City of Hutto

Agenda

City Council Meeting

Thursday, October 1, 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. **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 PRIOR to 4:00 pm on October 1, 2026. 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, Fire Safety, CIP, DEIB).

8. **PRESENTATIONS AND RELATED ACTIONS**

   8.1. Presentation by DPFG, summarizing and providing a project update on the Limmer Square Public Improvement District (Christina Bishop)

   8.2. Presentation by City's Financial Advisor, Hilltop Securities, summarizing the Plan of Finance to issue the Limmer Square Public Improvement District Area No. 1 Special Assessment Revenue Bonds, Series 2026 (Christina Bishop)

   8.3. Consideration and possible action on Resolution No. R-2026-186 of the City Council of the City of Hutto, Texas determining costs and calling a public hearing to consider levying assessments on property located within the Limmer Square Public Improvement District Area #1; including a presentation of service and assessment plan for said area; directing the publication and mailing of notice of such public hearing; and take appropriate action. (Alberta Barrett)

   8.4. Capital Improvement Projects (CIP) Updates and Presentations (Kate Moriarty)

9. PUBLIC HEARINGS AND RELATED ACTIONS

9.1. Conduct the first of two public hearings to consider a resolution approving Amendment No. 2 to the Strategic Partnership Agreement with the Williamson County Municipal Utility District No. 22 with the City of Hutto and clarify the purposes of limited-purpose annexation of property previously annexed into the City under the agreement to include allowing the sale of all types of alcohol within the property annexed for limited purposes and providing for the collection of a mixed beverage sales tax. (Legal)

9.2. Conduct the first of two public hearings to consider a resolution approving Amendment No. 2 to the Strategic Partnership Agreement with the Williamson County Water, Sewer, Irrigation, and Drainage District No. 3 with the City of Hutto and clarify the purposes of limited-purpose annexation of property previously annexed into the City under the agreement to include allowing the sale of all types of alcohol within the property annexed for limited purposes and providing for the collection of a mixed beverage sales tax. (Legal)

9.3. Conduct a public hearing and consider possible action on Ordinance No. O-2026-050, a request by Cliff Kendall of WGI, representative, on behalf of the City of Hutto Economic Development Corporation, owner, to rezone 140-acre parcel from LI to PUD, specifically enumerating that 'Data Center' will be an allowable use within the parcel's assigned base zoning of 'Light Industrial', and that the property will be permitted to operate on-premise power generation as accessory to any/all allowable uses on the property. (Howard Koontz)

9.4. Conduct a public hearing and consider possible action on Ordinance No. O-2026-051, an application by Amanda Brown, representative, on behalf of WCD Ed Schmidt LLC, owners, to amend the existing conditions of a PUD zoning for a 4.973-acre parcel of land (West Live Oak Retail). (Howard Koontz)

9.5. Conduct a public hearing and possible action on Ordinance No. O-2026-052 regarding the request from the Drenner Group, representatives, on behalf of Ventana Hills, LTD, owners, to alter the Hutto Future Land Use Map for 18.733 acres along CR119 from the designation 'Neighborhoods' to the 'Employment Center' category. (Howard Koontz)

9.6. Consideration and possible action on Resolution No. R-2026-187 approving the Municipal Services Agreement with Ventana Hills, Ltd., governing the provision of City services to be provided to a +/- 18.733 acre tract of land to be incorporated into the project known as Hutto Tech and Trade Center. (Howard Koontz)

9.7. Conduct a public hearing and possible action on Ordinance No. O-2026-053 approving the annexation of the Hutto Tech and Trade Center, located on 18.733 acres, described as being out of the James Neil Survey, Abstract No. 477, in Williamson County, Texas; located on the west side of CR119 a/k/a Ed Schmidt Boulevard, approximately 1,000-feet north of its intersection with Emory Crossing Boulevard, and to Establish the Base Zoning of SF-1 (Single Family) zoning district, as well as the annexation of the county road that abuts the annexation tract. (Howard Koontz)

9.8. Consideration and possible action on Resolution No. R-2026-188 approving an Amended and Restated Development Agreement by and between the City of Hutto and No-Count, LLC, for the development of a multi-building project consisting of primarily industrial uses and all related improvements known as the Hutto Tech and Trade Center - West. (Sara Cervantes)

9.9. Consideration and possible action on Resolution No. R-2026-189 approving an Annexation and Development Agreement by and between the City of Hutto and Ventana Hills, Ltd., for the development of a multi-building project consisting of primarily industrial uses and all related improvements known as the Hutto 69. (Sara Cervantes)

9.10. Conduct a public hearing and possible action on Ordinance No. O-2026-054, an application by the Drenner Group, representatives, on behalf of Ventana Hills, LTD, owners, to amend the zoning for an 18.733-acre parcel of land from SF-1 (one-family residence district) to LI (light industrial district) (Hutto Tech & Trade Center). (Howard Koontz)

9.11. Conduct a public hearing and possible action on Ordinance No. O-2026-055, a proposed amendment to the Hutto Mobility Master Plan, to revise the placement of a minor collector that links CR119 and the N/B 130 Tollway Frontage Road. (Howard Koontz)

