



City of Hutto

Agenda

City Council Meeting

Thursday, February 16, 2023 at 7:00 PM

City Council Chambers

Hutto City Hall

500 W. Live Oak Street

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

- 1. CALL SESSION TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. CITY MANAGER COMMENTS**
- 6. CITY COUNCIL COMMENTS**

Pursuant to Texas Government Code Sec. 551.0415, a member of the governing body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

- 6.1. General Comments from City Council
- 6.2. City Council Liaison Reports
- 6.3. Future Agenda Items

7. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on February 16, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

8. CONSENT AGENDA ITEMS

- 8.1. Discussion and possible action to execute Supplemental Agreement No. 2 to the existing professional services agreement with DCS executed August 23, 2019 related to the Glenwood Lift Station Decommissioning, Wastewater Interceptor, and Two New Lift Stations (Central Wastewater Treatment Plant WWTP Lift Station #2 and South Wastewater Treatment Plan Lift Station) Project (CIP Project WW1) for the amount of \$832,110.00. (Matt Rector)
- 8.2. Discussion and possible action to execute Individual Project Order (IPO) 2023-13 for professional services with Garver, LLC to develop a Request for Qualifications (RFQ) to solicit, evaluate and select a Construction Manager at Risk (CMAR) and assist in executing a preconstruction services agreement between the City of Hutto and the selected CMAR firm related to the expansion of the South Wastewater Treatment Plant (WWTP) (CIP Project WW4). The proposed hourly not-to-exceed fee amount is \$85,195.00. (Matt Rector)
- 8.3. Discussion and possible action to execute Individual Project Order (IPO) 2023-11 for professional services with Freese & Nichols, Inc (FNI) to perform preliminary site selections for three future elevated storage tanks (ESTs) (CIP Project W12) in support of engineering and development services in the amount of \$60,560.(Matt Rector)
- 8.4. Consideration and possible action on Resolution No. R-2023-026 a Resolution accepting the infrastructure improvements for the subdivision known as Brooklands Section 6 (Richard Rodriguez)
- 8.5. Consideration and possible action on Resolution No. R-2023-024, ordering the May 6 General Election. (Legal)
- 8.6. Consideration and possible action on Resolution No. R-2023-025, ordering the May 6 Special Election. (Legal)
- 8.7. Consideration and possible action on approving the February 2, 2023 City Council meeting minutes (Angela Lewis)
- 8.8. Consideration and possible action on Resolution No. R-2023-027, approving an Interlocal Agreement for conducting a Satellite Basic Peace Officer Course between the City of Hutto and the Capital Area Council of Governments. (Chief Yarbrough)
- 8.9. Consideration and possible action on Resolution No. R-2023-045, approving the municipal services agreement for the proposed annexation of the Titan Mega 144 Tract, 143.576 Acres, more or less of Land located on the south side of US 79. (Ashley Bailey)
- 8.10. Consideration and possible action on Resolution No. R-2023-046, approving the municipal services agreement for the proposed annexation of the Titan 44 Trelia Tract, 44.029 Acres, more or less of Land located on the south side of US 79. (Ashley Bailey)
- 8.11. Consideration and possible action on Resolution R-2023-042, a Resolution approving an Economic Development Performance Agreement for a local restaurant. (Bob Farley)
- 8.12. Consideration and possible action on Resolution R-2023-039, a Resolution approving an Economic Development Performance Agreement for Project ESLO. (Bob Farley)
- 8.13. Consideration and possible action on Resolution R-2023-043, a Resolution approving the opening of a bank account for the HEDC at Alliance Bank as required for funding the ESCROW requirement for the HEDC loan to purchase the approximate 250 acres of property from the Cottonwood Development Corporation. (Bob Farley)

- 8.14. Consideration and possible action on the Hutto Soar 2040 Comprehensive Plan and approving Ordinance No. O-2023-009 (Second Reading) (Ashley Bailey)
- 8.15. Consideration and possible action on Ordinance No. O-2023-011 amending the Budget for the Fiscal Year of October 1, 2022 through September 30, 2023 by appropriating and setting aside funds in the amount of \$6,000,000 for municipal purposes; providing for severability; and providing for an effective date. (Second Reading) (Legal)
- 8.16. Presentation and possible action to accept the financial report for the month ended December 31, 2022. (Anne LaMere)
- 8.17. Consideration and possible action on a Resolution for and Interlocal Agreement with Williamson County for Emergency and Non-Emergency Dispatch Services (City Manager James Earp)

