



City of Hutto

Agenda

City Council Meeting

Thursday, May 5, 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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. CITY MANAGER COMMENTS

6. PROCLAMATION

6.1. May - Motorcycle Safety and Awareness Month

6.2. Annual Professional Municipal Clerks Week - May 1 - 7, 2022

7. 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. 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 5/5/22. 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. Designation of Water and Sewer Certificate of Convenience and Necessity (CCN) Amendments with Jonah Special Utility District (SUD) (Wade Benton, Interim City Manager Isaac Turner)
- 9.2. Consideration and possible action on Ordinance No. O-2022-018 prescribing certain fees for the City of Hutto, Texas, amending all applicable ordinances and other instruments; providing for a schedule of fees and charges. (First Reading)(Angie Rios)
- 9.3. Consideration and possible action on Ordinance No. 2022-021 amending Chapter 1, Article 1.07, Division 2, Part II, of the Code of Ordinances to provide for a completeness review period for special event permit applications. (Cristian Rosas-Grillet, Kristi Robich)
- 9.4. Consideration and possible action on Resolution R-2022-017 authorizing the City to continue its membership with the Atmos Cities Steering Committee to protect the interests of the City of Hutto and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the City limits (Matt Wojnowski, Legal)
- 9.5. Consideration and possible action on Resolution No. 2022-043 condemning bullying and cyberbullying. (Councilmember Robin Sutton)

10. RESOLUTIONS

- 10.1. Consideration and possible action on Resolution No. 2022-041 approving an agreement for Basketball Court Lighting at Hutto Lake Park, Fritz Park, and Hutto Community Park with Musco Sports Lighting, LLC, in an amount not to exceed \$106,200.00 through BuyBoard Contract No. 592-19; and authorizing the Interim City Manager to execute the Agreement. (Jeff White, Parks Superintendent)
- 10.2. Consideration and possible action on Resolution No. 2022-042 accepting the infrastructure improvements for the Subdivision known as Brooklands Section 5 in the City of Hutto, Williamson County, Texas, Repealing any prior inconsistent resolutions; providing a severability clause and providing an effective date. (Legal)

11. ORDINANCES

- 11.1. Hold a public hearing and consider action for the proposed Planned Unit Development (PUD) zoning ordinance request for the property to be known as Village at Hutto Station Planned Unit Development (PUD), 30.595 acres, more or less, of land, located off of CR 138. The land use proposal is attached and detached multi-family uses. (First Reading) (Ashley Lumpkin)
- 11.2. Consideration and possible action on Ordinance No. O-2022-019 amending the budget for the fiscal year of October 1, 2021 through September 30, 2022, by appropriating and setting aside the necessary funds for additional expenditures, in accordance with existing statutory requirements; finding municipal purposes; providing for a severability clause; and providing for an effective date. (First Reading) (Angie Rios)
- 11.3. Consideration and possible action on Ordinance No. O-2022-020 reimbursing the park rental fees for Hutto Resource Center's 2022 Community Wide Appreciation Picnic in the amount of One Thousand Five Hundred Dollars (\$1,500.00). (First Reading) (Cristian Rosas-Grillet)
- 11.4. Consideration and possible action on Ordinance No. 2022-016 amending Chapter 2, Article 2.03, Division 1 of the Code of Ordinances to adopt the city's classification and compensation plan, as amended. (Second Reading) (Interim City Manager Isaac Turner)

12. OTHER BUSINESS

- 12.1. 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.
- 12.2. Presentation and possible action of the Annual Comprehensive Finance Report for the year ended September 30, 2021. (Angie Rios)
- 12.3. Presentation of the Second Quarter Financial Report for the quarter ending March 31, 2022. (Angie Rios)

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. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate pursuant to Texas Government Code Sections 551.087 and 551.072 regarding economic development negotiations in and around the Megasite and consideration and conveyance of assignment and assumption agreements conveying Option to Purchase Real Property Agreements to promote economic development.
- 13.3. Receive legal advice pursuant to Texas Government Code Section 551.071 relating to *Brooklands Partners, Ltd. v. City of Hutto*, Cause No. 22-0500-C425 pending in the 425th Judicial District Court in Williamson County, Texas.
- 13.4. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate regarding economic development pursuant to Texas Government Code Section 551.087 to deliberate the offer of a financial or other incentive to business prospects; including deliberations regarding the purchase, sale, exchange or value of real property pursuant to Texas Government Code Section 551.072.
- 13.5. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to litigation matters and litigation bills of the Russell Rodriguez Hyde Bullock Law Firm representing the City or its former and current officers.

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.
- 14.2. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 relating to *Brooklands Partners Ltd. v. City of Hutto*, Cause No. 22-0500-C425 pending in the 425th Judicial District Court in Williamson County, Texas.
- 14.3. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 and deliberations regarding economic development pursuant to Texas Government Code Section 551.087 to deliberate the

offer of a financial or other incentive to business prospects; including deliberations regarding the purchase, sale, exchange or value of real property pursuant to Texas Government Code Section 551.072.

- 14.4. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 related to litigation matters and litigation bills of the Russell Rodriguez Hyde Bullock Law Firm representing the City or its former and current officers.

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 May 2, 2022 at 5:00 P.M.



Angela Walton

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 Angela.Walton@huttotx.gov or call (512) 759-4033 for assistance.

Proclamation

MOTORCYCLE SAFETY AWARENESS MONTH

May 2022

Whereas, The Lone Star State is home to one of the nation's largest motorcycle riding populations,
and

Whereas, Our beautiful roadways and mild winters make for a perfect year-round riding season, contributing to
the and

Whereas, The Office of the Professional Municipal Clerk provides the professional link between the
citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and
impartiality, rendering equal service to all.

Whereas, The Professional Municipal Clerk serves as the information center on functions of local
government and community.

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs
of the Office of the Professional Municipal Clerk through participation in education programs,
seminars, workshops and the annual meetings of their state, provincial, county and international
professional organizations.

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the
Professional Municipal Clerk.

Now, Therefore, I, Mike Snyder, Mayor of Hutto, do recognize the week of May 1 through May 7,
2022, as Professional Municipal Clerks Week, and further extend appreciation to our Professional
Municipal Clerk, Angela Walton and to all Professional Municipal Clerks for the vital services they
perform and their exemplary dedication to the communities they represent.

Dated this 5th day of May 2022

Mayor

Attest: _____

Proclamation

53rd ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK

May 1 - May 7, 2022

Whereas, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Professional Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Professional Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

Now, Therefore, I, Mike Snyder, Mayor of Hutto, do recognize the week of May 1 through May 7, 2022, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerks, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 5th day of May 2022

Mayor

Attest: _____

AGENDA ITEM REPORT

9.1.



To: City Council
Subject: Designation of Water and Sewer Certificate of Convenience and Necessity (CCN) Amendments with Jonah Special Utility District (SUD) (Wade Benton, Interim City Manager Isaac Turner)
Meeting: Thursday, May 5, 2022
Department: Public Works /
Staff Contact: Wade Benton

BACKGROUND INFORMATION:

In June 2018, the City and Jonah SUD executed the amended and restated utility service area agreement which allows Jonah to provide retail water utility service to all areas in Jonah's water CCN, EXCEPT the Mega Site; and the City to provide retail water utility service to all areas in Hutto's water CCN, AND the Mega Site.

It also allows for the City to provide wholesale water on request of Jonah for "all new water service connections in the Water Service Transition area. In addition, Jonah will transfer its sewer CCN, facilities and customers inside Hutto's ETJ to Hutto. The City may purchase potable water from Jonah, on an as needed basis, not to exceed 1 mgd per day at rates established by Jonah.

SUMMARY OF REQUEST:

Staff requests the City Council to accept the agreement designating retail water and sewer service territory.

STAFF REVIEW:

Accepting this agreement recognizing the designated CCN areas of Jonah SUD and the City will allow the City to file a petition with the Public Utility Commission of Texas (PUC) requesting the PUC designate areas and customers to be served consistent with this agreement.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 2018 Agreement
2. Agreement Designating Water and Sewer Service Territory 4.27.22

2018/05/01

This Agreement is executed by and between the City of Hutto, Texas, a home-rule municipality located in Williamson County, Texas, and Jonah Water Special Utility District, a special utility district operating under the Texas Water Code, Chapter 65, for the purposes and consideration set forth herein. This Agreement supersedes that certain Utility Service Agreement between Jonah and Hutto dated August 30, 2007 and that certain Utility Service Area Agreement dated January 29, 2018, and it terminates that certain Wholesale Wastewater Service Agreement between Jonah and Hutto dated March 18, 2010 (collectively, "Prior Agreements").

WHEREAS, Hutto is a home-rule municipal corporation organized in accordance with the laws of the State of Texas; and

WHEREAS, Hutto and Jonah are both “retail public utilities” as defined in Section 13.002 of the Texas Water Code; and

WHEREAS, Jonah holds CCN No. 10970 from the TCEQ to provide water utility service for certain areas within Williamson County, Texas, and CCN No. 21053 to provide sewer service for certain areas within Williamson County, Texas; and

WHEREAS, Hutto and Jonah previously entered into the Prior Agreements wherein the Parties attempted to resolve certain disputes regarding water and sewer service in certain areas of Williamson County and provide for such service in the area; and

WHEREAS, the Parties now desire to terminate and replace the Prior Agreements with this Agreement; and

WHEREAS, Hutto and Jonah now desire to re-establish certain areas as depicted herein as within their respective Water CCN's; and

WHEREAS, Hutto and Jonah desire to establish certain areas as depicted herein as within Hutto's Sewer CCN; and

WHEREAS, Jonah and Hutto desire to agree to various costs for reimbursement relating to the transfers of the Water and Sewer CCN's;

NOW THEREFORE, Hutto and Jonah enter into this Agreement for the purposes and consideration set forth herein as follows:

I.

DEFINITIONS

1.1 "Agreement" means this Utility Service Area Agreement between Jonah and Hutto.

1.2 "BRA Agreement" means that certain "Jonah Water Special Utility District Treated Water Services Contract" between Jonah and the Brazos River Authority effective February 21, 2006, as amended from time to time.

1.3 "CCN" means certificate of convenience and necessity.

1.4 "Effective Date" means the date of approval by the PUC.

1.5 "Hutto" means the City of Hutto, Texas, a home rule municipal corporation.

1.6 "Hutto Proposed Sewer CCN" means the portion of the Jonah Sewer CCN identified on Exhibit "D" as the "Hutto Proposed Sewer Service Area" that will be transferred to Hutto pursuant to this Agreement.

1.7 "Hutto Sewer CCN" means CCN number 20122 issued to Hutto by TCEQ and in effect as of the Effective Date identified on Exhibit "C".

1.8 “Hutto Water CCN” means CCN number 10321 issued to Hutto by TCEQ and in effect as of the Effective Date and identified on Exhibit “A”.

1.9 “Jonah” means Jonah Water Special Utility District, a special utility district operating under the Texas Water Code, Chapter 65.

1.10 “Jonah Sewer CCN” means CCN number 21053 issued to Jonah by TCEQ and in effect as of the Effective Date and identified on Exhibit “C”.

1.11 “Jonah Water CCN” means CCN number 10970 issued to Jonah by TCEQ and in effect as of the Effective Date and partially identified on Exhibit “A”.

1.12 “Mega Site” means the area identified on Exhibit “B” as “Area known as the ‘Mega Site.’”

1.13 “Parties” means Jonah and Hutto.

1.14 “Prior Agreements” means that certain “Utility Service Area Agreement” between Jonah and Hutto dated August 30, 2007, that certain “Utility Service Area Agreement” between Jonah and Hutto dated January 29, 2018, and that certain “Wholesale Wastewater Service Agreement” between Jonah and Hutto dated March 18, 2010.

1.15 “PUC” means the Public Utility Commission of Texas.

1.16 “TCEQ” means the Texas Commission on Environmental Quality and its predecessor agencies, including the Texas Natural Resource Conservation Commission and the Texas Water Commission.

1.17 “Water Service Transition Area” means the area identified on Exhibit “B” as “Area of formally known as the ‘Water Service Transition Area’; per previous agreement dated 8/30/2007.”

II.

PRIOR AGREEMENT

2.1 The Prior Agreements are hereby terminated in their entirety by this Agreement.

III.
TERM

3.1 This Agreement shall remain valid and enforceable until January 29, 2068, or until and unless superseded by subsequent written agreement of the Parties.

3.2 As provided for under Section 13.248 of the Texas Water Code, the boundaries of the CCNs for both Parties are adjusted in accordance with the terms of this Agreement subject to the approval of the PUC.

IV.
WATER CCN SERVICE

4.1 As of the Effective Date, Jonah will be the sole provider of retail water service for all properties located outside the Hutto Water CCN and within the Jonah Water CCN except for the Mega Site. Jonah shall have the right and obligation to provide water utility service to these service areas and may levy and collect the typical charges and fees for such service, subject to compliance with the terms and conditions stated herein.

4.2 As of the Effective Date, Hutto will be the sole provider of retail water service for all properties located within the Hutto Water CCN and within the Mega Site. Hutto shall have the right and obligation to provide water utility service to these service areas and may levy and collect the typical charges and fees for such service, subject to compliance with the terms and conditions stated herein.

4.3 Both Parties expressly agree that the boundaries between the respective service areas established by this Agreement are permanent service boundaries, that mutual recognition of the permanence of the boundaries is necessary for their respective water service planning and that neither party shall seek or support issuance of a water or sewer CCN within those service areas to that party or to any other entity.

V.
WATER SERVICE TRANSITION AREA WATER SUPPLY

5.1 As of the Effective Date, Jonah may purchase from Hutto and, if requested by Jonah, Hutto shall sell treated potable water to Jonah to serve all new water service connections within the Water Service Transition Area at points of connection to be agreed to by the Parties and at a

quality and minimum pressure that satisfies TCEQ standards. Hutto shall sell the water to Jonah, and Jonah may purchase water from Hutto on an as needed basis at the same rate that is stipulated for Jonah to purchase water from the Brazos River Authority under the BRA Agreement.

VI.

WASTEWATER CCN TRANSFER

6.1 As of the Effective Date, Hutto will be the sole provider of wastewater service within the Hutto Sewer CCN within the Hutto Proposed Sewer CCN area and, subject to the terms and conditions stated herein, may levy and collect the typical charges and fees for such service.

6.2 Both Parties expressly agree that the boundaries established by this Agreement between the respective sewer CCN service areas are permanent service boundaries, and mutual recognition of the permanence of said boundaries is necessary for the Parties' respective wastewater service planning.

VII.

WASTEWATER SERVICE

7.1 As of the Effective Date, wastewater service for all new developments, improvements, and services will be solely provided by Hutto.

7.2 As soon as practicable, Jonah shall transfer all existing wastewater customers within the Hutto Proposed Sewer CCN area to Hutto and convey to Hutto all of Jonah's easements, sewer lines and other assets that are located within and related to providing sewer service the Hutto Proposed Sewer CCN Area in accordance with the following: (1) as agreed to in writing by both Parties; or (2) as new water customers are developed within the Water Transition Area Jonah will transfer an equivalent area of existing wastewater customers to Hutto. Jonah shall also transfer to Hutto all current Jonah accounts and related deposits for customers within the Hutto Proposed Sewer CCN area. For any easements containing both water lines and sewer lines, both Jonah and Hutto shall have rights to such easements.

7.3 Except as noted above, Jonah shall no longer provide wastewater service within Hutto's extraterritorial jurisdiction and recognizes the permanence of this Agreement is necessary for Hutto's wastewater service planning.

7.4 As of the Effective Date, Hutto shall contract with and continue to contract with Jonah for wastewater billing services to Hutto's wastewater customers within the portions of the Hutto Sewer CCN that overlap the Jonah Water CCN for a period of at least three years after the Effective Date.

7.5 For all Jonah's wastewater customers within the Hutto Proposed Sewer CCN area at the time that area is transferred to Hutto under this Agreement ("Jonah Wastewater Customer") and regardless of any payments received by Hutto from such customers, Hutto will remit to Jonah a total payment of \$747,000. The payment may be made in increments of \$20 per Jonah Wastewater Customer each month for a period of three years after retail wastewater service is first provided by Hutto to the Jonah Wastewater Customer or until the total payment is made. Hutto's obligation to make the payments under this section is subject to annual appropriation as required by Hutto's City Charter. Provided however that, if Hutto does not appropriate the payments required by this Agreement, Jonah may deduct the amount required under this Agreement from any payments due to Hutto under any separate agreement between the Jonah and Hutto, including the wastewater billing services agreement referenced in Section 7.4

7.6 After payment of the sums described in Section 7.5 above, Hutto shall have fully and completely satisfied of Hutto's obligations to Jonah, including without limitation any obligation under Section 13.255 of the Texas Water Code, with respect to the Hutto Proposed Sewer CCN area.

VIII.

COVENANTS OF THE PARTIES

8.1 Hutto and Jonah agree that each of them will substantially comply with all applicable laws in carrying out their duties and obligations hereunder. However, nothing contained in this Agreement shall be construed as a waiver of any right to question or contest any law, ordinance, order, rule, or regulation in any forum having jurisdiction.

8.2 In addition to the water provided under Article V, Jonah may purchase from Hutto and, if requested by Jonah, Hutto shall sell treated potable water to Jonah on an as needed basis at points of connection to be agreed to by the Parties and at a minimum pressure that satisfies TCEQ standards. Hutto will sell the water to Jonah, and Jonah covenants and agrees to purchase water

from Hutto on an as needed basis, at the same rate that is stipulated for Jonah to purchase water from the Brazos River Authority under the BRA Agreement.

8.3 Hutto may purchase from Jonah and, if requested by Hutto, Jonah may sell treated potable water to Hutto on an as needed basis at points of connection to be agreed to by the Parties in quantities not to exceed 1,000,000 gallons per day and at rates established by Jonah. In addition, Hutto shall reimburse Jonah for any and all costs incurred to make system improvements or obtain water supply required to provide potable water to Hutto under this section.

8.4 Hutto and Jonah agree to work towards establishing mutually beneficial interconnections for the purpose of supplying water to each other during emergencies and at other times.

IX.

DEFAULT AND REMEDIES

9.1 The breach by any party of any obligation arising under this Agreement shall not result in a forfeiture or termination of this Agreement, nor be grounds for cancellation of the Agreement in whole or in part. In the event any party considers the other party of being in breach of this Agreement, the non-breaching party shall notify the other party in writing of the facts relied on as constituting a breach of the Agreement ("Notice"), and the other party shall:

- (a) cure any default that can be cured by the payment of Money ("Monetary Default") within 10 days from the date the party receives the Notice; or
- (b) commence the cure of any default that is not a Monetary Default within 30 days of the date of the Notice and thereafter diligently pursue such cure to completion.

9.2 The following events constitute an event of default:

- (a) failure by any party to pay when due any payment required to be made by this Agreement, or
- (b) failure by any party to observe and perform any other covenant, condition or agreement on its part to be observed or performed.

9.3 No remedy conferred upon or reserved to either party is intended to be exclusive of any other available remedy or remedies, but every such remedy is cumulative and in addition to

every other remedy given hereunder or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default will impair any such right or power or will be construed to be waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient.

X.

MISCELLANEOUS

10.1 Any notices to be given hereunder shall be given by placing the notice in the United States mail, certified or registered, return receipt requested, properly stamped and addressed to the address shown below or such other addresses as the respective party may direct in writing to the other, by overnight delivery service, or by personal delivery to such address. Notice shall be deemed effective upon such placing the mails, on the next business day following delivery and acceptance for next day delivery by any overnight delivery service, or upon actual delivery if by personal delivery.

To Hutto: City of Hutto
 401 W. Front Street
 P.O. Box 369
 Hutto Texas 78634-0369
 Attn: City Manager

copy to: Mike Shaunessy
 City Attorney
 McGinnis Lochridge
 600 Congress Avenue, Suite 2100
 Austin, Texas 78701

To Jonah: Jonah Water Special Utility District
 4050 FM 1660
 P. O. Box 455
 Hutto, Texas 78634
 Attn: General Manager

copy to: John Carlton
 Attorney for Jonah Water Special Utility District
 The Carlton Law Firm, P.L.L.C.
 4301 Westbank Drive, Suite B-130
 Austin, Texas 78746

10.2 The failure on the part of either party to require performance by the other of any portion of this Agreement shall not be deemed a waiver of, or in any way affect that party's rights to

enforce such provision. Any waiver by either party or any provision of this Agreement shall not be a waiver of any other provision hereof.

10.3 If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the Parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement that is legal, valid, and enforceable and is as similar in terms to the illegal, invalid or enforceable provision as is possible.

10.4 In the event either party becomes a party to any litigation against the other to enforce or protect any rights or interest under this Agreement and shall prevail, the losing party shall reimburse the prevailing party for reasonable attorney's fees, expenses and court costs incurred in such litigation.

10.5 This Agreement is deemed to have been made in the State of Texas and shall be governed by and construed in accordance with the laws of the State of Texas for contracts made and to be performed in that State, and shall be performable in Williamson County, Texas.