9.12. Conduct a public hearing and consider possible action on Resolution No. R-2026-190 to consider the designation of an area in the Hutto Crossing Industrial Park, between Alliance Boulevard and Innovation Boulevard, as a tax abatement reinvestment zone. (Cheney Gamboa)

10. CONSENT AGENDA ITEMS

10.1. Consideration and possible action on Resolution No. R-2026-191 approving Individual Project Order #1 with Johnson, Mirmiran & Thompson, Inc. (JMT) for Pre-construction Owner's Representative Services for CIP Project F-02, Hutto Justice Center, in an amount not to exceed $162,500, and authorizing the City Manager to execute the Project Order and related documents. (Kate Moriarty)

10.2. Consideration and possible action on Resolution No. R-2026-192 approving change order #6 for the CIP project P02-2023, Fritz Park, between the City of Hutto and STR, Constructors in the amount of $34,749.25, and approving two required two-year maintenance bonds for the project. (Kate Moriarty)

10.3. Consideration and possible action on Resolution No. R-2026-193 approving a Master Services Agreement with WSB, LLC for Owner's Representative services and authorizing the City Manager to execute the agreement and individual project orders, additional services agreements, and change orders in amounts less than $50,000. (Kate Moriarty)

10.4. Consideration and possible action on Resolution No. R-2026-194 approving a Master Services Agreement with AG|CM, Inc., for Owner's Representative services and authorizing the City Manager to execute the agreement and individual project orders, additional services agreements, and change orders in amounts less than $50,000. (Kate Moriarty)

10.5. Consideration and possible action on Resolution No. R-2026-195 approving a Master Services Agreement with Johnson, Mirmiran and Thompson, Inc. (JMT), for Owner's Representative services and authorizing the City Manager to execute the agreement and individual project orders, additional services agreements, and change orders in amounts less than $50,000. (Kate Moriarty)

10.6. Consideration and possible action on Resolution No. R-2026-196 authorizing the City Manager to execute a license agreement between the City of Hutto and 420 US 79, Ltd. for ADA parking spaces within the Hutto Co-Op District (Kate Moriarty)

10.7. Consideration and possible action on Resolution No. R-2026-197 accepting the infrastructure improvements for private development known as Lidell Walker Phase 3. (Kate Moriarty)

10.8. Consideration and possible action on approval of Ordinance No. O-2026-056 regarding Annual Authorized Budgeted Expenditures. (Alberta Barrett)

10.9. Consideration and possible action on Resolution No. R-2026-198 approving a two-year agreement with Valley View Consulting to serve as the City's investment advisors for an amount not to exceed $150,000. (Alberta Barrett)

10.10. Consideration and possible action on Resolution No. R-2026-199 appointing two Councilmembers to the Capital Area Council of Governments General Assembly. (Laura Hallmark)

10.11. Consideration and possible action on approving the following City Council meeting minutes: September 17, 2026 Work Session and September 17, 2026 Regular Meeting. (Laura Hallmark)

11. ORDINANCES

11.1. Consideration and possible action directing staff to bring back an Ordinance adopting the Sign Code in the Code of Ordinances. (Legal)

12. RESOLUTIONS

12.1. Consideration and possible action to approve Resolution No. R-2026-200 to award a Depository Services contract to Wells Fargo Bank, N.A. and authorizing the City Manager to execute the contract and all necessary agreements. (Alberta Barrett)

13. OTHER BUSINESS

13.1. Consideration and possible action authorizing the City Manager to notify the Williamson County Emergency Services District # 3 (WCESD # 3) of the City's intent to provide Fire Services in newly annexed areas and including authorization for the City Manager to secure website services for the provision of Fire Services. (Legal)

13.2. Consideration and possible action relating to a request to the County Attorney for an Attorney General Opinion on the Use of Hotel Occupancy funds for improvements to the Brushy Creek Amphitheatre. (Legal, 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. Receive legal advice pursuant to Texas Government Code Sec. 551.071, (Consultation with Attorney), to deliberate and seek legal advice regarding: (a) The Amended and Restated Development Agreement by and between the City of Hutto and No-Count, LLC; (b) The Annexation and Development Agreement by and between the City of Hutto and Ventana Hills, Ltd.; (c) Adam Orgain Restroom Project Defects (CIP P19-2024, IFB No. 2025-060-JW-02); (d) Damage by MH Underground, LLC, to the water main near Cedar Fork Road and FM 1660 and related matters.

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 Cottonwood Properties; (c) Project Orchard; (d) Project Maestro; (e) Projecty Blue Hub; (f) Project Sportsplex; (g) Project Precision; (h) Project Heartbeat; (i) Project Air; (j) Project 106 East St.; and (k) Project 107 East St.

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-2026-201 to approve a Chapter 380 Incentive Agreement in support of the Historic Downtown Incentive Program for the commercial property located at 107 East Street.

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 October 1, 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 September 25, 2026 before 6:00 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.