRO DIGITAL CAI OP APX		
1b	4	G51	ENH: SMARTZONE OPERATION APX6500	$ -	$ -
1c	4	QA01648	ADD: ADVANCED SYSTEM KEY - HARDWARE KEY *01A7*	$ -	$ -
1d	4	G361	ADD: P25 TRUNKING SOFTWARE		
1e	4	G442	ADD: APX O5 CONTROL HEAD	$ -	$ -
1f	4	G444	ADD: CONTROL HEAD SOFTWARE	$ -	$ -
1g	4	G66	ADD: DASH MOUNT MID POWER	$ -	$ -
1h	4	G174	ADD: ANT 3DB LOW-PROFILE 762-870	$ -	$ -
1i	4	B18	ADD: AUXILARY SPKR 7.5 WATT	$ -	$ -
1j	4	W947	ADD: RS232 PACKET DATA INTERFACE	$ -	$ -
1k	4	G996	ENH: OVER THE AIR PROVISIONING	$ -	$ -
1l	4	G24	ENH: 2 YR REPAIR SERVICE ADVANTAGE (Total of 3 years)	$ -	$ -
1m	4	GA00580	ADD: TDMA OPERATION	$ -	$ -
1n	4	GA01767	ADD: APX6500 RADIO AUTHENTICATION	$ -	$ -
1o	4	W22	ADD: PALM MICROPHONE	$ -	$ -

Total ***$ 11,496.80***
Pricing Expires 12/1/16

Lloyd Waugh
(713) 578-0059
lloyd.a.waugh@motorolasolutions.com
Motorola Solutions, Inc.

CITY COUNCIL AGENDA

11/15/2016
Agenda Item: 3c

Item/Subject: Consider the purchase of one Commercial Front Load Garbage Truck.

Initiating Department/Presenter: Public Works

Presenter: Mike Clouds, Fleet Manager

Recommended Motion: Move to approve the purchase of one 2017 Autocar ACX64 with Heil Halfpack 28yd front-load body through HGACBuy from Chastang Ford/Autocar for $295,091.00.

Strategic Initiative: Goal #4 - Infrastructure - Ensure the quality of the City utilities, transportation and physical structures so that the City's core services can be provided in an effective and efficient manner.

Discussion: Asset #1240, a 2012 Mack/Heil Commercial Front Load Refuse Truck with approximately 8,000 HRS is due for replacement. It is listed on the Vehicle and Equipment Replacement Schedule with a five year estimated life. We have spent approximately $35,000 in maintenance and repairs, with costs increasing as it gets older. This is a "Frontline" truck and is critical to the Solid Waste Department, as it is used to service approximately 110 of the City's commercial customers per day. We have been standardizing our fleet and will not replace this truck with another Mack, but will purchase a 2017 Autocar ACX64 with Heil Halfpack 28yd front-load body through HGACBuy from Chastang Ford/Autocar. The City has been using Autocar/Heil trucks for five years and has been very pleased with the performance, dependability, and service after the sale.

Upon replacement, asset #1240 will be placed in backup status and #055 a 2008 Mack/Heil commercial front load garbage truck will be sold at auction.

Previous Council Action: This purchase was included in the 2016-2017 City Manager's Recommended Budget that was approved.

Financial Implications:
☒Item is budgeted: 306-379-69040 In the amount of $300,000
☐Item is not budgeted:
☐Item is estimated to generate additional revenue:

Approvals: ☐City Attorney ☐Director of Finance ☒City Manager

Associated Information:

- HGACBuy Contract Pricing Worksheet (page 2)

HGACBuy	CONTRACT PRICING WORKSHEET For MOTOR VEHICLES Only	Contract No.:	HT06-16	Date Prepared:	10/26/2016

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of Huntsville	Contractor:	Chastang Enterprises dba Chastang Ford / Autocar
Contact Person:	Michael Clouds	Prepared By:	John Chastang
Phone:	936-294-5751	Phone:	713-678-5042
Fax:		Fax:	713-678-5001
Email:	mclouds@huntsvilletx.gov	Email:	jnchastang@chastangford.com

Product Code:	A3	Description:	2017 Autocar ACX64 suitable for a front load refuse body

A. Product Item Base Unit Price Per Contractor's H-GAC Contract: 87422

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
16" two stage air cleaner 10030	442	Chassis engineering layout & design 10061	2750
46,000 # Rear axle 10077	4456	5 Year Cummins engine warranty 10155	2850
Fuel water seperator 10027	320	Refuse vocational frame prep 10107	1438
2-spd engine fan 10029	475	Integrated LCD driver information center 10094	3140
46,00# Rear suspension 10082	4330	Front pto adapter 10062	1188
5 Year exhaust aftertreatment warranty 10153	2850	22,000 # Front suspension 10059	967
Trans refuse vocational optimal programming 10063	8370	Heated moto-mirrors 10122	625
Synthetic rear axle lube 10068	424	Integrated body control compartment 10125	1277
Frame overhang over 56" 10090	740	120 Days floorplan 10132	5520
Non default wheelbase 10073	1748	Allison 4500 5-spd transmission 10045	8950
Double frame 10085	2730	Subtotal From Additional Sheet(s):	5696
5 Year transmission warranty 10152	1250	Subtotal B:	62536

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
6-spd transmission in lieu of 5 spd	4629		
		Subtotal From Additional Sheet(s):	0
Front cab guard	1256	Subtotal C:	5885

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B). **For this transaction the percentage is:** 4%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	155843	=	Subtotal D:	155843

E. H-GAC Order Processing Charge (Amount Per Current Policy) Subtotal E: 1500

F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
		Heil 28yd HalfPack front load refuse body from Heil	
		of Tx. Contract RH08-16, Product code AD03	137748
		Subtotal F:	137748

Delivery Date:	Approx. 150-180 days	G. Total Purchase Price (D+E+F):	295091

CITY COUNCIL AGENDA

11/15/2016
Agenda Item: 3d

Item/Subject: Consider the purchase of one 2017 Broce CRT350 Broom/Sweeper.

Initiating Department/Presenter: Public Works

Presenter: Mike Clouds, Fleet Manager

Recommended Motion: Move to authorize the City Manager to purchase one 2017 Broce CRT350 Broom through Buy Board from R.B. Everett & Co. for $52,597.70

Strategic Initiative: Goal #4 - Infrastructure - Ensure the quality of the City utilities, transportation and physical structures so that the City's core services can be provided in an effective and efficient manner.

Discussion: Asset #729, a 1994 Broce Road Broom, was purchased 22 years ago in 1994, for use in the Street Department. It is listed on the Vehicle and Equipment Replacement Schedule with a twenty year estimated life. It was eligible for replacement two years ago in 2014; we postponed its replacement because we felt it had a little more life in it. We ended up postponing a total of two years. With 3,700 hours on it, we feel that we have extracted all of its useful life out of it and it's not cost effective to keep it. We have spent approximately $27,000 in maintenance and repair costs in the last 13 years. Due to its age and condition, maintenance costs will increase significantly if not replaced.
This is a critical asset; it is used prior to paving operations, after severe weather to clean city roadways, and by multiple departments to clean up construction debris. This asset is also used to clean up after parades and Fair on the Square.

Upon replacement, this asset will be sold at auction.

Previous Council Action: This purchase was included in the 2016-2017 City Manager's Recommended Budget that was approved.

Financial Implications:
☒**Item is budgeted:** 306-379-69020 In the amount of $54,000

Approvals: ☐City Attorney ☐Director of Finance ☒City Manager

Associated Information:

- BuyBoard quote (page 2)

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

BUYBOARD 424-13

End User: City of Huntsville

R.B. Everett & Co. Rep: Quentin Henry

Contact: Mike McClouds

Date: 11/02/16

Product Description: Broce CRT350 Sweeper

A. Base Price: $ $ 43,570.00

B. Published Options [Itemize Each Below]

Options	Bid Price	Options	Bid Price
Extension Air Cleaner Stack	$115.00	Pressurized Air Conditioning	$3,375.00
Turbo II Precleaner	$275.00		
Enclosed Cab with Safety Glass and Wiper	$5,095.00		
150 Gallon Water Sprinkler System with	$1,225.00		
Polyethelyne Tank			
Suspension Seat	$355.00		
Light Group-Turn Signals, Warning Lights,	$670.00		
Halogen Headlamps and Taillights			
Amber Strobe Light	$305.00		
Cab Heater and Defroster Plenum	$660.00		
Windshield Washer (Front Only)	$180.00		
West Coast Mirrors	$130.00		

Total of B. Published Options: $ 12,385.00

C. Unpublished Options [Itemize each below, not to exceed 25%]

Options	Bid Price	Options	Bid Price

Total of C. Unpublished Options: $ -

D. Contract Price Adjustment **Discount:** 6% ($3,357.30)

E. Freight Charges: $0.00

F. Total of A + B + C + D + E = F $ 52,597.70

G. Quantity Ordered 1 x F = $ 52,597.70

H. Non-Equipment Charges & Credits P. D. I. $0.00

I. TOTAL PURCHASE PRICE $ 52,597.70

CITY COUNCIL AGENDA

11/15/2016
Agenda Item: 3e

Item/Subject: Consider adoption of Ordinance 2017-03 to amend the budget for FY 16-17 and amend the Capital Improvement Projects budget.

Initiating Department/Presenter: Finance

Presenter: Steve Ritter, Finance Director

Recommended Motion: Move to adopt Ordinance 2017-03 to amend the budget for FY 16-17 and amend the Capital Improvement Projects budget.

Strategic Initiative: Goal #6 - Finance - Provide a sustainable, efficient and fiscally sound government through conservative fiscal practices and resource management.

Discussion: As discussed in the attachment, Exhibit A, to the Ordinance, various budget amendments are presented for City Council consideration. This issue was discussed, approved and is recommended by the City Council Finance Committee.

Previous Council Action: No previous Council action

Financial Implications:
☒ **See the attached Ordinance and related Budget Amendments (Exhibit A)**

Approvals: ☐City Attorney ☒Director of Finance ☐City Manager

Associated Information:

- Ordinance 2017-03, page 2
- Exhibit A (list of budget amendments), page 3

ORDINANCE NO. 2017-03

AN ORDINANCE OF THE CITY OF HUNTSVILLE, TEXAS, AMENDING THE 2016-2017 ANNUAL BUDGET AND CAPITAL IMPROVEMENTS PROJECTS (CIP) BUDGETS, ORDINANCE NO. 2016-40 TO AMEND ADOPTED EXPENDITURES OF THE BUDGET; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the 2016-2017 Annual Budget and CIP Budgets were adopted by Ordinance 2016-40 on September 20, 2016;

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 2016 – 2017 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 2016 – 2017 is hereby amended to include the expenditures and revenues in Exhibit "A" and the Capital Improvements Projects budget is hereby amended to include the expenditures described in Exhibit "A" 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 2016 – 2017 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 15th day of November 2016.