10.6 The Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

10.7 Time is of the essence. Unless otherwise specified, all references to "days" means calendar days. If the date for performance of any obligation falls on a Saturday, Sunday, or legal public holiday, the date for performance will be the next following business day.

10.8 Nothing in this Agreement will be construed as creating any form of partnership or joint venture relationship between the Parties, nor shall either party be authorized to act as an agent for the other party. Nothing in this Agreement shall be construed to confer any right, privilege or benefit on, or to otherwise create any vested right or third-party beneficiary relationship with any person or entity not a party to the Agreement.

10.9 The Parties shall take all further actions and shall execute and deliver to the other any other document or instrument which is necessary to fully carry out the transactions evidenced by this Agreement. The Parties shall cooperate with each other and act in good faith to accomplish the purposes of this Agreement, including cooperation regarding the filing of any amended CCNs.

10.10 By executing below, both Parties represent and acknowledge that this Agreement and its execution by the individual indicated below have been duly authorized by the governing body of that party at a properly noticed open meeting under Chapter 551 of the Texas Government Code.

10.11 This Agreement executed of even date herewith, including all exhibits and schedules attached hereto and thereto, contain all agreements between the Parties hereto.

10.12 Exhibit List:

- Exhibit A – Water Service Area Map
- Exhibit B – Water Service Transition Area
- Exhibit C – Sewer Service Area Map
- Exhibit D - Sewer Service Transfer Area Map

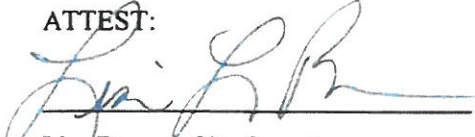
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DATED on this the 19th day of the month of June, 2018.

CITY OF HUTTO, TEXAS

By: 
Odis Jones, City Manager

ATTEST:


Lisa Brown, City Secretary

JONAH WATER SPECIAL UTILITY
DISTRICT

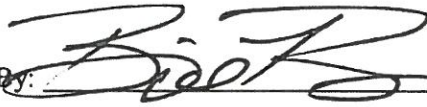
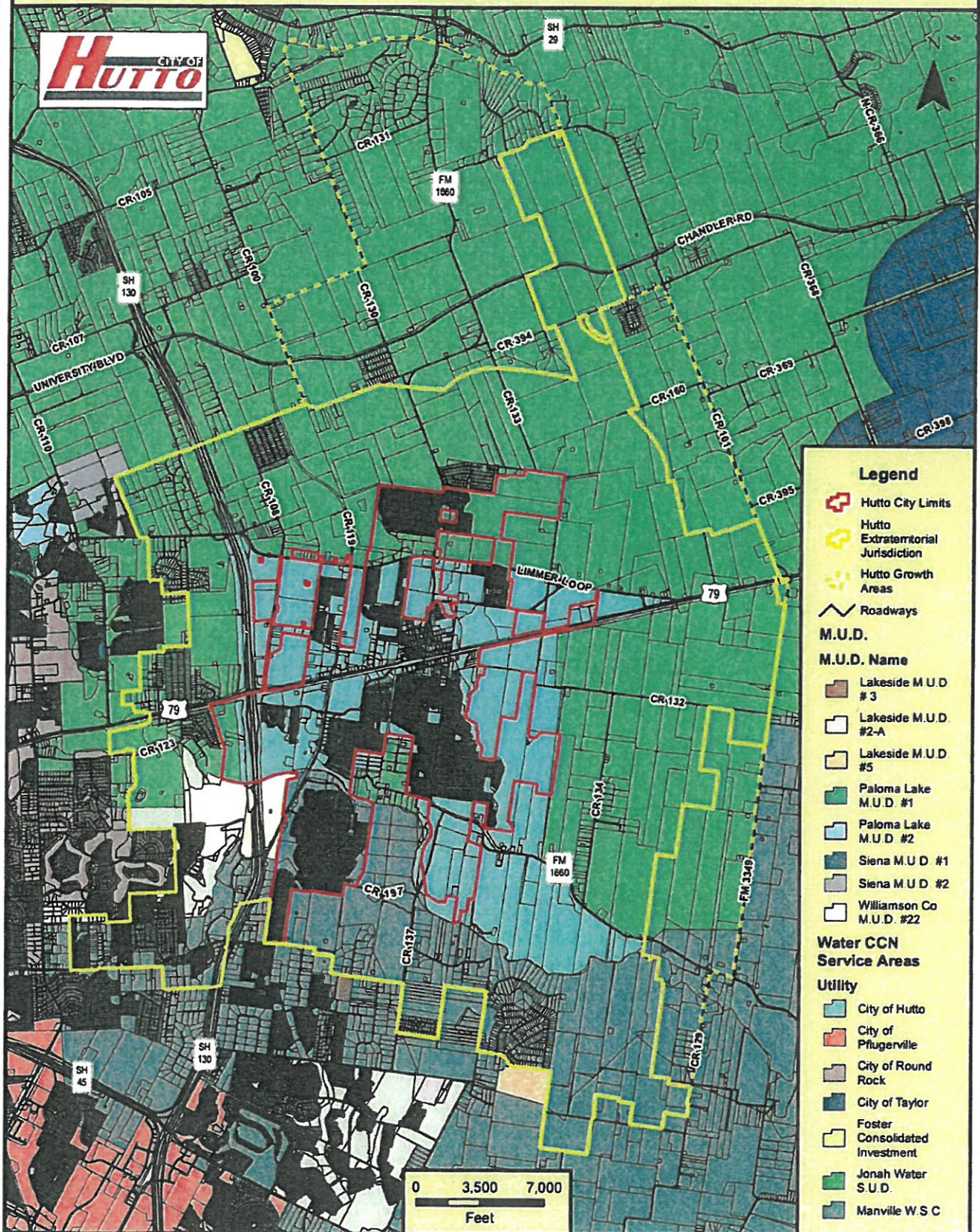
By: 
Bill Brown, General Manager

Exhibit A



- Legend**
- Hutto City Limits
 - Hutto Extraterritorial Jurisdiction
 - Hutto Growth Areas
 - Roadways
 - M.U.D.**
 - M.U.D. Name**
 - Lakeside M.U.D. #3
 - Lakeside M.U.D. #2-A
 - Lakeside M.U.D. #5
 - Paloma Lake M.U.D. #1
 - Paloma Lake M.U.D. #2
 - Siena M.U.D. #1
 - Siena M.U.D. #2
 - Williamson Co M.U.D. #22
 - Water CCN Service Areas**
 - Utility**
 - City of Hutto
 - City of Phlogerville
 - City of Round Rock
 - City of Taylor
 - Foster Consolidated Investment
 - Jonah Water S.U.D.
 - Manville W.S.C.

0 3,500 7,000
Feet

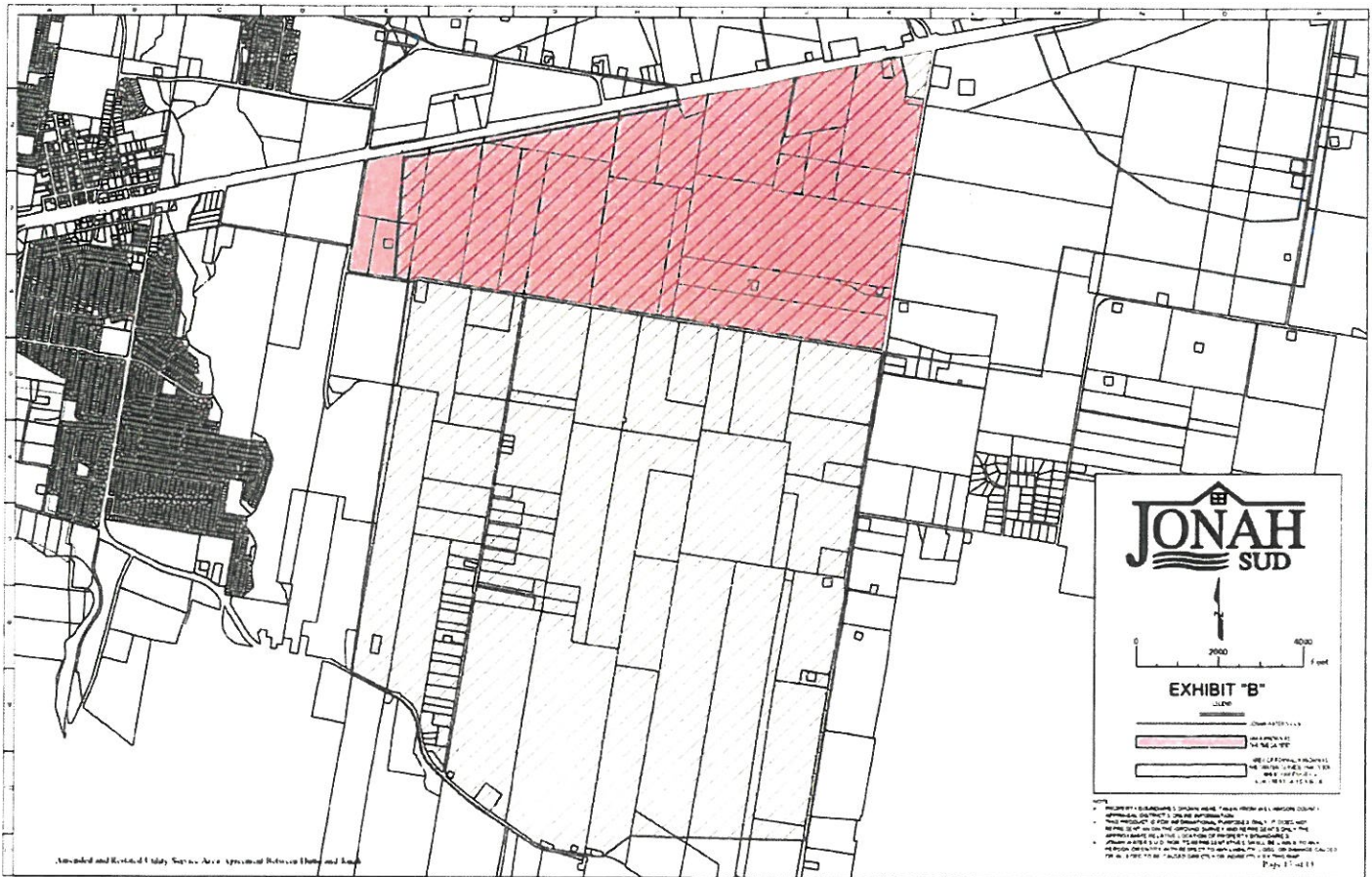
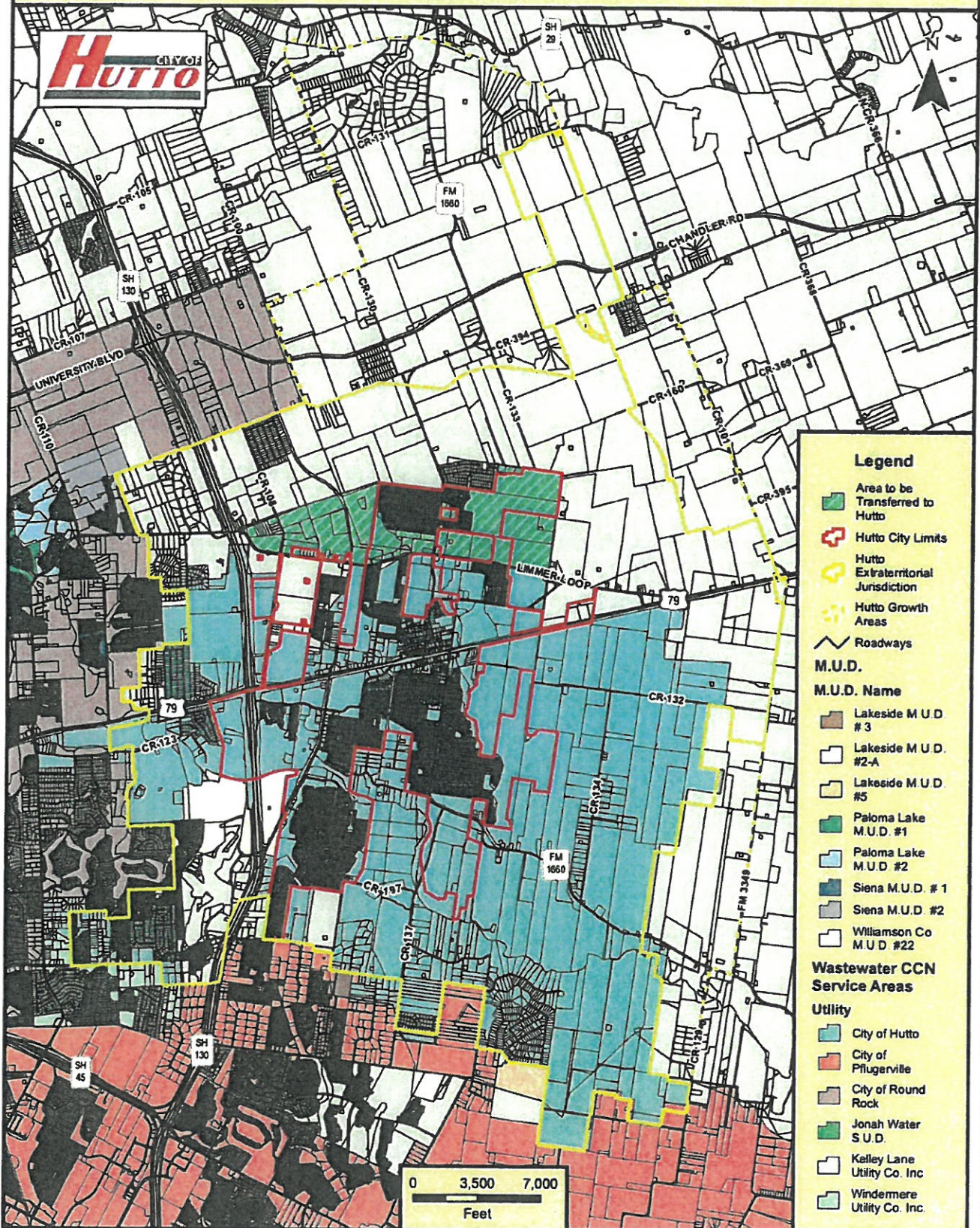




Exhibit D



**AGREEMENT DESIGNATING RETAIL
WATER AND SEWER SERVICE TERRITORY
AND TRANSFERRING FACILITIES AND CUSTOMERS**

THIS AGREEMENT Designating Retail Water and Sewer Service Territory and Transferring Facilities and Customers is made and executed by and between the City of Hutto (Hutto), and Jonah Water Special Utility District (Jonah SUD). Hutto and Jonah SUD may be collectively referred to herein as the “Parties.”

I. RECITALS

WHEREAS, Hutto is municipal corporation in Texas and holds water Certificate of Convenience and Necessity (CCN) No. 10321 (Hutto Water CCN) and sewer CCN No. 20122 (Hutto Sewer CCN);

WHEREAS, Jonah SUD is a special utility district organized under Chapters 49 and 65 of the Texas Water Code and holds water CCN No. 10970 (Jonah SUD Water CCN) and sewer CCN No. 21053 (Jonah SUD Sewer CCN);

WHEREAS, on June 18, 2018, Hutto and Jonah executed the Amended and Restated Utility Service Area Agreement Between City of Hutto, Texas and Jonah Water Special Utility District, which was ratified by the Hutto City Council on March 17, 2022, pursuant to which, the Parties agreed to transfer the right to provide retail water utility service in the “Mega Site” from Jonah SUD to Hutto and to transfer the right to provide retail sewer utility service and sewer customers in Jonah SUD Sewer CCN area from Jonah SUD to Hutto (“2018 Agreement”);

WHEREAS, this Agreement will accomplish the legitimate public purposes of the Parties as set forth in the 2018 Agreement and will permit more dependable water and sewer service planning that will benefit the public health, safety, and welfare of their respective present and future customers within each Parties’ service area; and

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained in this Agreement, including the recitals set forth above, and other good and valuable consideration, the receipt of which is hereby acknowledged, by their representatives affixing signatures below, Hutto and Jonah SUD agree as follows:

II. TERMS OF AGREEMENT

2.1.1 Sewer Transfer Area. As set forth in the 2018 Agreement, Jonah SUD hereby agrees to decertify all of the Jonah SUD Sewer CCN identified on the attached map, attached hereto, and incorporated herein for all purposes as Exhibit A, and transfer the territory identified on Exhibit A to Hutto (the “Sewer Transfer Area”).

2.1.2 Transfer to Hutto. Jonah SUD and Hutto agree that, on and after the Sewer Transfer Effective Date (as defined in Paragraph 2.3(b)), Hutto shall have the sole right to provide retail sewer service within the Sewer Transfer Area, and Jonah SUD will have no further obligation or right to provide retail sewer service to any current or future customers in the Sewer Transfer Area.

2.1.3 Customers and Facilities in the Sewer Transfer Area.

(a) As of the Effective Date of this Agreement (as defined in Paragraph 2.3(a)), Jonah SUD serves customer connections in the Sewer Transfer Area (“Customer Connections”) and shall continue to provide sewer service to the Customer Connections until the Sewer Transfer Effective Date. Within 30 days of the Effective Date, Jonah SUD shall provide Hutto with: (1) the customer names, physical addresses, and customer deposits of those Customer Connections; (2) a list of all facilities, easements, and other property to be transferred from Jonah SUD to Hutto (“Facilities”); and (3) a map identifying the location of the Facilities and the Customer Connections. Hutto shall have the right to access and inspect all of the Facilities on and after the Effective Date of this Agreement.

(b) On the Sewer Transfer Effective Date of this Agreement, Jonah SUD shall transfer to Hutto the Customer Connections identified by Jonah SUD, including any Customer Connections added by Jonah SUD after the Effective Date. On and after the Sewer Transfer Effective Date, Jonah SUD shall not be entitled to receipt of payments for sewer service provided after the Sewer Transfer Effective Date, except as authorized in the Billing Services Agreement under Paragraph 2.1.3(g) or as deduction under Paragraph 2.1.3(h).

(c) At least ten (10) days before Sewer Transfer Effective Date, the Parties shall provide written notice of the transfer to each Customer Connection to be transferred.

(d) Subject and pursuant to the terms and conditions set forth in this Agreement, on the Sewer Transfer Effective Date of this Agreement, Jonah SUD shall transfer and Hutto shall acquire the Facilities, including all the taps and other appurtenances along and on the Facilities. Jonah SUD shall continue to operate, maintain, possess, and use the Facilities after the Effective Date of this Agreement until the Sewer Transfer Effective Date, when all of the Customer Connections have been transferred to Hutto as provided by this Paragraph 2.1.3. Upon the transfer of all of the Customer Connections to Hutto on the Sewer Transfer Effective Date, Jonah SUD shall relinquish physical control over the Facilities and Customer Connections to Hutto.

(e) On or before the Sewer Transfer Effective Date, the Parties shall execute a Bill of Sale and Assignment (“Bill of Sale”), which shall become effective on the Sewer Transfer Effective Date, a copy of which is attached as Exhibit B and incorporated into this Agreement, to transfer and assign the Facilities, Customer Connections, and customer deposits to Hutto. Upon the execution of the Bill of Sale, Jonah SUD shall transfer the Facilities, Customer Connections, and customer deposits to Hutto. The Bill of Sale shall provide for Hutto’s assumption of Jonah SUD’s obligations and liabilities under or related to the Facilities and Customer Connections as listed in the Bill of Sale, except Hutto does not assume the following:

(i) Any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, and attorney’s fees, for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the operation of the Facilities and provision of service to the Customer Connections, and accruing prior to the Sewer

Transfer Effective Date, except to the extent such claims of damages arise from the gross negligence or willful misconduct of Hutto; and

(ii) Any liability or obligation of Jonah SUD, absolute or contingent, known, or unknown, arising out of Jonah SUD's ownership, operation, and maintenance of the Facilities and the provision of service to the Customer Connections accruing prior to the Sewer Transfer Effective Date.

(f) On or before the Sewer Transfer Effective Date, the Parties shall execute an Assignment of Easements ("Assignment"), which shall become effective on the Sewer Transfer Effective Date, a copy of which is attached as Exhibit C and incorporated into this Agreement, to transfer and assign the easements in which the Facilities are located.

(g) On or before the Sewer Transfer Effective Date, the Parties shall execute a Wastewater Billing Services Agreement which shall become effective on the Sewer Transfer Effective Date, to authorize Jonah SUD to provide wastewater, garbage, and drainage fee billing services to those Hutto sewer customers that receive retail water service from Jonah SUD.

(h) As set forth in the 2018 Agreement, beginning on the Sewer Transfer Effective Date, Hutto will remit to Jonah SUD a monthly payment of \$20 multiplied times the number of customers served by Hutto in the Sewer Transfer Area. Hutto shall make this payment to Jonah SUD for a period of three years or until the total of all payments equals \$747,000, whichever event occurs first. Hutto's obligation to make payments under this section is subject to annual appropriations as required by Hutto's City Charter. Provided, however that, if Hutto does not appropriate the payments required by this Agreement, Jonah SUD may deduct the amount required by this provision from any payments due to Hutto under any separate agreement between Jonah SUD and Hutto, including the Wastewater Billing Services Agreement referenced in subparagraph (g).

