



City of Hutto

Agenda

City Council Meeting

Thursday, January 22, 2026 at 7:00 PM

City Council Chambers – 500 W. Live Oak Street

1. CALL SESSION TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. CITY COUNCIL INSTALLATION

- 5.1. Conduct Oath of Office for newly appointed Councilmember Place 1 - Charles Warner.
(Judge Lucas Wilson)

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 January 22, 2026. 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, Public Safety, Co-Op).

9. PRESENTATIONS

- 9.1. Developer presentation of status of Prairie Winds Public Improvement District and request for issuance of Improvement Area No. 2 Special Assessment Revenue Bonds, Series 2026 (Greenrick Partners)
- 9.2. Presentation of Plan of Finance for the issuance of the City of Hutto, Texas, Prairie Winds Public Improvement District, Special Assessment Revenue Bonds, Series 2026 (Improvement Area #2 Project). (Hilltop Securities)
- 9.3. Developer Presentation of status of Cottonwood Public Improvement District and Request for Issuance of Improvement Area No. 3 Special Assessment Revenue Bonds, Series 2026 (Lennar Homes)
- 9.4. Presentation of Plan of Finance for the issuance of the City of Hutto, Texas, Cottonwood Public Improvement District, Special Assessment Revenue Bonds, Series 2026 (Improvement Area #3). (Hilltop Securities)
- 9.5. Presentation and possible action on the December 2025 financial report (Alberta Barrett)

10. PUBLIC HEARINGS AND RELATED ACTION

- 10.1. Consideration and possible action on Resolution No. R-2026-013 approving the Annexation and Development Agreement for Endeavor Hutto Retail by and between the City of Hutto and Cerco Development, Inc. for the purpose of annexing and zoning correlating parcels and developing a commercial development and all relevant improvements. (Sara Cervantes)
- 10.2. Consideration and possible action on Resolution No. R-2026-014 the Municipal Services Agreement by and between the City of Hutto and Cerco Development, Inc facilitating the provision of municipal services by the City of Hutto to the Property. (Sara Cervantes)
- 10.3. Conduct a public hearing and possible action on Ordinance No. O-2026-002 related to the annexation of a 10.83 acre and 3.17 acre tract of land located near the northeast corner of the State Highway 130 and State Highway 79 intersection and related action. (Sara Cervantes)
- 10.4. Continue a public hearing and possible action on Resolution No. R-2026-015 (originally submitted as R-2025-347) authorizing and creating the Stromberg Public Improvement District within the City of Hutto pursuant to Chapter 372, Texas Local Government Code. (Sara Cervantes)

11. CONSENT AGENDA ITEMS

- 11.1. Consideration and possible action on Resolution No. R-2026-016 authorizing the City Manager to execute a contract amendment No. 3 with Freese and Nichols, Inc. for additional Design services in the amount of \$501,280 for the CR 199 Reconstruction project (CIP T19-2024). (Patricia Davis)
- 11.2. Consideration and possible action on Resolution No. R-2026-017 authorizing the City Manager to execute an amendment No. 3 with Cobb Fendley and Associates, Inc. in the amount of \$21,530 for Utility Coordination Services on the County Road (CR) 199 Reconstruction project (CIP T19-2024). (Patricia Davis)
- 11.3. Consideration and possible action on Resolution No. R-2026-018 authorizing use of Construction Manager at Risk (CMAR) Contingency funds (reference Change Order No. 5) included in Work Authorization No. 3 with Archer-Western and authorizing the City Manager to execute the same for the South Wastewater Treatment Plant (SWWTP) Expansion to 6.0 MGD in the amount of \$328,358.00. (CIP WW-06 2023). (Patricia Davis)
- 11.4. Consideration and possible action on Resolution No. R-2026-019 authorizing credit in Owner's Representative Contingency funds (reference Change Order No. 4) included in Work Authorization No. 3 with Archer-Western and authorizing the City Manager to execute the same for the South Wastewater Treatment Plant (SWWTP) Expansion to 6.0 Millions Gallon per Day (MGD) in the amount of \$80,447.63. (CIP WW-06 2023). (Patricia Davis)
- 11.5. Consideration and possible action on Resolution No. R-2026-020 to award the Utility Meter Change Out project to D&B Construction Group in an amount not to exceed \$79,900 and authorizing the City Manager to execute the contract with D&B Construction Group. (Alberta Barrett)
- 11.6. Consideration and possible action on Resolution No. R-2026-021 authorizing the City Manager to renew year two of our three-year agreement with Freeit Data Solutions to purchase network security managed services in the amount of \$55,034.36 for year two. (David Amsler)

