



City of Hutto

Agenda

City Council Meeting

Thursday, April 3, 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. Child Abuse Prevention and Awareness Month (Khila Coleman)

5.2. Sexual Assault Awareness Month (Khila Coleman)

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 April 3, 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. Presentation and demonstration of WaterSmart the new online utility portal (Monica Burke/Rick Coronado)

9.2. Presentation and discussion of the Draft Drainage Master Plan Update (Matt Rector)

9.3. Presentation from the Downtown Hutto Businesses Association (Gracie Matthews)

10. PUBLIC HEARINGS AND RELATED ACTION

10.1. Conduct a public hearing and consider approval of Ordinance No. O-2025-014 for 625 Schneider Boulevard from Single-Family (SF-1) to Light Industrial (LI) for an approximate 6.91 acres site, more or less, of land, generally located south of Schneider Boulevard and east of Innovation Boulevard. (Ashley Bailey)

11. CONSENT AGENDA ITEMS

- 11.1. Consideration and possible action on Resolution No. R-2025-079 to award the South Wastewater Treatment Plant Influent Lift Station Project (CIP WW-01-2023) to Keeley Construction Group, Inc. in the amount of \$15,389,077 and authorizing the City Manager to execute the construction contract. (Matt Rector)
- 11.2. Consideration and possible action on Resolution No. R-2025-080 suspending the April 12, 2025 effective date of the proposal by Texas Gas Service Company (OneGas) to implement interim GRIP rate adjustments for gas utility investment in 2024. (Legal)
- 11.3. Consideration and possible action on Resolution No. R-2025-081 adopting the updated Drainage Master Plan. (Matt Rector)
- 11.4. Consideration and possible action on Resolution No. R-2025-082 authorizing the City Manager to enter into a License Agreement with GRBK Edgewood, LLC and Meritage Homes of Texas, LLC to facilitate the usage of a portion of the public right-of-way to allow the installation and maintenance of signage, landscaping, and certain areas dedicated as public parkland within the Prairie Winds Public Improvement District. (Sara Cervantes)
- 11.5. Consideration and possible action on Resolution No. R-2025-083 approving and authorizing the submission of the "Summer at the Library Grant" application to the Texas Library Association for the Hutto Public Library; authorizing and designating the Library Director, Kristin Phillips, as the authorized official of the City to submit Texas Library Association grant applications for the Hutto Public Library. (Kristin Phillips)

12. RESOLUTIONS

- 12.1. Consideration and possible action on Resolution No. R-2025-084 repealing Resolution No. R-14-06-19-8A1 amending the City of Hutto Hotel Occupancy Tax Use Policy dated June 19, 2014, and adopting the City of Hutto Hotel Occupancy Tax (HOT) Funds Use policy dated April 3, 2025. (Cheney Gamboa)

13. OTHER BUSINESS

- 13.1. Consideration and possible action regarding Old Town parking and one-way streets following the open house feedback provided by the public. (David Amsler)
- 13.2. Consideration and possible action regarding prior direction to staff to investigate the City's role in maintenance of detention ponds. (Matt Rector)
- 13.3. Consideration and possible action on Resolution No. R-2025-085 approving the Kirk Tract Development Agreement by and between the City of Hutto and Nason Garrett Hengst, Trustee of the Hengst Family Trust, related to the development of a single-family residential community and commercial tract [Item previously considered as R-2024-325]. (Councilmember Brian Thompson)
- 13.4. Discussion and possible action relating to conflicts-of-interest disclosures for agenda items involving persons that have campaign signs supporting incumbents for re-election located on the person's property. (Mayor Mike Snyder)
- 13.5. Consideration and possible action to accept Purple Heart Sign Sponsorship. (Matt Wojnowski)

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. Receive legal advice pursuant to Texas Government Code Sec. 551.071, (Consultation with Attorney), related to the following items: a) Olander Development Agreement amendments to provide for special district financing; b) Limmer Square, formerly known as Pearl Estates, development agreement including a Public Improvement District; c) Amendment No.1 to the Development Agreement by and between Lakeside MUD No. 9 and the City of Hutto.
- 14.2. Receive legal advice pursuant to Texas Government Code Sec. 551.071 (Consultation with Attorney) related to First Amended and Restated Development Agreements for the properties located at 400, 420, and 460 Hyview Lane.
- 14.3. 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).
- 14.4. Pursuant to Texas Government Code section 551.071 (Attorney Consultation) and section 551.072 (Real Estate) to deliberate and seek legal advice regarding rights of entry to certain real property interests as part of the Brushy Creek Wastewater Interceptor Phase 4 project (CIP WW11-2025): a) Adams (Parcel 1); b) Hale (Parcel 10), c) Temjl (Parcel 28), d) Tomlinson (Parcel 29) and e) Widmer (Parcel 33).
- 14.5. Receive legal advice pursuant to Texas Government Code Sec. 551.071 (Consultation with Attorney) related to the planned phased design of the CR 132 at Highway 79 intersection project.

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 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).
- 15.3. Consideration and possible action authorizing the acquisitions of rights of entry, including by petition for injunction if necessary, to certain real property interests as part of the Brushy Creek Wastewater Interceptor Phase 4 project (CIP WW11-2025): a) Adams (Parcel 1); b) Hale (Parcel 10), c) Temjl (Parcel 28), d) Tomlinson (Parcel 29) and e) Widmer (Parcel 33).

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 April 3, 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 28, 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.