2.2 Water Transfer Area

(a) Jonah SUD hereby agrees to allow Hutto to serve, on a dual CCN basis, the portion of the Jonah SUD's Water CCN identified on the attached map, attached hereto, and incorporated herein for all purposes as Exhibit D (the "Water Transfer Area").

(b) Within the Water Transfer Area, Hutto may provide retail water utility service to any existing or new customer. Jonah will continue to serve its existing customers and may extend water service for residential purposes to existing tracts that are not subdivided. Jonah may also serve any other customer within the Water Transfer Area with Hutto's written consent.

(c) Jonah SUD consents to Hutto providing retail water utility service to the Water Transfer Area during the pendency of the Texas Water Code §13.248 petition.

2.3 Amendment of CCNs. Within sixty (60) days after the Effective Date of this Agreement, Hutto shall file a petition with the Public Utility Commission of Texas (PUC) pursuant to Texas Water Code § 13.248 requesting that the PUC designate areas and customers to be served consistent with this Agreement and incorporate this Agreement into the respective CCNs of the

Parties (Section 13.248 Petition). Hutto shall endeavor to obtain PUC approval of the CCN and facility transfers contemplated herein in an expeditious manner and Jonah SUD will support the Section 13.248 Petition before the PUC and will cooperate with Hutto by providing Hutto and the PUC with any required or requested information needed to complete, file, or review the Section 13.248 Petition, and to obtain its approval by the PUC.

2.4 Effective Dates.

(a) This Agreement is effective on the date of the last signatory of this Agreement and enforceable as between Hutto and Jonah SUD following execution by both Parties, and this date is referred to herein as the “Effective Date.”

(b) The “Sewer Transfer Effective Date” shall be the date Hutto assumes physical control of the Facilities and Customer Connections. The Parties shall mutually agree to the date of the Sewer Transfer Effective Date, but in no event shall the Sewer Transfer Effective Date be earlier than the date the PUC approves the Section 13.248 Petition.

(c) The “Water Transfer Effective Date” shall be the date the PUC approves the Section 13.248 Petition.

2.6 Termination.

(a) Unless the Parties agree in writing to extend this Agreement, this Agreement shall terminate upon the date any order issued by the PUC denying the Section 13.248 Petition is final non-appealable.

(b) Either Party may terminate this Agreement if any hearing request or motion to intervene is granted by the PUC that opposes the granting of the Section 13.248 Petition.

III. MISCELLANEOUS

3.1 Section 13.248. This Agreement shall be construed and interpreted in accordance with Section 13.248 of the Texas Water Code.

3.2 Applicable Texas Law. This Agreement shall be governed by and construed and enforced under the laws of the State of Texas.

3.3 Performance. The obligations and undertakings of each of the Parties to this Agreement shall be performed in Williamson County, Texas. Except for matters within the jurisdiction of the PUC (or its successor), the Parties expressly agree that all judicial proceedings to enforce any of the provisions of this Agreement shall take place in Williamson County, Texas.

3.4 Entire Agreement. This Agreement contains the entire agreement of Hutto and Jonah SUD with respect to the process to transfer of water and sewer CCN and sewer facilities and customers under the 2018 Agreement. Except for the 2018 Agreement, no agreement, statement, or promise made by any Party or to any employee, agent, or officer of any Party, that is not contained in this

Agreement shall be valid, binding, or of any force or effect. Any amendments to this Agreement must be in writing and signed by the Parties.

3.5 Successors and Assigns. This Agreement shall be binding upon the Parties hereto and their respective successors, heirs, representatives, and assigns.

3.6 Agreement Drafted Equally. This Agreement shall be deemed drafted equally by the Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against either Party shall not apply.

3.7 Severability. Should any provision of this Agreement be declared void by a court of competent jurisdiction, the remaining provisions of this Agreement shall remain in full force and effect.

3.8 Attorneys' Fees. In the event of any suit or other adjudication between the Parties to enforce any claim arising out of this Agreement, or to interpret the terms of this Agreement, the prevailing Party shall be entitled to recover its fees, damages, costs, attorneys' fees, and such other and further relief from the non-prevailing Party, general or special, at law or in equity, to which the prevailing Party may show itself justly entitled.

3.9 Covenant of Authority. The respective signatories to this Agreement covenant that they are fully authorized to sign this Agreement on behalf of their respective Party.

IN WITNESS WHEREOF, this Agreement has been duly executed in multiple counterparts (each of which is to be deemed original for all purposes) by the Parties on the date appearing by each Parties signature.

CITY OF HUTTO

BY: _____
Isaac Turner, Interim City Manager
City of Hutto

Date: _____

ATTEST:

Angela Walton, City Secretary
City of Hutto

APPROVED AS TO FORM:

City Attorney or Designee

**JONAH WATER SPECIAL UTILITY
DISTRICT**

BY: _____
Bill Brown, General Manager
Jonah Water Special Utility District

Date: _____

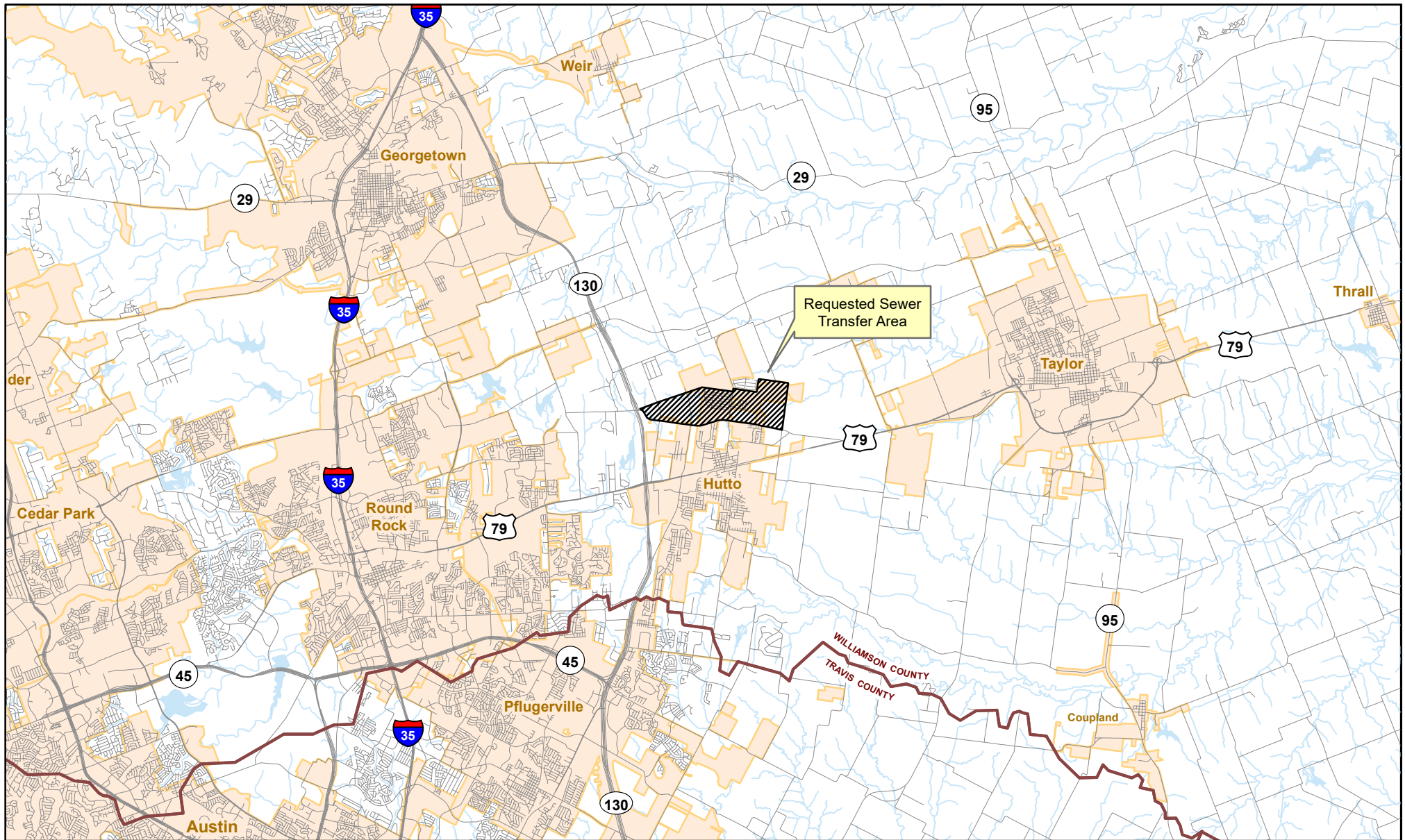
ATTEST:

Jerry Tidwell, Secretary Board of Directors
Jonah Water Special Utility District

APPROVED AS TO FORM:

District Attorney or Designee

EXHIBIT A
SEWER TRANSFER AREA



General Location

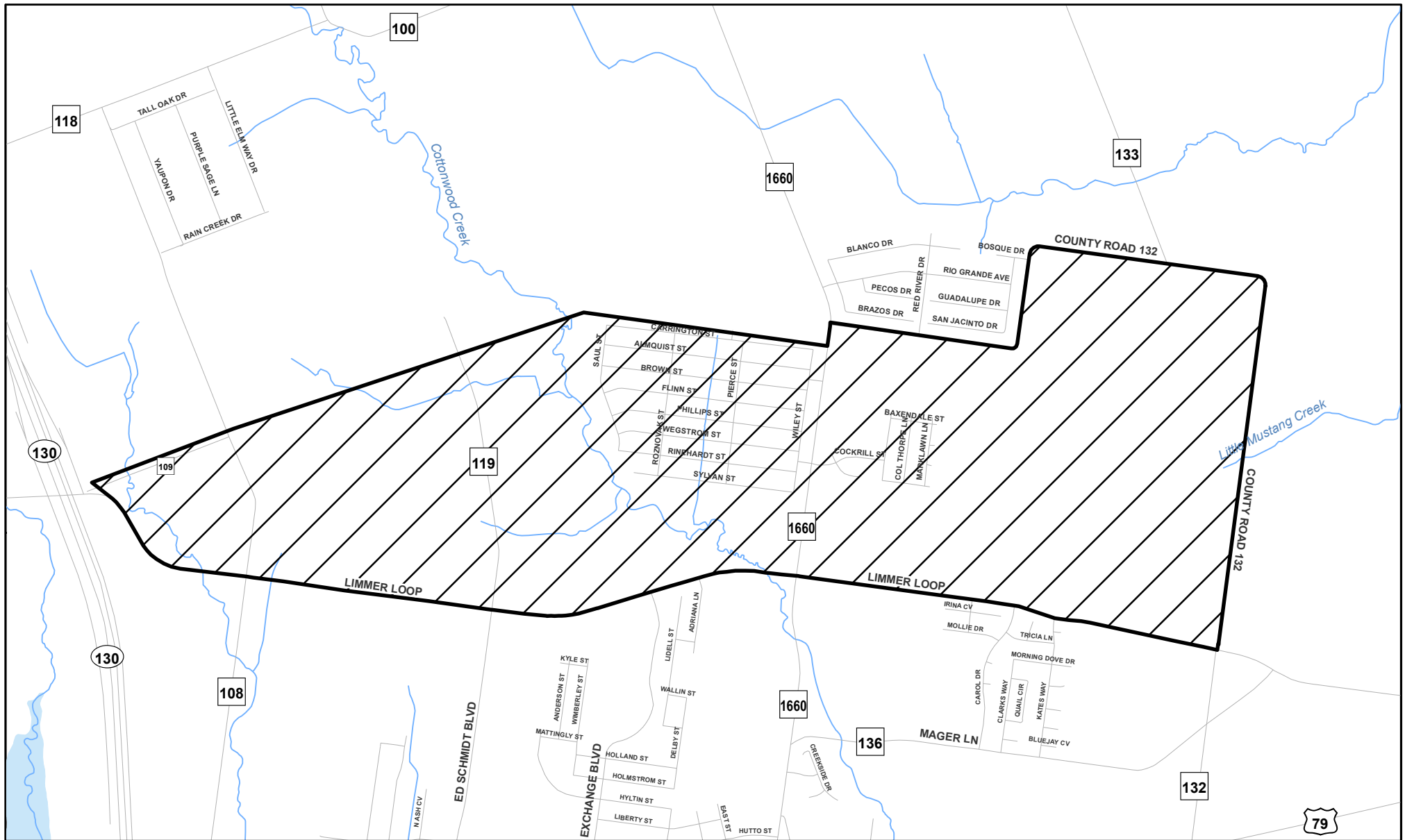
City of Hutto / Jonah SUD 13.248 Agreement
to Transfer Jonah Water SUD, Sewer CCN No. 21053 to City of Hutto, Sewer CCN No. 20122
Williamson County

 Requested Sewer Transfer Area - approx 1,479 acres



0 1.5 3 Miles

Map by: S. Burt, ASBGI
Date: April 13, 2022
Base: TxDOT 2019 Roadways, City 2021
Project: Hutto_Jonah Sewer Transfer General Location



Detail Map

City of Hutto / Jonah SUD 13.248 Agreement
to Transfer Jonah Water SUD, Sewer CCN No. 21053 to City of Hutto, Sewer CCN No. 20122
Williamson County

 Requested Sewer Transfer Area - approx 1,479 acres

Map by: S. Burt, ASBGI
Date: April 12, 2022
Base: TxDOT 2019 Roadways
Project: Hutto_Jonah Sewer Transfer Detail



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Detail Map on Imagery

City of Hutto / Jonah SUD 13.248 Agreement
to Transfer Jonah Water SUD, Sewer CCN No. 21053 to City of Hutto, Sewer CCN No. 20122
Williamson County



Requested Sewer Transfer Area - approx 1,479 acres



0 1,000 2,000
Feet

Map by: S. Burt, ASBGI
Date: April 12, 2022
Base: ESRI Imagery
Project: Hutto_Jonah Sewer Transfer Detail Imagery

EXHIBIT B
BILL OF SALE AND ASSIGNMENT

SAMPLE BILL OF SALE AND ASSIGNMENT

Date: _____, 20__

Date: _____, 20__

Assignor: JONAH WATER SPECIAL UTILITY DISTRICT, a conservation and reclamation district of the State of Texas

Assignor's Mailing Address: _____

Assignee: CITY OF HUTTO, TEXAS, a municipal corporation of the State of Texas

Assignee's Mailing Address: _____

Consideration:

Ten dollars cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property:

The property set forth and described in **Exhibit 1** attached hereto and made a part hereof for all purposes.

Conveyance and Sale:

Assignor, for the Consideration and subject to any reservations from conveyance and any exceptions to conveyances, assigns, grants, sells, and conveys to Assignee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Assignee and Assignee's heirs, successors, and assigns, and Assignor does hereby bind itself and its successors and assigns to warrant and forever defend the Property to Assignee against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Assignor, but not otherwise. All other warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

Assignee shall assume the following obligations and liabilities under or related to the Facilities and Customer Connections:

- [List to be developed, including any electric service accounts, or similar obligations]]

This Bill of Sale and Assignment is subject to the terms and conditions of that certain Agreement Designating Retail Water Service Territory and Transferring Facilities and Customers dated effective the ____ day of _____, 20__ by and between Assignor and Assignee, reference to which is made hereinafter for all purposes.

When the context requires, singular nouns and pronouns include the plural.

This Assignment may be executed in one or more counterparts, each of which shall be deemed an original and will become effective and binding upon the Parties as of the date shown at such time as all the signatories hereto have signed a counterpart of this Agreement.

**JONAH WATER SPECIAL UTILITY
DISTRICT**

By: _____
Bill Brown, General Manager
Jonah Water Special Utility District

ACCEPTED as of the date first shown above.

CITY OF HUTTO, TEXAS

By: _____
Isaac Turner, Interim City Manager
City of Hutto, Texas

ACKNOWLEDGED:

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

 This instrument was acknowledged before me on _____20____, by
_____, _____ of Jonah Water Special Utility District, a
conservation and reclamation district of the State of Texas, on behalf of said water district.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

 This instrument was acknowledged before me on _____20____, by
_____, _____ of City of Hutto, a municipal corporation of
the State of Texas, on behalf of said corporation.

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT 1
To
BILL OF SALE AND ASSIGNMENT
Dated

_____, 20__

DESCRIPTION

1. Customer deposits for the Customer Connections listed in Exhibit 2 to this Bill of Sale and Assignment; and
2. The following sewer collection lines, and all taps, manholes, and lift stations along and on the sewer collection lines, the location of which is shown on Exhibit 3 to this Bill of Sale and Assignment:

[LIST FACILITIES]

EXHIBIT 2
To
BILL OF SALE OF ASSIGNMENT

LIST OF CUSTOMER DEPOSITS

EXHIBIT 3
To
BILL OF SALE AND ASSIGNMENT
LOCATION MAP OF FACILITIES

EXHIBIT C
ASSIGNMENT OF EASEMENTS

SAMPLE ASSIGNMENT OF EASEMENTS

Date: _____, 20__

Assignor: JONAH WATER SPECIAL UTILITY DISTRICT, a conservation and reclamation district of the State of Texas

Assignor's Mailing Address: _____

Assignee: CITY OF HUTTO, TEXAS, a municipal corporation of the State of Texas

Assignee's Mailing Address: _____

Consideration:

Ten dollars cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Description of Easements:

Those easements and right-of-way easements in Williamson County, Texas, more particularly described on **Exhibit 1** attached hereto and incorporated herein by reference for all purposes, together with any and all other easement rights of Assignor related to or associated with the Facilities described in the Agreement Designating Retail Water and Sewer Service Territory and Transferring Facilities and Customers entered into by and between Assignor and Assignee whether acquired by recorded conveyance, prescription, estoppel, consent, permission to place in public right of way, or otherwise (hereinafter called the "Easement Property").

Reservation of Rights: Assignor shall retain access rights to all easements containing both water lines and sewer lines.

ASSIGNMENT:

For the Consideration, Assignor grants, conveys, and assigns to Assignee, subject to any reservations herein, all of Assignor's interest in the Easement Property, including, without limitation, all of Assignor's rights of ingress, egress, and regress associated therewith, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold the Easement Property to Assignee and Assignee's successors and assigns forever. Assignor binds the Assignor and the Assignor's successor and assigns to warrant and forever defend the title to the Easement Property in Assignee and Assignee's successors and assigns against every person whomever lawfully claiming or to claim the Easement Property or any part of the Easement Property.

Agreement Designating Retail
Water and Sewer Service Territory

This Assignment is subject to the terms and conditions of that certain Agreement Designating Retail Water and Sewer Service Territory and Transferring Facilities and Customers concerning the Facilities described therein in Williamson County, Texas dated effective the _____ by and between Assignor, as Jonah Water Special Utility District, and Assignee, as City of Hutto, reference to which is made herein for all purposes.

When the context requires, singular nouns and pronouns include the plural.

This Assignment may be executed in one or more counterparts, each of which shall be deemed an original and will become effective and binding upon the Parties as of the date shown at such time as all the signatories hereto have signed a counterpart of this Agreement.

**JONAH WATER SPECIAL UTILITY
DISTRICT**

By: _____
Bill Brown, General Manager
Jonah Water Special Utility District

ACCEPTED as of the date first shown above.