THE CITY OF HUNTSVILLE, TEXAS

_____

Andy Brauninger, Mayor

ATTEST:

_____

Lee Woodward, City Secretary

APPROVED AS TO FORM:

_____

Leonard Schneider, City Attorney

Budget Amendments FY 16-17
November 15, 2016

Exhibit A

Increase:	Wastewater - Non-Dept - Transfer to CIP	$ 1,894,794
Explanation:	The Series 1997 Wastewater Revenue Bonds required a Debt Reserve account for the Bonds and the initial $842,000 of reserve funds came from the bond proceeds . The Reserve funds have been carried in the Wastewater Fund ever since the Bonds were issued and interest earned has been added to the Reserve. The Bonds were refunded in 2011 but the Reserve requirement was still applicable. The final principal and interest payment on the Bonds was made in August 2016 and as such the Reserve funds are no longer required. Bond Counsel has indicated the Reserve monies should be used for CIP Projects in that the initial monies for the Reserve came from Bond proceeds. This Budget Amendment will allow the transfer of the funds from the Wastewater Operations Fund to the Wastewater CIP Fund and use of the monies for Wastewater Projects with Projects to be determined at a future date. Additionally, Interest and Sinking monies in the amount of $89,929 no longer necessary due to the final maturity of the Bonds are part of this request to move monies to Wastewater CIP.	

Increase:	Wastewater CIP - Unallocated Budget	$ 1,894,794
Explanation:	The Series 1997 Wastewater Revenue Bonds required a Debt Reserve account for the Bonds and the initial $842,000 of reserve funds came from the bond proceeds . The Reserve funds have been carried in the Wastewater Fund ever since the Bonds were issued and interest earned has been added to the Reserve. The Bonds were refunded in 2011 but the Reserve requirement was still applicable. The final principal and interest payment on the Bonds was made in August 2016 and as such the Reserve funds are no longer required. Bond Counsel has indicated the Reserve monies should be used for CIP Projects in that the initial monies for the Reserve came from Bond proceeds. This Budget Amendment will allow the transfer of the funds from the Wastewater Operations Fund to the Wastewater CIP Fund and use of the monies for Wastewater Projects with Projects to be determined at a future date. Additionally, Interest and Sinking monies in the amount of $89,929 no longer necessary due to the final maturity of the Bonds are part of this request to move monies to Wastwater CIP.	

CITY COUNCIL AGENDA

11/15/2016
Agenda Item: 4a & 5a

Item/Subject: PUBLIC HEARING: Consider an Historic Preservation Overlay District Map Amendment for 1215 19th Street, The 1834 Collard Homestead, in the city limits of Huntsville.

Initiating Department/Presenter: Community & Economic Development

Presenter: Aron Kulhavy, Director, Community & Economic Development Department

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Recommended Motion: No action necessary, first reading

Strategic Initiative: Goal #1 - City Appearance - Provide policies, amenities, and events that enhance the City's already beautiful and historic natural environment.

Discussion: Staff received a request for Historic Overlay Designation for the property located at 1215 19th Street, commonly known as The Homestead. This case and the other case for the Gibbs-Powell House Museum on this same agenda are the first two requests for Historic Overlay Designation received by the City. As required under the ordinance, both of these requests were initiated solely upon request of the property owner.

As a quick refresher on the requirements placed on the property after designation, any exterior alterations to the property must receive a Certificate of Compliance from the Historic Preservation Commission before taking place. This historic designation has no bearing on the surrounding properties nor does it affect the use of the property.

A Public Hearing and Consideration of this Development District Map Amendment case was on the agenda for the October 20th Planning Commission Meeting. The Commissioners voted unanimously to recommend approval of the request for Historic Overlay Designation to The Homestead and the Museum. Minutes from the Planning Commission showing the discussion at their meeting is attached at the end of this report.

The discussion form and other documents submitted to the Historic Preservation Commission and Planning Commission from staff are below and provide much greater detail of the request.

Previous Council Action: The Council has not considered any requests for Historic Overlay Designation. The Historic Preservation Ordinance was adopted in November of 2013 as part of the Development Code.

Financial Implications:
☒There is no financial impact associated with this item.
☐Item is budgeted: In the amount of $
☐Item is not budgeted: ☐Item is estimated to generate additional revenue:

Approvals: ☐City Attorney ☐Director of Finance ☒City Manager

Associated Information:

- Planning Commission Discussion form and packet (page 3-17)
- Excerpt from October 20, 2016 Planning Commission minutes (page 18)

PLANNING COMMISSION
AGENDA ITEM DISCUSSION FORM

Prepared by: Aron Kulhavy, AICP, Community & Economic Development Director/City Planner
Janet Ridley, Planner; Allison Martin, Planning Assistant

SUBJECT: The 1834 Collard Homestead

MEETING DATE: October 20, 2016 **TYPE OF REVIEW:** Historic Preservation Overlay District Map Amendment

APPLICANT & OWNER: George H. and Suzanne B. Russell

LOCATION: 1215 19th St.

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is located at 1215 19th Street and includes 3 structures, 1) The Collard House [site no. 1110], 2) The Dunlap Cabin [site no. 1110], 3) Rear House/Kitchen [site no. 1111]. It is currently open to the public as a restaurant.

According to the *Historic Resources Survey of Huntsville, Texas* prepared by Hardy, Heck and Moore in March 1993, rates 1215 19th Street as a high priority historic property based on description and statements of significance excerpt as follows:

Site No. 1110 (1)
Date: 1835
Style: Dogtrot

Description: 1 ½-story, single-family, domestic building; center-passage plan

Significance: The building is an early-Texas double-pen log dwelling. The building's relocation has compromised its site integrity and archaeological potential. The log construction is visible only on the primary (north) elevation, but reconstruction has obscured significant features, including the enclosure of the open center passage, the addition of a "rustic" shed front porch, lap siding, and reconstructed brick chimneys on the side elevations. This log house was built between 1834-35 by Lemuel Collard, one of the earliest settlers in Walker County.

(2) A single-pen log cabin (originally half of a double-pen building) is attached to the rear of the Collard House by a walkway and dates from the 1860s. This small house, possibly a slave cabin, is the only extant remnant of fourteen double-pen log outbuildings from the huge Dunlap Plantation in the Kittrell area. Reconstruction efforts for both buildings utilized recycled historic construction

materials.

Site No. 1111
Date: 1873
Style: Greek Revival

Description: 1-story, single-family, domestic building; Greek Revival style.

Significance: The house is an outstanding local example of the Greek Revival style. Its original details are intact, including simple classical moldings that serve as column capitals, door, and entry facings. The 5-bay integral porch that extends to the side has tapered, squared columns. Other noteworthy architectural features are the paneled, double-door entrance with sidelights and transom and the 6/6 light windows. The building's relocation from Willis, Texas about 1980 to its present site has compromised its site integrity and archaeological potential, but not diminished it as a superb East Texas example of late Greek Revival architecture. The building is attached to the 1835 Collard House (Site No. 1110) by an enclosed walkway.

According to Article 12 of the *Development Code*,

12.506.A An individual (landmark) property may be designated as an HP Overlay if it substantially complies with 2 or more of the following:

1. Possesses significance in history, architecture, archeology, or culture;
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
3. Is associated with events that have made a significant impact in the past;
4. Represents the work of a master designer, builder, or craftsman;
5. Embodies the distinctive characteristics of a type, period, or method of construction; or
6. Represents an established and familiar visual feature of the city.

STAFF RECOMMENDATION:

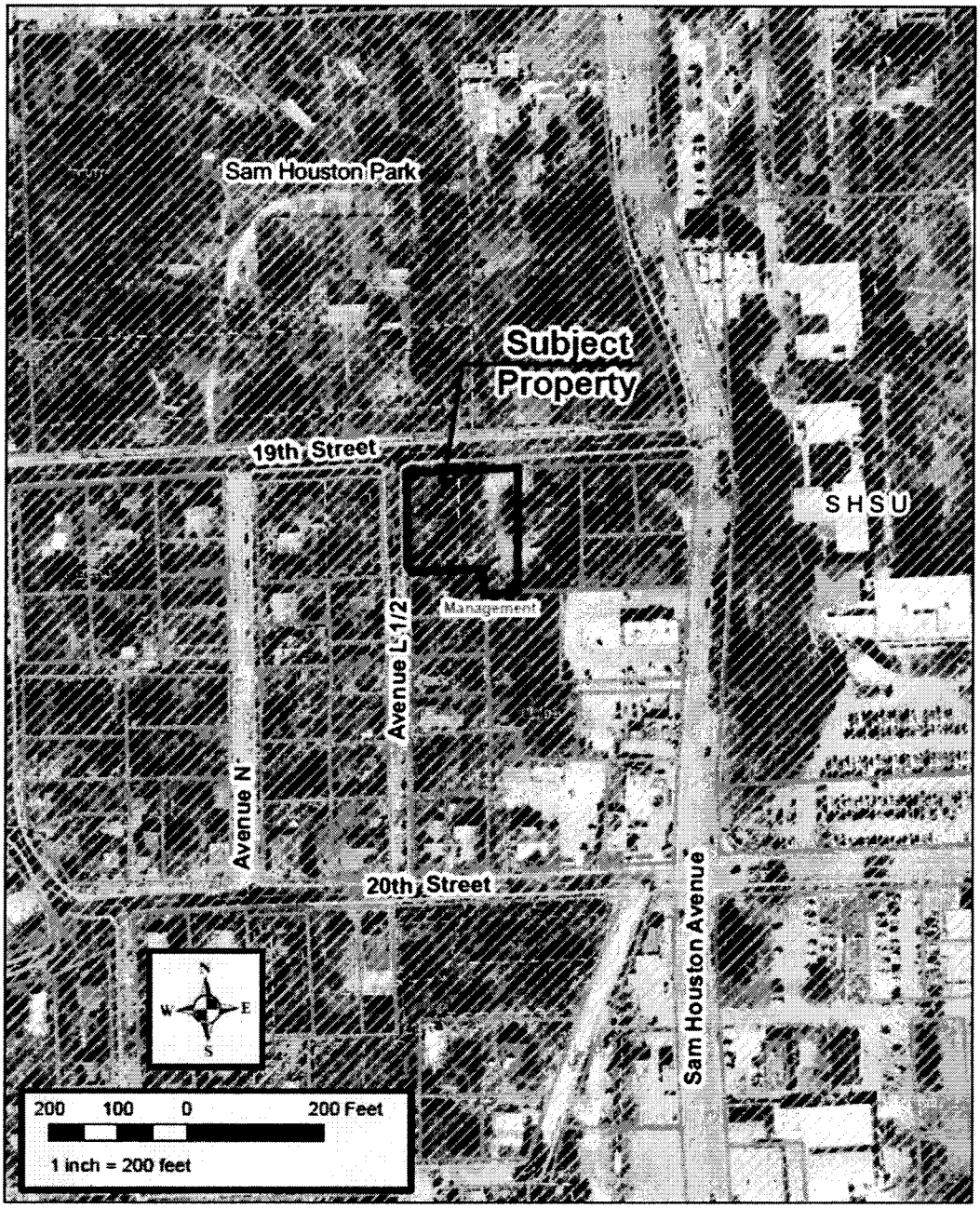
Based upon the above facts and Historic Resources survey, the buildings at 1215 19th street substantially complies with 4 of the HP Overlay Approval Criteria (1,2,5,6). This surpasses the required 2 criteria being met. For this reason staff recommends approval of the property for Historic Overlay Designation.

