



City of Hutto

Agenda

City Council Meeting

Thursday, September 4, 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. Hunger Action Month (DEIB Commission)
- 5.2. Hispanic Heritage Month (DEIB Commission)
- 5.3. National Library Card Sign-Up Month (Kristin Phillips)

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 4, 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. HISD, CIP, UDC, Public Safety, Co-Op).

9. PRESENTATIONS

- 9.1. Police Department Quarterly Update Presentation (Chief Jeffrey Yarbrough)
- 9.2. Presentation and discussion with consideration and possible action on water and wastewater rate study by Willdan Financial Services. (Alberta Barrett)
- 9.3. Presentation and discussion related to the First Amended and Restated Comprehensive Development and Consent Agreement for Lakeside MUD #9. (City Council)

10. PUBLIC HEARINGS AND RELATED ACTION

- 10.1. Continue a public hearing and consider possible action on Resolution No. R-2025-187 authorizing and creating the HWY 130 Mixed Use Public Improvement District within the City Of Hutto pursuant to Chapter 372, Texas Local Government Code. (Legal)

- 10.2. Conduct a public hearing and related items in consideration and possible action to approve Ordinance No. O-2025-033 of the City of Hutto, Texas approving and adopting a budget for the City of Hutto for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 for the City of Hutto, Texas. (Alberta Barrett)
- 10.3. Consideration and possible action to approve Resolution No. R-2025-204 ratifying the property tax increase reflected in the City of Hutto Fiscal Year 2025-2026 operating budget. (Alberta Barrett)
- 10.4. Conduct a public hearing and related items in consideration and possible action to approve Ordinance No. O-2025-034 of the City of Hutto, Texas, levying Ad Valorem taxes for the use and support of the municipal government for the City of Hutto for the Fiscal Year 2025-2026. (Alberta Barrett)
- 10.5. Public hearing and related action:
 - (a) Consideration and possible action on Resolution No. R-2025-175 approving the Municipal Services Agreement for the proposed annexation of the Kirk tract, 77.2 acres, more or less, of land, located off FM1660S. (Ashley Bailey)
 - (b) Continue a public hearing and possible action on Ordinance No. O-2025-026 approving the Annexation of the Kirk tract, 77.2 acres, more or less, of land, located off FM1660S. (Ashley Bailey)

11. CONSENT AGENDA ITEMS

- 11.1. Consideration and possible action on Resolution No. R-2025-205 to award the Adam Orgain Restroom Project to Microteq Engineering, Inc., in the amount of \$208,625.28 and authorizing the City Manager to execute the construction contract with Microteq (CIP P19-2024). (Matt Rector)
- 11.2. Consideration and possible action on Resolution No. R-2025-206 authorizing the City Manager to execute a task order with Raba Kistner for Materials Testing in the amount of \$10,983.50 for construction materials observation and testing services related to the Adam Orgain Restroom project (CIP P19-2024). (Matt Rector)
- 11.3. Consideration and possible action on amending Resolution No. R-2025-171 for the increased cost of amendment No. 5 (Task Order 03) for professional design services with HNTB Corporation for design modifications to the FM 1660 South and US 79 Project, totaling \$186,957.99 (CIP T04-2023). (Matt Rector)
- 11.4. Consideration and possible action on Resolution No. R-2025-207 regarding the New Rotation list for Construction Materials testing professional services with Raba Kistner, Inc., Arias & Associates, Inc., UES Professional Solutions 44, LLC, Braun Intertec Corporation, and HVJ South Central Texas. (Matt Rector)
- 11.5. Consideration and possible action on Resolution No. R-2025-208 regarding the New Rotation List for Geotechnical Engineering professional services with Raba Kistner, Inc., Arias & Associates, Inc., and Braun Intertec. (Matt Rector)
- 11.6. Consideration and possible action on Resolution No. R-2025-209 regarding the New Rotation List for Transportation Engineering professional services with Freese & Nichols, Inc., Alfred Benesch & Company, LJA Engineering, Inc., WSB Engineers, LLC, American Structurepoint, and STV. (Matt Rector)
- 11.7. Consideration and possible action on Resolution No. R-2025-210 regarding the New Rotation List for Architecture Engineering services with Kirksey Architecture, PBK Architects, and Sunland Group, Inc. (Matt Rector)

