



City of Hutto

Agenda

City Council Meeting

Thursday, March 18, 2021 at 7:00 PM

City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

Page

1. CALL SESSION TO ORDER

2. ROLL CALL

3. INVOCATION

Led by Julie Hammond, Church of Jesus Christ and Latter-day Saints.

4. PLEDGE OF ALLEGIANCE

5. CITY COUNCIL COMMENTS

Pursuant to Texas Government Code Sec. 551.0415, a member of the governance 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. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

5.1. General Comments from City Council

5.2. Council Commission Liaison Reports.

6. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

Comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on March 18, 2021. The email must include name, address, phone # and email to be recognized properly.

Citizens wishing to comment by phone may call: Toll Free Call In: 1-800-717-4201
Conference ID: 242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits the City Council from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future City Council Session.]

7. CITY MANAGER COMMENTS

8. CONSENT AGENDA ITEMS

- 8.1. Consideration and possible action on Ordinance No. O-2021-009 providing a budget amendment to transfer an authorized position and funding to accommodate a proposed organizational change. (Second Reading) (Misti Hancock) 7 - 9

[ORDINANCE with Exhibit Organizational Transfer March 2021](#)

- 8.2. Consideration and possible action on Resolution No. R-2021-035 approving the Star Ranch Parcel 32 Final Plat, 4.255 acres, more or less, of land, two commercial lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Winterfield Drive. (Ashley Lumpkin) 10 - 14

[Agenda Item Report - AIR-21-013 - Pdf](#)

- 8.3. Consideration and possible action on Resolution No. R-2021-039 approving an Economic Development Agreement pursuant to Chapter 380 of the Local Government Code between the City of Hutto and KVAL Machinery for reimbursement of 20% of the ad valorem tax levied and collected by the City related to the Project for a period of ten (10) years not to exceed \$140,000.

9. RESOLUTIONS

- 9.1. Consideration and possible action on Resolution No. R-2021-044 to accept the 2019-2020 Comprehensive Annual Financial Report and Audit.

- 9.2. Consideration of a public hearing and possible action on Resolution No. R-2021-029 authorizing and creating the Cottonwood Creek Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code. (City Attorney) 15 - 19

[Resolution No. R-2021-029 - Creation of PID- Cottonwood Creek 3.12.21](#)

- 9.3. Consideration and possible action on Resolution No. R-2021-041 authoring the City Manager to execute an Amended and Restated Development Agreement between the City of Hutto and Hutto 372, Ltd. for the Cottonwood Creek 20 - 21

development, formerly known as Hutto 315.(City Attorney)
[Resolution No. R-2021-041 Approving Cottonwood Amended and Restated Agreement 3 18 21](#)

- 9.4. Consideration and possible action on Resolution No. R-2021-042 approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for “City Of Hutto, Texas Special Assessment Revenue Bonds, Series 2021 (Emory Crossing Public Improvement District Improvement Area #1 Project).” (City Attorney) 22 - 509
[Emory Crossing Project and PID Bond Summary 3-15-2021](#)
[Resolution approving the PLOM \(Hutto Emory Crossing\)](#)
[Emory Crossing PLOM](#)
[App C - 2021-3-16 HUT Emory Crossing SAP](#)
[App E-1 Emory Crossing Issuer CDA](#)
[App E-2 Emory Crossing Developer CDA](#)
[App F - Financing and Reimbursement Agreement WLH Communities Texas-COH 1-21-21](#)
[App G - NIA 1.Acquisiiton and Reimbursement Agmt. \(Executed\)](#)
[App H - Final Report - Hutto 315 PID \(Emory Crossing\)](#)
- 9.5. Consideration and possible action on Resolution No. R-2021-043 determining costs of the proposed Public Improvements in the Emory Crossing Public Improvement District, approving a proposed assessment roll, and making related findings and determinations, in accordance with Chapter 372 of the Texas Local Government Code. (City Attorney) 510 - 577
[Resolution No. R-2021-043 Cost Determination Emory Crossing PID Final 3 18 21](#)
[HUT Emory Crossing SAP](#)
- 9.6. Consideration and possible action on Resolution No. R-2021-034 authorizing the Mayor to execute a Joint Election Agreement and contract with Williamson County for Election Services for the May 1, 2021 General/Special Election. (City Secretary) 578 - 590
[Resolution No. R-2021-034](#)
[Contract for May 2021 Election](#)
[Attachment A - List of Participating Authorities](#)
- 9.7. Consideration and possible action on Resolution No. R-2021-038 authorizing the City Manager to negotiate and execute a Development Agreement by the City of Hutto for the development of the Urbana at Cottonwood Creek Project. (Ashley Lumpkin) 591 - 624
[Agenda Item Report - AIR-21-031 - Pdf](#)
[27355917_7_Development Agreement - City of Hutto 3.18.21](#)

