



City of Hutto

Minutes

City Council Meeting Thursday, August 5, 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 huttotx.gov

1. CALL SESSION TO ORDER – 7:00 PM

2. ROLL CALL

Members of the Council present: Mayor Mike Snyder, MPT Tanner Rose Councilmember Robin Sutton, Councilmember Dan Thornton, Councilmember Mandi Villarreal Salvo, Councilmember Peter Gordon, Councilmember Krystal Kinsey.

3. INVOCATION – Led by Councilmember Gordon

4. PLEDGE OF ALLEGIANCE

5. CITY COUNCIL COMMENTS

5.1. General Comments from City Council

Councilmember Sutton: One thing I want to bring up tonight is the speed limits in Hutto, and maybe direct staff to start looking into that. We have so many different areas with so many different speed limits. We actually have 55 MPH in front of McDonalds and the Home Depot. So, I don't know who at this time regulates speed limits, but I think it's something we need to take a look at.

5.2. City Council Liaison Reports

- Councilmember Gordon gave an update on the Planning & Zoning Commission.
- Councilmember Kinsey gave an update on the Diversity & Inclusion Commission.
- Mayor Snyder gave an update on the Emergency Preparedness meeting with the ESD, HISD, Hutto ISD PD, Hutto PD and Williamson County.
- Councilmember Sutton gave an update on the Historic Preservation Commission.

6. PUBLIC COMMENT

- Emma Peck
- Nakeenya Wilson
- Beatrice Rodriguez
- Helen Coffman
- Onnesha Williams
- Vanessa Henry

(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

- Kokefest

8. CONSENT AGENDA ITEMS

- 8.2. Consideration and possible action on Resolution No. R-2021-121 authorizing the City Manager to execute the City of Hutto Parks and Recreation Athletic Facilities Utilization Agreement for Concordia High School between the City of Hutto and Concordia High School. (City Attorney - D. Palumbo)
- 8.4. Consideration and possible action on Ordinance No. O-2021-042 approving Durango Farms Planned Unit Development (PUD) zoning ordinance amendment to Section 2.1, regarding Day Care Use, specific to the allowable building size for a Day Care and associated parking requirements. (Second Reading)(Ashley Lumpkin)
- 8.6. Consideration and possible action on Ordinance No. O-2021-045 approving the proposed annexation of the Chandler Road Parkade Tracts, 15.38 acres, more or less, of land, and to establish the base zoning for the property as SF-R (Single-Family Rural).(Second Reading) (Ashley Lumpkin).
- 8.7. Consideration and possible action on Ordinance No. O-2021-046 approving a zoning change request for Chandler Road Parkade from ETJ/SF-R to General Commercial (B-2) for an approximate 15.38 acre side, more or less, generally located at the northwest corner of FM1660 North and Chandler Road.(Second Reading)(Ashley Lumpkin)
- 8.8. Consideration and possible action on Resolution No. R-2021-122 a Resolution accepting the infrastructure improvements for the subdivision known as Hutto Square Section 6. (Anthony Host)
- 8.9. Consideration and possible action on Resolution No. R-2021-123 a Resolution accepting the infrastructure improvements for the subdivision known as Southgate Phase 4. (Anthony Host)
- 8.10. Consideration and possible action on Resolution No. R-2021-115 authorizing the City Manager to execute renewal contracts for Employee Health Benefit Coverage with United Health Care and Cigna.(Angie Rios)

Councilmember Thornton pulled Item 8.5

Councilmember Kinsey pulled Item 8.1.

Mayor Snyder pulled Item 8.3

Councilmember Villarreal Salvo made a motion to approve Items 8.2, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9 and 8.10. Councilmember Thornton seconded the motion. The motion passed unanimously. (7:0)

- 8.1. Consideration and possible action on approving the July 15, 2021 City Council meeting minutes.

Councilmember Kinsey stated that Mayor Snyder was appointed to be the liaison of the Emergency Preparedness Task Force.