CITY OF HUTTO, TEXAS

By: _____
Isaac Turner, Interim City Manager
City of Hutto, Texas

ACKNOWLEDGED:

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

 This instrument was acknowledged before me on _____20____, by
_____, _____ of Jonah Water Special Utility District, a
conservation and reclamation district of the State of Texas, on behalf of said water district.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

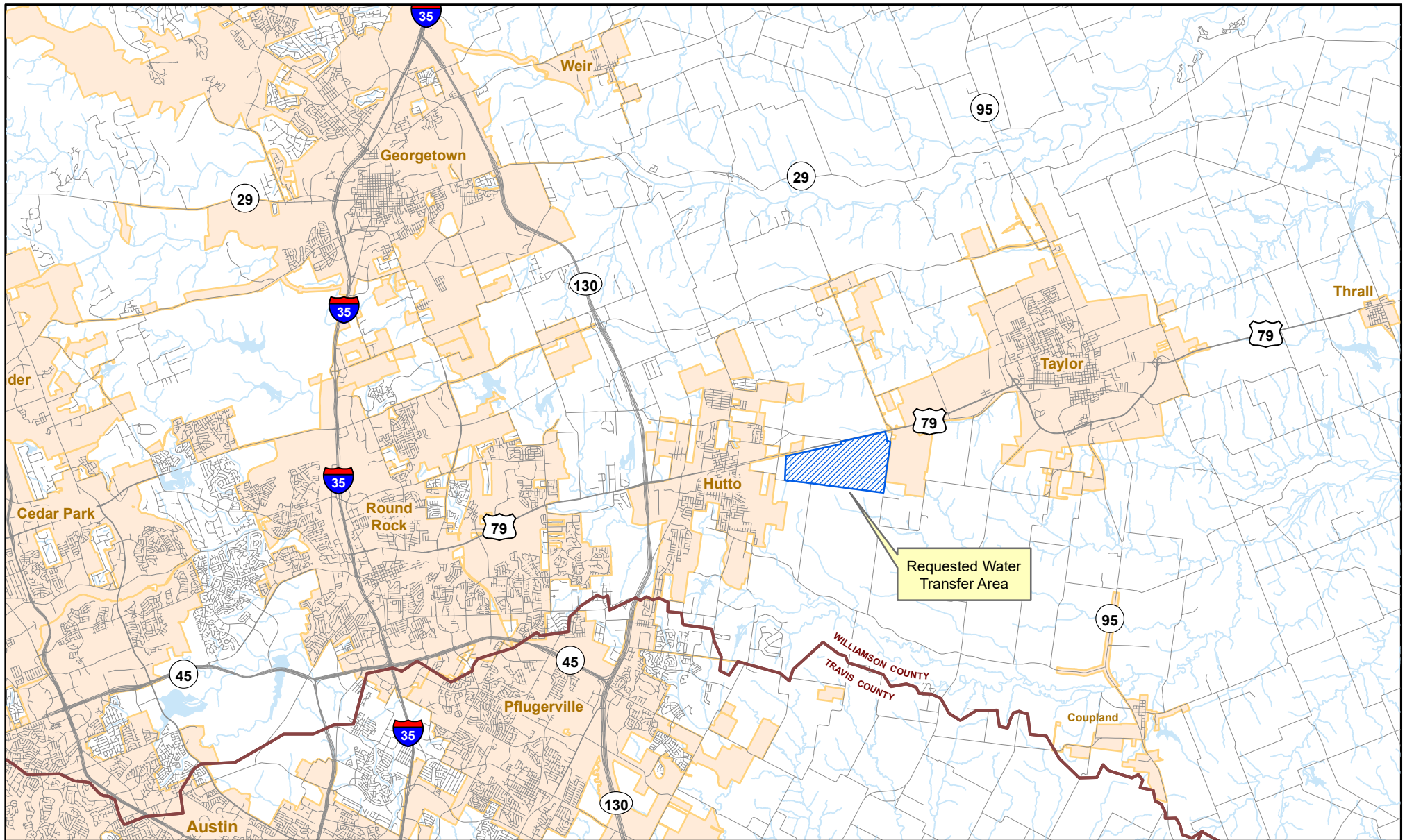
 This instrument was acknowledged before me on _____20____, by
_____, _____ of City of Hutto, a municipal corporation of
the State of Texas, on behalf of said corporation.

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT 1
To
ASSIGNMENT OF EASEMENTS

EASEMENTS:

EXHIBIT D
WATER TRANSFER AREA



General Location

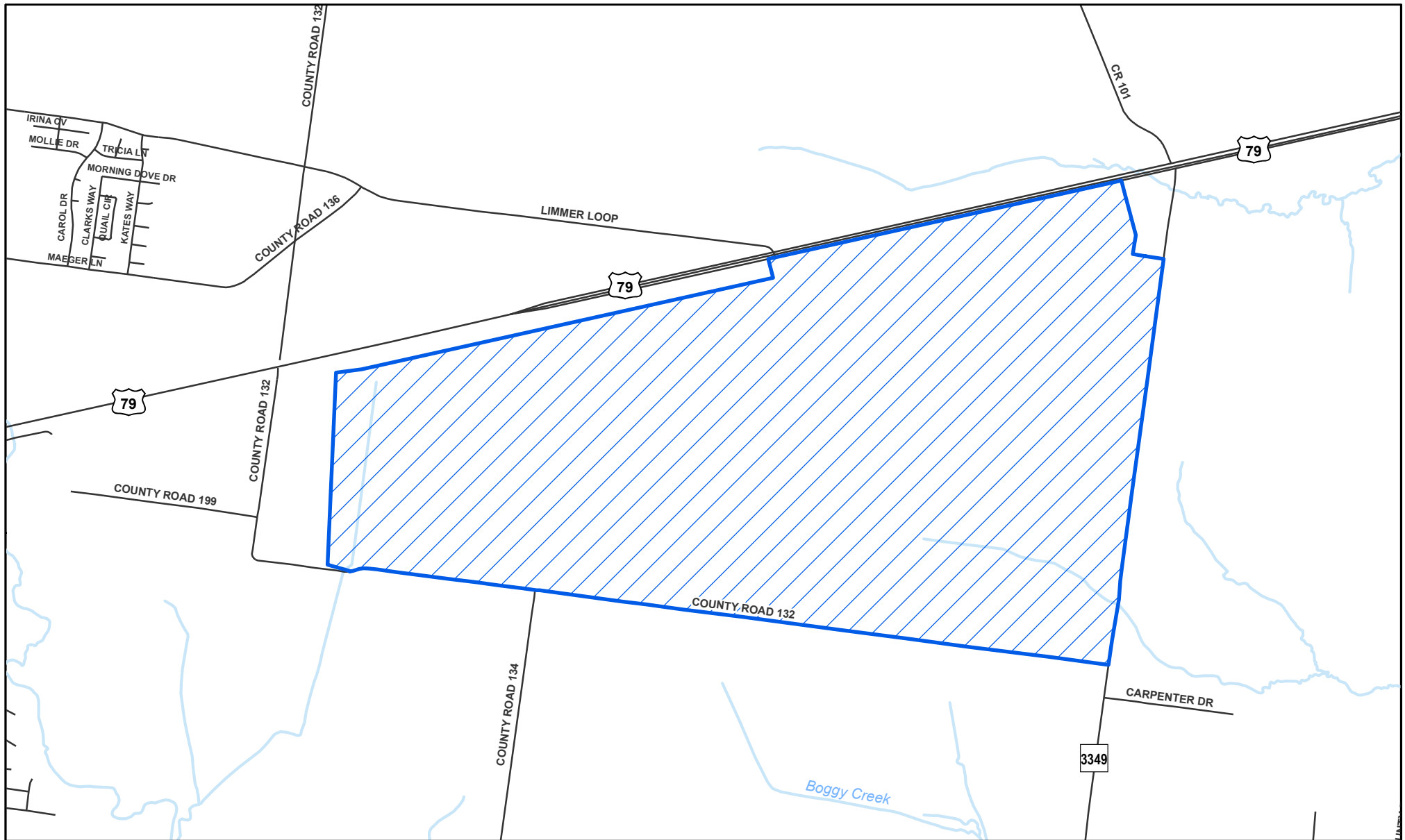
City of Hutto / Jonah SUD 13.248 Agreement
to Transfer a Portion of Jonah Water SUD, Water CCN No. 10970, to City of Hutto, Water CCN No. 10321
Williamson County

 Requested Water Transfer Area - approx 1,404 acres



0 1.5 3 Miles

Map by: S. Burt, ASBGI
Date: April 15, 2022
Base: TxDOT 2019 Roadways, City 2021
Project: Hutto_Jonah Water Transfer General Location



Detail Map

City of Hutto / Jonah SUD 13.248 Agreement
to Transfer a Portion of Jonah Water SUD, Water CCN No.10970 to City of Hutto, Water CCN No. 10321
Williamson County



Requested Water Transfer Area - approx 1,404 acres

Map by: S. Burt, ASBGI
Date: April 15, 2022
Base: TxDOT 2019 Roadways
Project: Hutto_Jonah Water Transfer Detail Map



Detail Map on Imagery

City of Hutto / Jonah SUD 13.248 Agreement
to Transfer a Portion of Jonah Water SUD, Water CCN No. 10970, to City of Hutto, Water CCN No. 10321
Williamson County



Requested Water Transfer Area - approx 1,404 acres

0 1,000 2,000
Feet

Map by: S. Burt, ASBGI

Date: April 15, 2022

Base: ESRI Imagery, Williamson CAD Parcels

Project: Hutto_Jonah Water Transfer Detail on Imagery

AGENDA ITEM REPORT

9.2.



To: City Council
Subject: Consideration and possible action on Ordinance No. O-2022-018 prescribing certain fees for the City of Hutto, Texas, amending all applicable ordinances and other instruments; providing for a schedule of fees and charges. (First Reading)(Angie Rios)
Meeting: Thursday, May 5, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

At the April 7, 2022 City Council meeting, the CFO presented information on credit card charges paid by the City on development services transactions and the fees collected on the same transaction from the 2% credit card fee set in the fee ordinance. Discussion was had on what payment options are available for developers and whether the City should absorb any of the credit card charges or pass them on to the developers. It was decided that the credit card fee for development services transactions should be 3% so that developers would pay for the convenience of using a credit card to pay for their transactions.

This ordinance is the requested change to update the fee ordinance in order to charge a 3% fee on development services transactions.

SUMMARY OF REQUEST:

Change the credit card fee in the fee ordinance to 3% for development services transactions and 2% for all other transactions.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. O-2022- Ordinance amending fee schedules
2. Proposed APPENDIX_A__FEE_SCHEDULE 5-5-22

ORDINANCE NO. O-2022-

AN ORDINANCE AMENDING THE FEE SCHEDULE FOR THE CITY OF HUTTO, APPENDIX A OF THE HUTTO CODE OF ORDINANCES, TO UPDATE THE FEES AND CHARGES FOR CERTAIN CITY SERVICES; PROVIDING FOR A SCHEDULE OF FEES AND CHARGES; PROVIDING A PUBLICATION CLAUSE; PROVIDING AN OPEN MEETINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE OF MAY 19, 2022.

WHEREAS, the City of Hutto, Texas (the “City”) is a home-rule city possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code and its Home Rule Charter; and

WHEREAS, a review has been made by the City Staff covering rates, fees and charges of the City of Hutto for certain services rendered or provided by the City of Hutto; and

WHEREAS, it is deemed advantageous to set out all of said rates, fees and charges in one ordinance for the convenience of the City of Hutto, its employees and the citizens of Hutto and the public in general; and

WHEREAS, it is the purpose and intent of this ordinance to adopt rate schedules, fees and charges for such utilities and services provided by the City of Hutto; and

WHEREAS, it is recognized that the existing ordinances covering the various rates, fees and charges are numerous and it is the purpose and intent of this ordinance to amend all of said prior ordinance so as to set forth the rate and fee schedules as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1. The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. The Fee Schedule of the City of Hutto, Appendix A of the Hutto Code of Ordinances, is hereby amended to read in accordance with Attachment “A” which is attached hereto and incorporated into this Ordinance and the City Code for all intents and purposes. Underlined and italicized text shall be added and struck-through and bracketed text shall be deleted as indicated in Attachment “A”.

SECTION 3. All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION 4. Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect

any other valid portion of this Ordinance.

SECTION 5. The City Secretary of the City of Hutto, Texas, is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION 6. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION 7. This Ordinance shall be effective on May 19, 2022.

READ and APPROVED on first reading on this the **5th day of May, 2022**, at a regular meeting of the City Council of the City of Hutto, Texas.

READ, APPROVED and ADOPTED on second and final reading on this the **19th day of May, 2022**, at a regular meeting of the City Council of the City of Hutto, Texas.

CITY OF HUTTO, TEXAS

By: _____
Mike Snyder, Mayor

ATTEST:

By: _____
Angela Walton, City Secretary

APPENDIX A

FEE SCHEDULE

ARTICLE A1.000 DEVELOPMENT SERVICES, ENGINEERING AND CONSTRUCTION

Sec. A1.001 Zoning fees

- (a) Temporary use permits: \$300.00.
- (b) Zoning change: \$750.00 up to 5 acres. \$100.00 for each additional 5 acres.
- (c) Planned unit developments (PUD): \$2,750.00 up to 20 acres. 20 acres or more \$4,000 plus \$100 for each additional acre or portion thereof. * Max of \$6,000
- (d) Planned unit development (PUD) amendment: 75% of regular planned unit development (PUD) fee.
- (e) Zoning variance: \$400.00.
- (f) Development agreements: \$1,000.00 plus
- (g) Form based code submittal: \$500.00 up to 80 acres. \$100.00 for each additional 5 acres.
- (h) Form based code amendment: 75% of regular form-based code submittal fee.
- (i) Annexation (voluntary): \$500.00.
- (j) Specific use permit: \$500.00.
- (k) Zoning verification letter: \$50.00.**
- (l) Minor Modification (historic district only): \$500.00
- (m) Traffic impact analysis: \$400.00 plus professional recovery fee (amount invoiced by the traffic consultant hired by the city).**
- (n) Technology fee: \$25.00 except where indicated by**.
- (o) Notices:
 - (1) Published: \$150.00.
If the applicant requests postponement, the applicant shall incur the costs of a new published notice(s).
 - (2) Mailed: \$1.00 per mailed notice.
- (A) ***For residential variances, the first fifty (50) notices are included in the initial application fee. Any notices over fifty (50) shall be \$1.00 per notice.
- (3) On-site public hearing notification sign: \$25.00 per sign.
- (4) Written notice of each public hearing before the planning and zoning commission and/or city council shall adhere to the following chart:

Procedure	Published	Mailed	Notification distance	On-site public hearing notification signs placed	Notice posted on the city website
Planning Policy					
Comprehensive plan text amendment	*				*
Comprehensive plan map amendment	*				*
Code amendment	*				*

Annexation					
Voluntary	•	•	200 feet		•
Involuntary	•	•	200 feet		•
Zoning					
Zoning application	•	•	600 feet*	•	•
PUD development plan/rezoning*	•	600 feet*	•	•	
Specific use permit	•	•	600 feet*	•	•
Platting					
Preliminary Plat	•	•	200 feet		•
Replat	•	•	200 feet		•
Variances					
Residential variance***	•	•	200 feet	•	•
Commercial variance	•	•	600 feet*	•	•
Historic preservation					
Certificate of appropriateness					•

*Any proposed building over four-stories shall require an additional 100 ft distance per floor up to a maximum 1,000 ft notification distance.

Sec. A1.002 Appeals

- (a) Administrative appeal (zoning board of adjustment): \$500.00.**
- (b) All other appeals (city council): \$150.00.**

Sec. A1.003 Subdivision fees

- (a) Development assessment review: \$1,100.00.
- (b) Major subdivision preliminary plat: \$1,550.00 plus \$25.00 per lot; plus \$20.00 per acre of right-of-way.
- (c) Major subdivision preliminary plat revision: 75% of regular major subdivision preliminary plat fee.
- (d) Major subdivision final plat: \$1,000.00 plus \$25.00 per lot; plus \$20.00 per acre of right-of-way.
- (e) Plat vacation: \$500.00.
- (f) Amended plat of subdivision: \$500.00 plus \$25.00 per lot.
- (g) Major/minor plat recordation processing fee: \$50.00 plus Williamson County plat recordation fees.**
- (h) Minor/short form final plat: \$500.00.
- (i) Right-of-way vacation/abandonment/license to encroach (public utility, right-of-way and drainage easement): \$250.00*. Requires amendment plat.
- (j) GIS fee: \$25.00 per application unless otherwise stated herein. \$25 per lot for Preliminary Plats, Amended Plats, and Short Form Plats.**

- (k) Subdivision public improvements/construction inspection fee: 3% of cost of public improvements.**
- (l) Plan extension request (1-year extension): \$250.00.**
- (m) Subdivision public improvements/construction plan review: 0.3% of engineer's opinion of probable cost.
- (n) Legal lot determination: \$50.00.**
- (o) Subdivision variance: \$300.00.
- (p) Traffic impact analysis: \$400.00 plus professional recovery fee (amount invoiced by the traffic consultant hired by the city).**
- (q) Technology fee: \$25.00 except where indicated by.**
- (r) Service extension request application fees:
 - (1) Request not requiring city participation: \$200.00.
 - (2) Request requiring city participation: \$500.00.
 - (3) Technology fee: \$25.00.

Sec. A1.004 Development fees

- (a) Parkland fee-in-lieu of land dedication fees:
 - (1) Residential: \$800 per single family unit.
 - (2) Nonresidential and multi-family: \$975 (minimum); \$975 per acre for 3 or more acres.

Sec. A1.005 Site plan fees

- (a) Site plan review fee: \$1,000.00 plus \$100.00 per acre. A resubmittal fee of \$250.00 after the third submittal for the project.
 - (1) Technology fee: \$25.00.
- (b) Site inspection fee: \$200.00 plus \$0.05/sq. ft. for impervious cover.
- (c) Site inspection fee (public improvements only): 3% of cost of public improvements.
- (d) Minor deviations/design modifications: \$200.00 plus \$0.05/sq. ft. for impervious cover.
- (e) Fire review fees: Fire review fees shall be established by the Williamson County Emergency Services District No. 3.
- (f) Right-of-way use permit fees. Driveway/flatwork/sidewalk/curb cut only:
 - (1) Application fee: \$100.00.
 - (2) Inspection fee: \$65.00.
 - (3) Technology fee: \$5.00.
- (g) Right-of-way use permit fees:
 - (1) Application fee (applied to inspection fee): \$500.00.
 - (2) \$500.00 or 3% of construction cost inspection fee, whichever is greater.
- (h) Clearing and grading permit fees:
 - (1) Application fee: \$100.00.
 - (2) Technology fee: \$7.00.

Sec. A1.006 Building plan review fees

Building plan review fees:

- (1) New residential building permit fee: \$1,600.00 flat fee.
- (2) Residential addition/remodel building permit fee: \$75.00
- (3) Commercial: 65% of commercial permit fee. Required for all new commercial construction and commercial addition permits.
- (4) Certificate of appropriateness (historic district only):

- (A) Minor projects: \$30.00.
- (B) Major projects (i.e., new construction): \$250.00.
- (C) Technology fee: \$7.00.
- (5) Master plan submittal: \$500.00 per new home plan compliance review.

Sec. A1.007 Building permit fees

(a) Payment. Fees for building permits double if work on the project begins prior to issuance of the permit. All permit fees are to be paid in advance by the licensed party who applies for the permit. Building valuation is determined by the International Code Council (ICC) Building Valuation Data Table (BVD). This calculation takes the total square feet of a structure multiplied by the amount found on the BVD table for the building group and construction type.

(b) New commercial/residential addition/commercial addition/commercial remodel permit fees: Includes required inspections, reinspection are an additional fee.

Estimated Valuation	Fee
\$1.00 to \$5,000.00	\$25.00
\$5,001.00 to \$10,000.00	\$76.92
\$10,001.00 to \$25,000.00	\$99.69 for the first \$10,000.00 plus \$7.70 for each additional \$1,000.00
\$25,001.00 to \$50,000.00	\$215.19 for the first \$25,000.00 plus \$5.56 for each additional \$1,000.00
\$50,001.00 to \$100,000.00	\$354.19 for the first \$50,000.00 plus \$3.85 for each additional \$1,000.00
\$100,001.00 to \$500,000.00	\$546.69 for the first \$100,000.00 plus \$3.08 for each additional \$1,000.00
\$500,001.00 to \$1,000,000.00	\$1,778.69 for the first \$500,000.00 plus \$2.62 for each additional \$1,000.00
\$1,000,001.00 and up	\$3,088.69 for the first \$1,000,000.00 plus \$1.74 for each additional \$1,000.00

(1) Reinspection: \$65.00 each, after 3rd failed inspection, must wait 2 days for reinspection.

(2) Technology fee:

- (A) Residential building permit: \$10.00.
- (B) Commercial building permit: \$20.00.

(c) Miscellaneous permits/inspections by type:

(1) Technology fee: \$7.00 for all miscellaneous permits, except where indicated by.**

(2) Move-in permit fee (modular structure): \$150.00.

(3) Demolition:

- (A) Residential: \$50.00.
- (B) Commercial: \$150.00.

(4) Storage building permit: \$50.00 review fee, if over 200 square feet \$100.00, plus required inspection(s). Reinspection are an additional fee.

(5) Water softener, water heater, irrigation, spa, hot tub, HVAC, solar panel, and wind turbine permits: \$50.00,

plus required inspection(s) fees. Reinspection are an additional fee.

(6) Pool permit (in ground): \$25.00 review fee, plus \$0.10 per square foot if over 200 square feet, plus required inspection(s) fees. Reinspection are an additional fee.

(7) Pool permit (above ground, over 24" tall): \$25.00 review fee, plus \$0.10 per square foot if over 200 square feet, plus required inspection(s) fees. Reinspection are an additional fee.

(8) Patio/deck permit: \$50.00 review fee, if over 200 square feet \$100.00, plus required inspection(s) fees. Reinspection are an additional fee.

(9) Fire safety inspection: Fire safety inspection for commercial buildings is set by Williamson County Emergency Services District No. 3.

(10) Tree removal permit:**

(A) Undeveloped or redevelopment site:

(i) Trees with a DBH of at least 6", regardless of health: Permit required; no fee.

(ii) Nuisance, diseased, dangerous or dead trees: No permit required; no fee.

(B) Developed site:

(i) Trees with a DBH of at least 2.5", regardless of health: Permit required; no fee.

(ii) Nuisance, diseased, dangerous or dead trees: No permit required; no fee.

(11) HUD-code manufactured home fees:

(A) Permit application fee: \$100.00.

(B) License application or renewal fees: \$50.00.

(C) License transfer fee: \$50.00.