9. ORDINANCES

- 9.1. Conduct a Public Hearing and Possible Action on Ordinance No. 2023-006 approving a Revised Planned Unit Development (PUD) zoning ordinance request for the property known as NorthTown Commons Planned Unit Development (PUD), 28.449 acres, more or less, of land located along Limmer Loop east of FM1660 North. (First Reading) (Ashley Bailey)
- 9.2. Conduct a Public Hearing and Possible Action on Ordinance No. O-2023-012 Approving the Annexation of the Titan 44 Trelia Tract, 44.029 Acres, more or less of Land and to Establish the Base Zoning as LI (Light Industrial) located on the south side of US 79. (First Reading) (Ashley Bailey)
- 9.3. Conduct a Public Hearing and Possible Action on Ordinance No. O-2023-013 Approving the Annexation of the Titan Mega 144 Tract, 143.576 Acres, more or less of Land and to Establish the Base Zoning as LI (Light Industrial) located on the south side of US 79. (First Reading) (Ashley Bailey)
- 9.4. Consideration and possible action regarding the adoption of an Ordinance authorizing the City Manager to approve blanket purchase orders greater than \$50k for consumable type items authorized in the budget (such as gasoline, office supplies, chemicals, water meters, recurring software) with a full fiscal year listing of all such approvals attached to the Monthly Financial Report provided to Council (Anne LaMere)

10. RESOLUTIONS

- 10.1. Consideration and possible action on the Plan of Finance to issue \$12M in General Obligation Bonds, Series 2023, to fund roadway construction for the E. West Spine Road at the Megasite. (Anne LaMere / Jim Sabonis with Hilltop Securities).
- 10.2. Discussion and possible action to execute Individual Project Order (IPO) 2023-10 for professional services with Garver, LLC to conduct periodic Wastewater (WW) Service Extension Request (SER) reviews in support of engineering and development services in the not-to-exceed amount of \$155,280 and to direct staff to add associated fees to the City Fee Schedule. (Matt Rector)
- 10.3. Discussion and possible action to execute Individual Project Order (IPO) 2023-10 for professional services with Freese and Nichols, Inc. (FNI) to conduct periodic Water Service Extension Request (SER) reviews in support of engineering and development services in the not-to-exceed amount of \$55,300.00 and to direct staff to add associated fees to the City Fee Schedule. (Matt Rector)
- 10.4. Consideration and possible action on Resolution R-2023-028 amending the

methodology for calculating the fee in lieu of parkland within the 2020 City of Hutto Parks, Recreation, Open Space and Trails Master Plan (Jeff White)

11. OTHER BUSINESS

- 11.1. Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.
- 11.2. Consideration and possible action on Resolution No. R-2023-038 awarding a contract to JER HR Group LLC to facilitate the 2023 Compensation, Classification, and Staffing Analysis Study in the amount of \$60,980 and directing staff to prepare a future budget amendment of \$23,785. (Irene Talioaga)
- 11.3. Consideration and possible action to authorize release of a February 7, 2023 Memo relating to the Hutto City Charter and state nepotism laws. (Mayor Snyder, Legal)

12. EXECUTIVE SESSION

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 (Litigation/Consultation with Attorney), 551.072 (Deliberations regarding real property), 551.073 (Deliberations regarding gifts and donations), 551.074 (Deliberations regarding personnel matters) or 551.076 (Deliberations regarding deployment/implementation of security personnel or devices) and 551.087 (Deliberations regarding Economic Development negotiations).

- 12.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims, Pending Litigation, Potential Litigation, and City Council Legal Requests.
- 12.2. Executive Session in accordance with Texas Government Code Section 551.074 (Personnel Matters): Closed Meeting to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Manager, relating to proposed amendments to the terms of the City Manager's employment contract.

13. ACTION RELATIVE TO EXECUTIVE SESSION

- 13.1. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims, Pending Litigation, Potential Litigation, and City Council Legal Requests.
- 13.2. Consideration and possible action related to Executive Session in accordance with Texas Government Code Section 551.074 (Personnel Matters): Closed Meeting to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee – City Manager, relating to proposed amendments to the terms of the City Manager's employment contract.

14. ADJOURNMENT

15. CERTIFICATION

I certify that this notice of the February 16, 2023 Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on February 13, 2023 before 5:15 P.M.



Angela Lewis

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at Angela.Lewis@huttotx.gov or call (512) 759-4033 for assistance.