Councilmember Kinsey made a motion to approve Item 8.1 with the edit of adding Emergency Preparedness Task Force appointment of Mayor Snyder as the liaison. Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

- 8.3. Consideration and possible action on Ordinance No. O-2021-041 approving a proposed Specific Use Permit for the Hutto Independent School District at 573 Chris Kelley Boulevard (Hutto ISD Stadium), 76.135 acres, more or less, of land, to allow a reduction in the required landscaping.(Second Reading)(Ashley Lumpkin)

Mayor Snyder made a motion to approve Item 8.3. Councilmember Kinsey seconded the motion. The motion passed unanimously. (7:0)

- 8.5. Consideration and possible action on Ordinance No. O-2021-043 approving a zoning change request for Carver Ridge from General Commercial (B-2) to Multi-Family (MF), generally located east of the southeast corner of FM 1660 South and CR 137.(Second Reading) (Ashley Lumpkin)

Councilmember Gordon made a motion to approve Item 8.5 as presented. MPT Rose seconded the motion. The motion passed (4:3) with Councilmembers Thornton, Kinsey and Sutton against.

9. ORDINANCES

- 9.1. Holding a public hearing and possible action on Ordinance No. O-2021-044 approving the proposed zoning change request for Aspen Heights Planned Unit Development (PUD) from SF-1 (Single Family) to PUD (Planned Unit Development) for single-family detached condo, 36.624 acres, more or less, of land, located on FM 1660 South.(Ashley Lumpkin)

Public hearing opened: 7:48 PM
Public hearing closed: 7:49 PM

Mr. TC Selman presented for Aspen Heights Partners. Discussion ensued.

Councilmember Gordon made a motion to approve Item 9.1 as presented. Councilmember Villarreal Salvo seconded the motion. The motion passed (5:2) with Councilmembers Sutton and Kinsey against.

- 9.2. Consideration and possible action on Ordinance No. O-2021-044 to dispense with second reading pursuant to Hutto City Charter Article 3, Section 3.13.

No action taken.

- 9.3. Consideration and possible action on Ordinance No. O-2021-047 amending section 2.02.003 of the Hutto City Code to provide for resignation procedures for members of City boards and commissions, establish the date a vacancy is created in the event of a resignation, and modify the nomination procedures for City boards and commissions. (Councilmember Gordon). (First Reading)

Discussion ensued. Item will be brought back at the August 19, 2021 City Council meeting.

- 9.4. Consideration and possible action on Ordinance No. O-2021-047 to dispense with second reading pursuant to Hutto City Charter Article 3, Section 3.13.

No action taken.

Mayor Snyder requested to move Item 11.1 up. There were no objections.

Councilmember Kinsey requested to move Item 11.4 up after 11.1. There were no objections.

- 11.1 Discuss and receive the proposed budget for fiscal year 2021-2022 in accordance with Section 8.02 of the Hutto City Charter. (Angie Rios)

Angie Rios, CFO presented the proposed budget. Discussion ensued.

No action taken.

- 11.4 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, City Council Liaisons, and Area Government appointments.

Councilmember Kinsey made a motion to appoint Vanessa Lopez to the Diversity and Inclusion Commission. Councilmember Villarral Salvo seconded the motion. The motion passed unanimously. (7:0)

Mayor Snyder made a motion to appoint Marlise Prieto to the Diversity and Inclusion Commission. MPT Rose seconded the motion. The motion passed unanimously. (7:0)

10. RESOLUTIONS

- 10.1. Consideration and possible action on Resolution No. R-2021-120 approving an addendum to the Standard Terms of Engagement between the City of Hutto and Bojorquez Law Firm adding representation of Tax Increment Reinvestment Zone No. 1 for the Hutto Co-Op District; Tax Reinvestment Zone No. 2 and additional Tax Reinvestment Zones that may be created by the City and authorizing the Mayor to sign the agreement. (City Attorney - D. Palumbo)

Councilmember Villarreal Salvo made a motion to approve Item 10.1 as presented. Councilmember Sutton seconded the motion. The motion passed unanimously (7:0)

- 10.2. Consideration and possible action on Resolution No. R-2021-125 approving the first amended and restated bylaws of the Hutto Economic Development Corporation, Type A; providing for severability; and providing an effective date.

Councilmember Villarreal Salvo made a motion to approve Item 10.2 as presented. Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

- 10.3. Consideration and possible action on Resolution No. R-2021-126 approving the third amended and restated bylaws of the Hutto Economic Development Corporation, Type B dba Hutto Community Development Corporation; providing for severability; and providing an effective date.