(12) Sign permits:

(A) Regular signs (on buildings or freestanding):

(i) Signs meeting code requirements, fee due upon application: \$5.00 per square foot of facing.

(ii) Sign master plan application fee: \$100.00.

(B) Signs requiring variances:

(i) Processing fee: \$100.00.

(ii) If variance approved: \$15.00 per square foot of facing.

(iii) If variance approved for sign master plan: \$10.00 per square foot of facing.

(C) Temporary signs:

(i) Temporary commercial signage, per sign: \$50.00.

(ii) A-frame sign: \$30.00 (1 year).

(iii) Public information sign: Permit required; no fee.**

(iv) Political sign: No permit required; no fee.**

(13) Certificate of occupancy (change of commercial tenant or ownership): \$50.00.

(14) Temporary certificate of occupancy: \$250.00 per issuance.

(15) Occupation of a structure prior to issuance of a certificate of occupancy: \$100.00 per day of occupancy prior to issuance of a certificate of occupancy.

(16) Temporary job/construction trailer: \$30.00.

(17) Remodel-residential: \$50.00 plus required inspection(s) fees. Reinspection are an additional fee. (No plan review fee required.)

(18) Inspection for habitable dwelling. Building or home 5 years or older: \$100.00.

(19) All inspections and reinspection not listed above: \$50.00 each.** After 3rd failed inspection, must wait 2 days for reinspection and reinspection is \$100.00.

- (a) Printed map products:
 - (1) Black and white or color map:
 - (A) 8.5" x 11": \$5.00.
 - (B) 11" x 17": \$10.00.
 - (C) 34" x 48": \$20.00.
 - (2) Map tube: \$2.00.
 - (3) Postage: \$4.00 depending on additional postage fees.
 - (4) 2-day request: \$40.00.
 - (5) As-built plans (24" x 36"): \$10.00.
- (b) GIS/CD/e-mail products:
 - (1) PDF file: \$10.00.
 - (2) JPG file: \$10.00.
 - (3) CD: \$15.00.
 - (4) DVD: \$15.00.
 - (5) Postage: \$4.00 depending on additional postage fees.
 - (6) Shape file:
 - (A) Each layer: \$35.00.
 - (B) Parcel layer: \$70.00.
 - (7) Aerial:
 - (A) Individual panels (per panel): \$35.00.
 - (B) All panels: \$860.00.
 - (8) As-built plans (electronic): \$25.00.
- (c) GIS custom maps: GIS is not authorized to prepare custom maps. However, should the preparation of a custom map be authorized by the planning director, the customer will be charged on a per-hour basis. \$75.00 for the first hour, \$35.00 for each additional hour.

Sec. A1.009 Right-of-way fees for network providers

- (a) Application fees. The application fees shall be assessed on the number of node support poles and/or network nodes contained in an application for installation at the following rates:
 - (1) Five hundred dollars (\$500.00) per application. This amount will cover applications covering up to five network nodes;
 - (2) For applications with more than five network nodes, there shall be an additional two hundred and fifty dollars (\$250.00) fee for each additional network node (limit of 30 nodes total); and
 - (3) One thousand dollars (\$1,000.00) per application for each node support pole.
- (b) Rent from network providers.
 - (1) Network nodes. The annual network node site rental rate as set in chapter 284 sec. 284.053 shall be \$250.00 per network node, with annual CPI adjustment as provided for in chapter 284, section 284.054.
 - (2) Poles. Chapter 284, section 284.053 does not provide a separate rate for poles.
 - (3) Transport facility. The annual transport facility rental rate as set in chapter 284 section 284.055 shall be \$28.00 monthly for each network node, unless an equal or greater amount is paid the city, e.g., under chapter 283, Tex. Loc. Gov. Code or chapter 66, Tex. Util. Code.
- (c) Annual collocation on service pole attachment fee. Twenty dollars (\$20.00) per network node permitted to be collocated on a city service pole.

ARTICLE A2.000 PUBLIC SAFETY

Sec. A2.001 Police department fees

- (a) Hourly rate for police unit (vehicle) on security detail, per hour: \$15.00.

Sec. A2.002 Animal control fees

Animal control: [chapter 4](#) of the Code of Ordinances. All fees set forth shall apply as adopted by the county commissioner's court for the regional animal shelter, as amended.

- (1) Dog registration for sterilized animal, per tag: \$5.00.
- (2) Dog registration for unsterilized animal, per tag: \$10.00.
- (3) Impoundment fee, registered: \$30.00.
- (4) Impoundment fee, unregistered: \$60.00.
- (5) Return charge for loose livestock that are picked up, per occurrence: \$65.00.
- (6) Holding fee, per day: \$10.00.
- (7) Rabies vaccination, per animal: \$15.00.
- (8) Pick up deceased owner animal, per animal: \$25.00.
- (9) Fee for dropping off animal - owner surrender, per occurrence: \$25.00.
- (10) Additional drop-off fee with litter, per occurrence: \$25.00.

Sec. A2.003 Traffic fines

The municipal judge has discretion to charge the maximum fee per state law depending on the violation. In addition to traffic fines, a person convicted of a misdemeanor shall pay court cost mandated by the state. Other fines charged are established in the Code of Ordinances and state law.

Sec. A2.004 City ordinances

As stated in chapter 1, [section 1.01.009](#) of the code, the city council may establish the following penalties:

- (1) A fine up to \$2,000.00 in all cases arising under the ordinances, resolutions, rules or orders that govern: fire safety, zoning, public health and sanitation;
- (2) A fine up to \$4,000.00 in all cases arising under the ordinances, resolutions, rules or orders that govern illegal dumping of refuse; and
- (3) A fine up to \$500.00 for all other city violations.

Sec. A2.005 Unlawful passing of school buses

Unlawfully passing a school bus is punishable by a fine of \$500.00–\$1,250.00 for first offense, or \$1,000.00–\$2,000.00 for second or subsequent offense.

Sec. A2.006 Failure to maintain motor vehicle liability insurance

Conviction of this offense is a misdemeanor punishable by a fine of not less than \$175.00 or more than \$350.00; if a person has been previously convicted of this offense, it is punishable by fine of not less than \$350.00 or more than \$1,000.00.

Sec. A2.007 Parked in handicap zone

Conviction of this offense is a misdemeanor punishable by a fine of not less than \$500.00 or more than \$750.00; if a person has been previously convicted of this offense, it is punishable by a fine not less than \$550.00 or more than \$800.00; and if that person has been convicted three times of this offense, a fine of not less than \$800.00 or more than \$1,100.00.

Sec. A2.008 Time payment fee (article 102.030 Code of Criminal Procedure)

Municipal court shall collect a fee of \$15.00 from a person who has been convicted, pays any part of a fine, court cost or restitution on or after the 31st day after the date judgment is entered.

Sec. A2.009 Food sanitation fees (25 Texas Administrative Code section 229.161–171, 229.173–175)

Fees under this subsection are to be reviewed and regulated by the county and cities health district.

ARTICLE A3.000 PUBLIC WORKS

Sec. A3.001 Solid waste collection

(a) Monthly fees. Monthly fees are based on cart selection. Bulky waste pickup is not included with the 65-gallon solid waste cart selection.

	95-gal. solid waste	95-gal. solid waste	65-gal. solid waste	65-gal. solid waste
	95-gal. recycling	65-gal. recycling	95-gal. recycling	65-gal. recycling
Solid waste	\$11.37	\$11.37	\$9.79	\$9.79
Recycling	\$4.37	\$3.61	\$4.37	\$3.61
Bulky waste	\$0.52	\$0.52	n/a	n/a
Street maintenance (6%)	\$0.98	\$0.93	\$0.85	\$0.81
Sales tax (8.25%)	\$1.43	\$1.36	\$1.24	\$1.18
Total monthly cost	\$18.67	\$17.79	\$16.25	\$15.39

(b) Additional carts: 50% of monthly rate.

(c) Tenant clean out (includes up to 10 cubic yards): \$150.00.

(d) Additional pickup request (includes up to 3 cubic yards or 6 carts): \$8.75 per pickup.

Sec. A3.002 Assessments

(a) Lot cleanup: Actual cost plus \$100.00 administrative fee.

ARTICLE A4.000 PUBLIC FACILITY RENTALS

Sec. A4.001 Facilities and equipment rental

Rental procedures and forms will be set and made available through the parks and recreation department.

(1) Generally.

(A) A security deposit shall be required to rent park facilities. Upon inspection and determination that facilities have not been damaged and clean-up cost have not been incurred, the deposit shall be refunded.

(B) A fee will be charged for the preparation of athletic fields (striping).

(C) A per hour, per staff member fee will be charged if a city employee is required to be present during usage.

(2) Park facilities.

	Resident	Nonresident	Deposit	
			Private Parties	Corporations
Fritz Park Large Pavilion				
Hourly rate (2-hr minimum)	\$20.00	\$30.00	\$200.00	\$400.00
Half day rate	\$140.00	\$210.00	\$200.00	\$400.00

Full day rate	\$300.00	\$450.00	\$200.00	\$400.00
Fritz Park Party Pavilion				
Hourly rate (2-hr minimum)	\$50.00	\$75.00	\$200.00	\$400.00
Full day rate	\$300.00	\$450.00	\$200.00	\$400.00
Fritz Splash Pad and Pavilion				
After hours rental	\$300.00	\$450.00	\$100.00	N/A
Hutto Community Park Pavilion				
Hourly rate (2-hr minimum)	\$10.00	\$15.00	\$200.00	\$400.00
Half day rate	\$70.00	\$105.00	\$200.00	\$400.00
Full day rate	\$150.00	\$225.00	\$200.00	\$400.00
Hutto Park at Brushy Creek Pavilions				
Hourly rate (2-hr minimum)	\$20.00	\$30.00	\$200.00	\$400.00
Half day rate	\$140.00	\$210.00	\$200.00	\$400.00
Full day rate	\$300.00	\$450.00	\$200.00	\$400.00
Hutto Lake Park Pavilion				
Hourly rate (2-hr minimum)	\$10.00	\$15.00	\$200.00	\$400.00
Half day rate	\$70.00	\$105.00	\$200.00	\$400.00
Full day rate	\$150.00	\$225.00	\$200.00	\$400.00
Glenwood Pavilion				
Hourly rate (2-hr minimum)	\$10.00	\$15.00	\$200.00	\$400.00
Half day rate	\$70.00	\$105.00	\$200.00	\$400.00
Full day rate	\$150.00	\$225.00	\$200.00	\$400.00

(3) Athletic fields:

	Resident	Nonresident	Deposit	
			Hourly	4 or more hours
Holmstrom Field				
Hourly (lights)	\$100.00	\$125.00	\$100.00	\$400.00

Hourly (no lights)	\$75.00	\$100.00	\$100.00	\$400.00
Nguyen Field				
Hourly (lights)	\$150.00	\$175.00	\$100.00	\$400.00
Hourly (no lights)	\$75.000	\$100.00	\$100.00	\$400.00
Mager Fields (per field)				
Hourly (lights)	\$100.00	\$125.00	\$100.00	\$400.00
Hourly (no lights)	\$75.00	\$100.00	\$100.00	\$400.00
Creek Fields (per field)				
Hourly (no lights)	\$25.00	\$50.00	\$100.00	N/A

(4) Concession facilities.

	Resident Daily Rate	Nonresident Daily Rate	Deposit
Holmstrom			
Monday–Friday	\$15.00	\$15.00	\$300.00
Saturday–Sunday	\$50.00	\$50.00	\$300.00
Mager			
Monday–Friday	\$15.00	\$15.00	\$300.00
Saturday–Sunday	\$50.00	\$50.00	\$300.00

(5) Field preparation and staffing.

	Football	Soccer	Baseball/Softball
Stripping fee	\$150.00	\$100.00	\$35.00
Staffing (as needed, hourly)	\$25.00	\$25.00	\$25.00

(6) Equipment. Equipment may be rented if available, in conjunction with a paid field rental and deposit.

Equipment - Per day	Fee
Field equipment	\$35.00

Sec. A4.002 Youth sports association facility fees

(a) All youth associations will be required to pay no less than a \$5.00 nonresident fee per season for

each nonresident child in the association.

(b) A formal agreement, approved by the city council, with each sports association may establish a separate fee schedule.

Youth Leagues	Fees
Electric rate - hourly	\$20.00
Per nonresident rate	\$50.00

Sec. A4.003 Recreation program fees

All recreation program fees are set by the Recreation Manager and approved by the director of parks and recreation on a case-by-case basis. Nonresidents shall pay a \$5.00 surcharge per class.

ARTICLE A5.000 UTILITIES

Sec. A5.001 Deposits for water and wastewater accounts

Deposits for all water and wastewater accounts per connection. If average monthly consumption is found to be in excess of the minimum, the customer may be assessed an additional deposit as determined by the city manager.

(1) Water and wastewater, per customer:

(A) Good payment history: \$0.00.* Deposit may be waived with a letter of good credit ([section 24.04.038](#)) or through a credit check.

(B) Average payment history: \$150.00.**

(C) Poor payment history: \$250.00.**

*\$150.00 deposit will be charged for any customer without a deposit who is disconnected for nonpayment.

**An additional \$50.00 deposit will be charged to customers disconnected for nonpayment.

***Final determination of credit history to be made by the city utility billing supervisor.

(2) Wastewater only:

(A) Good payment history: \$0.00.* Deposit may be waived with a letter of good credit ([section 24.04.038](#)) or a through credit check.

(B) Average payment history: \$100.00.**

(C) Poor payment history: \$200.00.**

**An additional \$50.00 deposit will be charged to customers disconnected for nonpayment.

***Final determination of credit history to be made by the city utility billing supervisor.

(3) Nonresidential deposits: Nonresidential deposits are outlined in [section 24.04.038](#) in the Code of Ordinances. The minimum nonresidential deposit is equal to the residential deposit.

(4) Temporary meters, per meter: \$1,500.00.

Sec. A5.002 Connection fees

(a) Water:

(1) 5/8" and 3/4" meter: \$600.00.

(2) 1" meter: \$750.00.

(3) 1-1/2" meter: \$1,100.00.

(4) 2" meter: \$1,300.00.

(5) Above 2" meter: Actual meter costs plus \$300.00.

(b) Wastewater:

(1) Up to 8" connection: \$850.00 inside city; \$300.00 developer installed.

(2) Above 8" meter: Actual materials and labor costs plus \$500.00; \$300.00 developer installed.

Sec. A5.003 Other service charges

- (a) New account charge/transfer account charge: \$35.00.
- (b) Processing fee due to disconnection of services for nonpayment: \$50.00. (Jonah and Manville customers will be assessed this processing fee plus an additional \$50.00 disconnect fee charged by those providers.)
- (c) After-hours connection fee/reconnection fee: \$50.00 in addition to above.
- (d) Meter reread charge: \$25.00.
- (e) Tampering with a locking device: \$250.00.
- (f) Return trip fee: \$35.00, required if technician has to return location to connect water due to customer action.
- (g) Temporary fire hydrant backflow prevention testing: \$75.00.
- (h) Repair service damaged by construction: Cost of materials and labor

Sec. A5.004 Impact fees

- (a) For plats recorded between November 21, 2006, and January 31, 2013.
 - (1) Water, per service unit equivalent: \$4,363.00.
 - (2) Wastewater, per service unit equivalent: \$1,068.00.
- (b) For plats recorded between February 1, 2013, and February 3, 2021.
 - (1) Water, per service unit equivalent: \$3,625.00.
 - (2) Wastewater, per service unit equivalent: \$2,128.00.
- (c) For plats recorded after February 4, 2021.
 - (1) Water, per LUE: \$8,832.00.
 - (2) Wastewater, per LUE: \$2,788.00.

Sec. A5.005 Retail water and wastewater rates

- (a) Outside city rates: Outside city rates are 1.15 times inside city rates.
- (b) Water rates:
 - (1) Minimum monthly charge (demand):

Meter Size	Inside City	Outside City
5/8" and 3/4" meter	\$25.48	\$29.30
1" meter	\$38.24	\$43.97
1-1/2" meter	\$63.72	\$73.28
2" meter	\$127.44	\$146.55
3" meter	\$203.91	\$234.50
4" meter	\$407.80	\$468.97
6" meter	\$637.19	\$732.77
8" meter	\$1,274.39	\$1,465.55

- (2) Volume rate (per 1,000 gallons):

		Inside City	Outside City
Single-family residential:			
	Monthly use between:		
	0 to 5,000 gallons	\$5.08	\$5.84
	5,001 to 12,000 gallons	\$6.60	\$7.59
	12,001 to 25,000 gallons	\$8.90	\$10.24
	25,001 gallons or more	\$12.00	\$13.80
Nonresidential, all consumption			
Monthly use between:			
0 to 25,000 gallons		\$7.81	\$8.98
25,001 gallons or more		\$8.57	\$9.86
Irrigation, all consumption		\$8.90	\$10.24
Construction, all consumption		\$8.90	\$10.23

(c) Wastewater rates:

(1) Minimum monthly charge (demand):

Meter Size	Inside City	Outside City
5/8" and 3/4" meter	\$25.31	\$29.11
1" meter	\$39.49	\$43.68
1-1/2" meter	\$63.29	\$72.78
2" meter	\$126.56	\$145.56
3" meter	\$202.50	\$232.88
4" meter	\$405.01	\$465.75
6" meter	\$632.83	\$727.76
8" meter	\$1,265.66	\$1,455.51

(2) Volume rate (per 1,000 gallons):

	Inside City	Outside City
Residential*	\$6.33	\$7.28
Nonresidential**	\$7.28	\$8.36

(3) Monthly rate (volume and demand):

	Inside City	Outside City
Flat rate customers	\$60.38	\$69.43

(4) Drainage fee: \$4.00 per customer per month.

*Based on winter water use average.

**Based on monthly water meter readings. Nonresidential customers with a 5/8" or 3/4" water meter will continue to base their bill on the winter water use average unless a separate irrigation meter is installed. Wastewater-only customers must report monthly water readings. Late or underreported usage will be subject to late fees in accordance with [section 24.04.040](#) and disconnection for nonpayment.

Sec. A5.006 Unmetered fire protection systems

Unmetered fire protection systems, per connection, minimum charge per month, per service size:

- (1) 2-inch: \$8.00.
- (2) 6-inch: \$20.00.
- (3) 8-inch: \$30.00.

Sec. A5.007 Bulk water rate

Bulk water rate per 1,000 gallons: \$3.50.

Sec. A5.008 Drought contingency plan fees

(a) Water allocation surcharges for stage 6 response:

(1) Single-family residential customers:

- (A) \$10.00 for the first 1,000 gallons over allocation.
- (B) \$15.00 for the second 1,000 gallons over allocation.
- (C) \$20.00 for the third 1,000 gallons over allocation.
- (D) \$25.00 for each additional 1,000 gallons over allocation.

(2) Master-metered multifamily residential customers:

- (A) \$10.00 for 1,000 gallons over allocation up through 1,000 gallons for each dwelling unit.
- (B) \$15.00 thereafter for each additional 1,000 gallons over allocation up through a second 1,000 gallons for each dwelling unit.
- (C) \$20.00 thereafter for each additional 1,000 gallons over allocation up through a third 1,000 gallons for each dwelling unit.
- (D) \$25.00 thereafter for each additional 1,000 gallons over allocation.

(3) Commercial customers:

(A) Customers whose allocation is 0 gallons through 3,000 gallons per month:

- (i) \$10.00 per thousand gallons for the first 1,000 gallons over allocation.
- (ii) \$15.00 per thousand gallons for the second 1,000 gallons over allocation.
- (iii) \$20.00 per thousand gallons for the third 1,000 gallons over allocation.
- (iv) \$25.00 per thousand gallons for each additional 1,000 gallons over allocation.

(B) Customers whose allocation is 3,000 gallons per month or more:

- (i) 3 times the block rate for each 1,000 gallons in excess of the allocation up through 5 percent above allocation.
- (ii) 5 times the block rate for each 1,000 gallons from 5 percent through 10 percent above allocation.
- (iii) 7 times the block rate for each 1,000 gallons from 10 percent through 15 percent above allocation.
- (iv) 9 times the block rate for each 1,000 gallons more than 15 percent above allocation.

As used herein, "block rate" means the charge to the customer per 1,000 gallons at the regular water rate schedule at the level of the customer's allocation.

(4) Industrial customers:

(A) Customers whose allocation is 0 gallons through 3,000 gallons per month:

- (i) \$10.00 per thousand gallons for the first 1,000 gallons over allocation.
- (ii) \$15.00 per thousand gallons for the second 1,000 gallons over allocation.
- (iii) \$20.00 per thousand gallons for the third 1,000 gallons over allocation.
- (iv) \$25.00 per thousand gallons for each additional 1,000 gallons over allocation.

(B) Customers whose allocation is 3,000 gallons per month or more:

- (i) 3 times the block rate for each 1,000 gallons in excess of the allocation up through 5 percent above allocation.
- (ii) 5 times the block rate for each 1,000 gallons from 5 percent through 10 percent above allocation.
- (iii) 7 times the block rate for each 1,000 gallons from 10 percent through 15 percent above allocation.
- (iv) 9 times the block rate for each 1,000 gallons more than 15 percent above allocation.