On September 1, 2016 The Historic Preservation Commission considered and approved, by unanimous vote, this Property for HP Overlay District Map Amendment.

ATTACHMENTS:

Historic Preservation Overlay Application with attachments
- Google map and photo
- Article 12.506 Huntsville Development Code
- Huntsville Historic Resources Inventory, Appendix A, Page 21
- Huntsville Historic Resources Inventory, Appendix B – 26-27

Vicinity Map



VICINITY MAP

Historic Preservtion Overlay District Map Amendment
Planning Commission Public Hearing - October 20, 2016
1834 Collard Homestead - 1215 19th Street

Historic Preservation Overlay Ap

City of Huntsville | 1203 University Avenue, Huntsville, TX 77340 | 936-291-59

Property Owner Information – If more than one property owner, check ☐ and attach a separa

Name George H. & Suzanne B. Russell

1401 19th St. Huntsville T

Mailing Address City

Phone Number 936-581-4302 Alternate Phone Number 936-

E-mail: ghr@cyberclerk.net

Signature Suzanne B Russell by POA 2 Ma

Date

Proposed Location for Historic Overlay

Address or general location of the proposed site:

1215 19th

Property Specifications

☑ Commercial Present business: Homestead Restaura

☐ Residential Proposed use:

Does this property hold any designations currently? Yes ☐ No ☑

If yes, please explain:

Are you interested in any additional designations? Yes ☑ No ☐ Unsure ☐

Additional Information

Please discuss how your property meets the historic designation criteria. You may attach ad necessary.

see attached

3 of most historic structures

in Huntsville

The Homestead on 19th

The Homestead on 19th
1215 19th Street
Huntsville, TX 77340
ph: 936-291-7366
fax: 936-291-7413
homesteadon19th@yahoo.com

- Home
- Our Menus
- Kristy's Kreations
- Happy Hour
- Spring Break Hours
- Gift Certificates
- Cooking Classes
- Messina Hof Winery
- Services
- Gallery
- History of the Cabins
- About us
- Contact us
- Job Application

History of the Homestead

their 13 children. The 10-foot covered porch on the front of the cabin was bal shed, which served as a storeroom and kitchen, on the back.

The homestead cabin was built of hand-hewn, square-notched pine logs, anc chimney on the east wall was probably a "cat chimney," fashioned from mud floors and roof of the cabin were covered with rived boards, and cracks in the the logs were covered with wood board "chinking," inside and out, and were a whitewashed. Remnants of the original white paint are still visible on areas of Additional mud was applied to the east wall of the cabin for insulation.In 1835 began extensive renovations to the cabin. A 10-foot wide central hall, or dog- to the west side of the cabin, as well as a second log room. The front porch a were expanded
across the length of the new structure, and the wood "chinking" on the first ca and replaced with clapboard siding. The original "cat chimney" was removed, brick chimneys were added, giving the house a new start as a graceful South

In 1846, the Collards sold the house and 200 acres to H.C Hoskins for $300, saw several owners before its relocation. In 1904 the cabin was extensively r was enlarged again in 1920 with the addition of a large kitchen wing. At that t also was resided with "modern" 117 board siding. In 1979, owner H.T. Abbey, a modern brick home beside the old Collard cabin, began tearing down the st salvage the old wood, unaware that he was uncovering an historic log structu

When Abbey discovered the original log walls of the building, he stopped his contacted the Walker County Historical Commission in order to learn the histc He also made the decision to sell the structure to someone who might be inte moving and restoring the historic home.Walker County preservationist George purchased the Collard's homestead cabin in 1980 and relocated it to its beaut setting on 19th Street in Huntsville, across the street from General Sam Hous Woodland Home and the Sam Houston Memorial Museum and Park. It took f and extensive research to restore the home to its original condition. Bricks an the two chimneys were hand numbered before being disassembled at the site materials were used wherever possible in reconstruction.

The Dunlap Cabin

came from the Dunlap plantation close to Cincinnati, Texas, (in the Kittrell are County) on the Trinity River. James Dunlap, a wealthy citizen and business o large main house on the property and 14 double-penned, dog-trot log cabins. devastating yellow-fever epidemic reportedly took the lives of half the populat Cincinnati, and over the course of the next 30 to 35 years, the plantation was along with the town.

By 1889, the plantation had fallen into ruin, and one by one, the log buildings disappear. The cabin was apparently occupied for some time after 1889, as r were made to the structure around this time.The original cabin boasted an eic porch, which ran the length of the front, with a dog-trot hall occupying the spa two log rooms, just like the Collard house. There were two rooms on the back was no upstairs. Logs were split and planed to give the inside walls a more fir appearance. Floor and ceiling joists also were made of pine logs, but the rafte were made of rough-sawn two-by-fours. The chimneys were constructed of m The surviving room of the cabin appears to have been used mainly for storag as the logs of this room were not originally chinked. Around 1899, the space b logs was apparently filled, and the exterior of the structure covered with boarc siding. A wooden fireplace mantel was added to the room as well.

By the late 1960s, all that remained of the plantation was the main house and cabin. After the main house burned in 1968, the little cabin took a place of dis reminder of the legacy of the Dunlap family. Like the Collard house, the move restoration of the Dunlap cabin was a long and exacting process. The logs we numbered before dismantling began, and the little room was rebuilt on its curr log and board by board.

The Kitchen

The stately, white board house on the southeast corner of the property was bu in Willis, Texas, and was moved its current site by George Russell in the early house was designed in the style of Confederate President Jefferson Davis's h else is known of its origins.

The Collard and Dunlap cabins have been home to The Homestead on 19th r October 1995. The two cabins are among only three Walker County log structu have survived into modern times and as such are the oldest surviving homes i county The cabin interiors are not open for tour during the day, but visitors are

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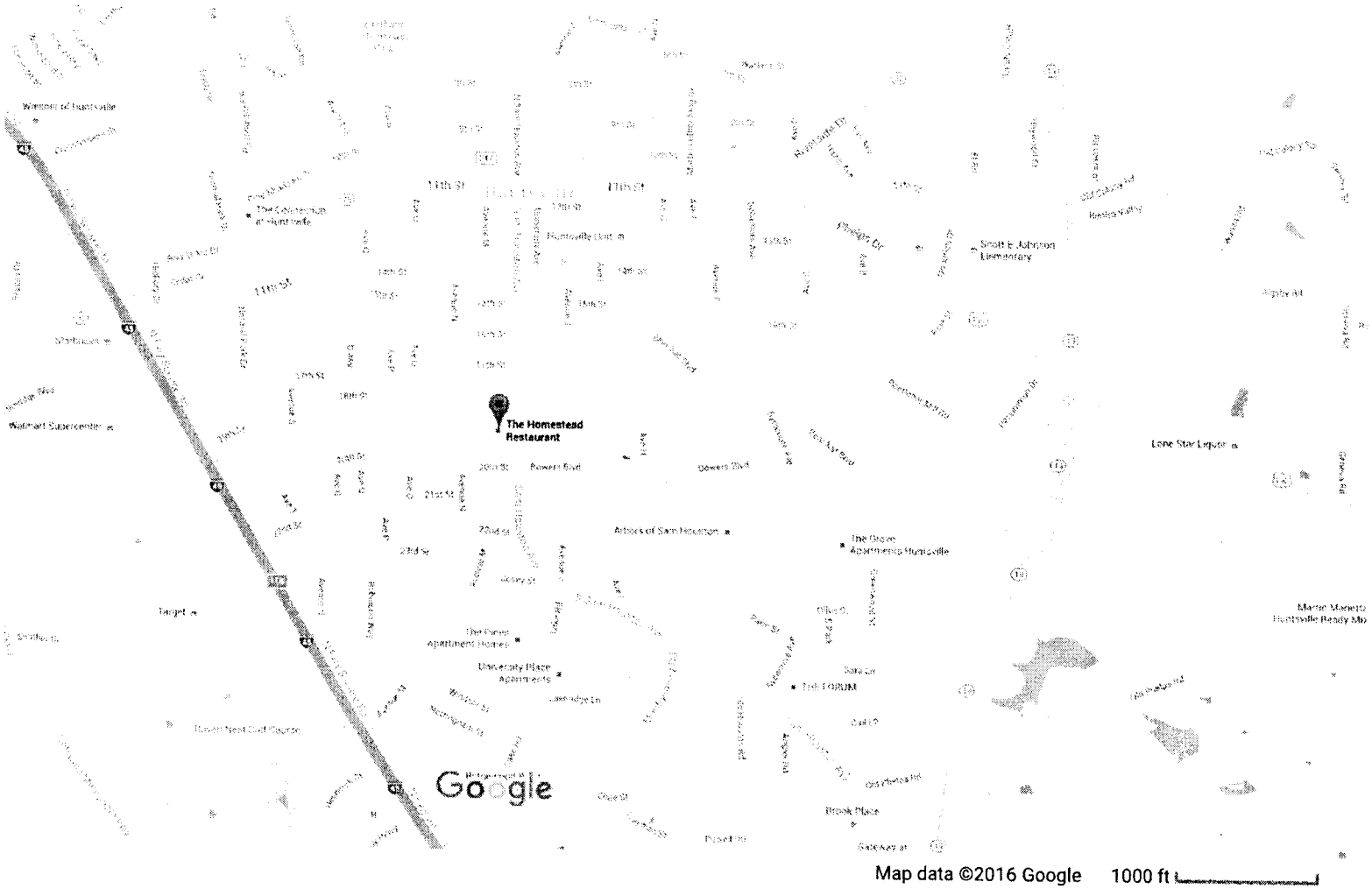
Web Hosting by Yahoo

The Homestead on 19th
1215 19th Street
Huntsville, TX 77340
ph: 936-291-7366
fax: 936-291-7413
homesteadon19th@yahoo.com

close

: Homestead Restaurant



following review and recommendation by the Plannin
the matter must be forwarded to the City Council for f

12.505.B The Planning Commission must make its recommend
Council within 45 days of the date that the Planning C
hearing is closed.

