



City of Hutto

Agenda

City Council Meeting

Thursday, September 18, 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. Emergency Preparedness Month (Jake Isbell)

5.2. Suicide Prevention Awareness Month (Katia Leal-Bristol)

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 18, 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. Hutto Chamber of Commerce Update Presentation (Joe Gonzalez)

10. CONSENT AGENDA ITEMS

10.1. Consideration and possible action on Resolution No. R-2025-229 authorizing the City Manager to execute an Individual Project Order (IPO) with Freese and Nichols in the amount of \$267,491.00 for the design services on the Central Wastewater Treatment Plant Phase I project (CIP WW16-2025). (Matt Rector)

10.2. Consideration and possible action on Resolution No. R-2025-230 authorizing the City Manager to execute a Deductive change order with C.C. Carlton Industries, LTD in the amount of \$4,073.35 related to the construction of the Shiloh and Noack Pump Station Improvements Project (CIP W-01- 2023). (Matt Rector)

10.3. Consideration and possible action on Resolution No. R-2025-231 a Master Service Agreement for Environmental services with Freese and Nichols, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)

- 10.4. Consideration and possible action on Resolution No. R-2025-232 a Master Service Agreement for Environmental services with Raba Kistner, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.5. Consideration and possible action on Resolution No. R-2025-233 a Master Service Agreement for Surveying Engineering & Subsurface Utility Engineering (SUE) Services with Surveying and Mapping, LLC., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.6. Consideration and possible action on Resolution No. R-2025-234 a Master Service Agreement for Surveying Engineering & Subsurface Utility Engineering Services with MWMDesign Group, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.7. Consideration and possible action on Resolution No. R-2025-235 a Master Service Agreement for Surveying Engineering & Subsurface Utility Engineering Services with Scheibe Consulting, LLC., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.8. Consideration and possible action on Resolution No. R-2025-236 a Master Service Agreement for Surveying Engineering & Subsurface Utility Engineering (SUE) with Cobb-Fendley and Associates, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.9. Consideration and possible action on Resolution No. R-2025-237 a Master Service Agreement for Surveying Engineering & Subsurface Utility Engineering Services with Garver, LLC., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.10. Consideration and possible action on Resolution No. R-2025-238 a Master Service Agreement for Utility Coordination Services with DCCM North America, LLC., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.11. Consideration and possible action on Resolution No. R-2025-239 a Master Service Agreement for Utility Coordination Services with Surveying and Mapping, LLC., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.12. Consideration and possible action on Resolution No. R-2025-240 a Master Service Agreement for Utility Coordination Services with Kimley-Horn and Associates, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.13. Consideration and possible action on Resolution No. R-2025-241 a Master Service Agreement for Architecture Services with Sunland Group, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)

- 10.14. Consideration and possible action on Resolution No. R-2025-242 a Master Service Agreement for Architecture Services with PBK Architects, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.15. Consideration and possible action on Resolution No. R-2025-243 a Master Service Agreement for Architecture Services with Kirksey Architecture, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.16. Consideration and possible action on Resolution No. R-2025-244 a Master Service Agreement for Materials Testing Services with Arias and Associates, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.17. Consideration and possible action on Resolution No. R-2025-245 a Master Service Agreement for Materials Testing Services with UES Professional Solutions, 44, LLC. authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.18. Consideration and possible action on Resolution No. R-2025-246 a Master Service Agreement for Materials Testing Services with Braun Intertec Corporation, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.19. Consideration and possible action on Resolution No. R-2025-247 a Master Service Agreement for Materials Testing Services with HVJ South Central Texas, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.20. Consideration and possible action on Resolution No. R-2025-248 a Master Service Agreement for Materials Testing Services with Raba Kistner, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.21. Consideration and possible action on Resolution No. R-2025-249 a Master Service Agreement for Transportation Engineering Services with Freese and Nichols, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.22. Consideration and possible action on Resolution No. R-2025-250 a Master Service Agreement for Transportation Engineering Services with Alfred Benesch and Company, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.23. Consideration and possible action on Resolution No. R-2025-251 a Master Service Agreement for Transportation Engineering Services with LJA Engineering, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.24. Consideration and possible action on Resolution No. R-2025-252 a Master Service Agreement for Transportation Engineering Services with WSB, LLC., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)

