



City of Hutto

Agenda

City Council Meeting

Thursday, September 5, 2024 at 7:00 PM

Council Chambers, City Hall – 500 W. Live Oak Street

1. CALL SESSION TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PROCLAMATIONS

5.1. Emergency Preparedness Month

5.2. Library Card Sign-Up Month

5.3. Suicide Prevention Month

6. CITY MANAGER COMMENTS

7. PUBLIC COMMENT

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on September 5, 2024. 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. Consideration and possible action on Ordinance No. O-2024-050 approving the Annexation of the Meadow Brook Tract, 87.8 acres, more or less, of land, and to Establish the Base Zoning as Single-Family (SF-2) and Commercial (B-2) located off FM 1660S (Ashley Bailey)

8.2. Continuation of a public hearing and consider possible action on Ordinance No. O-2024-051 for the Planned Unit Development (PUD) request for the property known as Meadow Brook Planned Unit Development (PUD), 87.8 acres, more or less, of land, located off FM1660S (Ashley Bailey)

8.3. Consideration and possible action on Resolution No. R-2024-189 authorizing and creating the Meadow Brook Public Improvement District within the City of Hutto pursuant to Chapter 372, Texas Local Government Code (Sara Cervantes)

8.4. Consideration and possible action on Resolution No. R-2024-190 approving the municipal services agreement for the proposed annexation of the Hutto 130 Logistics tract, 83.432 acres, more or less, of land, located off Limmer Loop. (Ashley Bailey)

8.5. Consideration and possible action on Ordinance No. O-2024-052 approving the Annexation of the Hutto 130 Logistic Park Tract, 83.432 acres, more or less, of land, and to Establish the Base Zoning as Light Industrial (LI) located off FM 1660S (Ashley Bailey)

- 8.6. Conduct a public hearing and possible action on Ordinance No. O-2024-053, amending the Hutto City Code Section A.12.004, Impact fees; adopting updated Land Use Assumptions; adopting updated Capital Improvements Plans for Water and Wastewater and for Roadway Impact Fees (Matt Rector)
- 8.7. Conduct a public hearing on Fiscal Year 2024-2025 Budget (Alberta Barrett)
- 8.8. Conduct a public hearing on the proposed FY 2024-2025 tax rate (Alberta Barrett)

9. BOARDS AND COMMISSIONS

- 9.1. 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, and Area Government appointments.

10. ORDINANCES

- 10.1. Discuss and consider action on Ordinance No. O-2024-054 approving a budget amendment for the current FY24 Hutto Economic Development Corporation Budget to reallocate \$10,000 from the Dues and Memberships line item to the Professional Services line item to pay for the Hwy 79 Corridor Study in partnership with Williamson County Economic Development Partnership. (Cheney Gamboa)
- 10.2. Discuss and consider action on Ordinance No. O-2024-055 regarding approval of a budget amendment for the current FY24 Hutto Economic Development Corporation Budget to increase the contract amount with Placer.ai for an additional \$1,380.00 to adjust for the annual rate increase and align the billing cycle with the Corporation's Fiscal Year. (Cheney Gamboa)
- 10.3. Discussion and possible action regarding Ordinance No. O-2024-056 amending Chapter 2, Division 8. Diversity and Inclusion Commission, of the Code of Ordinances to change the name to Diversity, Equity, Inclusion & Belonging Commission. (Kristi Barnes)

11. RESOLUTIONS

- 11.1. Consideration and possible action on Resolution No. R-2024-191 appointing Judge Randall, "Randy" Stump as the Associate Municipal Court Judge for the Municipal Court of Record No. 1 and the Municipal Court of Record 2. (Legal)
- 11.2. Consideration and possible action regarding Resolution No. R-2024-192 related to the Urbana Limmer Loop Development Agreement (Sara Cervantes)
- 11.3. Consideration and possible action regarding Resolution No. R-2024-193 authorizing the City Manager to enter into a Wholesale Wastewater Agreement with the Williamson County Water Control District No. 2 to provide wastewater service to the development known as Halcyon (Sara Cervantes)
- 11.4. Consideration and possible action on Resolution No. R-2024-194 authorizing the City Manager to execute an Individual Project Order (IPO) with WSB, LLC. in the amount of \$410,791 for the Legends of Hutto Drainage Improvements project (D01-2024) (Matt Rector)