12.505.C The City Council must conduct its hearing within 45 da
the Planning Commission recommendation.

12.505.D Upon designation of an HP Overlay, the designated bo
recorded in the official public records of real property
the tax records of the City of Huntsville and the Walke
Appraisal District as well as the official development d
City of Huntsville.

12.506 HP Overlay Approval Criteria

12.506.A An individual (landmark) property may be designated
if it substantially complies with 2 or more of the follow

1. Possesses significance in history, architecture, arc
culture;
2. Is associated with events that have made a signific
to the broad patterns of local, regional, state, or na
3. Is associated with events that have made a signific
past;
4. Represents the work of a master designer, builder,
5. Embodies the distinctive characteristics of a type,
method of construction; or
6. Represents an established and familiar visual featu

12.506.B Multiple properties may be designated as an HP Overla
the area substantially complies with both of the followi

1. Contains properties and an environmental setting
more of the criteria for designation of an individual
property (see §12.506.A); and
2. Constitutes a distinct section of the City.

12.506.C Properties that are listed as a Recorded Texas Historic l
(RTHL), State Archeological Landmark (SAL) or listed c

Identification				Photographic References			Site Number
Property Type	Subtype	Stylistic Influence	Date	Roll:Frame		Slides	
Domestic	Bungalow		c. 1945	34:10			930
Domestic			c. 1945	33:31			936
Domestic	Bungalow	Craftsman	c. 1925	34:8			928
Commercial	One-Part Commercial		c. 1940	34:9			929
Domestic	Bungalow		c. 1940	19:10			586
Domestic	Bungalow	Craftsman	c. 1925	6:4A		1	1112
Domestic	Dogtrot		c. 1835	6:3A	49:2 - 6	2	1110
Domestic		Greek Revival	c. 1873	6:2A	48:21 - 23	3	1111
Domestic			c. 1935	6:1A			1109
Domestic			c. 1945	5:35A			1107
Domestic	Bungalow	Craftsman	c. 1925	5:34A		1	1106
Domestic	Bungalow	Craftsman	c. 1925	5:33A			1105
Domestic		Colonial Revival	1950	5:32A			1104
Domestic	Bungalow	Tudor Revival	c. 1935	5:29A			1101
Domestic	Four Square		c. 1925	5:28A	49:1	2	1100
Domestic	Bungalow		c. 1925	5:31A		1	1103
Domestic	Bungalow	Craftsman	c. 1930	8:9			1099
Domestic	Bungalow	Spanish Colonial	c. 1931	5:30A	48:35	2	1102
Domestic			c. 1945	8:10			1098
Domestic	Bungalow		c. 1930	6:30A			1113
Domestic: Axlry	Garage Apartment		c. 1930	6:31A			1114
Domestic	Bungalow	Craftsman	c. 1930	15:17			243
Domestic	Bungalow		c. 1935	13:30			220
Domestic	Bungalow	Craftsman	c. 1935	15:14			240
Domestic	Bungalow	Craftsman	c. 1930	13:33		1	223
Domestic	Bungalow	Craftsman	c. 1930	13:32			222
Domestic	Bungalow		c. 1930	13:31			221
Domestic	Bungalow		[illegible]	[illegible]			[illegible]

Historic Name: Johnson, S.D., House (Top of the Hill).
Site No. 941.
Address: 2715 Lake.
Date: c. 1911.
Photo Reference: Roll 24/Frame 10.
Description: 2-story, single-family, domestic building; center-passage-pla with Classical Revival stylistic features.
Significance: This impressively large vernacular farmhouse is dramatical a hilltop surrounded by several acres in south Huntsville. The s facade and non-historic porch create a Classical Revival appeara impressive, 2-story, U-shaped porch wraps around centered rear The elaborately carved front door is particularly noteworthy. Wi and Maude Allen Johnson built this house in 1909-10, and the h remained in the family for most of the twentieth century. Maud still lived there in 1981, when Ellen Beasley documented the hou of the THC city-wide survey. At one time the house contained o furniture designed and built by William R. Johnson. Vandalism occurred and threatens the house's survival.

Historic Name: Collard, Lemuel, House.
Site No. 1110.
Address: 1215 Nineteenth.
Date: c. 1835.
Photo Reference: Roll 6/Frame 3A.
Description: 1 ½-story, single-family, domestic building; center-passage p
Significance: The building is an early-Texas double-pen log dwelling. Th building's relocation has compromised its site integrity and arche potential. The log construction is visible only on the primary (no elevation, but reconstruction has obscured significant features, inc the enclosure of the open center passage, the addition of a "rustic front porch, lap siding, and reconstructed brick chimneys on the s elevations. This log house was built between 1834-35 by Lemuel one of the earliest settlers in Walker County. A single-pen log ca (originally half of a double-pen building) is attached to the rear o Collard House by a walkway and dates from the 1860s. This small possibly a slave cabin, is the only extant remnant of fourteen doub log outbuildings from the huge Dunlap Plantation in the Kittrell a Reconstruction efforts for both buildings utilized recycled historic construction materials.

Historic Name: House.
Site No. 1111

serve as column capitals, door, and entry facings. The 5-bay integr that extends to the side has tapered, squared columns. Other not architectural features are the paneled, double-door entrance with s and transom and the 6/6 light windows. The building's relocation f Willis, Texas about 1980 to its present site has compromised its sit integrity and archeological potential, but not diminished it as a sup East Texas example of late Greek Revival•architecture. The buildi attached to the 1835 Collard House (Site No. 1110) by an enclosed walkway.

Historic Name: Montgomery, Thomas Sears, House.
Site No. 1103.
Address: 1515 Nineteenth.
Date: c. 1925.
Photo Reference: Roll 5/Frame 31A.
Description: 1-story, single-family, domestic building; bungalow.
Significance: The property is an exemplary revival-styled bungalow cottage in excellent condition. Subtle classical details, such as the near sym of the facade and the bracketed, gabled roof over the entry, disting this house from others in the University area. Thomas Sears Mont a professor at SHSU, lived in this house from the time of its compl until his death over forty years later.

Historic Name: Stanley, Arch, House.
Site No. 1102.
Address: 1521 Nineteenth.
Date: 1931.
Photo Reference: Roll 5/Frame 30A.
Description: 1-story, single-family, domestic building; bungalow with Spanis Colonial stylistic features.
Significance: The property is Huntsville's only Spanish Colonial Revival-influenced bungalow of note. This modest revival-styled co has stucco walls and a red metal roof with carved eaves and round- fenestration and buttresses. Significant additions on the front and b date to the 1950s and 1960s. Arch Stanley, who owned a local cottc built this house in 1931 and lived there until about 1941.

Historic Name: Oakwood Cemetery Adicks Addition.
Site No. 217.
Address: 500 block Ninth (at M.L. King Blvd.).
Date: unknown.
Photo Reference: Roll 12/Frame 27.

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 20th DAY OF OCTOBER, 2016 AT 5:30 PM.

Members present:	Cummings; Anderson; Johnston; Barry, Durda
Members absent:	Woods
City staff present:	Ridley; Martin

6. **PUBLIC HEARING** to take testimony concerning the Historic Preservation Overlay District Map Amendment of 1215 19th Street, The 1834 Collard Homestead, in the City Limits of Huntsville.

Chairman Johnston opened the Public Hearing. [5:58 PM]

Janet Ridley gave an overview of the case per the Discussion Form making note that there are three historic structures located at 1215 19th Street. The Historic Preservation Commission considered and unanimously approved the Historic Preservation Overlay District Map Amendment on September 1, 2016. Staff recommends approval based on compliance with the Historic Preservation Overlay Criteria in the Development Code.

The following citizens spoke in support of the Historic Preservation Overlay Designation.

- **Jenny Dickenson** gave a brief overview on the history of The 1834 Collard Homestead.
- **George Russell,** property owner & applicant, gave a brief history of the property and expressed his desire to maintain the historic value of The 1834 Collard Homestead. He also expressed his opinion on museum admission and passed out advertisement cards to the Commissioners.

Commissioner Anderson questioned George Russell on the difference between a Single and Double Pen cabin structure.

Commissioner Barry questioned what impact, if any, the inclusion of the property on the Historic Preservation Overlay Map will have on the use of the property as a restaurant. Staff answered that there will not be any the property will still have the Development District Map designation of Management with an overlay for Historic Preservation.

Chairman Johnston closed the Public Hearing. [5:58 PM]

7. **CONSIDER** the Historic Preservation Overlay District Map Amendment for 1215 19th Street, The 1834 Collard Homestead, in the City Limits of Huntsville.

Commissioner Anderson made a motion to recommend approval of the Historic Preservation Overlay District Map Amendment for 1215 19th Street, The 1834 Collard Homestead, in the City Limits of Huntsville. Second was by Commissioner Barry. The vote was unanimous.

CITY COUNCIL AGENDA

11/15/2016
Agenda Item: 4b & 5b

Item/Subject: **PUBLIC HEARING**: Concerning an Historic Preservation Overlay District Map Amendment for 1228 11th Street, The Gibbs Powell House County Museum, in the city limits of Huntsville.

Initiating Department/Presenter: Community & Economic Development

Presenter: Aron Kulhavy, Director, Community & Economic Development Department

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Recommended Motion: No action necessary, first reading

Strategic Initiative: Goal #1 - City Appearance - Provide policies, amenities, and events that enhance the City's already beautiful and historic natural environment.

Discussion: Staff received a request for Historic Overlay Designation for the property located at 1228 11th Street, commonly known as the Gibbs Powell House County Museum. This case and the other case for The Homestead, also on this same agenda are the first two requests for Historic Overlay Designation received by the City. As required under the ordinance, both of these requests were initiated solely upon request of the property owner.