- 10.25. Consideration and possible action on Resolution No. R-2025-253 a Master Service Agreement for Transportation Engineering Services with American Structurepoint, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.26. Consideration and possible action on Resolution No. R-2025-254 a Master Service Agreement for Transportation Engineering Services with STV, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.27. Consideration and possible action on Resolution No. R-2025-255 a Master Service Agreement for Drainage Engineering Services with Freese and Nichols, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.28. Consideration and possible action on Resolution No. R-2025-256 a Master Service Agreement for Drainage Engineering Services with BGE, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.29. Consideration and possible action on Resolution No. R-2025-257 a Master Service Agreement for Drainage Engineering Services with Edge Engineering PLLC., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.30. Consideration and possible action on Resolution No. R-2025-258 a Master Service Agreement for Drainage Engineering Services with Johnson, Mirmiran and Thompson, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.31. Consideration and possible action on Resolution No. R-2025-259 a Master Service Agreement for Landscape Architecture Services with Freese and Nichols, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.32. Consideration and possible action on Resolution No. R-2025-260 a Master Service Agreement for Landscape Architecture Services with Covey Planning and Landscape Architecture, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.33. Consideration and possible action on Resolution No. R-2025-261 a Master Service Agreement for Landscape Architecture Services with MWMDesign Group, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.34. Consideration and possible action on Resolution No. R-2025-262 a Master Service Agreement for Appraisal services with Titan Commercial Valuation, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)

- 10.35. Consideration and possible action on Resolution No. R-2025-263 a Master Service Agreement for Appraisal services with Atrium Real Estate Services, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.36. Consideration and possible action on Resolution No. R-2025-264 a Master Service Agreement for Land Acquisition services with 7 Arrows Land Staff, LLC., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.37. Consideration and possible action on Resolution No. R-2025-265 a Master Service Agreement for Land Acquisition services with Clark Land Resources, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.38. Consideration and possible action on Resolution No. R-2025-266 a Master Service Agreement for Owner's Representative services with Ardurra Group, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.39. Consideration and possible action on Resolution No. R-2025-267 a Master Service Agreement for Owner's Representative services with WSB, LLC., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.40. Consideration and possible action on Resolution No. R-2025-268 a Master Service Agreement for Traffic Engineering services with Freese and Nichols, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.41. Consideration and possible action on Resolution No. R-2025-269 a Master Service Agreement for Traffic Engineering services with Kimley-Horn and Associates, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.42. Consideration and possible action on Resolution No. R-2025-270 a Master Service Agreement for Traffic Engineering services with LJA Engineering, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.43. Consideration and possible action on Resolution No. R-2025-271 a Master Service Agreement for Utility Engineering services with STV, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.44. Consideration and possible action on Resolution No. R-2025-272 a Master Service Agreement for Utility Engineering services with Freese & Nichols, Inc. authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.45. Consideration and possible action on Resolution No. R-2025-273 a Master Service Agreement for Utility Engineering services with Cobb-Fendley and Associates, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)

- 10.46. Consideration and possible action on Resolution No. R-2025-274 a Master Service Agreement for Geotechnical Engineering services with Arias and Associates, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.47. Consideration and possible action on Resolution No. R-2025-275 a Master Service Agreement for Geotechnical Engineering services with Braun Intertech, authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.48. Consideration and possible action on Resolution No. R-2025-276 a Master Service Agreement for Geotechnical Engineering services with Raba Kistner, Inc., authorizing the City Manager to execute the Master Services Agreement, individual project order, additional services agreement or change order less than \$50,000. (Matt Rector)
- 10.49. Consideration and possible action on Resolution No. R-2025-277 accepting the infrastructure improvements for the non-residential Capital Improvement Project (CIP) known as Creekside Park, Capital Improvements project (CIP-P28-2024). (Matt Rector)
- 10.50. Consideration and possible action on Resolution No. R-2025-278 accepting the infrastructure improvements for the subdivision known as Firefly Phase 2 Wastewater project. (Matt Rector)
- 10.51. Consideration and possible action on Resolution No. R-2025-279 accepting the infrastructure improvements for the subdivision known as Urbana at Cottonwood Creek. (Matt Rector)
- 10.52. Consideration and possible action on Resolution No. R-2025-280 accepting the infrastructure improvements for the Downtown Elevated Tank Rehabilitation, Capital Improvement Project (CIP-W18-2024) as public infrastructure. (Matt Rector)
- 10.53. 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)
- 10.54. Consideration and possible action on Ordinance No. O-2025-039 accepting and approving an annual service plan update to the service and assessment plan and updated assessment rolls for the Mustang Creek Public Improvement District. (Alberta Barrett)
- 10.55. Consideration and possible action on Ordinance No. O-2025-038 accepting and approving an annual service plan update to the service and assessment plan and updated assessment rolls for the Cottonwood Creek Public Improvement District. (Alberta Barrett)
- 10.56. Consideration and possible action on Resolution R-2025-281 relating to a Landowner Agreement Regarding Certain Assessments for the Cottonwood Creek Public Improvement District between the City of Hutto and Lennar Homes of Texas Land and Construction, Ltd. for the Improvement Area # 2 Applicable Lots and authorize the City Manager to execute the Agreement. (Legal)
- 10.57. 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)
- 10.58. Consideration and possible action on Ordinance No. O-2025-035 adopting the FY 2026 fee schedule, Appendix A Fee Schedule. (Alberta Barrett)