Councilmember Villarreal Salvo made a motion to approve Item 10.3 as presented. Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

- 10.4. Consideration and possible action on Resolution No. R-2021-127 approving a Development Agreement between the City of Hutto and Atlantic Urbana Acquisition Company, LLC for the Urbana at Cottonwood Creek Project. (Ashley Lumpkin)

Councilmember Villarreal Salvo made a motion to approve Item 10.4 as presented. Councilmember Kinsey seconded the motion. The motion passed unanimously. (7:0)

- 10.5. Consideration and possible action on Resolution No. R-2021-128 calling and setting a public hearing on September 2, 2021, at 7:00 PM on the proposed budget for fiscal year 2021-2022. (Angie Rios)

Councilmember Villarreal Salvo made a motion to approve Item 10.5 as presented. MPT Rose seconded the motion. The motion passed unanimously. (7:0)

- 10.6. Consideration and possible action on Resolution No. R-2021-129 calling and setting a public hearing on September 2, 2021, at 6:00 PM on the proposed tax rate for fiscal year 2021-2022 and determining the proposed tax rate to be included in the hearing notice. (Angie Rios)

Councilmember Gordon made a motion to approve Item 10.6 with the amendment of a start time of 7:00 PM. MPT Rose seconded the motion. The motion passed (6:1) with Mayor Snyder against.

- 10.7. Consideration and possible action on Resolution No. R-2021-130 to authorize the City Manager to hire BrooksWatson to perform accounting services related to Debt service transactions and to fund up to \$50,000 in professional services to accomplish this scope. (Angie Rios)

Item tabled until after Executive Session.

11. OTHER BUSINESS

- 11.2. Update on Brushy Creek Amphitheater Sound Study. (Stacy Schmitt)

Update given. No action taken.

- 11.3. Consideration and possible action on the plaque on the front of City Hall. (MPT Rose)

Mayor Snyder made a motion authorizing the City Manager to destroy the plaque and replace with an aluminum plaque upon a donation of \$2,121.00. Councilmember Kinsey seconded the motion. The motion passed (6:1) with Councilmember Gordon against.

The wording on the plaque will be brought back to Council to choose from the top 5

suggestions.

12. EXECUTIVE SESSION- Entered: 11:37 PM

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).

- 12.2. Receive legal advice pursuant to Texas Government Code Section 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.
- 12.3. Receive legal advice pursuant to Texas Government Code Section 551.071 regarding Jones v. City of Hutto, et al, pending in the U.S. District Court, Western District of Texas, Austin Division; River Creek Development Corporation and the City of Hutto, Texas v. Paxton et al, pending in the 425th Judicial District Court of Williamson County, Texas and Longhorn Title Company v. Preston Hollow Capital, LLC et al, pending in the 368th District Court of Williamson County, Texas.
- 12.4. Deliberate pursuant to Texas Government Code Section 551.074, Personnel Matters, on finalists from applications on file with the City for the position of Public Works Director.

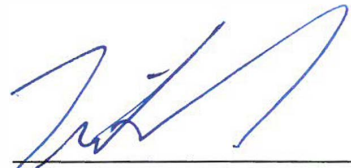
13. ACTION RELATIVE TO EXECUTIVE SESSION- Reconvened: 1:33 AM

- 13.2. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests. - **No action taken.**
- 13.3. Consideration and possible action relating to legal advice pursuant to Texas Government Code Section 551.071 regarding Jones v. City of Hutto, et al, pending in the U.S. District Court, Western District of Texas, Austin Division; River Creek Development Corporation and the City of Hutto, Texas v. Paxton et al, pending in the 425th Judicial District Court of Williamson County, Texas and Longhorn Title Company v. Preston Hollow Capital, LLC et al, pending in the 368th District Court of Williamson County, Texas. - **No action taken.**
- 13.4. Consideration and possible action relating to Deliberation pursuant to Texas Government Code Section 551.074, Personnel Matters, on finalists from applications on file with the City for the position of Public Works Director. - **No action taken.**
- 10.7 Consideration and possible action on Resolution No. R-2021-130 to authorize the City Manager to hire BrooksWatson to perform accounting services related to Debt service transactions and to fund up to \$50,000 in professional services to accomplish this scope. (Angie Rios)

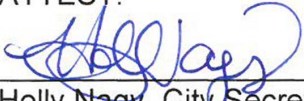
Councilmember Villarreal Salvo made a motion to approve Item 10.7 as presented. Councilmember Sutton seconded the motion. Mayor Snyder made an amendment to the motion to include scope of work to look at all debt spent from the period of October 1, 2016 to August 6, 2021.

14. ADJOURNMENT - 1:37 AM

PASSED and APPROVED this 19th day of August, 2021.


Mike Snyder, Mayor

ATTEST:


Holly Nagy, City Secretary