As a quick refresher on the requirements placed on the property after designation, any exterior alterations to the property must receive a Certificate of Compliance from the Historic Preservation Commission before taking place. This historic designation has no bearing on the surrounding properties nor does it affect the use of the property.

A Public Hearing and Consideration of this Development District Map Amendment case was on the agenda for the October 20th Planning Commission Meeting. The Commissioners voted unanimously to recommend approval of the request for Historic Overlay Designation to the Gibbs-Powell House and Museum. Minutes from the Planning Commission showing the discussion at their meeting is attached at the end of this report.

The discussion form and other documents submitted to the Historic Preservation Commission and Planning Commission from staff are below and provide much greater detail of the request.

Previous Council Action: The Council has not considered any requests for Historic Overlay Designation. The Historic Preservation Ordinance was adopted in November of 2013 as part of the Development Code.

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

Approvals: ☐City Attorney ☐Director of Finance ☒City Manager

Associated Information:

- Planning Commission Discussion form and packet (pages 3-11)
- Excerpt from October 20, 2016 Planning Commission minutes (page 12)

PLANNING COMMISSION
AGENDA ITEM DISCUSSION FORM

Prepared by: Aron Kulhavy, AICP, Community & Economic Development Director/City Planner
Janet Ridley, Planner; Allison Martin, Planning Assistant

SUBJECT: Gibbs-Powell House County Museum

MEETING DATE: October 20, 2016 **TYPE OF REVIEW:** Historic Preservation Overlay District Map Amendment

APPLICANT & OWNER: Walker County

LOCATION: 1228 11th St.

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is located at 1228 11th Street. It is Greek Revival style with a center-passage and was built in 1862. It is leased from the Powell family by Walker County and is open to the public as the County Museum. The house is a Recorded Texas Historic Landmark as well as the property is a State Archaeological Landmark.

According to the *Historic Resources Survey of Huntsville, Texas* prepared by Hardy, Heck and Moore in March 1993, rates 1228 11th Street as a high priority historic property based on description and statements of significance excerpt as follows:

> Description: 1-story, single-family, domestic building; center-passage-plan house with Greek Revival stylistic features.
>
> Significance: This house is Huntsville's singularly outstanding Greek Revival style dwelling. Features that make this house noteworth are its location on its original lot with early site elements intact, the meticulously maintained and restored architectural elements, such as the columns, windows, entry, and moldings. Early rear additions contribute to the historic character of the building. Built in 1862 by pioneer Thomas Gibbs, this is one of the oldest extant buildings in the city. Brothers Thomas and Sandford Gibbs were among the earliest residents of Huntsville, and both were civic leaders; together they operated one of the town's first stores, T. & S. Gibbs, which evolved out of a store Thomas Gibbs helped found in 1841. Thomas Gibbs died in 1872. From 1897 until 1900 this house was occupied by Judge Ben Powell II, a prominent local attorney; the house was then occupied by other members of the Powell family through 1983. The house now serves as a museum.

According to Article 12 of the *Development Code*,

12.506.A An individual (landmark) property may be designated as an HP Overlay if it substantially complies with 2 or more of the following:

1. Possesses significance in history, architecture, archeology, or culture;
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
3. Is associated with events that have made a significant impact in the past;
4. Represents the work of a master designer, builder, or craftsman;
5. Embodies the distinctive characteristics of a type, period, or method of construction; or
6. Represents an established and familiar visual feature of the city.

12.506.C Properties that are listed as a Recorded Texas Historic Landmark (RTHL). State Archeological Landmark (SAL) or listed on the National Register of Historic Places (NR) may be considered for HP Overlay designation as recognized local historic landmarks.

STAFF RECOMMENDATION:

Based upon the above facts and Historic Resources survey, the property at 1228 11th Street substantially complies with 4 of the HP Overlay Approval Criteria (1,2,5,6). This surpasses the required 2 criteria being met. For this reason and the fact that the property already holds two distinctions as a Recorded Texas Historic Landmark as well as a State Archaeological Landmark, staff recommends approval of the property for Historic Overlay Designation.

On September 1, 2016 The Historic Preservation Commission considered and approved, by unanimous vote, this Property for HP Overlay District Map Amendment.

ATTACHMENTS:

Historic Preservation Overlay Application
- Google map and photo
- Article 12.506 Huntsville Development Code
- Huntsville Historic Resources Inventory, Appendix A, Page 14
- Huntsville Historic Resources Inventory, Appendix B – 15-16

Vicinity Map

VICINITY MAP
Historic Preservation Overlay District Map Amendment
Planning Commission Public Hearing - October 20, 2016
Gibbs - Powell Home - 1228 11th Street

Historic Preservation Overlay Application

City of Huntsville | 1203 University Avenue, Huntsville, TX 77340 | 936-291-5920

Property Owner Information – If more than one property owner, check ☐ and attach a separate page listing all owners

Name: Gibbs-Powell-House-County Museum

1301 Sam Houston Ave (Mailing Address) Huntsville (City) TX (State) 77340 (Zip Code)

Phone Number: 936 435-2497 Alternate Phone Number:

E-mail: history@co.walker.tx.us

James D. Patton (Signature) 4/27/16 (Date) + consent of the governing board

Director - D.P.

Proposed Location for Historic Overlay

Address or general location of the proposed site:

1228 - 11th St

Property Specifications

☑ Commercial Present business: County Museum

☐ Residential Proposed use:

Does this property hold any designations currently? Yes ☑ No ☐

If yes, please explain: Tex archeological Landmark + Recorded Landmark

Are you interested in any additional designations? Yes ☑ No ☐ Unsure ☐

Additional Information

Please discuss how your property meets the historic designation criteria. You may attach additional sheets as necessary.

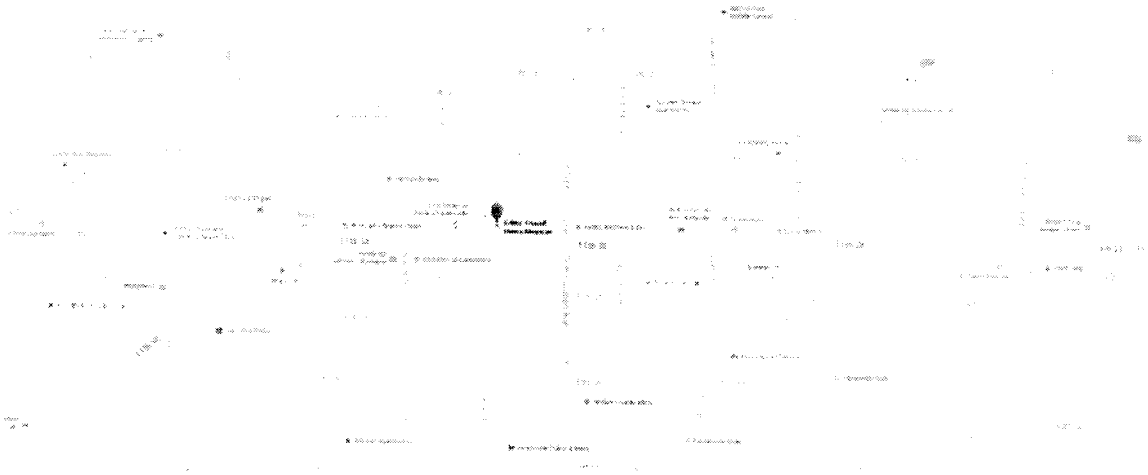
Recorded Texas Historic Landmark
Texas archaeological Landmark
One of the few remaining
Greek Revival Houses left
in this area - uncharged

For Staff Use Only

Received By	Date	HPC Date	City Council Date	Outcome
Lindsay Lanier	4/20/16	6/2/16		

Created: 12-2014

Google Maps Gibbs-Powell Home Museum



Map data ©2016 Google 200 ft

Gibbs-Powell Home Museum

Museum

1228 11th St, Huntsville, TX 77340

following review and recommendation by the Planning Commission, the matter must be forwarded to the City Council for final decision.

12.505.B The Planning Commission must make its recommendation to the City Council within 45 days of the date that the Planning Commission's hearing is closed.

12.505.C The City Council must conduct its hearing within 45 days of receipt of the Planning Commission recommendation.

12.505.D Upon designation of an HP Overlay, the designated boundaries must be recorded in the official public records of real property of Walker County, the tax records of the City of Huntsville and the Walker County Appraisal District as well as the official development district map of the City of Huntsville.

12.506 HP Overlay Approval Criteria

12.506.A An individual (landmark) property may be designated as an HP Overlay if it substantially complies with 2 or more of the following:

1. Possesses significance in history, architecture, archeology, or culture;
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
3. Is associated with events that have made a significant impact in the past;
4. Represents the work of a master designer, builder, or craftsman;
5. Embodies the distinctive characteristics of a type, period, or method of construction; or
6. Represents an established and familiar visual feature of the City.

12.506.B Multiple properties may be designated as an HP Overlay district area if the area substantially complies with both of the following:

1. Contains properties and an environmental setting which meet 2 or more of the criteria for designation of an individual landmark property (see §12.506.A); and
2. Constitutes a distinct section of the City.

12.506.C Properties that are listed as a Recorded Texas Historic Landmark (RTHL), State Archeological Landmark (SAL) or listed on the National Register of Historic Places (NR) may be considered for HP Overlay designation as recognized local historic landmarks.