As used herein, "block rate" means the charge to the customer per 1,000 gallons at the regular water rate schedule at the level of the customer's allocation.

(b) Reconnection charge: Water reconnection charge following discontinuance of water service for conviction of three or more distinct violations of the plan: \$35.00.

ARTICLE A6.000 BUSINESSES

Sec. A6.001 Alcoholic beverage permit and license

Beginning January 1, 2022 there are no permit and license fees.

Sec. A6.002 Peddlers, solicitors, distributors, itinerant vendors and mobile street vendors

- (a) Peddler/solicitor: \$25.00 for each person permitted.
- (b) Distributor: \$25.00 for each person or group of persons.
- (c) Itinerant vendors/mobile street vendors:
 - (1) 14-day permit: \$25.00 fee.
 - (2) 30-day permit: \$35.00 fee.
 - (3) 90-day permit: \$75.00 fee.
 - (4) 180-day permit: \$100.00 fee.

ARTICLE A7.000 LIBRARY

(a) Library cards:

(1) Nonresident:

(A) Family: No family cards.

(B) Individual: People not living within the city limits and children not currently enrolled in Hutto ISD schools may obtain a library card for \$10.00 annual fee. This will be effective April 1, 2015. This fee will be charged yearly at the time of renewal.

- (2) Replacement:
 - (A) For 1st replacement: \$1.00.
 - (B) All additional replacement cards: \$5.00.
- (b) Copy/print and fax:
 - (1) Black and white, per impression: \$0.10.
 - (2) Color, per impression: \$0.25.
- (3) Fax: \$1.00 for the first page and \$0.25 for subsequent pages for local, toll free and long-distance digital faxing. No international or incoming faxes allowed.
- (c) Fines and fees:
 - Lost or damaged book fee: Cost of book
- (d) Interlibrary loan: Cost of return postage.

ARTICLE A8.000 MISCELLANEOUS FEES

- (a) Special events permit application fee: \$50.00.
 - (b) Street closure permit application fee: \$25.00.
 - (c) Fireworks display permit application fee: \$40.00.
 - (d) Film application fee: \$500.00.
 - (1) Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area: \$500.00 per day.
 - (2) Partial, nondisruptive use of a public building, park, right-of-way, or public area: \$250.00 per day.
 - (3) Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking: \$50.00 per block per day.
 - (4) Partial closure or obstruction of a public street or right-of-way, including parking lots and on-street parking: \$25.00 per block per day.
 - (5) Use of city parking lots, parking areas, and city streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles): \$50.00 per block or lot per day.
 - (e) Brush collection by city after storm:
 - (1) Minimum: \$15.00.
 - (2) Additional time in increments of five minutes: \$5.00.
 - (f) Returned check fee (for any city payment): \$30.00.
 - (g) Credit card processing fee, per transaction: Processing fee of **3% of the charge amount per transaction for all development services transactions and 2% of the charge amount per transaction for all other transactions.**
 - (h) Certified copies:
 - (1) Standard or legal-size paper copies of city records: \$1.00 per page.
 - (2) Specialty paper and oversized paper copies of city records: Actual cost of copies plus \$1.00 per page.
 - (i) Notary services: \$6.00/notary, or in accordance with section 406.024 of the Government Code.
- (Ordinance O-2021-056 adopted 9/16/21)

AGENDA ITEM REPORT

9.3.



To: City Council
Subject: Consideration and possible action on Ordinance No. 2022-021 amending Chapter 1, Article 1.07, Division 2, Part II, of the Code of Ordinances to provide for a completeness review period for special event permit applications. (Cristian Rosas-Grillet, Kristi Robich)
Meeting: Thursday, May 5, 2022
Department: Community Services /
Staff Contact: Kristi Robich, Cristian Rosas-Grillet

BACKGROUND INFORMATION:

See attachment "A" in the packet.

SUMMARY OF REQUEST:

The amendment would require that special event permit applications' "official filing date" would be the date upon which the completed packet (and fees) are submitted to the city. This amendment would also require applications to be submitted at least thirty (30) days before the event is to begin.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 20220427-Hutto-ORD-Completeness Check Special Events

CITY OF HUTTO

ORDINANCE NO. O-2022-

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS, AMENDING CHAPTER 1, ARTICLE 1.07, DIVISION 2, PART II, OF THE CODE OF ORDINANCES TO PROVIDE FOR A COMPLETENESS REVIEW PERIOD FOR SPECIAL EVENT PERMIT APPLICATIONS; AND PROVIDING FOR: FINDINGS OF FACT, ENACTMENT, REPEALER, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE & MEETING.

WHEREAS, the City of Hutto, Texas, (the “City”), is a home rule city operating pursuant to the laws of its Charter and of the State and Texas, by and through its duly elected City Council members; and

WHEREAS, the City Council desires to provide a completeness review period for special event permit applications; and

WHEREAS, the City Council finds certain amendments to the Code of Ordinances are necessary to meet changing conditions and are in the best interest of the City; and

WHEREAS, the City finds that this ordinance was passed and approved at a meeting of the City Council of the City of Hutto held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting; and

WHEREAS, the City Council has determined that all prerequisites to the adoption of this Ordinance have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

Section 1. Findings of Fact: The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 2. Enactment: Sections 1.07.082, 1.07.083, and 1.07.090 of the Code of Ordinances of the City of Hutto are hereby amended to read in accordance with **Attachment A** which is attached hereto and incorporated into this Ordinance for all intents and purposes. Underlined and italicized text shall be added, and struck-through and bracketed text shall be deleted as indicated in **Attachment A**.

Section 3. Cumulative; Repealer: This Ordinance shall be cumulative of all provisions of the City Code and other ordinances of the City of Hutto, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of other ordinances. All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed

to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

Section 4. Severability: Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

Section 5. Codification: The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

Section 6. Passage: Pursuant to Section 3.13 of the Hutto City Charter, the Council determined that the first reading of this ordinance is sufficient for adequate consideration by an affirmative vote of four or more members of the City Council during the first reading and the requirement for reading this Ordinance on two separate dates with was dispensed with by the affirmative vote of four or more members of the City council; therefore, this Ordinance is adopted and enacted without further readings. In the event a second reading is necessary, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council upon a second reading.

Section 7. Effective Date: This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Hutto and the laws of the State of Texas.

Section 8. Proper Notice & Meeting: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

READ and APPROVED on the first reading this the _____ day of _____ 2022.

READ, PASSED, and ADOPTED on the second reading of this ____ day of _____, 2022 at a regular meeting of the City Council of Hutto, there being a quorum present.

THE CITY OF HUTTO, TEXAS

By: _____
Mike Snyder, Mayor

ATTEST:

By: _____

Angela Walton, City Secretary

(SEAL)

APPROVED AS TO FORM:

Cristian Rosas-Grillet, Assistant City Attorney

Attachment “A”

Sec. 1.07.082 Application; fee; completeness review

(a) A person seeking a special event permit shall file an application with the city manager upon forms provided by the city, which shall be accompanied ~~[with]~~ by an application fee as provided in the fee schedule in appendix A of this code. ~~[In appropriate circumstances, the city manager shall have the authority to lower or waive the fee.]~~

(b) The city manager shall ensure that other licenses and permits, restrictions, regulations, fees for the city services, safeguards, or other conditions deemed necessary by individual city departments for the safe and orderly conduct of a special event be requested, submitted and approved before the special event permit is granted (e.g., health permit applications, agreement with the police department for police coverage, agreement with the public works department regarding costs associated with street closures, agreement with the parks and recreation department for the use of any park facilities).

(c) The “official filing date” for a special event permit application shall be the date upon which a complete application package containing all the information required by Section 1.07.084, including related administrative fees, is submitted to the city.

(d) No application shall be deemed officially filed until city staff determines that the application is administratively complete. Failure by city staff to make a certification of incompleteness within (10) business days following the date on which the application was first received by the city, shall result in the application being deemed complete, and the “official filing date” shall become the tenth (10) business day following initial receipt of the written request for a special event permit by the city.

(e) Special event permit applications that do not include all required information designated under Section 1.07.084 will be considered incomplete. Such incomplete applications shall not be accepted for official filing by the city, and shall not be scheduled for any action by the city until the proper information is provided to city staff.

Sec. 1.07.083 Application filing period

(a) Applications for a special event permit shall be filed not less than ~~[fifteen (15)]~~ thirty (30) days before the special event is to begin.

(b) Late applications, where good cause is shown and subject to the standards promulgated in section 1.07.085, may be considered when filed after the deadline prescribed in subsection (a) above.

...

Sec. 1.07.090 Notice of denial; appeals

The city manager shall act upon a complete application for a special event permit within seven (7) days after the ~~[filing]~~ official filing date thereof. If the city manager does not approve the application, he shall mail to the applicant a notice of this action, stating the reasons for the denial

of the application. Any person aggrieved shall have the right to appeal the denial to the city council by filing a notice of appeal with the city secretary within five (5) days after receipt of the notice of denial. The city council shall hear the appeal as soon as practicable, and its decision shall be final.

AGENDA ITEM REPORT

9.4.



To: City Council

Subject: Consideration and possible action on Resolution R-2022-017 authorizing the City to continue its membership with the Atmos Cities Steering Committee to protect the interests of the City of Hutto and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the City limits (Matt Wojnowski, Legal)

Meeting: Thursday, May 5, 2022

Department: Legal /

Staff Contact: Matt Wojnowski

BACKGROUND INFORMATION:

Purpose of the Resolution:

Most municipalities have retained original jurisdiction over gas utility rates and services within municipal limits. The Atmos Cities Steering Committee ("ACSC") is composed of 178 municipalities in the service area of Atmos Energy Corporation, Mid-Tex Division that have retained original jurisdiction. Atmos is a monopoly provider of natural gas. Because Atmos has no competitors, regulation of the rates that it charges its customers is the only way that cities can ensure that natural gas rates are fair. Working as a coalition to review the rates charged by Atmos allows cities to accomplish more collectively than each city could do acting alone. Cities have more than 100 years experience in regulating natural gas rates in Texas.

ACSC is the largest coalition of cities served by Atmos Mid-Tex. There are 178 ACSC member cities, which represent more than 60 percent of the total load served by Atmos-Mid Tex. ACSC protects the authority of municipalities over the monopoly natural gas provider and defends the interests of residential and small commercial customers within the cities. Although many of the activities undertaken by ACSC are connected to rate cases (and therefore expenses are reimbursed by the utility), ACSC also undertakes additional activities on behalf of municipalities for which it needs funding support from its members.

The ACSC Membership Assessment Supports Important Activities:

ACSC is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Atmos within the City. These activities will continue throughout the calendar year. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that ACSC be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used, and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Explanation of Resolution Paragraphs:

- I. This paragraph authorizes the continuation of the City's membership in ACSC.
- II. This paragraph authorizes payment of the City's assessment to the ACSC in the amount of

AGENDA ITEM REPORT

9.4.



five cents (\$0.05) per capita.

III. This paragraph requires notification that the City has adopted the Resolution.

Payment of Assessment

The assessment payment check should be made out to “*Atmos Cities Steering Committee*” and mailed to Brandi Stigler, Atmos Cities Steering Committee, c/o Arlington City Attorney’s Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

Councilmember Questions and Answers

City Council asked how many Atmos customers are within the city limits. There are 2930 residential Atmos customers, 84 commercial Atmos customers and 0 industrial customers. Currently an average residential customer in Hutto pays \$1.16 less than if they were not in ACSC. Commercial customers in ACSC pay \$4.31 less (see below). As such, Hutto gas customers save \$45,130.08 being in ACSC. That is an annual ROI of 3,000% on the City’s \$1,499 assessment.

SUMMARY OF REQUEST:

Staff recommends the City Council approve the Resolution.

STAFF REVIEW:

FINANCIAL IMPACT:

The 2022 annual assessment set by ACSC for the City is \$1,499.35

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 20220323-Hutto-Res-ACSC 2022 Assessment

RESOLUTION NO. R-2022-017

**A RESOLUTION OF THE CITY HUTTO, TEXAS,
AUTHORIZING CONTINUED PARTICIPATION WITH
THE ATMOS CITIES STEERING COMMITTEE; AND
AUTHORIZING THE PAYMENT OF FIVE CENTS PER
CAPITA TO THE ATMOS CITIES STEERING
COMMITTEE TO FUND REGULATORY AND RELATED
ACTIVITIES RELATED TO ATMOS ENERGY
CORPORATION**

WHEREAS, the City of Hutto is a regulatory authority under the Gas Utility Regulatory Act (GURA) and has exclusive original jurisdiction over the rates and services of Atmos Energy Corporation, Mid-Tex Division (Atmos) within the municipal boundaries of the city; and

WHEREAS, the Atmos Cities Steering Committee (ACSC) has historically intervened in Atmos rate proceedings and gas utility related rulemakings to protect the interests of municipalities and gas customers residing within municipal boundaries; and

WHEREAS, ACSC is participating in Railroad Commission dockets and projects, as well as court proceedings and legislative activities, affecting gas utility rates; and

WHEREAS, the City is a member of ACSC; and

WHEREAS, in order for ACSC to continue its participation in these activities which affects the provision of gas utility service and the rates to be charged, it must assess its members for such costs;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

I.

That the City is authorized to continue its membership with the Atmos Cities Steering Committee to protect the interests of the City of Hutto and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the City limits.

II.

The City is further authorized to pay its 2022 assessment to the ACSC in the amount of five cents (\$0.05) per capita.

III.

A copy of this Resolution and approved assessment fee payable to “*Atmos Cities Steering Committee*” shall be sent to:

Brandi Stigler
Atmos Cities Steering Committee
c/o Arlington City Attorney’s Office, Mail Stop 63-0300
101 S. Mesquite St., Suite 300
Arlington, Texas 76010

PRESENTED AND PASSED on this the _____ day of _____, 2022, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Hutto, Texas.

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

APPROVED AS TO FORM:
Dottie Palumbo, City Attorney

By: _____
Cristian Rosas-Grillet, Assistant City Attorney

AGENDA ITEM REPORT

9.5.



To: City Council
Subject: Consideration and possible action on Resolution No. 2022-043 condemning bullying and cyberbullying. (Councilmember Robin Sutton)
Meeting: Thursday, May 5, 2022
Department: Legal /
Staff Contact: Cristian Rosas-Grillet

BACKGROUND INFORMATION:

Councilmember Robin Sutton requested a resolution be drafted condemning bullying and cyberbullying for the City of Hutto.

SUMMARY OF REQUEST:

It is requested that City Council approves Resolution No. 2022-043.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Resolution for Bullying and Cyberbullying

RESOLUTION NO. R-2022-043

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, CONDEMNING BULLYING AND CYBERBULLYING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, all City employees are entitled to a workplace free of unlawful harassment by management, supervisors, co-workers, citizens, and vendors; and

WHEREAS, the City prohibits harassment based on race, religion, color, sex, national origin, age, disability, marital status, veteran status, citizenship, genetic information, or any other characteristic protected by law; and

WHEREAS, bullying and cyberbullying are harmful within the working environment; and

WHEREAS, the City's Personnel Policies prohibit verbal or physical conduct that singles out, denigrates, or shows hostility or aversion toward someone because of race, religion, color, national origin, age, disability, veteran status, citizenship, or any other characteristic protected by law. Prohibited conduct includes, but is not limited to, epithets, slurs, and negative stereotyping; threatening, intimidating, or hostile conduct; denigrating jokes and comments; and writings or pictures, that single out, denigrate, or show hostility or aversion toward someone based on a protected characteristic; and

WHEREAS, the City's Personnel Policies require reporting of such conduct for City employees; and

WHEREAS, the Texas Education Code generally defines bullying as a single significant act or a pattern of acts by one or more individuals directed at another that exploits an imbalance of power and involves engaging in written or verbal expression, expression through electronic means, or physical conduct and that:

- has the effect or will have the effect of physically harming an individual, damaging an individual's property, or placing an individual in reasonable fear of harm to the individual's person or of damage to the individual's property; or
- is sufficiently severe, persistent, or pervasive enough that the action or threat creates an intimidating, threatening, or abusive educational environment for an individual;
- includes cyberbullying; and

WHEREAS, cyberbullying is bullying that involves the use of any electronic communication device, including the use of a cellular or other type of telephone, a computer, a camera, electronic mail, instant messaging, text messaging, a social media application, an Internet website, or any other Internet-based communication tool; and

WHEREAS, elementary students who are bullied are four times as likely as other students to say they do not want to go to school because they feel afraid or unsafe; and

WHEREAS, nearly one-quarter of tenth graders who reported being bullied also reported having made a suicide attempt in the past 12 months; and

WHEREAS, suicide is the 10th leading cause of death in the United States and the second leading cause of death among individuals between the ages of 10 to 34; and

WHEREAS, between 1999 and 2018, the suicide rate in the United States increased by 35 percent, from 10.5 suicides to 14.2 suicides for every 100,000 individuals; and

WHEREAS, it is estimated that there are approximately 1,400,000 suicide attempts each year in the United States; and

WHEREAS, more than half of individuals who die by suicide did not have a known mental health condition; and

WHEREAS, according to the Centers for Disease Control and Prevention, many factors contribute to suicide among individuals with and without known mental health conditions, including challenges related to relationships, substance use, physical health, and stress regarding work, money, legal problems, or housing; and

WHEREAS, past and present elected and appointed officials may have failed to report and take appropriate action to eradicate such conduct from the workplace; and

WHEREAS, the stigma associated with mental health conditions and suicidality hinders suicide prevention by discouraging at-risk individuals from seeking life-saving help and can further traumatize survivors of suicide loss and individuals with lived experience of suicide; and

WHEREAS, the City Council desires to condemn and prohibit such conduct for elected and appointed officials and require the reporting of such conduct of any elected and appointed officials to the City Council and the City Manager; and

WHEREAS, the City Council desires to recognize suicide as a serious and preventable public health problem in the United States and the City; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: The City Council hereby condemns bullying, cyberbullying, and all other forms of unlawful harassment in the workplace and by elected and appointed officials and requires the reporting of such conduct; recognizes suicide as a serious and preventable health problem in the United States and the City; and supports strategies to increase access to high-quality mental health and suicide prevention services and substance-use disorder treatments.

SECTION 3. The City Council shall require training in the prevention and reporting requirements of bullying, cyberbullying, and other forms of unlawful harassment for elected and appointed officials, and the City Manager shall require training in the prevention and reporting requirements of bullying, cyberbullying, and other forms of unlawful harassment for City employees.

SECTION 4. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION 5. This Resolution shall take effect immediately from and after its passage.

RESOLVED this ____ day of _____, 2022.

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

APPROVED AS TO FORM:

Cristian Rosas-Grillet
Assistant City Attorney

AGENDA ITEM REPORT

10.1.



To: City Council

Subject: Consideration and possible action on Resolution No. 2022-041 approving an agreement for Basketball Court Lighting at Hutto Lake Park, Fritz Park, and Hutto Community Park with Musco Sports Lighting, LLC, in an amount not to exceed \$106,200.00 through BuyBoard Contract No. 592-19; and authorizing the Interim City Manager to execute the Agreement. (Jeff White, Parks Superintendent)

Meeting: Thursday, May 5, 2022

Department: Community Services /

Staff Contact: Jeff White

BACKGROUND INFORMATION:

Lighting at the basketball courts has been requested by members of the City Council, the Parks Board, and the general public. This Buyboard bid is for all three basketball courts and includes all the materials and labor associated with these bids. Bid specifications include galvanized steel poles with a pre-cast concrete base with integrated lightning grounding; factory wired and tested remote electrical components; player-activated pushbutton control system with timed on/off control; Control-Link phone app and monitoring system to provide staff with remote access to control lighting; customer support 24/7; and a 25-year warranty of materials and products.

SUMMARY OF REQUEST:

Staff requests approval from City Council for an agreement for Basketball Court Lighting at Hutto Lake Park, Fritz Park, and Hutto Community Park with Musco Sports Lighting, LLC, in an amount not to exceed \$106,200.00 through BuyBoard.

STAFF REVIEW:

Angie Rios, Chief Financial Officer, Jeff White, Parks Superintendent

FINANCIAL IMPACT:

\$106,200 for Parkland Development Fund. \$32,850 for Hutto Community Park. \$38,500 for Fritz Park. \$34,850 for Hutto Lake Park.

AGENDA ITEM REPORT

10.1.



POLICY IMPLICATIONS:

Lights will be available from dusk to 11 pm daily.