- 11.8. Consideration and possible action on Resolution No. R-2025-211 regarding the New Rotation List for Landscape Architecture professional services with Freese and Nichols, Inc., MWM DesignGroup, and Covey Planning + Landscape Architecture. (Matt Rector)
- 11.9. Consideration and possible action on Resolution No. R-2025-212 regarding the New Rotation List for Surveying and Subsurface Utility Engineering (SUE) Services professional services with Surveying and Mapping, LLC., Cobb Fendley & Associates, Inc., MWM DesignGroup, Garver, LLC., and Scheibe Consulting, LLC. (Matt Rector)
- 11.10. Consideration and possible action on Resolution No. R-2025-213 regarding the New Rotation list for Environmental Engineering professional services with Raba Kistner, Inc., and Freese and Nichols, Inc. (Matt Rector)
- 11.11. Consideration and possible action on Resolution No. R-2025-214 regarding the New Rotation List for Drainage Services professional services with BGE, Inc., Freese and Nichols, Inc., Johnson, Mirmiran & Thompson, and Edge Engineering, PLLC. (Matt Rector)
- 11.12. Consideration and possible action on Resolution No. R-2025-215 regarding the New Rotation List for Utility Coordination Engineering Services related to all Capital Projects with Kimley-Horn & Associates, Inc., DCCM North America, LLC., and Surveying & Mapping, LLC. (Matt Rector)
- 11.13. Consideration and possible action on Resolution No. R-2025-220 regarding Renewal of Rotation List for Appraisal professional services with Atrium and Titan Valuation Group (Matt Rector).
- 11.14. Consideration and possible action on Resolution No. R-2025-221 regarding Renewal of Rotation List for Owner's Representative professional services with Ardurra and WSB (Matt Rector).
- 11.15. Consideration and possible action on Resolution No. R-2025-222 regarding Renewal of Rotation List for Land Acquisition professional services with 7Arrows and Clark Land. (Matt Rector).
- 11.16. Consideration and possible action on Resolution No. R-2025-223 regarding Renewal of Rotation List for Traffic Engineering professional services with Kimley-Horn, LJA Engineering, and Freese & Nichols. (Matt Rector).
- 11.17. Consideration and possible action on Resolution No. R-2025-224 regarding Renewal of Rotation List for Utility Engineering professional services with Cobb-Fendley and Associates, Inc.; Freese and Nichols, Inc.; and STV. (Matt Rector).
- 11.18. Consideration and possible action on Resolution No. R-2025-216 to approve the Adopt a Trail Policy. (Jeff White)
- 11.19. Consideration and possible action on Resolution No. R-2025-217 to approve the Build a Trail Policy. (Jeff White)
- 11.20. Consideration and possible action on Resolution No. R-2025-218 regarding an amendment to the incentive agreement with KVAL, Inc. (Cheney Gamboa)
- 11.21. Consideration and possible action on Resolution No. R-2025-219 approving a Chapter 380 Incentive Agreement for Sales Tax Reimbursement between Cerco Development, Inc. and the City of Hutto for Project Sprouts. (Cheney Gamboa)
- 11.22. Consideration and possible action on Resolution No. R-2025-225 authorizing participation with the State of Texas, in the latest global opioid settlements and approving settlement participation form submission to the Attorney General's office, and authorizing the City Manager to execute all related documents. (Legal)

- 11.23. Consideration and possible action on Resolution No. R-2025-226 consenting to the Assignment of First Amended and Restated Development Agreement by and between Peripheral Investments, LP and Paradigm Manufacturing, Inc. (Legal)
- 11.24. Consideration and possible action on Resolution No. R-2025-227 authorizing the City Manager to execute the Second Amendment to the First Amended and Restated Development Agreement by and between the City of Hutto and Paradigm Manufacturing, Inc. (City Council)
- 11.25. Consideration and possible action on Resolution No. R-2025-228 accepting the public improvement district petition and calling for a public hearing on the creation of the Stromberg Public Improvement District. (Sara Cervantes)
- 11.26. Consideration and possible action on approving the following City Council meeting minutes: July 26, 2025 Special Budget Meeting, August 14, 2025 Special Budget Meeting, August 21, 2025 Joint Work Session, and August 21, 2025 Regular Meeting.