12.600 Certificates of Appropriateness

12.601 Applicability

12.601.A Within any HP Overlay district, a Certificate of Appropriateness must be obtained in accordance with this section before performing any construction, reconstruction, alteration, restoration, rehabilitation, or

Priority			Address	Identification				Photographic References			Site Number
H	M	L	Street Number and Name	Property Type	Subtype	Stylistic Influence	Date	Roll:Frame		Slides	
		X	800 block Eleventh	Commercial	One-Part Commercial		c. 1940	11:6A			11
		X	927 -929 Eleventh	Commercial			c. 1940	14:15			16
X			1000 block Eleventh	Institutional	Governmental	Renaissance Revival	1931	38:35	41:25 - 28	4	9
		X	1000 block Eleventh	Commercial			1955	37:36			13
		X	1000 block Eleventh	Commercial	One-Part Commercial		1955	37:36			14
		X	1000 block Eleventh	Commercial	One-Part Commercial		c. 1950	38:2			15
	X		1018 -307 Eleventh	Commercial	One-Part Commercial		c. 1920	38:36			10
X			1027 Eleventh	Institutional	Governmental		1929	37:35	39:2 - 3	3	12
		X	1102 or 04 Eleventh	Commercial	Two-Part Commercial		1895	38:34			8
		X	1108 Eleventh	Commercial	Two-Part Commercial		1890	38:33			7
		X	1110 Eleventh	Commercial	Two-Part Commercial			38:32			6
		X	1112 Eleventh	Commercial	Two-Part Commercial		c. 1925	38:31			5
		X	1114 Eleventh	Commercial	Two-Part Commercial			38:30			4
X			1116 Eleventh	Commercial	Two-Part Commercial		c. 1915	38:29	41:29 - 30	2	3
		X	1118 Eleventh	Commercial	Two-Part Commercial		c. 1890	38:28			2
X			1228 Eleventh	Domestic	Center-Passage	Greek Revival	c. 1862	1:12	41:31 - 36	6	1
X			1315 Eleventh	Domestic		Prairie/Colonial	c. 1925	1:1	45:25 - 27	4	1034
	X		1400 block Eleventh	Domestic	Center-Passage	Colonial Revival	c. 1945	1:3			1032
	X		1411 Eleventh	Domestic	Four Square	Classical Revival	c. 1929	1:2	45:28 - 29	2	1033
X			1414 Eleventh	Domestic		Colonial Revival	c. 1925	1:11	45:30 - 33	4	1029
X			1428 Eleventh	Domestic		Queen Anne/Classical	1883 c. 1915	1:10	45:34 - 46:35	4	1028
		X	1500 block Eleventh	Commercial	Service Station		c. 1945	1:9			1027
X			1537 Eleventh	Domestic	Center-Passage	Colonial Revival	1923	1:4	46:3 - 5	2	1031
		X	1608 Eleventh	Commercial	Service Station	Moderne	c. 1945	1:7			1026
		X	1612 Eleventh	Commercial	One-Part Commercial		c. 1945	1:8			1025
		X	1705 Eleventh	Domestic	Bungalow		c. 1940	1:5			1030
X			2641 Eleventh	Domestic	Center-Passage	Greek Revival	c. 1872	1:6	46:6 - 9	5	1024
X			815 Eleventh/703 Twelfth	Domestic	L-Plan	Queen Anne	1912	23:23	39:4 - 6	4	17 L
	X		815 Eleventh/Walls Unit	Institutional			1960	23:22		1	17 A
		X	815 Eleventh/Walls Unit	Commercial			c. 1966	23:30		1	17 AA
		X	815 Eleventh/Walls Unit	Domestic				23:21			17 B
		X	815 Eleventh/Walls Unit	Industrial			c. 1968	23:31			17 BB
		X	815 Eleventh/Walls Unit	Domestic				23:20			17 C
		X	815 Eleventh/Walls Unit	Industrial			c. 1960	23:32			17 CC

Historic Name: Old City Hall & Fire Department.
Site No. 12.
Address: 1027 Eleventh.
Date: 1929.
Photo Reference: Roll 37/Frame 35.
Description: 2-story, institutional building; governmental building.
Significance: This building is the only relatively intact example of historic municipal architecture. Along with its corbeled, stepped parapet, the building has a tile and bracketed pent roof between the two floors. The lower entrances have brick infill. The City of Huntsville had this building built as the City Hall in 1929. Sanborn maps confirm that in 1930 the building housed City Hall and the Fire Department.

Historic Name: Thomason-Smither Building.
Site No. 4.
Address: 1114 Eleventh.
Date: c. 1885.
Photo Reference: Roll 38/Frame 30.
Description: 2-story, commercial building; Two-Part commercial block.
Significance: Significant alterations have covered or replaced original building materials and details, although it still conveys its historic appearance. The outstanding features are the pedimented moldings over the second-story windows. 1885 Sanborn maps show a 2-story brick commercial building here, which this building could be under the changed exterior. It has continually served as a mercantile outlet for various businesses.

Historic Name: Commercial Building.
Site No. 3.
Address: 1116 Eleventh.
Date: c. 1915.
Photo Reference: Roll 38/Frame 29.
Description: 2-story, commercial building; Two-Part commercial block.
Significance: Serious alterations have diminished the integrity of this vernacular commercial building; however, it is one of only two historic commercial buildings on the north side of the square that retain some original detailing. A 3-story brick building (presumably this one) has been in place since the 1885 Sanborn map edition, serving as a mercantile outlet.

Historic Name: Gibbs-Powell House.
Site No. 1.
Address: 1228 Eleventh.
Date: c. 1862.
Photo Reference: Roll 1/Frame 12.
Description: 1-story, single-family, domestic building; center-passage-plan house with Greek Revival stylistic features.
Significance: This house is Huntsville's singularly outstanding Greek Revival style dwelling. Features that make this house noteworthy are its location on its original lot with early site elements intact, the meticulously maintained and

restored architectural elements, such as the columns, windows, entry and moldings. Early rear additions contribute to the historic character of the building. Built in 1862 by pioneer Thomas Gibbs, this is one of the oldest extant buildings in the city. Brothers Thomas and Sandford Gibbs were among the earliest residents of Huntsville, and both were civic leaders; together they operated one of the town's first stores, T. & S. Gibbs, which evolved out of a store Thomas Gibbs helped found in 1841. Thomas Gibbs died in 1872. From 1897 until 1900 this house was occupied by Judge Ben Powell II, a prominent local attorney; the house was then occupied by other members of the Powell family through 1983. The house now serves as a museum.

Historic Name: Gee, James G., House.
Site No. 1034.
Address: 1315 Eleventh.
Date: c. 1925.
Photo Reference: Roll 1/Frame 1.
Description: 2-story, single-family, domestic building; Prairie/Colonial stylistic features.
Significance: This residence is a finely crafted, eclectic dwelling typical of 1920s High Style houses. The brick construction contrasts with the heavy timber wood details, such as the elliptical Georgian-like stoop with Prairie School supports. The second-story gable has Prairie School brackets. The garage/apartment at the rear of the property displays architectural features similar to those of the main house.

Historic Name: Smither, Gabe, House.
Site No. 1029.
Address: 1414 Eleventh.
Date: c. 1925.
Photo Reference: Roll 1/Frame 11.
Description: 2-story, single-family, domestic building; Colonial Revival stylistic features.
Significance: Architect Harry Payne designed this house; W.H. Randolph was the builder. The house is a substantial Georgian Revival-style dwelling that is representative of the 1920s High Style houses. The 1-bay classically inspired entry portico and the arcaded sun room on the east elevation are noteworthy architectural features. According to Walker County tax rolls, Gabe Smither purchased this property from E.R. Allen in 1924. That same year, the valuation of the property increased dramatically, from $1,000 to $6,500, suggesting the construction of this dwelling. Smither continued to pay taxes on the dwelling until his death in 1934. His wife then paid taxes at least through 1940. The Smithers were one of the oldest and most prominent families in Huntsville, and played major roles in the community throughout the early and mid-20th century; Major Robert Smither arrived in the early 1840s when the city was little more than a trading post.

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 20th DAY OF OCTOBER, 2016 AT 5:30 PM.

Members present:	Cummings; Anderson; Johnston; Barry, Durda
Members absent:	Woods
City staff present:	Ridley; Martin

4. **PUBLIC HEARING** to take testimony concerning the Historic Preservation Overlay District Map Amendment for 1228 11th Street, The Gibbs Powell House County Museum, in the City Limits of Huntsville.

Chairman Johnston opened the Public Hearing. [5:32 PM]

Janet Ridley gave an overview of the case noting the Historic Preservation Overlay District Map Amendments as laid out in the Development Code and per the Discussion Form. Historic Preservation Commission considered and unanimously approved the Historic Preservation Overlay District Map Amendment on September 1, 2016. Staff recommends approval based on compliance with the Historic Preservation Overlay Criteria of the Development Code.

The following citizens spoke in support of the Historic Preservation Overlay Designation.

- **George Russell,** representing the Historic Commission, gave a brief overview on the history of The Gibbs Powell House and the benefits of The National Register of Historic Places.

Chairman Johnston closed the Public Hearing. [5:43 PM]

5. **CONSIDER** the Historic Preservation Overlay District Map Amendment for 1228 11th Street, The Gibbs Powell House County Museum, in the City Limits of Huntsville.

Commissioner Anderson made a motion to recommend approval of the Historic Preservation Overlay District Map Amendment for 1228 11th Street, The Gibbs Powell House County Museum, in the City Limits of Huntsville. Second was by Commissioner Durda. The vote was unanimous.

CITY COUNCIL AGENDA

11/15/2016
Agenda Item: 4c & 5c

Item/Subject: PUBLIC HEARING: Concerning a Conditional Use Permit application for a climate-controlled storage facility to be located in the 200 block of and on the east side of Interstate Highway 45 South (between the Avenue S and 22nd Street intersections) within the city limits of Huntsville, Texas.

Initiating Department/Presenter: Community & Economic Development

Presenter: Aron Kulhavy, Director, Community & Economic Development Department

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Recommended Motion: Move to approve the Conditional Use Permit application for a climate-controlled storage facility to be located in the 200 block of and on the east side of Interstate Highway 45 South (between the Avenue S and 22nd Street intersections) within the city limits of Huntsville, Texas as recommended by the Planning Commission.

Strategic Initiative: Goal #1 - City Appearance - Provide policies, amenities, and events that enhance the City's already beautiful and historic natural environment.

Discussion: Staff received an application for a Conditional Use Permit for a climate-controlled storage facility for property located in the 200 block of IH 45 South between Avenue S and 22nd Street. This property is located directly across the Interstate from the Property Commerce shopping center and is adjacent to a Neighborhood Conservation District immediately east of the subject tract. The construction of a self-storage facility is a use that requires a Conditional Use Permit under the City's Development Code if located within 200' of a Neighborhood Conservation Zoning District.

The purpose of a Conditional Use Permit is to allow the establishment of uses which may be suitable only in certain locations in a development district or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district. Conditions that may be imposed on a project must be related to the development and any potential impacts it may have on the surrounding area. Examples of such conditions may be the construction of a fence along a property line, buffering of a parking lot from adjoining properties, limitations on the number of driveways, or other similar requirements to mitigate potential negative impacts on surrounding properties.

The discussion form and other documents submitted to the Planning Commission from staff are attached. A copy of the presentation provided to the Planning Commission will also be provided to the Council under a separate cover due to the size of the document.

A Public Hearing and consideration of this case was on the agenda for the October 6th, 2016 Planning Commission Meeting. No one other than the applicant spoke either in support or opposition to the proposed request. After closing the hearing, the Commissioners voted 4-1 to recommend approval of the Conditional Use Permit for the operation of a climate controlled storage facility without any other conditions (minutes attached). After a public hearing, the Council may approve the request, approve the request with conditions, deny the request, or remand the request to the Planning Commission for further review.

