

**CITY OF HUNTSVILLE, TEXAS**  
**Andy Brauninger, Mayor**

**Bert Lyle, Position 1 At-Large**  
**Dee Howard Mullins, Position 2 At-Large**  
**Vicki McKenzie, Position 3 At-Large**  
**Pat Graham, Position 4 At-Large**



**Russell Humphrey, Mayor Pro Tem, Ward 2**  
**Daiquiri Beebe, Ward 1**  
**Deloris Massey, Ward 3**  
**Jon Strong, Ward 4**

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**HUNTSVILLE CITY COUNCIL AGENDA**  
**TUESDAY, MARCH 1, 2022**

**WORKSHOP 5:30 P.M. – Large Conference Room**

**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 may need auxiliary aids or services are requested to contact the City Secretary's office (936.291.5413) two working days prior to the meeting for appropriate arrangements.**

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**WORKSHOP [5:30 p.m.]**

Presentation on City Hall Conceptual Design

**MAIN SESSION [6:00 p.m.]**

**CALL TO ORDER**

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

**PROCLAMATION**

- a. Proclamation - Mance Park Middle School 8th Grade Girls Basketball Team for their outstanding performance**
- b. Proclamation - Huntsville High School Girls Basketball Team for their outstanding performance**

**PUBLIC HEARING**

Public hearing to hear testimony in regard to the creation of a Public Improvement District (PID) to be known as the "Reserves of Huntsville Public Improvement District" inside the corporate limits of the City of Huntsville, Texas on property located in the 3400 block of State Highway 30 west. [Kevin Byal, Director of Development Services]

**1. CONSENT AGENDA**

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

- a. Consider approving the minutes of the regular City Council meeting held on February 1, 2022. [Kristy Doll, City Secretary]
- b. Consider adoption of Ordinance 2022-9 to amend the budget for FY 21-22 and/or CIP Project budgets. [Steve Ritter, Finance Director]
- c. Consider authorizing the City Manager to abandon certain easements by participation in the acknowledgement/approval of a Plat of Wischnewsky Chrysler Dodge Jeep and Ram. [Dr. Kathlie S. Jeng-Bulloch, P.E., D.WRE, CFM, City Engineer]
- d. Consider authorizing the City Manager to execute an Interlocal Agreement for the Improvement and Lease of a Parking Area. [Tammy Gann, Director of Economic Development/Special Projects]
- e. **SECOND READING:** Consider Adoption of Ordinance No. 2022-07 declining to approve the change in rate request in Entergy Texas, Inc. State of Intent and Application for Approval of Two Voluntary Renewable Option Tariffs filed with the City on January 31, 2022. [Leonard Schneider, City Attorney]

## 2. STATUTORY AGENDA

- a. Consider authorizing the City Manager to enter into a Development Agreement with East Loop Investments, LLC., for the development of an approximately 350-acre development for a single-family master planned community. [Kevin Byal, Director of Development Services]
- b. Consider Resolution 2022-13, setting the date for a public hearing to initiate the creation of a Public Improvement District (PID) to be known as the “Villages of Magnolia Farms and Westin Meadows Public Improvement District” within the City of Huntsville, Texas Extra-Territorial Jurisdiction (ETJ) on property located in the 350 FM 1791 North. [Kevin Byal, Director of Development Services]
- c. **FIRST READING:** Consider authorizing the City Manager to execute Change Order Number 2 for IH-45 Segment 2A Widening and Utility Relocation with Betterment Project (Water Fund 701, Wastewater Fund 702) – Project 18-03-01. [Dr. Kathlie S. Jeng-Bulloch, P.E., D.WRE, CFM, City Engineer]
- d. **FIRST READING:** Consider authorizing the City Manager to award the construction contract for Water’s Edge Lift Station Force Main Replacement and Sanitary Sewer Replacement Project. Project No. 20-10-04 and 21-10-04. [Dr. Kathlie S. Jeng-Bulloch, P.E., D.WRE, CFM, City Engineer]
- e. Consider the use of eminent domain to condemn property and discussion, and possible action to approve Resolution 2022-09 to initiate condemnation under Chapter 21 of the Texas Property Code for an easement to lay a sanitary sewer line generally located approximately 1.5 miles north of City Hall along the west side of Town Branch, across a property more particularly described as: 1) an easement property being a strip of land, forty (40) feet in width, containing 0.365 acre of land, more or less, situated in the WILEY PARKER LEAGUE, Abstract No. 37, Walker County, Texas, and being out of and upon a called 22.70 acre tract described in a Deed from Peak

Interests Management, Corp. to Peak Interest, Inc., recorded as Instrument Number 53538, Official Public Records of Walker County, Texas. [Dr. Kathlie S. Jeng-Bulloch, P.E., D.WRE, CFM, City Engineer] [Requires a record vote].

