City of Hutto

Agenda

City Council Meeting

Thursday, February 3, 2022 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

CANCELLED

1. **CALL SESSION TO ORDER**
2. **ROLL CALL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **CITY MANAGER COMMENTS**
6. **PROCLAMATION**
7. **CITY COUNCIL COMMENTS**

   Pursuant to Texas Government Code Section 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. 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.

   7.1. General Comments from City Council

   7.2. City Council Liaison Reports

8. **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. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on February 3, 2022. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

9. **CONSENT AGENDA ITEMS**

   9.1. Consideration and possible action on approving the January 6, 2022, City Council meeting minutes.

9.2. Consideration and possible action on approving the January 20, 2022, City Council meeting minutes.

9.3. Consideration and possible action on Ordinance No. O-2022-001 for the proposed Planned Unit Development (PUD) zoning request for the property known as NorthStar Hutto Planned Unit Development (PUD), 11.74 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is active adult 55+ multi-family use. (Second Reading) (Ashley Lumpkin).

9.4. Consideration and possible action on Ordinance No. O-2022-004, amending Article 10.04, Fireworks, of the Code of Ordinances by removing the extraterritorial jurisdiction from the scope of the regulations, consistent with state law. (Second Reading) (Chief Jim Stuart, Legal).

9.5. Consideration and possible action on Ordinance No. O-2022-003 ordering a general election for the position of Mayor and Council places 3 and 6 to be held on May 7, 2022; providing for the publication and posting of notice; providing for early voting and election day voting; providing for performance of required administrative duties; making provisions for the conduct of such election; certifying provision of required accessible voting systems; and providing for other matters related to such election. (Second Reading) (Legal).

9.6. Consideration and possible action on Resolution No. R-2022-011 acknowledging the assignment of the Groundwater Lease dated September 14, 2004, between Verna M. and Adolph A. Grieger, Sr. and Head of Texas Supplies, LP, the City of Hutto's predecessor in interest, from Verna M. Grieger and Adolph A. Grieger to Randolph W. Thiem and Jeannette Thiem. (Legal)

10. OTHER BUSINESS

10.1. 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, and Area Government appointments.

10.2. Presentation of the City Financials for the Month of December as well as the Monthly Investment Report as required by the Fiscal and Budgetary Policy. (Angie Rios)

10.3. Presentation of Bond Review by BrooksWatson & Co., regarding review of bond expenditures related to the following debt issuances: 2016 General Obligation Bond, 2017 Certificates of Obligation, 2019 Certificates of Obligation, and 2019 General Obligation with discussion and possible action. (Angie Rios).

10.4. Presentation of Hutto's Development Trends. (Ashley Lumpkin)

10.5. Staff updates on park improvement projects. (Jeff White)

10.6. Update on Weather Winterization. (Padma Patla)

10.7. Discussion regarding Texas State Technical College (TSTC) interlocal agreement and appointment of committee. (Isaac Turner)

10.8. Consideration and possible action on a Resolution No. R-2022-010 terminating the 380 Economic Development Agreement between the City of Hutto and Flix Brewhouse VI, LLC, alternatively declaring the 380 Economic Development Agreement between the City of Hutto and Flix Brewhouse VI, LLC void. (Legal - D. Palumbo)

10.9. Consideration and possible action on presentations by outside agencies not receiving funding in the Annual Budget for Fiscal Year 2021/2022. (Councilmember Villareal Salvo, Councilmember Gordon).

CANCELLED

10.10. Discussion and possible action to add a nomination process to Council Protocols. (Councilmember Thornton, Mayor Snyder)

10.11. Consideration and possible action on appointing a Mayor Pro Tem in accordance with Section 3.05 of the City Charter.

10.12. Presentation by Titan Development (Councilmember Villareal Salvo, Mayor Snyder)

11. ORDINANCES

11.1. Consideration of a public hearing and possible action on Ordinance No. O-2022-005 approving a Specific Use Permit for the property known as Hippo Café, 103 East Front Street, to allow a drive-thru window and approach. (Ashley Lumpkin)

11.2. Consideration of a public hearing and possible action on Ordinance No. O-2022-006 approving a Specific Use Permit for the property known as 102 Taylor Street, to allow a medical office (dental) and associated parking. (Ashley Lumpkin)

12. RESOLUTIONS

12.1. Consideration and possible action on resolution R-2022-008 accepting a petition for the creation of a public improvement district for the project known as The Estates of Hutto, calling a public hearing on the creation of a public improvement district, directing the mailing and publication of notice of a public hearing on the creation of a public improvement district, and matters related thereto. (Legal – D. Palumbo)

13. 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).

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

13.2. Deliberate pursuant to Texas Government Code Section 551.074 Personnel Matters – Organizational roles and responsibilities of the City Manager's Office.

13.3. Pursuant to Texas Government Code Section 551.071 (Attorney Consultation) to deliberate and seek legal advice and deliberate pursuant to Texas Government Code Section 551.074 relating to the City Manager search process.

13.4. Deliberate the purchase, exchange, sale, value or lease of real property pursuant to Texas Government Code Section 551.072 relating to real properties within the City of Hutto, Texas.

13.5. Pursuant to Texas Government Code Section 551.071 (Attorney Consultation) to deliberate and seek the advice of its Legal Counsel regarding Subpoenas issued by Preston Hollow Capital, LLC in Preston Hollow Capital, LLC v. Nuveen, LLC et al. pending in the Superior Court of the State of Delaware and Longhorn Title Co. v. Preston Hollow Capital, LLC.

14. ACTION RELATIVE TO EXECUTIVE SESSION

14.1. 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.

CANCELLED

14.2. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.074 Personnel Matters – organizational roles and responsibilities of the City Manager's Office.

14.3. Consideration and possible action relating to legal advice received pursuant to Texas Government Code Section 551.071 (Attorney Consultation) and deliberations pursuant to Texas Government Code Section 551.074 relating to the City Manager search process.

14.4. Consideration and possible action relating to the purchase, exchange, sale, value or lease of real property pursuant to Texas Government Code Section 551.072 relating to real properties within the City of Hutto, Texas.

14.5. Consideration and possible action relating to legal advice pursuant to Texas Government Code Section 551.071 (Attorney Consultation) regarding Subpoenas issued by Preston Hollow Capital, LLC in Preston Hollow Capital, LLC v. Nuveen, LLC et al. pending in the Superior Court of the State of Delaware and Longhorn Title Co. v. Preston Hollow Capital, LLC.

15. ADJOURNMENT

16. CERTIFICATION

I certify that this notice of the Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on 1/31/2025 at 4:35 P.M.

Gracie Perez

The City of Hutto is committed to compliance 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 Gracie.Perez@huttotx.gov or call (512) 759-4033 for assistance.

CANCELLED