Previous Council Action: The Council has taken no previous action on this item.

Financial Implications:
☒There is no financial impact associated with this item.
☐Item is budgeted: In the amount of $
☐Item is not budgeted: ☐Item is estimated to generate additional revenue:

Approvals: ☐City Attorney ☐Director of Finance ☒City Manager

Associated Information:

- Planning Commission Discussion form and packet (pages 3-9)
- October 6th Planning Commission meeting minutes excerpt (page 10)

PLANNING COMMISSION

AGENDA ITEM DISCUSSION FORM

Prepared by: Aron Kulhavy, AICP, Community & Economic Development Director
Janet Ridley, Planner; Allison Martin, Planning Assistant

SUBJECT: Proposed Development

MEETING DATE: October 6, 2016 **TYPE OF REVIEW:** Conditional Use Permit

APPLICANT: Mark Carpenter **OWNER:** ATKO Partners, LTD

LOCATION: 200 Block of IH 45 S

FACTS, CODE REQUIREMENTS AND CONDITIONS:

With the adoption of the updated Development Code, effective date of August 31, 2015, additional measures were placed in the code to protect traditional neighborhoods from potential nuisance land uses at the request of the Planning Commission and City Council. In order to protect these neighborhoods, additional scrutiny through a Conditional Use Permit (CUP) is required for these uses if they fall within a certain distance from a Neighborhood Conservation (NC) District.

The applicant, Mark Carpenter, is proposing to develop a Climate Controlled Storage facility on property located on the East side of 200 Block of IH 45 South, (between the Avenue S and 22nd Street intersections). The subject property is approximately 3.5 acres and is located in the Management (M) District. Storage facilities are one of the uses which require a CUP if located within 200 feet of a NC District. *(Commercial Category, Subcategory Self-service Storage Facility of Table 4-1: Use Table in Article 4: Use Regulation, Development Code, effective date of August 31, 2015)* The requirements for the review and approval of a Conditional Use Permit are defined in *Article 10: Development Review and Approval Procedures, Section 12.800 Conditional Uses, Development Code, effective date of August 31, 2015.* Simply stated the procedure for a Conditional Use Permit is as follows:

- City Planner reviews application and prepares report and staff recommendation for the Planning Commission prior to the public hearing on the conditional use permit application.
- Planning Commission must hold a public hearing on the proposed conditional use. Commission must then act, by simple majority vote, to recommend approval, approval with conditions, or denial of the request and convey its recommendation to City Council.
- Final action on the conditional use permit is by City Council after receiving the Planning Commission recommendation on the matter. City Council must hold a public hearing and then act to approve, approve the proposed amendment with conditions, or deny the proposed conditional use. City

Council may also remand the proposed conditional use application to the Planning Commission for further consideration. The conditional use permit application may be approved by simple majority.

There are additional provisions for lapses in, transferability of, and amendments to
approved Conditional Use Permits in the code. Please refer to *Section 12.800* of the *Development Code* for additional details.

In reviewing an application for a CUP, *Section 12.808* of the *Development Code* states the following:

> *No conditional use may be recommended for approval or approved unless the respective review or decision-making body determines that evidence has been submitted to support each of the following conclusions:*

- *That the proposed use is consistent with the Comprehensive Plan;*
- *That adequate utilities, roads, drainage and other necessary infrastructure facilities and public services are or will be available to serve proposed use; and*
- *That the proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

The subject property is located adjacent to the east IH 45 S right-of-way line with approximately 320 linear feet of frontage along the IH 45 S Feeder Road. The property to the north and south of the proposed development is located in the Management Development District. The property located adjacent to the west of the proposed development is located in the Neighborhood Conservation Development District.

The main lanes of IH 45 S are classified as Expressway/Freeway in the City's adopted Transportation Plan with the IH 45 S Feeder Road being classified as a collector street. Avenue S and 22nd Street, the two nearest intersecting streets to the proposed development, are also classified as collector streets. According to the Comprehensive Plan, commercial development is an appropriate land use along arterial roadways. The Comprehensive Plan also states that the City should create and implement effective controls for managing incompatible land uses based upon their character, intensities and impacts on adjacent nearby uses. The majority of the land along IH 45 in this area is currently developed with commercial/retail uses. However, none of the uses are currently storage facilities. Since this proposed development does directly abut a Neighborhood Conservation District, the additional review of a CUP allows the City an opportunity to review and mitigate any conflicting land uses.

Adequate existing street access and water and sanitary sewer service is available for the proposed development. A preliminary site development plan has been submitted in the developer's presentation package indicating that mitigation of

increased post-development storm water run-off we be addressed. The City Engineer will review and approve the drainage plan prior to construction.

STAFF RECOMMENDATION:

The Comprehensive Plan recommends the development of non-residential uses along arterial roadways. The proposed used of a storage facility storage is a compatible use for the area and there is adequate infrastructure to serve the development. Staff does not believe that the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity greater than any other use allowed by right in the Management Development District. Any injurious effect on property value is debatable due to the existing commercial uses that already abut the Neighborhood Conservation Development District. The City's Development Code has adequate buffering and development requirements to mitigate adverse conditions that may affect the residential neighborhood. As the proposed use meets all three criteria as outlined in the Development Code, ***staff recommends approval of the Conditional Use Permit.***

ATTACHMENTS:

Application
Vicinity map by staff
Development Code Section 12.800 Conditional Uses

Conditional Use Permit Application

City of Huntsville | 448 State Highway 75 North| Huntsville, TX 77320 | 936-294-5782

Applicant Information – As authorized by the property owner(s)

Name Mark Carpenter

260 IH-45 S. Suite A (Mailing Address) | Huntsville (City) | TX (State) | 77340 (Zip Code)

Phone Number (512) 567-3458 Alternate Phone Number

E-mail: markcaustin@aol.com

I hereby submit this request for the below Conditional Use Permit.

Mark A Carpenter (Signature) 09/01/2016 (Date)

Property Owner Information [If more than one property owner, check ☐ & attach a separate page listing all owners]

By signing below, I acknowledge that I am the rightful owner of the property proposed for conditional use permit; and, if different, I authorize the "Applicant" to serve as my agent for matters pertaining to this application.

Name B.J. Atkins M.D.

260 IH-45 S. Suite A (Mailing Address) | Huntsville (City) | TX (State) | 77340 (Zip Code)

Phone Number (936) 295-6436 Alternate Phone Number

(Signature) 09/01/2016 (Date)

Proposed Location for Conditional Use Permit

Address or general location for the Conditional Use Permit. (Staff will assist with providing maps.)

270 IH-45 S. Huntsville, TX 77340

Development District/Proposed Use

District Classification ☐ Downtown ☒ Management ☐ Neighborhood Conservation ☐ Planned Development

Proposed Use Climate Controlled Storage Facility (see description attached)

Additional Information

Please provide any additional information pertinent to the City's decision for this Conditional Use Permit. You may attach additional sheets as necessary.

Fees

$150.00 Application Fee

Public Hearing

Public hearings are required for this request. City staff will complete all the requirements of the public hearing notice process.

For Staff Use Only

Received By and Date:	Fee Paid:	Planning Commission Date:	City Council Date:	Outcome:
JM - 9-2-16	✓	Oct. 6, 2016	~~Oct. 18, 2016~~ Nov. 1, 2016	

PD-DDMA-1 Revised: 12-2015

CLIMATIZED SECURED STORAGE
OF
HUNTSVILLE

The proposed project is located in the 270 block of I-45 South between Ave S/Smither Drive and 22nd Street, on the north bound feeder road. Smither Drive is a controlled intersection and the two lane northbound only feeder road has a 45 mph speed limit. Driveway approaches serving the development have been approved by Texas Department of Transportation. The proposed project consists of a 46,770 square foot climate controlled three story structure with a foot print of 70' wide by 220' long. The total development is located on approximately 1 acre of land with 322' of frontage by an average depth of 118'. It is because of this depth that other type of uses were not chosen, due to the inability to provide adequate parking for a retail type structure that would be the alternative type development for this location.

Storage facilities are generally low volume traffic generators and it is for this reason the use was chosen for this site, as well as a high demand for this type product in the growing Huntsville market. Three stories with a single elevator were determined to be the minimum size project to be economically feasible in this market. The site meets requirements of current City code for parking, fire access, drainage and landscaping. An existing parking lot to the north of the development will be resurfaced and re striped to provide some added offsite parking for the project; while still maintaining the required parking for the applicant's (Dr. BJ Atkins), existing office building. Doctor Atkins is a long time resident, physician and business man of the Huntsville community.

The site lot will not be fenced or gated, the high tech security being within the building structure itself and have building mounted security cameras monitored