12. ORDINANCES

- 12.1. Consideration and possible action on Ordinance No. O-2025-035 adopting the FY 2026 fee schedule, Appendix A Fee Schedule. (Alberta Barrett)
- 12.2. Consideration and possible action on Ordinance No. O-2025-036 Amending Article 6.06 – Flood Damage Prevention Ordinance to Adopt Updated Flood Maps, Incorporate Base Level Engineering Data, and Higher Regulatory Standards. (Matt Rector)
- 12.3. Consideration and possible action to approve Ordinance No. O-2025-037 of the City of Hutto, Texas approving and adopting a five-year Capital Improvement Budget for Fiscal Year 2026 through Fiscal Year 2030 for the City of Hutto, Texas. (Alberta Barrett)

13. OTHER BUSINESS

- 13.1. Discussion and possible action related to the creation of an advisory committee to prepare for and make recommendations regarding the City of Hutto's Sesquicentennial Celebration of its founding, pursuant to Resolution No. R-2024-149, dated July 18, 2024. (Peter Gordon)
- 13.2. Consideration and Possible Action Regarding City Cost Participation for Headwall Repair and Stormwater Infrastructure Improvements at Hutto Bible Church (Matt Rector)
- 13.3. Consideration and Possible Action on Reallocation of Unused July 4th Fireworks Display. (Jeff White)

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 Sec. 551.071, (Consultation with Attorney), to deliberate and seek legal advice regarding the following legal matters: a) the First Amended and Restated Development Agreement with Lakeside MUD No. 9 and the City of Hutto; b) the Stromberg Public Improvement Financing Agreement; c) the Development Agreement between the City of Hutto and Nason Garret Hengst, as Trustee for the development of the Kirk Tract; Municipal Services Agreement and Annexation, and an Agreement with Jonah Water Special Utility District for Hutto to provide temporary water service to the Kirk Tract; d) the Williamson County Emergency Services District No. 3 Interlocal Agreements for the Allocation of Sales Tax Revenue with the City of Hutto.
- 14.2. Receive legal advice pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and deliberations pursuant to Texas Government Code Sections 551.072, (Real Property) relating to a lease of property at 101 Park Street, Hutto, Texas.
- 14.3. Receive legal advice pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and deliberations pursuant to Texas Government Code Sections 551.072, (Real Property) relating 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) Key (Parcels 18, 18.1, 18.2, and 18.3), b) Wandel Family Partnership, LTD (Parcels 31, 31.1, 31.2 and 31.3).
- 14.4. Receive legal advice pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and deliberations pursuant to Texas Government Code Sections 551.072, (Real Property); 551.087 (Economic Development Negotiations) related to pending economic development projects being considered by the Hutto Economic Development Corporation or the City of Hutto, including but not limited to: (a) Project Core; (b) Project Harvest; (c) Project Orchard; (d) Project Lake; (e) Southside BBQ Incentive Agreement; and (f) Project Amp.

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 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) Key (Parcels 18, 18.1, 18.2, and 18.3), b) Wandel Family Partnership, LTD (Parcels 31, 31.1, 31.2 and 31.3).

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.

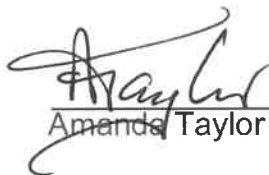
- 16.1. General Comments from City Council
- 16.2. Future Agenda Items

17. ADJOURNMENT

18. CERTIFICATION

I certify that this notice of the September 4, 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 August 29, 2025 before 5:30 P.M.




Amanda Taylor

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