



# City of Hutto

## Agenda

### City Council Meeting

Thursday, July 10, 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. CITY MANAGER COMMENTS**

**6. 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](mailto:comments@huttotx.gov) PRIOR to 4:00 pm on July 10, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

**7. BOARDS AND COMMISSIONS**

7.1. 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.

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

**8. PRESENTATIONS**

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

8.2. Presentation and discussion related to the summary of the proposed development of the Epitome Public Improvement District and financial impact to the City of Hutto. (Jim Sabonis)

8.3. 2025 Gallup Employee Engagement Results and Plan of Action. (David Amsler)

**9. PUBLIC HEARINGS AND RELATED ACTION**

9.1. Conduct a public hearing and possible action on Ordinance No. O-2025-022 for the proposed Specific Use Permit request for the property, known as 2059 Limmer Loop, to allow an office: professional, as the main use in the LI (Light Industrial) zoning district. (Ashley Bailey)

**10. CONSENT AGENDA ITEMS**

10.1. Consideration and possible action on Resolution No. R-2025-159 authorizing the City Manager to execute an Individual Project Order (IPO) with MWM DesignGroup, Inc. in the amount of \$46,610 for the design of Hutto Lake Park Playground project (CIP P34-2025). (Matt Rector)

- 10.2. Consideration and possible action on Resolution No. R-2025-160 approving a change order in the amount of \$15,729.98 for Nelson Lewis Construction related to the construction of the Northwest Transmission Main Waterline Project (W03-2023). (Matt Rector)
- 10.3. Consideration and possible action on Resolution No. R-2025-161 accepting the infrastructure improvements for the subdivision known as Lidell Walker Phase 2. (Matt Rector)
- 10.4. Consideration and possible action on Resolution No. R-2025-162 accepting the infrastructure improvements for the Spine Road Project as public infrastructure. (Matt Rector/Cheney Gamboa)
- 10.5. Consideration and possible action on Resolution No. R-2025-163 accepting a petition for and calling for a public hearing on the creation of the Epitome Public Improvement District within the City of Hutto pursuant to Chapter 372 of the Texas Local Government Code. (Sara Cervantes)
- 10.6. Consideration and possible action on Resolution No. R-2024-164 approving a Public Improvement District Development Agreement between the City of Hutto and HWY 130 Mixed Use, LLC for the light industrial and commercial development known as Epitome. (Sara Cervantes)
- 10.7. Consideration and possible action on Resolution No. R-2025-165 authorizing the City Manager to execute the Letter of Engagement appointing Butler Snow as Independent Legal Counsel for the Ethics Review Commission. (Laura Hallmark)
- 10.8. Consideration and possible action on approving the following City Council meeting minutes: June 5, 2025 Regular Meeting - AMENDED, June 18, 2025 Special Meeting, June 26, 2025 Work Session and June 26, 2025 Regular Meeting. (Laura Hallmark)

## **11. ORDINANCES**

- 11.1. Consideration and possible action on Ordinance No. O-2025-023 amending the budget for the fiscal year of October 1, 2024 through September 30, 2025. (Alberta Barrett)

## **12. RESOLUTIONS**

- 12.1. Consideration and possible action on Resolution No. R-2025-166 authorizing the City Manager to execute the Wastewater Pump and Haul Services Agreement with Maple Multi-Family Development, LLC, governing pump and haul wastewater service as may be needed for a multi-family development known as Allora. (Sara Cervantes)
- 12.2. Consideration and possible action on Resolution No. R-2025-167 requesting the City Manager present a No New Revenue budget and tax rate for Fiscal Year 2025-2026 Proposed Budget. (City Council)

## **13. OTHER BUSINESS**

- 13.1. Receive a presentation and possible action regarding the status of the project at the Central Wastewater Treatment Plant (CWWTP). (Freese & Nichols)
- 13.2. Presentation and possible action concerning the purchase and implementation of Clifton Strengths Assessment. (David Amsler)

## **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 matters: (a) Pump and Haul Agreement with Prologis, LP; (b) Emory Crossing First Amendment to the Amended and Restated Development Agreement; (c) Williamson County Emergency Services District No. 3 Interlocal Sales Tax Sharing Agreement with the City of Hutto; (d) *City of Hutto, Texas v. Wolverine Interests, LLC*, Cause No. 19-1080-C26; In the Judicial District of Williamson County; 26th Judicial District; and (e) Right-of-Way Agreement with Red Gem Holdings, LLC.
- 14.2. Pursuant to Texas Government Code section 551.071 (attorney consultation) and section 551.087 (economic development negotiations) to deliberate and seek legal advice regarding the following: (a) Project Sprouts and (b) Paradigm Metals.

**15. ACTION RELATIVE TO EXECUTIVE SESSION**

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

**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 July 10, 2025 Hutto City Council meeting was posted in accordance with the Texas Open Meetings Act on the City of Hutto website ([huttotx.gov](http://huttotx.gov)) and the City Hall bulletin board (500 W. Live Oak Street) on July 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](mailto:Laura.Hallmark@huttotx.gov) or call (512) 759-4839 for assistance.