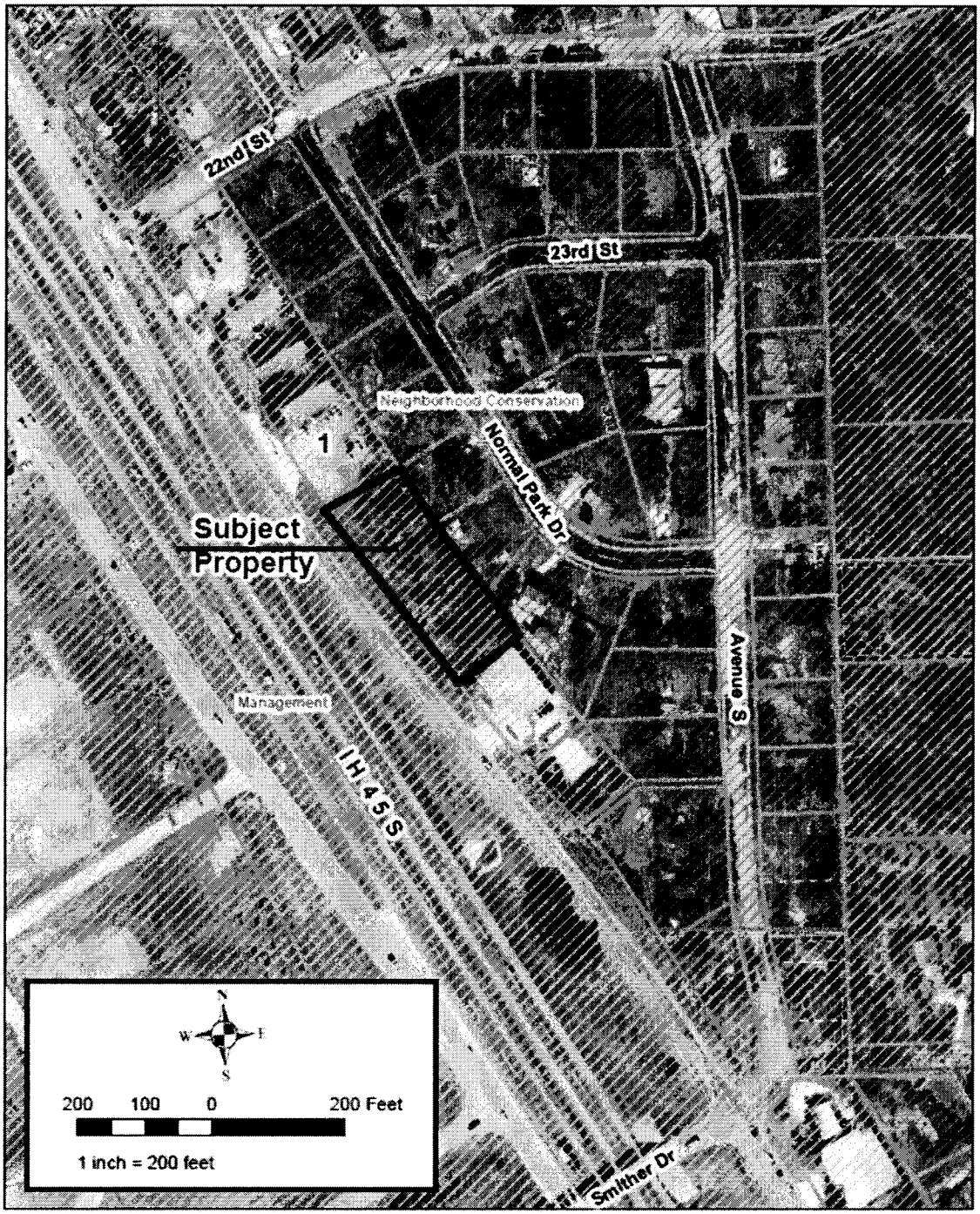
24 hours a day. Air conditioning units will be located on the ground in the rear of the building and secured in a fence enclosure, therefore building lighting in the rear of the structure will not be required. There will not be any windows located in the rear of the structure. A new 8' wooden security fence is proposed along the rear property line of the development. Building exterior lighting will be limited to security lights along the ground floor mounted on the sides and front of building, and ground mounted lighting directed at the front of the building. The building is extremely secure so only a minimal of site lighting is necessary. The building will only be accessible between the hours of 7:00 am and 8:00 pm daily. The development is proposed to not have on site dumpster facilities or public restrooms.

The building is a pre engineered steel structure, with a roof system draining from front to rear down spouts, to underground collection system along rear of building . Rear building elevation will be approximately 31' and rear of building will consist of an insulated metal wall panel system in white, brown, green or grey. The front and two sides of the structure will have a masonry facade on the first floor transitioning to insulated panels with a stucco/EIFs type masonry finish. The site will have underground drainage detention so there will not be any open mosquito ponds. The building will be sprinkled for fire protection. A small onsite leasing office will be open 8 am-6pm six days weekly.

Respectfully;

Mark Carpenter
Project Manager

Pg. 2 of 2



VICINITY MAP
Conditional Use Permit 03-2016 - 720 IH 45 S
PLANNING COMMISSION MEETING - October 6, 2016

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 6TH DAY OF OCTOBER, 2016 CONVENED AT CONCLUSION OF 12:00 PM JOINT WORKSHOP WITH CITY COUNCIL.

Members present:	Woods; Cummings; Anderson; Johnston; Durda
Members absent:	Barry
City staff present:	Kulhavy; Ridley; Martin

5. **PUBLIC HEARING** to take testimony concerning a Conditional Use Permit application for a climate controlled storage facility to be located in the 200 Block of and on the East Side of Interstate Highway 45 South, (between Avenue S and 22nd Street intersections), within the City Limits of Huntsville, Texas.

   Chairman Johnston opened the Public Hearing. [1:23 PM]

   Aron Kulhavy gave a brief overview of the Conditional Use Permit per the staff discussion form. He also noted that a memorandum from Janet Ridley was placed before them which gave a summation of the phone calls which staff has received from the public regarding the permit. A presentation booklet from the developer was also placed before them.

   Mark Carpenter, developer, presented his case for the Conditional Use Permit. He noted that Dr. B.J. Atkins is the owner of the property. Based on the depth of the property, he feels that this use is the highest and best use for the property. Carpenter also stated that there will be low traffic volume for the facility at any given time and there are lower off-street parking requirements for this use. He has already obtained a driveway permit from Texas Department of Transportation. There will be no access from or windows located on the back wall of the building so there will not be any security lighting required at the rear of the building. An eight-foot tall fence will be constructed along the back property line to buffer the building from the adjacent residential area. Storm water run-off will be mitigated by means of an underground drainage/detention system.

   The Commissioners questioned Mr. Carpenter regarding the building, buffering, security, and site amenities.

   There were no speakers from the public either in favor or opposition to the proposed use of the property as climate controlled storage facility.

   Chairman Johnston closed the Public Hearing. [1:43PM]

6. **CONSIDER** Conditional Use Permit application for a climate controlled storage facility to be located in the 200 Block of Interstate Highway 45 South, (between Avenue S and 22nd Street intersections), within the City Limits of Huntsville, Texas.

   Aron Kulhavy stated that staff has no concerns with the proposed project upon questioning by **Chairman Johnston**.

   i. *Commissioner Woods made a motion to recommend approval of the Conditional Use Permit for a climate controlled storage facility. Second was by Commissioner Durda. The motion passed by vote of 4 to 1. (Commissioner Anderson opposed the motion.)*

CITY COUNCIL AGENDA

11/15/2016
Agenda Item: 5d

Item/Subject: Consider adopting Resolution 2017-02 adopting the 2017 master plan for parks and recreation.

Initiating Department/Presenter: Parks & Leisure

Presenter: Joseph Wiggs, Parks & Leisure Director

Recommended Motion: Move to adopt Resolution 2017-02 adopting the new master plan for parks and recreation.

Strategic Initiative: Goal #1 - City Appearance - Provide policies, amenities, and events that enhance the City's already beautiful and historic natural environment.

Discussion: During the April 5, 2016, City Council meeting, the Council approved the City Manager and staff to work with Burditt Consulting for the creation of a master plan for parks and recreation. There were several reasons why the City needs a parks master plan, the primary purpose being to ensure priority for various grants. Specifically, the State of Texas Parks and Wildlife Department provides grant funds annually which require an adopted City Council-approved master plan updated every five years (the last master plan was updated by the City Council in 2009).

A secondary reason is that the master plan serves as the City's capital improvement plan for parks and recreation. The completed master plan will provide a written framework for future decisions, giving the City a clear sense of direction. Put another way, this master plan offers guidance and objectivity with respect to long range planning and budgeting.

Once the Notice to Proceed was given to Burditt Consultants, LLC, City staff worked hand in hand with Burditt Consultants. Staff held scheduled meeting with Burditt ensuring the City's minimum requirements were being addressed. (i.e. realistic plans and budget were being adhered to, what are the City's opportunities for cost sharing, citizens input remained at the forefront).

The final proposed master plan considered feedback from citizens, community organizations, and the City's Parks and Recreation Advisory Board to establish a citizen-driven plan. This participation ensures that the direction and efforts the City proceeds with, is the public's desire. The master plan has detailed items such as: park inventory data, priorities, implementation plan with expected budget, maps, goals/objectives, and demographics. The Parks and Recreation Advisory Board have discussed and reviewed the master plan, and are recommending it for adoption.

When the master plan is adopted staff will begin outlining a task schedule and addressing areas as outlined in the plan. The master plan will be available on the web site and bound copies can be viewed by the citizens.

Previous Council Action: On April 5, 2016, the Council authorized the City Manager to sign a contract with Burditt Consultants, LLC for Parks Master Plan Services.

Financial Implications:

☒**There is no financial impact associated with this item.**

Approvals: ☐City Attorney ☐Director of Finance ☒City Manager

Associated Information:

- Resolution 2017-02
- Priority list

RESOLUTION NO. 2017-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, ADOPTING A MASTER PLAN FOR PARKS AND RECREATION.

WHEREAS The City Council of the City of Huntsville has authorized the preparation of a park and recreation master plan to inventory park and recreation facilities of the City; to identify and state goals and objectives for the recreation program for this City; to set out standards of improvement and concepts; to provide for public input and determine needs for the development of recreational programs and facilities; to provide methods and timetable for implementation of a park and recreation enhancement program; and

WHEREAS The attached plan has been completed by City staff and the City's consultant following the instruction of City Council; and

WHEREAS The plan has been reviewed by the City Council; and

WHEREAS The plan contains a priority list of projects;

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

SECTION 1 The matters set forth in the preamble are true and correct.

SECTION 2 Upon recommendation of City staff, City Council has found the master plan and priority recommendations contained within to be feasible, justifiable and necessary to adopt this plan as the plan of action for development and maintenance of park and recreation facilities in Huntsville, Texas, and hereby instruct the administrative staff to adhere to this master plan as approved until such time as the Council may choose to amend or extend the master plan.

SECTION 3 This resolution shall take effect immediately upon its adoption by City Council.

SECTION 4 City staff is to begin researching methods to implement and fulfill the priority list immediately.

PASSED AND APPROVED this _____ day of _____ 2016.

THE CITY OF HUNTSVILLE

_____

Andy Brauninger, Mayor

ATTEST:

_____

Lee Woodward, City Secretary

APPROVED AS TO FORM:

_____

Priority Projects Outlined in the Master Plan

1. Renovation of Kate Barr Ross Sports Complex.
2. Construction of a Multipurpose Recreation Center at Eastham Thomason Park.
3. Renovation of T.H. Ball "Josey" Park to include an additional adult softball field.
4. Construction of a new Martin Luther King, Jr. Community Center at Emancipation Park.
5. Development of a Citywide Trail System.
6. Renovation of Emancipation Park.

Top large-scale projects list reflecting citizen survey responses	
Project	**Percent that chose *Strongly agree***
Recreation Center	67%
Sports Complex	63%
Additional Trails	58%
Soccer/Football Fields	49%
Indoor Basketball Court	44%
Water Park	43%
Baseball/Softball Fields	41%
Indoor Pool	39%
Skate Park	34%