12. CONSENT AGENDA ITEMS

- 12.1. Consideration and possible action on Resolution No. R-2024-195 accepting the infrastructure improvements for the subdivision known as Gola Phase 1 (Rick Coronado)

- 12.2. Consideration and possible action on Resolution No. R-2024-196 accepting the infrastructure improvements for the subdivision known as Gola Phase 3 (Rick Coronado).
- 12.3. Consideration and possible action on Resolution No. R-2024-197 accepting the infrastructure improvements for the subdivision known as The Landing (Rick Coronado)
- 12.4. Consideration and possible action on Resolution No. R-2024-198 authorizing the City Manager to execute Task order #2 under a general service agreement with Holbrook Asphalt, LLC in the amount of \$344,260.60 for the purchase and installation of high-density mineral bond seal ("HA5") treatment for asphalt pavement (Rick Coronado).
- 12.5. Consideration and possible action to approve Ordinance No. O-2024-057 approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2024 Rate Review Mechanism (RRM) filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; and requiring the Company to reimburse ACSC's reasonable ratemaking expenses. (Legal)
- 12.6. Consideration and possible action on Resolution No. R-2024-199 amending the public hearing dates for the amendment to the Strategic Partnership Agreement and limited purpose annexation of 4.881 acres of the Williamson County Water, Sewer, Irrigation and Drainage District No. 3.
- 12.7. Consideration and possible action on approving the following City Council meeting minutes: August 15, 2024 Work Session, August 15, 2024 Regular Meeting and August 22, 2024 Special Meeting.

13. 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).

- 13.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, (Consultation with Attorney), related to the following pending and/or Council legal requests: (a) Urbana Limmer Loop Development Agreement; (b) relating to an agreement for Wholesale Wastewater service to the Development known as 'Halcyon'; (c) Meadowbrook Development Agreement; and (d) Estates of Hutto Development Agreement.
- 13.2. Receive legal advice pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and deliberate pursuant to Texas Government Code Section 551.087, (Deliberation Regarding Economic Development Negotiations) relating to (a) pending incentive agreement for Project HP; (b) pending incentive agreement for Project JPD; and (c) claims related to the redesign of the Megasite Spine Road Construction project.

- 13.3. Pursuant to Texas Government Code section 551.071 (attorney consultation) to deliberate and seek legal advice regarding the following legal matters: a) *Legacy Hutto, LLC v. City of Hutto, Texas*, pending in Williamson County District Court; b) *River Creek Development Corporation, et. al. v. Texas Attorney General, et. al*, pending in the Texas Fourth Court of Appeals; c) *Longhorn Development Corporation as Relator, v. Cottonwood Development Corporation, et. al.* (bifurcated into two appeals, one pending in the Fourth Court of Appeals, and one disposed of by the Texas Supreme Court); d) *City of Hutto v. McGinnis Lockwood, et. al*, pending in Williamson County District Court; e) *Jones v. Hutto, Texas*, pending in the Fifth Circuit Court of Appeals; *Hutto, Texas v. Wolverine Interests, Inc.*, pending in Williamson County District Court; and f) *Hutto v. Brooklands, et. al*, Cause No. 23-122-C395, pending in the 395th District Court of Williamson County, Texas.

14. ACTION RELATIVE TO EXECUTIVE SESSION

- 14.1. Consideration and possible action related to Executive Session agenda items, listed above.

15. 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.

15.1. General Comments from City Council

15.2. Future Agenda Items

15.3. Future Additional or Rescheduled meetings as allowed by Hutto City Code Section 1.02.033 Additional or Rescheduled Meetings

16. ADJOURNMENT

17. CERTIFICATION

I certify that this notice of the September 5, 2024 Hutto City Council meeting was posted in accordance with the Texas Open Meetings Act on the City of Hutto website (huttotx.gov) and the City Hall bulletin board (500 W. Live Oak Street) on August 30, 2024 before 5:00 P.M.




Laura Hallmark

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 Laura.Hallmark@huttotx.gov or call (512) 759-4839 for assistance.