



City of Hutto

MINUTES

City Council Meeting

Thursday, September 16, 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 Danny Cook, Legacy Church

4. PLEDGE OF ALLEGIANCE

5. CITY COUNCIL COMMENTS

5.1. General Comments from City Council

Councilmember Villarreal Salvo: I would just like to say that yesterday was the start of Hispanic Heritage Month and I'm very excited to celebrate with the community and just talk about some of the ways we can in the upcoming years add to our cultural expansion within the City of Hutto.

5.2. City Council Liaison Reports

Councilmember Kinsey gave an update on the Diversity & Inclusion Commission.
Councilmember Gordon gave an update on the Communication Task Force meeting.
MPT Rose gave an update on the Library Advisory Board meeting.

6. PUBLIC COMMENT

- Onnesha Williams
- Jimmy Pierce
- Helen Coffman
- Vanessa Henry
- Tabitha Bluett
- Jackie Corbiere

7. CITY MANAGER COMMENTS

-National Night Out - Tuesday, October 5th at the Brushy Creek Amphitheatre

8. CONSENT AGENDA ITEMS

- 8.1. Consideration and possible action on approving the September 2, 2021 City Council work session meeting minutes.

- 8.3. Consideration and possible action on Ordinance O-2021-061 amending the School Zones Ordinance, Section 22.03.034 of the Hutto Code of Ordinances to modify the intervals of operation for school zones; and providing for the following: findings of fact; enactment; repealer; severability; codification; effective date; and proper notice & meeting.
- 8.4. Consideration and possible action on Ordinance No. O-2021-053 approving a negotiated settlement between Atmos Cities Steering Committee (ACSC) and Atmos Energy Corporation, Mid-Tex Division regarding the company's rate review mechanism. (Second Reading)(Legal)

Mayor Snyder pulled Item 8.2.

Councilmember Villarreal Salvo made a motion to approve Items 8.1, 8.3, and 8.4 as presented. Councilmember Kinsey seconded the motion. The motion passed unanimously. (7:0)

- 8.2. Consideration and possible action on Ordinance No. O-2021-056 prescribing certain fees for the City of Hutto, Texas, amending all applicable ordinances and other instruments; providing for a schedule of fees and charges. (as amended) (Second Reading)

Discussion ensued. The fee schedule will come back by end of year for further adjustments.

Councilmember Villarreal Salvo made a motion to approve Item 8.2 as presented with the condition that a revised ordinance come back before the end of the year for a first reading and that the typographical errors be fixed. Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

9. OTHER BUSINESS

- 9.1. 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, City Council Liaisons, Area Government appointments and Advisory Committees.

Councilmember Sutton made a motion to appoint Kathy Hoover to the Historic Preservation Commission. Councilmember Villarreal Salvo seconded the motion. The motion passed unanimously. (7:0)

Councilmember Villarreal Salvo made a motion to reappoint Victor Henry to the Economic Development Corporation. Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

The following nominations were made to the Comprehensive Plan Action Committee:

- Historic Preservation Commission- Bob Lykins, Travis Allen.
- ETJ Member - Tara Ray
- Economic Development Corp. - Randal Clark & Cheney Gamboa
- Community members - Brad Walker & Terrance Owens
- Planning & Zoning - Rick Hudson & Bryan Lee
- City Council – Dan Thornton & Mandi Villarreal Salvo

MPT Rose made a motion to approve nominations as presented. Councilmember Kinsey seconded the motion. The motion passed unanimously (7:0)

MPT Rose made a motion to remove Christina Garza from the Library Advisory Board. Councilmember Villarreal Salvo seconded the motion. The motion passed unanimously. (7:0)

- 9.2. Consideration and possible action on the charge, goals, and objectives of the Diversity and Inclusion Commission, including possible suspension or dissolution of the Commission.

Discussion ensued. Each Councilmember spoke on this item.

Discussion ensued regarding deadline on training.

