



City of Hutto

Agenda

City Council Meeting

Thursday, September 3, 2026 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. 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 3, 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, Fire Safety, CIP).

9. PUBLIC HEARINGS AND RELATED ACTION

9.1. Consideration and possible action on Resolution No. R-2026-172 approving the Municipal Services Agreement by and between the City of Hutto and Limmer CO 132 Real Estate, LLC related to the development known as Hutto Limmer Retail. (Howard Koontz)

9.2. Conduct a public hearing and possible action on Ordinance No. O-2026-043 approving the Annexation of the Hutto Limmer Retail Annexation tract, 4.173 acres, more or less, of land located at the south-east corner of Limmer Loop and CR 132 and the south-west corner of Limmer Loop and Mager Lane and to Establish the Base Zoning of B-2 (General Commercial) zoning district. (Howard Koontz)

9.3. Conduct a public hearing and related items in consideration and possible action to approve Ordinance No. O-2026-044 of the City of Hutto, Texas approving and adopting a budget for the City of Hutto for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 for the City of Hutto, Texas. (Alberta Barrett)

A copy of the City's proposed budget is available and located on the City's home page of its website at: www.huttotx.gov.

- 9.4. Consideration and possible action on Resolution No. R-2026-173 ratifying the property tax increase reflected in the City of Hutto Fiscal Year 2026-2027 operating budget. (Alberta Barrett)
- 9.5. Conduct a public hearing and related items in consideration and possible action to approve Ordinance No. O-2026-045 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 2026-2027. (Alberta Barrett)

10. CONSENT AGENDA ITEMS

- 10.1. Consideration and possible action on Resolution No. R-2026-174 approving supplemental No. 1 in the amount of \$111,512 with Freese and Nichols, Inc., related to civil engineering design services for the CR 132 Widening Project, primarily for the preparation of the preliminary geometric layout and plans, specifications and estimates (PS&E) (CIP T41-2025). (Kate Moriarty)
- 10.2. Consideration and possible action on Resolution No. R-2026-175 authorizing the City Manager to execute Individual Project Order (IPO) #2 with WSB, in the amount of \$162,000, for Owner's Representative services to support construction project management for City Capital Improvement Program (CIP) projects. (Kate Moriarty)
- 10.3. Consideration and possible action on Resolution No. R-2026-176 accepting the infrastructure improvements for private development known as Lidell Walker Phase 2B, Plat name: Prairie Winds. (Kate Moriarty)
- 10.4. Consideration and possible action on Resolution No. R-2026-177 accepting the infrastructure improvements for private development known as Heritage Mill North Section 1. (Kate Moriarty)
- 10.5. Consideration and possible action on Resolution No. R-2026-178 accepting the infrastructure improvements for the traffic signal at Innovation and Limmer Loop on (CIP T13-2024). (Kate Moriarty)
- 10.6. Consideration and possible action on Resolution No. R-2026-179 accepting the infrastructure improvements for the Hutto Veterans Memorial, Capital Improvement Project (CIP-P06-2024) as public infrastructure. (Kate Moriarty)
- 10.7. Consideration and possible action on Ordinance No. O-2026-033 adopting the Second Amendment to the Stromberg Planned Unit Development (PUD) Zoning ordinance adopted by ordinance no. O-2025-047, by allowing for residential, commercial and industrial uses by adding the First Amended development plan with the additional plan labeled as exhibit "B" with an expiration date of January 1, 2030, for the uses allowed by Exhibit "B". (Legal)
- 10.8. Consideration and possible action on Resolution No. R-2026-180 approving a negotiated settlement between ATMOS Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division. (David Amsler)
- 10.9. Consideration and possible action on approving the following City Council meeting minutes: August 13, 2026 Special meeting, August 20, 2026 Work Session and August 20, 2026 Regular meeting. (Laura Hallmark/Amanda Taylor)

11. OTHER BUSINESS

- 11.1. Discussion and possible action regarding the Diversity, Equity, Inclusion and Belonging Commission. (Mayor Snyder)
- 11.2. Discussion and possible action on updating the structure, rules and expectations of City Council sub-committees. (Councilmember Zepeda)
- 11.3. Discussion and update on the requested cost forecast for running a city-owned fire department. (Councilmember Zepeda)

12. 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).

- 12.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071, (Consultation with Attorney), to deliberate and seek legal advice regarding: a) Sales Tax Sharing Interlocal Agreements and proposed Interlocal Agreement for Fire Services with the Williamson County Emergency Services District # 3; b) Adam Orgain Restroom Project Defects (CIP P19-2024, IFB No. 2025-060-JW-02); c) Blue Hub Tax Abatement Agreement and process; d) Local Option Liquor Elections; e) Legislative Issues for the Texas 90th Legislative Session affecting the City of Hutto.
- 12.2. Consideration and possible action related to the Senate Bill 2038 petitions, seeking release from the City of Hutto's extraterritorial jurisdiction, by (1) A-A-A Storage Gattis School, LLC for the property located at 4400 Priem Lane, Pflugerville, TX 78660 and, (2) by Ken Fischer, Partner of FREH, LLC for the property located at 204 Benelli Drive, Hutto, TX 78634.
- 12.3. 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); 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 Crawford; (c) Project Orchard; (d) Project Colovore ; and (e) Project 107 East St.

13. ACTION RELATIVE TO EXECUTIVE SESSION

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

14. 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.

- 14.1. General Comments from City Council
- 14.2. Future Agenda Items

15. ADJOURNMENT

16. CERTIFICATION

I certify that this notice of the September 3, 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 August 28, 2026 before 5:30 P.M.



Laura Hallmark

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.

TAXPAYER IMPACT STATEMENT

The City of Hutto has proposed a budget for the City's 2026-2027 fiscal year. The City intends to adopt its budget on or before September 30, 2026.

Fiscal Year	Median-Valued Homestead (Median Taxable)	Tax Rate per \$100 of Value	Estimated Property Tax Bill Based on (Median Taxable)
FY 2025-2026 (Tax Year 2025) As of Last Supplement	\$351,580	Adopted 2025 Tax Rate: \$0.385928	\$1,356.85
FY 2026-2027 (Tax Year 2026) As of Certification	\$329,770	2026 No New Revenue Tax Rate: \$0.397011	\$1,309.22
FY 2026-2027 (Tax Year 2026) As of Certification	\$329,770	Proposed 2026 Tax Rate Based on the Proposed Budget for 2026-2027: \$0.397011	\$1,309.22

** Estimates are based on currently available taxable values and the FY 2026 adopted tax rate.

Final FY 2027 tax rates and impact will be determined following receipt of the Certified Appraisal Data and completion of the Truth-in-Taxation calculations.