10. ORDINANCES

- 10.1. Consideration of a public hearing and possible action on Ordinance No. O-2021-012 approving the annexation of Urbana at Cottonwood Creek, 43.521 acres, more or less, of land, and to establish the base zoning as SF-1 (Single-Family Residential), located on CR 199. (First Reading)(Ashley Lumpkin) 625 - 632
[Agenda Item Report - AIR-21-018 - Pdf](#)

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|-----------------------|--|-----------|
| 10.2. | Consideration of a public hearing and possible action on Ordinance No. O-2021-013 approving the zoning change request for Urbana at Cottonwood Creek Planned Unit Development (PUD), 43.521 acres, more or less, of land, a mixed-use PUD, located on CR 199. (First Reading)(Ashley Lumpkin)
Agenda Item Report - AIR-21-020 - Pdf | 633 - 669 |
| 10.3. | Consideration and possible action on Ordinance No. O-2021-015 providing a budget amendment to adjust the FY 2020-21 budget for Holidays in Hutto contract with CDC. (First Reading)
Ordinance No. O-2021-015 Holidays in Hutto | 670 - 672 |
| 10.4. | Consideration and possible action on Ordinance No. O-2021-016 amending Appendix A, Fee Schedule, Article A4.000, Public Facility Rentals, of the Hutto Code of Ordinances to establish the fee schedule for Brushy Creek Amphitheater and related facilities (First Reading) (City Attorney)
Hutto - Fee Schedule Brushy Creek Amphitheater | 673 - 679 |
| 11. OTHER BUSINESS | | |
| 11.1. | Presentation of Racial Profiling Report and 2020 Crime Statistics. (Chief Hall)(Dr. Alex Del Carmen)
2020 TCOLE Racial Profiling Report-Signed
2020 Racial Profiling Analysis
Hutto Racial Profiling Report-Alex Del Carmen report-2020 Annual Report (K9) | 680 - 785 |
| 11.2. | Presentation of CDC Quarterly Report. (Chairman Steven Harris) | |
| 11.3. | Presentation of the last two years of Economic Development Corporation expenses and return of investment for these expenses. (Councilmember Rose) | |
| 11.4. | Consideration and possible action on presentation of Limmer Loop School Zone and Traffic Signal Studies. (Samuel Ray)
FINAL Limmer Loop School Zone Study 2020-2-10
FINAL Limmer Loop Signal Warrant Tech Memo 20210105
HISD-Letter of Support.COH Limmer.Exchange ped improvements 2021-3-18 Council Slides School Zone Limmer Loop DRAFT | 786 - 834 |
| 11.5. | Consideration of and possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, and Local Government Corporations.(City Secretary).
Boards Commissions List 3-12-21 | 835 - 838 |
| 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 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.
13. ACTION RELATIVE TO EXECUTIVE SESSION
 - 13.1. Consideration and possible action on legal advice received pursuant to Texas Government Code Section 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.
14. ADJOURNMENT
15. CERTIFICATION

I certify that this notice of the **March 18, 2021** Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **March 15, 2021** at 5:00 P.M.



Holly Nagy

The City of Hutto is committed to comply with the Americans Disability 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 City.Secretary@huttox.gov or call (512) 759-4033 for assistance.