Onnesha Williams spoke on this item.

Helen Coffman spoke on this item.

Robiet La spoke on this item.

Mayor Snyder recommended bringing this item back at the second meeting in October. In the meantime, work as a Council to bring back goals and objectives.

No action taken.

- 9.3. Consideration and possible action regarding alleged violations of the Open Meetings Act by members of the Diversity and Inclusion Commission through a series of communications by a quorum, including a letter dated June 18, 2021.

Discussion ensued.

Onnesha Williams spoke on this item.

No action taken.

- 9.4. Consideration and possible action relating to the procedures to set speed limits within the City of Hutto. (Councilmember Sutton)

Update given by City Attorney Cristian Rosas-Grillet. Councilmember Sutton tabled this item for a future meeting. Councilmember Sutton requests a presentation to include some options as to cost to study particular routes including State Road 79 Chris Kelley and Ed Schmidt corridors. Mayor Snyder would like to know the process for neighborhoods. Item will be brought to the first meeting in November. No action taken.

- 9.5. Discussion and update on Impact Fee Credit or Reimbursement Agreement with Meritage Homes for the Cross Creek Development.(D.Palumbo)

Discussion ensued. Item will be brought back at a future meeting.

- 9.6. Consideration and possible action on the plat application review process. (Mayor Snyder)

Presentation ensued.

A 10-minute break was taken at this time.

- 9.7. Consideration and possible action on Resolution No. R-2021-141 approving a Memorandum of Understanding by and among the Cities of Cedar Park, Georgetown, Round Rock, Taylor, Hutto, Leander, and Liberty Hill (collectively the "Cities") and the County of Williamson ("County") to proceed with identifying and evaluating the services currently being provided by the Williamson County and Cities Health District.

Back in session at 9:42 PM.

Councilmember Villarreal Salvo made a motion to approve Item 9.7 as presented.

Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

- 9.8. Consideration and possible action on Resolution No. R-2021-139 approving an

Amended and Restated Cooperative Agreement by and between Williamson County and the Cities of Cedar Park, Georgetown, Round Rock, Taylor, Hutto, Leander, and Liberty Hill under Chapter 121, Subchapter E of the Texas Health and Safety Code.

Discussion ensued. Bob Farley will be the appointed representative.

Councilmember Gordon made a motion to approve Item 9.8 as presented.

Councilmember Sutton seconded the motion. The motion passed unanimously. (7:0)

10. ORDINANCES

- 10.1. Consideration of a public hearing and possible action on Ordinance No. O-2021-057 for a zoning change request known as Carver Ridge Ph. II, 3.27 acres, more or less, of land, from B-2 (General Commercial) to MF (Multifamily) use, located on Swindoll Lane at FM 1660 South. (First Reading)(Ashley Lumpkin)

Public hearing opened: 9:59 PM

Public hearing closed: 9:59 PM

Councilmember Gordon made a motion to approve Item 10.1 as presented. MPT Rose seconded the motion. The motion passed with Councilmembers Kinsey and Sutton against. (5:2)

MPT Rose made a motion to dispense of the second reading. Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

MPT Rose requested to move to Item 10.4. There were no objections.

- 10.4. Consideration of a public hearing and possible action on Ordinance No. O-2021-059 the proposed Unified Development Code (2020 Edition, as amended), Chapter 4 Section 10.410 Signs, to add and clarify language for temporary signage. (First Reading)(Ashley Lumpkin)

Public hearing opened: 10:38 PM

Public hearing closed: 10:38 PM

Councilmember Gordon made a motion to approve Item 10.4 with the following changes. Remove reference to ISD Section II Banners. Item No. 3 totally remove Section IV construction signs, Section VI "coming soon" request for the second reading that city staff define within the ordinance what a city event is.