- 11.7. Consideration and possible action on Resolution No. R-2026-022 accepting the infrastructure improvements for private development known as Alta Ed Schmidt Phase 1. (Patricia Davis)
- 11.8. Consideration and possible action on Resolution No. R-2026-023 accepting the infrastructure improvements for private development known as Hutto Station Phase 1. (Patricia Davis)
- 11.9. Consideration and possible action on Resolution No. R-2026-024 acknowledging an assignment of lease to SLR Property I, L.P. for well number 4. (Christina Bishop)
- 11.10. Consideration and possible action on Resolution No. R-2026-025 to approve amendments to the Policy and Procedure for managing Capital Improvement Plan (CIP) Projects assigned to the Hutto Economic Development Corporation (HEDC). (Cheney Gamboa, Patricia Davis, Alberta Barrett)
- 11.11. Consideration and possible action on Resolution No. R-2026-026 to authorize the City Manager to execute a Master Services Agreement with VC3 Inc. (David Amsler)
- 11.12. Consideration and possible action on Resolution No. R-2026-027 authorizing an Interlocal Agreement (ILA) for the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Models with Light Detection and Ranging (LiDAR) survey data from Williamson County. (Patricia Davis)
- 11.13. Consideration and possible action on Ordinance No. O-2026-003 to repeal and replace sections 1.06.031, 1.06.32, 1.06.033, 1.06.34 of the City of Hutto Code of Ordinances regarding incentive programs for the Historic Downtown District. (Cheney Gamboa)
- 11.14. Consideration and possible action on Resolution No. R-2026-028 to approve and adopt a policy and procedure in support of section 1.06.31, 1.06.32, 1.06.33, and 1.06.034 in the City of Hutto Code of Ordinances regarding an incentive program for properties and businesses located in Hutto's Historic District. (Cheney Gamboa)
- 11.15. Consideration and possible action on Resolution No. R-2026-029 approving an economic development grant of public funds in the amount of \$34,998,328 USD; approving the related funding agreement with the Hutto Economic Development Corporation (HEDC) Type A; and authorizing the City Manager to execute all necessary agreements related thereto; approving the related expenditures of the HEDC for the sole use to fund the development and construction of the Brushy Creek Wastewater Interceptor Phase 4 Project; and providing an effective date. (Cheney Gamboa)
- 11.16. Consideration and possible action on Resolution No. R-2026-030 to approve a Professional Services Agreement between the City of Hutto and the Hutto Economic Development Corporation. (Cheney Gamboa)
- 11.17. Consideration and possible action on approving the following City Council meeting minutes: January 8, 2026 Joint EDC and City Council Meeting and January 8, 2026 Regular Meeting (Laura Hallmark)

12. ORDINANCES

- 12.1. Consideration and possible action on Ordinance No. O-2026-004 authorizing the issuance of the City of Hutto, Texas Combination Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2026; levying an ad valorem tax and pledging certain surplus revenues in support of the certificates; approving an official statement, a paying agent/registrar agreement and other agreements relating to the sale and issuance of the certificates; and ordaining other matters relating to the issuance of the certificates. (Alberta Barrett)

- 12.2. Consideration and possible action on Ordinance No. O-2026-005 authorizing the issuance of City of Hutto, Texas General Obligation Bonds, Series 2026; authorizing the levy of an ad valorem tax in support of the bonds; awarding the sale of the bonds; approving an official statement, a paying agent/registrar agreement and other agreements relating to the sale and issuance of the bonds, and ordaining other matters relating to the issuance of the bonds. (Alberta Barrett)

13. RESOLUTIONS

- 13.1. Consideration and possible action on Resolution No. R-2026-031 to award the Brushy Creek Wastewater Interceptor Phase 4 Project to McKee Utility Contractors, in the amount of \$34,998,328 and authorizing the City Manager to execute the construction contract with McKee Utility Contractors, LLC (CIP Project WW11-2025). (Patricia Davis)
- 13.2. Consideration and possible action on Resolution No. R-2026-032 to adopt the Americans With Disabilities Act (ADA) Transition Plan. (Patricia Davis)
- 13.3. Consideration and possible action on Resolution No. R-2026-033 accepting a \$2,500 donation from Endeavor for employee snack amenities. (City Council)

14. OTHER BUSINESS

- 14.1. Consideration and possible action on the Revised Draft of the Unified Development Code (UDC) and Engineering Design Manual (EDM) (Mayor Snyder)
- 14.2. Discussion and possible action on whether to allow the use of City Hall as a polling location. (City Council)

15. 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).

- 15.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071, (Consultation with Attorney), to deliberate and seek legal advice regarding: a) Interlocal Agreements for the allocation of sales tax revenue between the Williamson County Emergency Services District #3 and the City of Hutto, Texas; b) possible litigation with Midway Development Group, LLC; c) the creation of the Stromberg (Waymaker) Public Improvement District; and d) Retaining Wall Footer Foundation Burditt Consultants, LLC design errors.
- 15.2. 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 Cottonwood; (c) Project Sequel; (d) Project Air; (e) Project Skybox; (f) Project Heartbeat; (g) Project Shrine; and (h) Project Sprouts.
- 15.3. 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 water and/or wastewater easements relating to Lot 1, Block A of Hanson's Corner Additional Subdivision.

16. ACTION RELATIVE TO EXECUTIVE SESSION

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

17. 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.

17.1. General Comments from City Council

17.2. Future Agenda Items

18. ADJOURNMENT

19. CERTIFICATION

I certify that this notice of the January 22, 2026 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 January 15, 2026 before 6:30 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 CitySecretary@huttotx.gov or call (512) 759-4839 for assistance.