ATTACHMENTS:

1. 20220502-BuyBoard Agreement
2. Lighting Quote for Basketball Court at Hutto Community Park
3. Lighting Quote for Basketball Court at Hutto Lake Park
4. Lighting Quote for Basketball Court at Fritz Park
5. 0955_001

RESOLUTION NO. R-2022-041

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, APPROVING AN AGREEMENT FOR BASKETBALL COURT LIGHTING AT HUTTO LAKE PARK, FRITZ PARK, AND HUTTO COMMUNITY PARK BETWEEN MUSCO SPORTS LIGHTING, LLC AND THE CITY OF HUTTO, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED SIX THOUSAND TWO HUNDRED DOLLARS (\$106,200.00) THROUGH BUYBOARD CONTRACT NO. 592-19; AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to enter into an Agreement for Basketball Court Lighting at Hutto Lake Park, Fritz Park, and Hutto Community Park between Musco Sports Lighting, LLC and the City of Hutto; and

WHEREAS, the City Council desires to authorize the Interim City Manager to execute the agreement, attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: That the Hutto City Council hereby approves and authorizes the Interim City Manager to execute the agreement, attached as Exhibit A, a copy of same being attached hereto and incorporated herein for all purposes.

SECTION 3: The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this ____ day of _____, 2022.

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

APPROVED AS TO FORM:

By: _____
Cristian Rosas-Grillet, Assistant City Attorney

**AGREEMENT BY AND BETWEEN
THE CITY OF HUTTO, TEXAS
AND MUSCO SPORTS LIGHTING, LLC**

This Agreement ("Agreement") is made and entered into this the _____ day of _____, 2022 ("**Effective Date**"), is by and between the **City of Hutto, Texas**, hereinafter called ("City"), a home rule Texas municipal corporation, and **Musco Sports Lighting, LLC**, hereinafter called ("Contractor").

WITNESSETH:

WHEREAS, the City sought services related to Basketball Court Lighting at Hutto Lake Park, Fritz Park, and Hutto Community Park (the "Services"); and

WHEREAS, the City reviewed BuyBoard for available vendors; and

WHEREAS, the Contractor, through BuyBoard Contract No. 592-19 submitted a proposal for services (the "Proposal"), attached hereto as **Exhibit A** and incorporated herein for all purposes; and

WHEREAS, based upon the review of the Proposal, the City has investigated and determined that it desires to hire the Contractor for the Services.

NOW, THEREFORE, in consideration of the following mutual agreements and covenants, it is understood and agreed by and between the parties hereto as follows:

1. **Scope of Services.**

The Contractor shall provide the Services upon the terms and conditions set forth in the Agreement Documents, hereinafter defined and shall furnish all personnel, labor, equipment, supplies, deliverables and all other items necessary to provide all of the work as specified by the terms and conditions of the Agreement Documents. Contractor will perform the Services with the degree of skill and diligence normally practiced by contractors performing the same or similar services.

2. **Term.**

The term of the Agreement shall commence upon the Effective Date and the Services described in the Agreement Documents shall be completed no later than , 2022, at which time this Agreement shall terminate. This Agreement may not be renewed.

The Contractor recognizes that the Agreement shall commence upon the Effective Date and continue in full force and effect until termination in accordance with its provisions. Contractor and City herein recognize that the continuation of any Agreement after the close of any given fiscal year of the City, which fiscal year ends on September 30th of each year, shall be subject to City Council approval. In the event that the City Council does not approve the appropriation of funds for the Agreement, the Agreement shall terminate at the end of the fiscal year for which funds were appropriated and the parties shall have no

further obligations hereunder. Agreement may be terminated by the City at any time upon providing Contractor thirty (30) days written notice of the termination date.

3. Termination.

This Agreement may be terminated for any reason or for no reason whatsoever, by the terminating party giving the non-terminating party at least thirty (30) days written notice of such termination. Upon termination, Contractor shall be paid in accordance with the terms provided herein, unless Contractor is in breach.

If any party fails to perform any of its obligations under the Agreement Documents, such failure shall constitute a default. The non-defaulting party may give the defaulting party written notice of the default. The defaulting party shall have ten (10) business days after the receipt of such notice in which to cure the default. Failure to cure the default shall constitute a breach of this Agreement. In the event of a breach, the non-breaching party may terminate this Agreement and may obtain any reasonable remedy provided by law.

Upon the termination or expiration of this Agreement, Contractor shall transfer, assign and make available to City, or City's representative, all documents, records, reports, studies, and information, and all ideas and concepts, (whether kept electronically, in writing, or otherwise) prepared by or for Contractor under or in connection with this Agreement. The same shall be promptly delivered to City, and all of City's property and materials in Contractor's possession or control belonging to City. The obligations in this subsection shall survive the expiration or termination of this Agreement.

4. Warranties; Disclaimer.

Contractor represents and warrants that (a) it will perform the Services in a professional and workmanlike manner and (b) the Services do not, to Contractor's knowledge, infringe any third-party intellectual property right. Contractor further represents and warrants that the Services will conform in all material respects to the specifications attached hereto as **Exhibit A**.

5. Agreement Price, Payment Terms and Bonds

In exchange for those services described in the Agreement Documents, the City agrees to pay Contractor an amount not to exceed One Hundred Six Thousand Two Hundred Dollars (\$106,200.00), according to the terms and conditions of this Agreement for the purchase and installation of the Products. Payment for all monthly Services shall be in accordance with **Exhibit A**.

6. Agreement Documents.

The "Agreement Documents", as that term is used herein, shall include the following documents, and this Agreement does hereby expressly incorporate same herein as fully as if set forth verbatim in the Agreement.

- a. This Agreement;
- b. BuyBoard Contract No. 592-19, attached hereto as **Exhibit B**
- c. The Contractor's Proposal, attached hereto as **Exhibit A**; and

This Agreement shall incorporate the terms of all attachments in their entirety. To the extent that **Exhibit A** conflicts with provisions of this Agreement, the provisions of this Agreement, then the provisions of **Exhibit A** shall prevail. To the extent that **Exhibit B** conflicts with the provisions of this Agreement, the provisions of this Agreement shall prevail.

7. Entire Agreement.

The Agreement Documents contain the entire agreement of the parties with respect to the matters contained herein. All provisions of the Agreement Documents shall be strictly complied with and conformed to by the Contractor, and no amendment to the Agreement Documents shall be made except upon the written agreement of the parties, which shall not be construed to release either party from any obligation of the Agreement Documents except as specifically provided for in such amendment.

8. Counterparts.

This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

9. INDEMNIFICATION.

CONTRACTOR, ITS OFFICERS, DIRECTORS, PARTNERS, CONTRACTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES AND/OR TRUSTEES (COLLECTIVELY REFERRED TO AS "CONTRACTOR" FOR PURPOSES OF THIS SECTION), AGREE TO RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY AND ITS OFFICERS, COUNCIL MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO AS "CITY" FOR PURPOSES OF THIS SECTION) FROM ANY AND ALL CLAIMS, DEMANDS, DAMAGES, INJURIES (INCLUDING DEATH) LIABILITIES AND EXPENSES (INCLUDING ATTORNEYS' FEES AND COSTS OF DEFENSE) ARISING DIRECTLY OR INDIRECTLY OUT OF THE OPERATION OR PERFORMANCE OF CONTRACTOR UNDER THIS AGREEMENT. THE CITY WILL NOT ACCEPT LIABILITY FOR INJURIES THAT ARE THE RESULT OF THE NEGLIGENCE, MALFEASANCE, ACTION OR OMISSION OF CONTRACTOR. CONTRACTOR AGREES TO ACCEPT LIABILITY FOR INJURIES TO ITSELF OR OTHERS CAUSED BY ITS OWN NEGLIGENCE, MALFEASANCE, ACTION OR OMISSION. THIS INDEMNIFICATION PROVISION IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT NOT BE LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST CITY BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONTRACTOR AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ANY

DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, CONTRACT OR OTHERWISE.

IN ITS SOLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY CONTRACTOR IN FULFILLING ITS OBLIGATION HEREUNDER TO DEFEND AND INDEMNIFY CITY, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE CONSTRUED AS A WAIVER OF CITY'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF CITY'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS AGREEMENT. CONTRACTOR SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF CONTRACTOR FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND OWNER SHALL BE LIABLE FOR ALL COSTS INCURRED BY CITY.

THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

10. Venue.
This Agreement shall be constructed under and in accordance with the laws of the State of Texas and venue shall be in Williamson County, Texas.
11. Binding Effect.
This Agreement shall be binding on and inure to the benefit of the Parties and their respective heirs, executors, administrators, legal representatives, successors, and assigns when permitted by this Agreement.
12. Ordinances.
Except as specifically provided in the Agreement Documents, the parties agree that Contractor shall be subject to all Ordinances of the City, whether now existing or in the future arising.
13. Authority to Execute.
The individuals executing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been

taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

14. Assignment.

This Agreement may not be assigned without the written agreement of both parties.

15. Sovereign Immunity.

The parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

16. Attorneys' Fees.

If any judicial or non-judicial proceeding is initiated for the purpose of enforcing a provision of this contract, the prevailing party shall be awarded reasonable attorneys' fees in addition to all other costs associated with the proceeding, whether or not the proceeding advances to judgment.

17. Notice.

Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same, to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to Contractor, to:

Musco Sports Lighting, LLC
Attn: Amanda Hudnut
Fax: 800-374-6402
Email: musco.contracts@musco.com

If to City, to:

City of Hutto
Attn: City Manager
500 W. Live Oak St
Hutto, Texas 78634

18. Severability.

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

19. Representations.
Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its legal counsel.
20. Force Majeure.
If the performance of any covenant or obligation to be performed hereunder by any party is delayed as a result of circumstances which are beyond the reasonable control of such party (which circumstances may include, without limitation, pending litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions [such as, by way of illustration and not of limitation, severe rain storms or below freezing temperatures, or tornados] labor action, strikes or similar acts, moratoriums or regulations or actions by governmental authorities), the time for such performance shall be extended by the amount of time of such delay, but no longer than the amount of time reasonably occasioned by the delay. The party claiming delay of performance as a result of any of the foregoing “force majeure” events shall deliver written notice of the commencement of any such delay resulting from such “force majeure” event not later than seven (7) days after the claiming party becomes aware of the same, and if the claiming party fails to so notify the other party of the occurrence of a “force majeure” event causing such delay and the other party shall not otherwise be aware of such “force majeure” event, the claiming party shall not be entitled to avail itself of the provisions for the extension of performance contained in this subsection.
21. Independent Contractor.
The relationship between the City and the Contractor is that of independent contractor, and the City and the Contractor by the execution of this Agreement do not change the independent status of the Contractor. The Contractor is an independent contractor, and no term or provision of this Agreement or action by the Contractor in the performance of this Agreement is intended nor shall be construed as making the Contractor the agent, servant or employee of the City, or to create an employer-employee relationship, a joint venture relationship, or a joint enterprise relationship.
22. No Boycott of Israel.
Pursuant to Texas Government Code Chapter 2270, Contractor’s execution of this Agreement shall serve as verification that the Contractor does not presently boycott Israel and will not boycott Israel during the term of this Agreement.
23. Payment Provisions.
The City’s payments under the Contract, including the time of payment and the payment of interest on overdue amounts, are subject to Chapter 2251, Texas Government Code. The City reserves the right to modify any amount due to Contractor presented by invoice to the City if necessary to conform the amount to the terms of the Contract.
24. Multiyear Contracts.
If the City’s City Council does not appropriate funds to make any payment for a fiscal year after the City’s fiscal year in which the contract becomes effective and there are no proceeds available for payment from the sale of bonds or other debt instruments, then the

Contract automatically terminates at the beginning of the first day of the successive fiscal year. (Section 5, Article XI, Texas Constitution). It is understood and agreed the City shall have the right to terminate the Contract at the end of any City fiscal year if the governing body of the City does not appropriate funds sufficient to continue the contract, as determined by the City's budget for the fiscal year in question. The City may execute such termination by giving Contractor a written notice of termination at the end of its then current fiscal year.

25. Abandonment or Default.

A Contractor who abandons or defaults the work on the contract and causes the City to purchase goods, materials or services elsewhere may be charged for any increased cost of goods, materials and/or services related thereto; may be considered disqualified in any re-advertisement of the service; and may not be considered in future bids for the same type of work for a period of three years for the same scope of work, goods or services.

26. Compliance with other laws and certification of eligibility to contract.

Any offer to contract with the City shall be considered an executed certification that the Contractor will comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, (as amended during the contracting period) and any orders and decrees of any court, administrative bodies, or tribunals in any matter affecting the performance of the Contract, including without limitation, immigration laws, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, and licensing laws and regulations.

27. Compliance with all Codes, Permitting and Licensing Requirements.

The Contractor shall comply with all national, state and local laws and regulations as well as those of any other authorities that have jurisdiction pertaining to equipment and materials used and their application. None of the terms or provisions of the specification shall be construed as waiving any rules, regulations or requirements of these authorities. The Contractor shall be responsible for obtaining all necessary permits, certificates and/or licenses to fulfill contractual obligations.

28. Liability and Indemnity of City.

Any provision of the Contract is void and unenforceable if it: (1) limits or releases either party from liability that would exist by law in the absence of the provision; (2) creates liability for either party that would not exist by law in the absence of the provision; or (3) waives or limits either party's rights, defenses, remedies, or immunities that would exist by law in the absence of the provision. (Section 5, Article XI, Texas Constitution). The parties expressly acknowledge that the City's authority to indemnify and/or hold harmless any third party is governed by Article XI, Section 7 of the Texas Constitution and any provision which purports to require indemnification by the City is invalid. Nothing in the Contract requires that funds be assessed or collected or that a sinking fund be created

29. Liens.

Contractor agrees to and shall indemnify and save harmless the City against any and all liens and encumbrances for all labor, goods and services which may be provided under the Contract. At the City's request the Contractor shall provide and shall cause all

subcontractors to provide a proper release of all liens, or satisfactory evidence of freedom from liens shall be delivered to the City.

30. Confidentiality.

Any provision in the Contract that attempts to prevent the City's disclosure of information that is subject to public disclosure under federal or Texas law is invalid. (Chapter 552, Texas Government Code).

31. Tax Exemption.

The City is not liable to Contractor for any federal, state, or local taxes for which the City is not liable by law, including state and local sales and use taxes (Section 151.309 and Title 3, Texas Tax Code) and federal excise tax (Subtitle D of the Internal Revenue Code). Accordingly, those taxes may not be added to any item. Texas limited sales tax exemption certificates will be furnished upon request. Contractors shall not charge for said taxes. If billed, the City will remit payment less sales tax.

32. Sovereign Immunity.

Any provision of the Contract that seeks to waive the City's immunity from suit and/or immunity from liability is void unless agreed to by specific acknowledgment of the provision within the contract. The City of Hutto retains all governmental immunities.

33. Right to trial by Jury.

Any provision of the Contract that seeks to waive an aggrieved Party's right to trial by jury is void unless agreed to by specific acknowledgment of the provision within the Contract.

34. No Personal Liability.

Nothing in the Contract is construed as creating any personal liability on the part of any employee, officer or agent of any public body that may be a party to the Contract.

35. No Joint Enterprise.

The Contract is not intended to, and shall not be construed to create any joint enterprise between or among the parties.

36. Certificate of Interested Parties (TEC Form 1295).

For contracts that require City Council approval or that is for services that would require a person to register as a lobbyist under Chapter 305 of the Government Code, the City may not accept or enter into a contract until it has received from the Contractor a completed Texas Ethics Commission (TEC) Form 1295 complete with a certificate number assigned by the (TEC), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The Contractor understands that failure to provide said form complete with a certificate number assigned by the TEC may prohibit the City from entering the Contract.

37. Pursuant to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website and provided to the City. The TEC Form 1295 may accompany the bid or may be submitted separately but must be provided to the City prior to the award of the contract. Neither the City nor its consultants have the ability to verify the

information included in a TEC Form 1295, and neither have an obligation nor undertake responsibility for advising any potential Contractor with respect to the proper completion of the TEC Form 1295.

38. Iran, Sudan, and Foreign Terrorist Organizations.

The signatory executing the Contract on behalf of Contractor represents that neither Contractor nor any of its parent company, wholly-owned subsidiaries, majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the entity and each of its parent company, wholly-owned subsidiaries, majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The signatory understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with the signatory and exists to make a profit.

39. Disclosure of Business Relationships/Affiliations; Conflict of Interest Questionnaire.

Contractor represents that it is in compliance with the applicable filing and disclosure requirements of Chapter 176 of the Texas Local Government Code.

40. Verification Regarding Energy Company Boycotts.

To the extent the Contract constitutes a contract for goods or services for which a written verification is required under Section 2274.002, Texas Government Code, (as added by Senate Bill 13, 87th Texas Legislature, Regular Session) as amended, the Contractor hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, will not boycott energy companies during the term of the Contract. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code. The Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Contractor and exists to make a profit.

41. Verification Regarding Discrimination Against Firearm Entity or Trade Association.

To the extent the Contract constitutes a contract for the purchase of goods or services for which a written verification is required under Section 2274.002, Texas Government Code, (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), as amended, the Contractor hereby verifies that it and its parent company, wholly- or

majority- owned subsidiaries, and other affiliates, if any,

- (1) do not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and
- (2) will not discriminate during the term of the Contract against a firearm entity or firearm trade association.

The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19). The Contractor understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Contractor and exists to make a profit.

42. Miscellaneous Drafting Provisions.

This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

IN WITNESS, WHEREOF, we, the contracting parties, by our duly authorized agents, hereto affix our signatures and seals on this the _____ day of _____, 2022.

_____.
a Texas corporation

By: _____

Print Name: _____

Title: _____

Date: _____

STATE OF _____ §

COUNTY OF _____ §
§

BEFORE ME, the undersigned authority, on this day personally appeared _____,
_____ of _____, known to me to be one of the persons whose names are
subscribed to the foregoing instrument; he acknowledged to he is the duly authorized
representative for _____ and he executed said instrument for the purposes and
consideration therein expressed on behalf of the corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, **2022.**

Notary Public in and for the State of Texas

[Seal]

EXHIBIT A – PROPOSAL

EXHIBIT B – BUYBOARD CONTRACT NO. 592-19

**Project: Community Park Basketball
Hutto, TX
Date: April 22, 2022**

BuyBoard

Master Project: 196290, **Contract Number:** 592-19, **Expiration:** 09/30/2022
Commodity: Parks and Recreation Equipment and Field Lighting Products and Installation

All purchase orders should note the following:
BuyBoard purchase – Contract Number: 592-19

Quotation Price – Materials Delivered to Job Site and Installation

Community Park Basketball – 55'x50'\$32,850

*Sales tax is not included.
Pricing furnished is effective for 30 days unless otherwise noted and is considered confidential.*

Light-Structure System™ with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels of 20 foot-candles and uniformity of 3:1

Light-Structure System™ Description

- 1 - Pre-cast concrete bases with integrated lightning grounding
- 1 - Galvanized steel poles
- Factory wired and tested remote electrical component enclosures
- Pole length, factory assembled wire harnesses
- 1 - Factory wired poletop luminaire assemblies
- 3 - Factory aimed and assembled luminaires
- UL Listed assemblies

Control Systems and Services

- Player-activated pushbutton control system with strobe to provide timed on/off control
- Control-Link® control and monitoring system to provide remote on/off and dimming (high/medium/low) control and performance monitoring with 24/7 customer support

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years
- Support from Musco's Lighting Services Team – over 170 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors



Installation Services Provided

See scope of work below.

Payment Terms

Musco's Credit Department will provide payment details.

Email or fax a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC
Attn: Amanda Hudnut
Fax: 800-374-6402
Email: musco.contracts@musco.com

**All purchase orders should note the following:
BuyBoard purchase – Contract Number: 592-19**

Delivery Timing

Approximately 8 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole locations.

Notes

Quote is based on:

- Shipment of entire project together to one location.
- Voltage and phasing to be confirmed prior to production.
- Structural code and wind speed = 2015 IBC, 115 mi/h, Exposure C, Importance Factor 1.0.
- Owner is responsible for getting electrical power to the site, coordination with the utility, and any power company fees.
- Standard soil conditions – rock, bottomless, wet or unsuitable soil may require additional engineering, special installation methods and additional cost.
- Confirmation of pole locations prior to production.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Brant Troutman
Texas Field Sales Representative
Musco Sports Lighting, LLC
Phone: 512-914-9500
E-mail: brant.troutman@musco.com



**City of Hutton – Hutto Community Park Basketball
Hutto, TX
Turnkey Scope of Work**

Customer Responsibilities:

1. Complete access to the site for construction utilizing standard 2-wheel drive rubber tire equipment.
2. Locate existing underground utilities not covered by your local utilities. (i.e. water lines, electrical lines, irrigation systems, and sprinkler heads). Musco or Subcontractor will not be responsible for repairs to unmarked utilities.
3. Locate and mark field reference points per Musco supplied layout. (i.e. home plate, center of FB field)
4. Pay for extra costs associated with foundation excavation in non-standard soils (rock, caliche, high water table, collapsing holes, etc.) or soils not defined in geo-technical report. Standard soils are defined as soils that can be excavated using standard earth auguring equipment.
5. Pay any power company fees and requirements.
6. Pay all permitting fees and obtain the required electrical permitting.
7. Provide area on site for disposal of spoils from foundation excavation.
8. Provide area on site for dumpsters.
9. Provide sealed Electrical Plans. (If required)

Musco Responsibilities:

1. Provide required foundations, poles, electrical enclosures, luminaires, wire harnesses, and control cabinets.
2. Provide layout of pole locations and aiming diagram.
3. Provide Project Management as required.
4. Provide stamped foundation designs based on soil parameters as outlined in the geotechnical report or soils that meet or exceed those of a Class 5 material as defined by 2018 IBC Table 1806.2.
5. Assist our installing subcontractor and ensure our responsibilities are satisfied.