Councilmember Thornton seconded the motion. The motion passed with Councilmember Kinsey against. (6:1)

- 10.5. 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)

Public hearing opened: 10:44 PM

Public hearing closed: 10:45 PM

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

Councilmember Villarreal Salvo made a motion to dispense of the second reading. Councilmember Kinsey seconded the motion. The motion passed unanimously.

(7:0)

- 10.6. 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)

Public hearing opened: 10:55 PM

Public hearing closed: 10:55 PM

Councilmember Kinsey made a motion to approve Item 10.6 as presented. Councilmember Villarreal Salvo seconded the motion. The motion passed unanimously. (7:0)

MPT Rose made a motion to dispense of the second reading. Councilmember Villarreal Salvo seconded the motion. The motion passed unanimously. (7:0)

- 10.7. Consideration of a public hearing and possible action on Ordinance No. O-2021-060 approving the proposed annexation of the Lidell-Walker Tracts, 263.008 acres, more or less, of land, and to establish the base zoning for the property as SF-1 (Single-Family Residential). (First Reading)(Ashley Lumpkin).

Item 11.1 was moved up at this time. There were no objections.

- 11.1 Consideration and possible action on Resolution No. R-2021-147 approving the proposed development agreement for the Lidell-Walker Tracts, 263.008 acres, more or less, of land. (Ashley Lumpkin).

MPT Rose made a motion to approve Item 11.1 as presented. Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

- 10.7. Consideration of a public hearing and possible action on Ordinance No. O-2021-060 approving the proposed annexation of the Lidell-Walker Tracts, 263.008 acres, more or less, of land, and to establish the base zoning for the property as SF-1 (Single-Family Residential). (First Reading)(Ashley Lumpkin).

Public hearing opened: 11:31 PM

Public hearing closed: 11:31 PM

Councilmember Villarreal Salvo made a motion to approve Item 10.7 as presented. Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

This item will come back at the October 7, 2021 Council meeting.

MPT Rose made a motion to move up Item 11.7. There were no objections.

- 11.7 Consideration and possible action on Resolution R-2021-148 of the City Council of the City of Hutto, Texas, consenting to the expansion of a Municipal Utility District to be known as Star Ranch Municipal Utility District No. 3 and the inclusion of approximately 29.93 acres of land, and annexation of approximately 29.93 acres of land, into the district; and providing an effective date.

Councilmember Villarreal Salvo made a motion to approve Item 11.7 as presented. MPT Rose seconded the motion. The motion passed unanimously. (7:0)

- 10.8. Consideration and possible action on Ordinance No. O-2021-058 opening a public hearing on the levy of assessments on property within Durango Farms Public Improvement District and approving levying special assessments for, and apportioning the costs of, certain improvements to property in and for the Durango Farms Public Improvement District; fixing a charge and lien against all properties within the

district, and the owners thereof; providing for the manner and method of collection of such assessments; making a finding of special benefit to property in the district and the real and true owners thereof; approving a service and assessment plan; providing a severability clause; and providing an effective date. (First Reading) (Dorothy Palumbo)

Public hearing opened: 11:44 PM

Public hearing will remain open until the October 7, 2021 Council meeting.

No action taken.

- 11.2 Consideration and possible action on Resolution No. R-2021-137 approving a Second Amended and Restated Development Agreement between the City of Hutto and MA Durango, LLC for a property being approximately 105 acres, also known as Durango Farms. (Dorothy Palumbo)

Councilmember Gordon made a motion to approve Item 11.2 as presented.

Councilmember Villarreal Salvo seconded the motion. The motion passed unanimously. (7:0)

- 11.3 Consideration and possible action on Resolution No. R-2021-131 authorizing the City of Hutto's execution and entering into the Durango Farms Public Improvement District Financing and Reimbursement Agreement; ordering other matters in connection with the foregoing and providing an effective date. (D. Palumbo)

Item postponed until a future meeting. No action taken.

- 11.5 Consideration and possible action on Resolution No. R-2021-145 approving a Second Amended and Restated Development Agreement between the City of Hutto and Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership.