- 10.59. Consideration and possible action on Ordinance No. O-2025-040 amending the fee schedule, Appendix A for water and wastewater rates (Alberta Barrett)
- 10.60. Consideration and possible action on acceptance of the August 2025 financial report (Alberta Barrett)
- 10.61. Consideration and possible action on Resolution No. R-2025-282 amending the form agreement with the Williamson County Children's Advocacy Center. (Christina Bishop)
- 10.62. Consideration and possible action on Ordinance No. O-2025-041 amending Article 6.02 Technical and Construction Codes and Standards, Division 9 Property Maintenance Code of the Hutto Code of Ordinances to specify the owner's duty to make temporary and permanent repairs to hazardous conditions. (Chief Jeffrey Yarbrough)
- 10.63. Consideration and possible action on Resolution No. R-2025-283 related to a cost participation agreement between the City of Hutto and Hutto Bible Church. (City Council)
- 10.64. Consideration and possible action on Resolution No. R-2025-284 appointing a representative to the Capital Area Council of Governments (CAPCOG). (City Council)
- 10.65. Consideration and possible action amending Resolution No. R-2024-149 regarding Hutto's Sesquicentennial Celebration Committee to allow additional committee members. (City Council)
- 10.66. Consideration and possible action on approving the following City Council meeting minutes: September 4, 2025 Work Session and September 4, 2025 Regular Meeting. (Amanda Taylor)

11. ORDINANCES

- 11.1. Consideration and possible action on Ordinance No. O-2025-042 amending the budget for fiscal year October 1, 2024 through September 30, 2025. (Alberta Barrett)

12. RESOLUTIONS

- 12.1. Consideration and possible action on Resolution No. R-2025-285 authorizing the City Manager to execute Outside Agency Funding agreements for awards under \$50,000 in accordance with the City's procurement policy for fiscal year 2026. (Christina Bishop)
- 12.2. Consideration and possible action on Resolution No. R-2025-286 amending the City Manager's authority to execute Development Fee Agreements and to establish application procedures on behalf of the City for payment of review and development expenses incurred by pending and future development agreements requesting special district financing or economic development incentives. (Legal)
- 12.3. Consideration and possible action on Resolution No. R-2025-287 regarding a contract with the Capital Area Council of Governments (CAPCOG) to coordinate and host a basic peace officer course starting on or about December 15, 2025. (Chief Jeffrey Yarbrough)
- 12.4. Consideration and possible action on Resolution R-2025-288 requiring compliance with mandatory fire lanes for on-street parking changes; providing proper notice and meeting, and providing an effective date. (Mayor Snyder)

13. OTHER BUSINESS

- 13.1. Discussion and possible action to appoint two Economic Development Board members to the City of Hutto's Sesquicentennial Celebration Committee. (City Council)

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 Williamson County Emergency Services District No. 3 Interlocal Agreements for the Allocation of Sales Tax Revenue with the City of Hutto; b) Emory Crossing First Amendment to the Second Amended and Restated Development Agreement; and c) the proposed Stromberg Public Improvement District.
- 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); 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; (f) Project Chicken Duo; (g) Project NQ2; (h) Project Football; (i) Project Air; (j) Project Cottonwood; (k) Project Amp; (l) Project Libro; (m) Project Titan; (n) Project Sequel; (o) Project Flex; (p) Project Maestro; (q) Megasite Project; and (r) Spine Road 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 on Resolution R-2025-289 authorizing the City Manager to execute the Emory Crossing First Amendment to the Second Amended and Restated Development Agreement.

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 18, 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 September 12, 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.