- f. Consider the use of eminent domain to condemn property and discussion, and possible action to approve Resolution 2022-10 to initiate condemnation under Chapter 21 of the Texas Property Code for an easement to lay a sanitary sewer line generally located approximately 3.5 miles north northeast of City Hall along the east side of Parker Creek, across a property more particularly described as: 1) an easement property being a strip of land, forty (40) feet in width, containing 3.523 acres of land, more or less, situated in the JESSE PARKER LEAGUE, Abstract No. 36 and the WILEY PARKER LEAGUE, Abstract No. 37, Walker County, Texas, and being out of and upon a called 488.63 acre tract described in a Deed from Dorothy Thomason Family Partnership, LTD. to Edwin E. Thomason and wife, Sandy S. Thomason, dated June 2, 2006, recorded in Volume 753, page 201, Official Public Records of Walker County, Texas. 2) an easement property being a strip of land, twenty (20) feet in width, containing 0.778 acre of land, more or less, situated in the JESSE PARKER LEAGUE, Abstract No. 36 and the WILEY PARKER LEAGUE, Abstract No. 37, Walker County, Texas, and being out of and upon a called 488.63 acre tract described in a Deed from Dorothy Thomason Family Partnership, LTD. to Edwin E. Thomason and wife, Sandy S. Thomason, dated June 2, 2006, recorded in Volume 753, page 201, Official Public Records of Walker County, Texas. [Dr. Kathlie S. Jeng-Bulloch, P.E., D.WRE, CFM, City Engineer] [Requires a record vote]
- g. Consider the use of eminent domain to condemn property and discussion, and possible action to approve Resolution 2022-11 to initiate condemnation under Chapter 21 of the Texas Property Code for an easement to lay a sanitary sewer line generally located approximately 3.9 miles north northeast of City Hall along the southeast side of Parker Creek, across a property more particularly described as: 1) an easement property being a strip of land, forty (40) feet in width, containing 2.222 acres of land, more or less, situated in the JESSE PARKER LEAGUE, Abstract No. 36, Walker County, Texas, and being out of and upon a called 204.00 acre tract described in a Deed from Raymond Blalock, II to John Joseph Peet and Kimberly Layne Peet, dated March 8, 2019, recorded as Instrument Number 45569, Official Public Records of Walker County, Texas. [Dr. Kathlie S. Jeng-Bulloch, P.E., D.WRE, CFM, City Engineer] [Requires a record vote]
- h. Consider the use of eminent domain to condemn property and discussion, and possible action to approve Resolution 2022-12 to initiate condemnation under Chapter 21 of the Texas Property Code for an easement to lay a sanitary sewer line generally located approximately 4 miles northeast of City Hall along the south side of Parker Creek, across a property more particularly described as: 1) an easement property being a strip of land, forty (40) feet in width, containing 1.881 acres of land, more or less, situated in the JESSE PARKER LEAGUE, Abstract No. 36, Walker County, Texas, and being out of and upon TR.-1 92.96 AC. according to a Plat of Calvin M. Ellisor Property Tracts 1 & 2 recorded in Volume 4, page 4, Plat Records of Walker County, Texas, said Tract 1 (92.96 acres) conveyed in a Deed from Calvin M. Ellisor and wife, Irene Ellisor to Jerry Ellisor and Byron Ellisor, dated February 15, 2007, recorded in Volume 794, page 462, Official Public Records of Walker County, Texas. [Dr. Kathlie S. Jeng-Bulloch, P.E., D.WRE, CFM, City Engineer] [Requires a record vote]

### **3. CITY COUNCIL/MAYOR/CITY MANAGER**

**4. 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.**)

None

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

**6. 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.)

**ADJOURNMENT**

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

**CERTIFICATE**

I, Kristy Doll, City Secretary, do hereby certify that the above notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City’s website, [www.HuntsvilleTX.gov](http://www.HuntsvilleTX.gov), in compliance with Chapter 551, Texas Government Code.

**DATE OF POSTING:** February 25, 2022

**TIME OF POSTING:** 10:00 a.m.

**TAKEN DOWN:**



*Kristy Doll*

Kristy Doll, City Secretary