Councilmember Villarreal Salvo made a motion to approve Item 11.5 as presented.

Councilmember Kinsey seconded the motion. The motion passed unanimously. (7:0)

- 11.6 Consideration and possible action on Resolution No. R-2021-146 approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for "City of Hutto, Texas Special Assessment Revenue Bonds, Series 2021 (Cottonwood Creek Public Improvement District Improvement Area #1 Project).

Item postponed until a future meeting. No action taken.

- 10.2. Consideration of a public hearing and possible action on Ordinance No. O-2021-054 approving and adopting a budget for the City of Hutto for the Fiscal Year beginning October 1, 2021 and ending September 30, 2022. (Second Reading) (Angie Rios)

Public hearing opened: 11:58 PM

Public hearing closed: 11:58 PM

Discussion ensued.

Councilmember Gordon made a motion to keep the Public Works Field Manager position but reduce it to \$85,000 max a year. Councilmember Sutton seconded the motion. The motion passed with MPT Rose against. (6:1)

Councilmember Kinsey made a motion to raise IT salaries by 5%. Discussion ensued. Councilmember Kinsey rescinded her motion.

MPT Rose made a motion to increase all three IT positions salaries by 10% COLA plus 3% merit. Councilmember Kinsey seconded the motion. The motion passed unanimously.

Councilmember Villarreal Salvo made a motion to raise to all sworn positions plus

ACO and Code Enforcement salaries by 5% COLA plus 3% merit. Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

Councilwoman Sutton made a motion to make the BCA line item \$150,000. Councilmember Villarreal Salvo seconded the motion. The motion passed unanimously. (7:0)

Mayor Snyder made a motion to increase the Creative Marketing Specialist position by \$8,000. Councilmember Sutton seconded the motion. The motion passed unanimously. (7:0)

Mayor Snyder made a motion to approve the budget as presented with the following changes; Public Works Field Manager salary to \$85,000, increase the three positions in the IT Department with a 10% COLA raise and 3% merit, increase public safety line for all sworn officers, ACO's and Code Enforcer by 5% COLA increase and 3% merit increase. Increase the BCA line by \$50,000 totaling \$150,000 and increase the Creative Marking Specialist position by \$8,000. Councilmember Villarreal Salvo seconded the motion. The motion passed unanimously. (7:0)

Mayor Snyder made a motion to ratify the property tax increase reflected in the budget for fiscal year 2021-2022 which will raise more property taxes than last years budget. MPT Rose seconded the motion. The motion passed unanimously. (7:0)

- 10.3 Consideration of a public hearing and possible action on Ordinance No. O-2021-055 levying Ad Valorem taxes for the use and support of the municipal government for the City of Hutto for the Tax Year 2021. (Second Reading) (Angie Rios)

Public hearing opened: 1:13 AM

Public hearing closed: 1:14 AM

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

- 11.4 Consideration and possible action on Resolution No. R-2021-142 adopting the Investment Policy. (Angie Rios)

MPT Rose made a motion to approve Item 11.4 as presented.

Councilmember Villarreal Salvo seconded the motion. The motion passed unanimously. (7:0)

12. EXECUTIVE SESSION Entered: 1:17 AM

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).

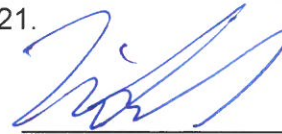
- 12.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.

13. ACTION RELATIVE TO EXECUTIVE SESSION Reconvened: 1:36 AM

- 13.1. 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.**

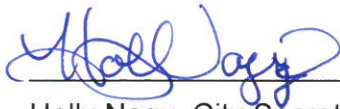
14. ADJOURNMENT - 1:38 AM

PASSED and APPROVED this 7th day of October, 2021.



Mike Snyder, Mayor

ATTEST:



Holly Nagy, City Secretary