



City of Hutto

Agenda

City Council Meeting

Thursday, May 18, 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. PROCLAMATION

5.1. National Public Works Week - May 21-27, 2023

5.2. Motorcycle Safety and Awareness Month

6. CITY MANAGER COMMENTS

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 May 18, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

8. PUBLIC HEARINGS AND RELATED ACTION

8.1. Public Hearing for Creation of a Tax Abatement Reinvestment Zone for property located at 3399 CR 132 Hutto, Texas, a tract of land within the area known as the Megasite as allowed by Chapter 312 of the Texas Tax Code (Legal)

8.2. Conduct a public hearing on Ordinance No. O-2023-023 Approving the Annexation of the Alta Ed Schmidt Tract, 77.881 Acres, more or less of Land and to Establish the Base Zoning as MF (Multi-Family) located on Ed Schmidt Blvd east of Emory Crossing. (First Reading) (Ashley Bailey)

8.3. Consideration and possible action on Resolution No. R-2023-082, approving the municipal services agreement for the proposed annexation of the Alta Ed Schmidt tract, 77.881 Acres, more or less of land located along Ed Schmidt Blvd west of Emory Crossing. (Ashley Bailey)

- 8.4. Consideration and possible action on Ordinance No. O-2023-023 Approving the Annexation of the Alta Ed Schmidt Tract, 77.881 Acres, more or less of Land and to Establish the Base Zoning as MF (Multi-Family) located on Ed Schmidt Blvd east of Emory Crossing. (First Reading) (Ashley Bailey)

9. PRESENTATIONS

- 9.1. Receive a presentation regarding the status of the various projects at the South Wastewater Treatment Plant (S WWTP) (Matt Rector and Ian Toohey, Garver Project Engineer)
- 9.2. Receive presentation regarding Emory Crossing PID for purpose of working toward the issuance of \$9.7M in PID bonds for Phase II. (Anne LaMere, Rick Rosenberg, Development Planning & Financing Group and Michael Slack, Taylor Morrison)

10. BOARDS AND COMMISSIONS ACTION

- 10.1. 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. 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).

- 11.1. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate pursuant to Texas Government Code 551.087 regarding economic development negotiations related to pending economic development projects, including Skybox and other economic development projects
- 11.2. Receive legal advice pursuant and discuss potential acquisitions of real estate pursuant to Texas Government Code Section 551.071 and 551.072 related to acquisitions, including by use of eminent domain, if necessary, of real property interests as part of the Glenwood Interceptor wastewater project

12. ACTION RELATIVE TO EXECUTIVE SESSION

- 12.1. Consideration and possible action on Executive Session Agenda Items

13. ORDINANCES

- 13.1. Consideration and possible action on Ordinance No. O-2023-015 amending the Budget for the Fiscal Year of October 1, 2022 through September 30, 2023 for mid-year budget amendment (First Reading) (Anne LaMere)

14. RESOLUTIONS

- 14.1. Consideration and action on a Resolution of the City Council approving the ESLO economic development performance agreement, approving the ESLO Chapter 380 funding agreement between the city and the Hutto Economic Development Corporation Type B, authorizing the Corporation to expend funds in connection with Economic Development Performance Agreement and authorizing the City Manager to execute all necessary agreements (George Hyde)
- 14.2. Consideration and possible action regarding Resolution No. R-2023-109 providing the City's intent to apply for grant funds from the Bureau of Reclamation and a letter of

intent to apply for a Water Infrastructure Finance and Innovation Act (WIFIA) loan to provide additional funding sources for wastewater CIP projects (Matt Rector)

- 14.3. Consideration and possible action on Resolution No. R-2023-119 to amend the Development Agreement between the City of Hutto and WMV North Hutto, LLC for the development of the Lidell-Walker Tracts (Ashley Bailey)
- 14.4. Consideration and possible action to approve Resolution No. R-2023-120 amending the Municipal Services Agreement between the City of Hutto, Texas and 325 Alliance, LTD., and authorizing the City Manager to execute the agreement (Ashley Bailey)

15. OTHER BUSINESS

- 15.1. Consideration and possible action relating to the Emory Farms Archway project (Matt Rector)
- 15.2. Consideration and possible action regarding the recent public input for the CR 137 project (Matt Rector)
- 15.3. Consideration and possible action of City of Hutto Library Sign (Rick Coronado)
- 15.4. Consideration and possible action on Roadway Asset Services (RAS) Pavement Assessment and Management Plan Final Report. (Rick Coronado)
- 15.5. Consideration and possible action on appointing the Mayor Pro Tem pursuant to Hutto City Charter Section 3.05 (Legal)

16. CONSENT AGENDA ITEMS

- 16.1. Consideration and possible action relating to Resolution No. R-2023-110 authorizing the City Manager to execute an agreement with Garver, LLC, for the final design and construction phase services of the South Wastewater Treatment Plant (S WWTP) (CIP WW5) (Matt Rector)
- 16.2. Consideration and possible action relating to Resolution No. R-2023-116 authorizing the City Manager to execute a contract with T. Morales for the pre-purchase of emergency generators for the Central Wastewater Treatment Plant (CWWTP) and South WWTP Lift Stations (Matt Rector)
- 16.3. Consideration and possible action related to Resolution No. R-2023-098 authorizing the City Manager to execute a Transportation Impact Fee Credit Agreement between the City and Atlantic Urbana II, Cottonwood Creek LLC (Matt Rector)
- 16.4. Consideration and possible action on Resolution No. R-2023-118, a Resolution accepting the infrastructure improvements for the subdivision known as Hutto CO-OP (Rick Coronado)
- 16.5. Consideration and possible action regarding Resolution No. R-2023-112 opposing the proposed pollutant application filed with the Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016260001 by the 705 Limmer Loop JV LLC. (Matt Rector)
- 16.6. Consideration and possible action on Resolution No. R-2023-101 to amend the Development Agreement between the City of Hutto and Starlight Homes Texas, LLC for the development of the Gola Tract (Ashley Bailey)
- 16.7. Consider and possible action relating to a resolution authorizing a lease agreement with Chase Parker for farming on the property located at 10700 FM 1660 Hutto, Texas (Legal)
- 16.8. Consideration and possible action on Resolution No. R-2023-113 approving the Request for Assignment/Transfer of the Services Agreement by K. Frieze + Associates, Inc. and authorizing the City Manager to execute the Request for

Assignment/Transfer of the Services Agreement (Legal)

- 16.9. Consideration and acceptance of April 2023 Monthly Financial Report (Anne LaMere)
- 16.10. Consideration and possible action on approving the May 4, 2023 Work Session and May 4, 2023 City Council meeting minutes (Angela Lewis)

17. 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.

17.1. General Comments from City Council

17.2. City Council Liaison Reports

17.3. Future Agenda Items

18. ADJOURNMENT

19. CERTIFICATION

I certify that this notice of the May 18, 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 May 15, 2023 before 5:30 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.