



City of Hutto

Agenda – AMENDED

City Council Meeting

Thursday, March 6, 2025 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. Women's History Month (DEIB Commission)

5.2. Red Cross Month (DEIB Commission)

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 March 6, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

8. BOARDS AND COMMISSIONS

8.1. 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.

8.2. Consideration and possible action regarding recommendations or updates from City Council sub-committees (i.e. Legislative, HISD).

9. PRESENTATIONS

9.1. Capital Improvement Projects (CIP) Updates and Presentations (Matt Rector)

9.2. Conceptual presentation and discussion related to the mixed-use development known as ATX Legacy Park, located north of Limmer Loop near Limmer Loop and HWY 79 intersection. (Jake Heffelfinger)

10. PUBLIC HEARINGS AND RELATED ACTION

10.1. Conduct a public hearing, receive the final pricing and transaction numbers for the Prairie Winds Public Improvement District Area #1 Special Assessment Revenue Bonds, Series 2025 and consider action on Ordinance No. O-2025-011 approving the levy of assessments for the costs of certain improvements to be provided in the Prairie Winds Improvement District Improvement Area District No. 1, and the owners thereof; providing for the manner and method of collection of such assessments; making a finding of special benefit to property in improvement area #1 of the district; approving a service an assessment plan; providing a severability clause; and providing an effective date; and take appropriate action. (Alberta Barrett)

- 10.1. (a) Consideration and possible action on Ordinance No. O-2025-012 of the City Council of the City of Hutto, Texas, approving the issuance of Prairie Winds Public Improvement District Improvement Area No. 1 Special Assessment Revenue Bonds, Series 2025; approving and authorizing an indenture of trust, a bond purchase agreement; a continuing disclosure agreement and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date; and take appropriate action. (Alberta Barrett)

11. CONSENT AGENDA ITEMS

- 11.1. Consideration and possible action on Resolution No. R-2025-062 approving the Second Amended and Restated Development Agreement by and between the City of Hutto and Atlantic Urbana Acquisition Company, III, LLC, for the purpose of developing a multi-family residential community and all related improvements. (Sara Cervantes)
- 11.2. Consideration and possible action on Resolution No. R-2025-063 accepting the infrastructure improvements for the non-residential site development known as County Road 133 Improvements. (Rick Coronado)
- 11.3. Consideration and possible action on Resolution No. R-2025-065 regarding a Hotel Occupancy Tax Reimbursement Agreement for Project WelcomeMatt. (Cheney Gamboa)
- 11.4. Consideration and possible action on approving the following City Council meeting minutes: February 6, 2025 City Council Amended Minutes, February 20, 2025 Work Session and February 20, 2025 City Council Meeting. (Laura Hallmark)

12. RESOLUTIONS

- 12.1. Consideration and possible action on Resolution No. R-2025-064 regarding updates to the Hutto Public Library Policies & Procedures Manual. (Kristin Phillips)

13. OTHER BUSINESS

- 13.1. Consideration and possible action on finalizing the 5-Year CIP. (Matt Rector)
- 13.2. Consideration and possible action on Resolution No. R-2025-061 accepting and acknowledging the dedication of parkland in a residential community known as Emory Crossing. (Mayor Mike Snyder)
- 13.3. Discussion and possible action regarding Project V. (Mayor Mike Snyder)

14. 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).

- 14.1. Pursuant to Texas Government Code section 551.071 (attorney consultation) to deliberate and seek legal advice regarding the following legal matter: *City of Hutto v. McGinnis Lockwood, et al*, pending in Williamson County District Court.
- 14.2. Pursuant to Texas Government Code section 551.071 (attorney consultation) to deliberate, update and seek legal advice regarding the following agreements: (a) Recharge Water Sale Agreement for the Wholesale Delivery and Sale of Potable Water dated September 12, 2023, as amended; and (b) Ground Water Reservation Agreement with Export Permit for EPCOR NR Holdings, Inc.

- 14.3. Receive legal advice pursuant to Texas Government Code Sec. 551.087 (Deliberations regarding Economic Development negotiations) relating to: Property Tax Reimbursement Incentive for Paradigm Metals.
- 14.4. Pursuant to Texas Government Code section 551.071 (Attorney Consultation) and section 551.072 (Real Estate) to deliberate and seek legal advice regarding the acquisition of real property interests as part of the Southeast Loop Wastewater Interceptor project (CIP WW10-2023): a) Bigsky Capital (Parcels 2-6); b) WMV Hutto 390 DE LLC (Parcels 7-8), and c) 3349 Business Holdings, LLC (Parcels 11-13).
- 14.5. Pursuant to Texas Government Code Section 551.072 (deliberation regarding real property), the City Council shall convene into executive session to deliberate potential acquisitions, by purchase or lease, of real property interests at various locations within the City limits and/or extraterritorial jurisdiction for providing additional community spaces for the public use.
- 14.6. Pursuant to Texas Government Code section 551.071 (Attorney Consultation) regarding: the Senate Bill 2038 Petition related to the property located at 1755 County Road 138.

15. ACTION RELATIVE TO EXECUTIVE SESSION

- 15.1. Consideration and possible action related to Executive Session agenda items, listed above.
- 15.2. Consideration and possible action on Resolution No. R-2025-066 regarding a Property Tax Reimbursement Incentive Agreement for Paradigm Metals.
- 15.3. Consideration and possible action authorizing the acquisition of real property interests as part of the Southeast Loop Wastewater Interceptor Project (CIP WW10-2023): a) Bigsky Capital (Parcels 2-6); b) WMV Hutto 390 DE LLC (Parcels 7-8), and c) 3349 Business Holdings, LLC (Parcels 11-13).

16. 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.

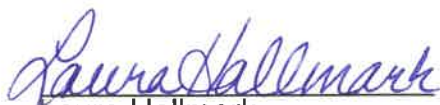
- 16.1. General Comments from City Council
- 16.2. Future Agenda Items
- 16.3. Future Additional or Rescheduled meetings as allowed by Hutto City Code Section 1.02.033 Additional or Rescheduled Meetings

17. ADJOURNMENT

18. CERTIFICATION

I certify that this notice of the March 6, 2025 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 March 3, 2025 before 5:30 P.M.




Laura Hallmark

The City of Hutto is committed to complying with the Americans with Disabilities 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.