Subcontractor Responsibilities

General:

1. Obtain any required permitting.
2. Contact 811 for locating underground public utilities and then confirm they have been clearly marked.
3. Contact the facility owner/manager to confirm the existing private underground utilities and irrigation systems have been located and are clearly marked to avoid damage from construction equipment. Notify owner and repair damage to marked utilities. Notify owner and Musco regarding damage which occurred to unmarked utilities.
4. Provide labor, equipment, and materials to off load equipment at jobsite per scheduled delivery.
5. Provide storage containers for material, (including electrical components enclosures), as needed.
6. Provide necessary waste disposal and daily cleanup.
7. Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.
8. Keep all heavy equipment off playing fields when possible. Repair damage to grounds which exceeds that which would be expected. Indentations caused by heavy equipment traveling over dry ground would be an example of expected damage. Ruts and sod damage caused by equipment traveling over wet grounds would be an example of damage requiring repair.
9. Provide startup and aiming as required to provide complete and operating sports lighting system.



10. Installation to commence upon delivery and proceed without interruption until complete. Notify Musco immediately of any breaks in schedule or delays.

Foundations, Poles, and Luminaires:

1. Mark and confirm pole locations per the aiming diagram provided. If there are any issues, immediately notify your Musco Project Manager.
2. Provide labor, materials, and equipment to install one (1) LSS foundations as specified on Layout and per the stamped foundation drawings, if applicable.
3. Remove spoils to owner designated location at jobsite.
4. Provide labor, materials, and equipment to assemble Musco TLC-LED luminaires, electrical component enclosures, poles, and pole harnesses.
5. Provide labor, equipment, and materials to erect one (1) 40' dressed LSS Poles and aim utilizing the pole alignment beam.

Electrical:

1. Provide labor, materials, and equipment to reuse existing electrical service panels as required.
2. Provide labor, materials, and equipment to install all underground conduit, wiring, pull boxes etc. and terminate wiring as required.
3. Provide as-built drawings on completion of installation, **(if required)**.

Control System:

1. Provide labor, equipment, and materials to install one (1) 24" x 48" Musco control and monitoring cabinet (voltage & phase to be confirmed) and terminate all necessary wiring.
2. Provide labor, equipment, and materials to install one (1) player-activated push-button station & strobe light and terminate all necessary wiring.
3. Provide a dedicated 120 V 20 A controls circuit or a step-down transformer for 120 V control circuit if not available.
4. Check all zones to make sure they work in both auto and manual mode.
5. Commission Control-Link® by contacting Control-Link Central™ at 877-347-3319.



CODE OF CONDUCT

In order to maintain a high-quality jobsite and installation, Subcontractor represents to Musco that it has the supervision necessary to, and shall train, manage, supervise, monitor, and inspect the activities of its employees for the purpose of enforcing compliance with these safety requirements. Subcontractor acknowledges that Musco does not undertake any duty toward Subcontractor's employees to train, manage, supervise, monitor, and inspect their work activities for the purpose of enforcing compliance with these safety requirements, but Subcontractor agrees to abide by any reasonable recommendations made by Musco or Musco representatives with respect to safety.

Subcontractor agrees that it is or will be familiar with and shall abide by the safety rules and regulations of Musco and the Owner, including, but not limited to the Occupational Safety and Health Act of 1970 (OSHA), all rules and regulations established pursuant thereto, and all amendments and supplements thereto.

Subcontractor further agrees to require all its employees, subcontractors, and suppliers to comply with these requirements. Subcontractor shall also observe and comply with all laws with respect to environmental protection applicable to the Project.

Subcontractor shall require all its subcontractors, employees, visitors, suppliers, and agents under its direction to comply with the following:

1. GENERAL JOBSITE SAFETY AND CLEANLINESS.
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 - b. Where a walking or working surface has an unprotected side or edge which is six feet or more above a lower level, Subcontractor shall use guardrail systems, safety net systems, or personal fall arrest systems.
 - c. Jobsite shall be kept free of debris including, but not limited to, cardboard and packing materials which can become windborne.
 - d. Construction equipment shall be parked during non-use in an orderly fashion so as not to create inconvenience to others using the jobsite.
 - e. Subcontractor shall provide for and ensure the use of safety equipment for the Project in accordance with Musco's and Owner's safety requirements, to the extent these may be stricter than federal, state, or local standards, or generally recognized industry applicable standards.
 - f. Subcontractor shall provide the Musco project manager with an "Emergency List" showing Subcontractor's designated medical doctor, hospital, insurance company, and any other health service providers, such list to be updated within 24 hours of any change in the information provided.
 - g. Within eight (8) hours from the time of an accident (or such shorter period as laws may require), Subcontractor shall advise Musco of any accident resulting in injury to any person or damage to any equipment or facility. Upon request, Subcontractor shall promptly furnish Musco with a written report of any such accident as well as a copy of all insurance and worker's compensation claims involving the Project.
 - h. Subcontractor shall maintain and inspect all construction equipment, including cranes and other lifting equipment, prior to each use. Subcontractor warrants that all equipment operators shall be qualified for each piece of construction equipment they intend to operate. Documentation of specific training is the responsibility of the Subcontractor.



- i. Jobsite shall be policed daily for compliance to the above conditions.
 - j. Subcontractor's employees and agents are prohibited from using drugs and alcohol on the Project property or being under the influence of alcohol or drugs while performing work on the Project. Anyone observed participating in or observed under the influence will be removed from the Project immediately and prohibited from returning, with no exceptions.
2. CONFORMANCE TO STANDARD MUSCO INSTALLATION GUIDELINES.
- a. Review and understand installation instructions are provided with every product installation.
 - b. Education of installation personnel to allow for highest efficiency and lowest possibility of failure.
 - c. Verify that components have been assembled per Musco installation instructions.
 - d. Verify plumb of concrete foundations prior to standing of poles.
3. PROVIDING A QUALITY INSTALLATION TEAM.
- a. Subcontractor's work directly reflects the quality of the installation and may indirectly relate to the quality of the product upon which Musco's reputation is built.
 - b. Provide and maintain quality installation equipment. Records of maintenance and/or calibration shall be provided upon request.
 - c. Personnel shall be knowledgeable in operation of equipment as well as installation of Musco product.
 - d. All personnel provided by Subcontractor shall understand the relationship developed by and between Subcontractor and Musco, also by and between Musco and the customer, and act accordingly.



**Project: Hutto Lake Park Basketball
Hutto, TX
Date: April 21, 2022**

BuyBoard

Master Project: 196290, **Contract Number:** 592-19, **Expiration:** 09/30/2022
Commodity: Parks and Recreation Equipment and Field Lighting Products and Installation

**All purchase orders should note the following:
BuyBoard purchase – Contract Number: 592-19**

Quotation Price – Materials Delivered to Job Site and Installation

Lake Park Basketball – 103' x 60'\$ 34,850

Sales tax is not included.

Pricing furnished is effective for 30 days unless otherwise noted and is considered confidential.

Light-Structure System™ with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels of 20 foot-candles and uniformity of 3:1

Light-Structure System™ Description

- 1 - Pre-cast concrete bases with integrated lightning grounding
- 1 - Galvanized steel poles
- Factory wired and tested remote electrical component enclosures
- Pole length, factory assembled wire harnesses
- 1 - Factory wired poletop luminaire assemblies
- 4 - Factory aimed and assembled luminaires
- UL Listed assemblies

Control Systems and Services

- Player-activated pushbutton control system with strobe to provide timed on/off control
- Control-Link® control and monitoring system to provide remote on/off and dimming (high/medium/low) control and performance monitoring with 24/7 customer support

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years
- Support from Musco's Lighting Services Team – over 170 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors



Installation Services Provided

See scope of work below.

Payment Terms

Musco's Credit Department will provide payment details.

Email or fax a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC
Attn: Amanda Hudnut
Fax: 800-374-6402
Email: musco.contracts@musco.com

**All purchase orders should note the following:
BuyBoard purchase – Contract Number: 592-19**

Delivery Timing

Approximately 8 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole locations.

Notes

Quote is based on:

- Shipment of entire project together to one location.
- Voltage and phasing to be confirmed prior to production.
- Structural code and wind speed = 2015 IBC, 115 mi/h, Exposure C, Importance Factor 1.0.
- Owner is responsible for getting electrical power to the site, coordination with the utility, and any power company fees.
- Standard soil conditions – rock, bottomless, wet or unsuitable soil may require additional engineering, special installation methods and additional cost.
- Confirmation of pole locations prior to production.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Brant Troutman
Texas Field Sales Representative
Musco Sports Lighting, LLC
Phone: 512-914-9500
E-mail: brant.troutman@musco.com



**City of Hutton – Hutto Lake Park Basketball
Hutto, TX
Turnkey Scope of Work**

Customer Responsibilities:

1. Complete access to the site for construction utilizing standard 2-wheel drive rubber tire equipment.
2. Locate existing underground utilities not covered by your local utilities. (i.e. water lines, electrical lines, irrigation systems, and sprinkler heads). Musco or Subcontractor will not be responsible for repairs to unmarked utilities.
3. Locate and mark field reference points per Musco supplied layout. (i.e. home plate, center of FB field)
4. Pay for extra costs associated with foundation excavation in non-standard soils (rock, caliche, high water table, collapsing holes, etc.) or soils not defined in geo-technical report. Standard soils are defined as soils that can be excavated using standard earth auguring equipment.
5. Pay any power company fees and requirements.
6. Pay all permitting fees and obtain the required electrical permitting.
7. Provide area on site for disposal of spoils from foundation excavation.
8. Provide area on site for dumpsters.
9. Provide sealed Electrical Plans. (If required)

Musco Responsibilities:

1. Provide required foundations, poles, electrical enclosures, luminaires, wire harnesses, and control cabinets.
2. Provide layout of pole locations and aiming diagram.
3. Provide Project Management as required.
4. Provide stamped foundation designs based on soil parameters as outlined in the geotechnical report or soils that meet or exceed those of a Class 5 material as defined by 2018 IBC Table 1806.2.
5. Assist our installing subcontractor and ensure our responsibilities are satisfied.

Subcontractor Responsibilities

General:

1. Obtain any required permitting.
2. Contact 811 for locating underground public utilities and then confirm they have been clearly marked.
3. Contact the facility owner/manager to confirm the existing private underground utilities and irrigation systems have been located and are clearly marked to avoid damage from construction equipment. Notify owner and repair damage to marked utilities. Notify owner and Musco regarding damage which occurred to unmarked utilities.
4. Provide labor, equipment, and materials to off load equipment at jobsite per scheduled delivery.
5. Provide storage containers for material, (including electrical components enclosures), as needed.
6. Provide necessary waste disposal and daily cleanup.
7. Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.
8. Keep all heavy equipment off playing fields when possible. Repair damage to grounds which exceeds that which would be expected. Indentations caused by heavy equipment traveling over dry ground would be an example of expected damage. Ruts and sod damage caused by equipment traveling over wet grounds would be an example of damage requiring repair.
9. Provide startup and aiming as required to provide complete and operating sports lighting system.



10. Installation to commence upon delivery and proceed without interruption until complete. Notify Musco immediately of any breaks in schedule or delays.

Foundations, Poles, and Luminaires:

1. Mark and confirm pole locations per the aiming diagram provided. If there are any issues, immediately notify your Musco Project Manager.
2. Provide labor, materials, and equipment to install one (1) LSS foundations as specified on Layout and per the stamped foundation drawings, if applicable.
3. Remove spoils to owner designated location at jobsite.
4. Provide labor, materials, and equipment to assemble Musco TLC-LED luminaires, electrical component enclosures, poles, and pole harnesses.
5. Provide labor, equipment, and materials to erect one (1) 50' dressed LSS Poles and aim utilizing the pole alignment beam.

Electrical:

1. Provide labor, materials, and equipment to reuse existing electrical service panels as required.
2. Provide labor, materials, and equipment to reuse existing underground conduit and install new copper wiring, pull boxes etc. and terminate wiring as required.
3. Provide as-built drawings on completion of installation, **(if required)**.

Control System:

1. Provide labor, equipment, and materials to install one (1) 24" x 48" Musco control and monitoring cabinet (240 volt / 1 phase) and terminate all necessary wiring.
2. Provide labor, equipment, and materials to install one (1) player-activated push-button station & strobe light and terminate all necessary wiring.
3. Provide a dedicated 120 V 20 A controls circuit or a step-down transformer for 120 V control circuit if not available.
4. Check all zones to make sure they work in both auto and manual mode.
5. Commission Control-Link® by contacting Control-Link Central™ at 877-347-3319.



CODE OF CONDUCT

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 - f. Subcontractor shall provide the Musco project manager with an "Emergency List" showing Subcontractor's designated medical doctor, hospital, insurance company, and any other health service providers, such list to be updated within 24 hours of any change in the information provided.
 - g. Within eight (8) hours from the time of an accident (or such shorter period as laws may require), Subcontractor shall advise Musco of any accident resulting in injury to any person or damage to any equipment or facility. Upon request, Subcontractor shall promptly furnish Musco with a written report of any such accident as well as a copy of all insurance and worker's compensation claims involving the Project.
 - h. Subcontractor shall maintain and inspect all construction equipment, including cranes and other lifting equipment, prior to each use. Subcontractor warrants that all equipment operators shall be qualified for each piece of construction equipment they intend to operate. Documentation of specific training is the responsibility of the Subcontractor.



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**Project: Fritz Park Basketball
Hutto, TX
Date: April 22, 2022**

BuyBoard

Master Project: 196290, **Contract Number:** 592-19, **Expiration:** 09/30/2022
Commodity: Parks and Recreation Equipment and Field Lighting Products and Installation

**All purchase orders should note the following:
BuyBoard purchase – Contract Number: 592-19**

Quotation Price – Materials Delivered to Job Site and Installation

Fritz Park Basketball – 120'x60'\$38,500

*Sales tax is not included.
Pricing furnished is effective for 30 days unless otherwise noted and is considered confidential.*

Light-Structure System™ with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels of 20 foot-candles and uniformity of 3:1

Light-Structure System™ Description

- 1 - Pre-cast concrete bases with integrated lightning grounding
- 1 - Galvanized steel poles
- Factory wired and tested remote electrical component enclosures
- Pole length, factory assembled wire harnesses
- 1 - Factory wired poletop luminaire assemblies
- 3 - Factory aimed and assembled luminaires
- UL Listed assemblies

Control Systems and Services

- Player-activated pushbutton control system with strobe to provide timed on/off control
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Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years
- Support from Musco's Lighting Services Team – over 170 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors



Installation Services Provided

See scope of work below.

Payment Terms

Musco's Credit Department will provide payment details.

Email or fax a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC
Attn: Amanda Hudnut
Fax: 800-374-6402
Email: musco.contracts@musco.com

**All purchase orders should note the following:
BuyBoard purchase – Contract Number: 592-19**

Delivery Timing

Approximately 8 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole locations.

Notes

Quote is based on:

- Shipment of entire project together to one location.
- Voltage and phasing to be confirmed prior to production.
- Structural code and wind speed = 2015 IBC, 115 mi/h, Exposure C, Importance Factor 1.0.
- Owner is responsible for getting electrical power to the site, coordination with the utility, and any power company fees.
- Standard soil conditions – rock, bottomless, wet or unsuitable soil may require additional engineering, special installation methods and additional cost.
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Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Brant Troutman
Texas Field Sales Representative
Musco Sports Lighting, LLC
Phone: 512-914-9500
E-mail: brant.troutman@musco.com



**City of Hutton – Hutto Fritz Park Basketball
Hutto, TX
Turnkey Scope of Work**

Customer Responsibilities:

1. Complete access to the site for construction utilizing standard 2-wheel drive rubber tire equipment.
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3. Locate and mark field reference points per Musco supplied layout. (i.e. home plate, center of FB field)
4. Pay for extra costs associated with foundation excavation in non-standard soils (rock, caliche, high water table, collapsing holes, etc.) or soils not defined in geo-technical report. Standard soils are defined as soils that can be excavated using standard earth auguring equipment.
5. Pay any power company fees and requirements.
6. Pay all permitting fees and obtain the required electrical permitting.
7. Provide area on site for disposal of spoils from foundation excavation.
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3. Provide a dedicated 120 V 20 A controls circuit or a step-down transformer for 120 V control circuit if not available.
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 - d. All personnel provided by Subcontractor shall understand the relationship developed by and between Subcontractor and Musco, also by and between Musco and the customer, and act accordingly.



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2022-880271

Date Filed:
04/29/2022

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Musco Sports Lighting, LLC
Oskaloosa, IA United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Hutto, TX

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Buyboard #592-19
Lighting at Fritz Park

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Musco Corporation	Oskaloosa, IA United States	X	

5 Check only if there is NO Interested Party. ☐

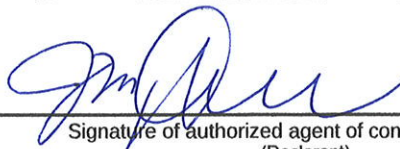
6 UNSWORN DECLARATION

My name is James M. Hansen, and my date of birth is 12/9/58.

My address is 100 1st Avenue West, Oskaloosa, IA, 52577, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Mahaska County, State of Iowa, on the 29 day of April, 2022.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Musco Sports Lighting, LLC
Oskaloosa, IA United States

Certificate Number:
2022-880270

Date Filed:
04/29/2022

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Hutto, TX

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Buyboard #592-19
Lighting at Hutto Lake Park

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Musco Corporation	Oskaloosa, IA United States	X	

5 Check only if there is NO Interested Party. ☐

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My name is James M. Hansen, and my date of birth is 12/9/58.

My address is 100 1st Avenue West, Oskaloosa, IA, 52577, USA.
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I declare under penalty of perjury that the foregoing is true and correct.

Executed in Mahaska County, State of Iowa, on the 29 day of April, 2022.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

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1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Musco Sports Lighting, LLC
Oskaloosa, IA United States

Certificate Number:
2022-880269

Date Filed:
04/29/2022

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Hutto, TX

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Buyboard #592-19
Lighting at Community Park

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Musco Corporation	Oskaloosa, IA United States	X	

5 Check only if there is NO Interested Party. ☐

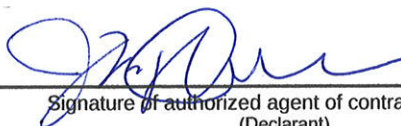
6 UNSWORN DECLARATION

My name is James M. Hansen, and my date of birth is 12/9/58.

My address is 100 1st Avenue West, Oskaloosa, IA, 52577, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Mahaska County, State of Iowa, on the 29 day of April, 2022.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)

AGENDA ITEM REPORT

10.2.



To: City Council
Subject: Consideration and possible action on Resolution No. 2022-042 accepting the infrastructure improvements for the Subdivision known as Brooklands Section 5 in the City of Hutto, Williamson County, Texas, Repealing any prior inconsistent resolutions; providing a severability clause and providing an effective date.
(Legal)
Meeting: Thursday, May 5, 2022
Department: Legal /
Staff Contact: Cristian Rosas-Grillet

BACKGROUND INFORMATION:

Brooklands Partners, Ltd., ("Brooklands"), has misinterpreted Resolution No. 2022-037 and contends that Brooklands cannot proceed with development in the same manner in which Section 3 was accepted by Resolution R-2020-133 dated December 3, 2020, in which the developer proceeded with development. This Resolution removes the provision providing one year for Brooklands or Cornerstone Site Services, LLC to repair the defects in Section 1 and 2.

SUMMARY OF REQUEST:

It is requested that City Council approves Resolution No. 2022-042.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Hutto Demand Letter Hutto Brooklands 1 and 2 4.13.22
2. Hutto Brooklands Final Resolution Section 5 5.4.22

AGENDA ITEM REPORT

11.1.



To: Planning and Zoning Commission

Subject: Hold a public hearing and consider action for the proposed Planned Unit Development (PUD) zoning ordinance request for the property to be known as Village at Hutto Station Planned Unit Development (PUD), 30.595 acres, more or less, of land, located off of CR 138. The land use proposal is attached and detached multi-family uses. (First Reading) (Ashley Lumpkin)

Meeting: Thursday, May 5, 2022

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The proposal consists of a 30.595 acre parcel south of the proposed Southeast Loop off of CR 138. The property is currently zoned Single Family (SF-1).

This tract of land was originally annexed into the city in 2019 as part of the 119 acre Riverwalk South Annexation. The property was originally zoned SF-1 and planned as part of the Southgate Subdivision. However, the Southeast Loop Right of Way divides the original tract of land into north and south segments.

WEST: ETJ, Church

NORTH: SF-1, Southgate

EAST: ETJ, Vacant and Residential

SOUTH: Hutto ETJ and Pflugerville ETJ, Vacant and Residential

SUMMARY OF REQUEST:

The Villages at Hutto Station is a proposed attached and detached multi-family apartment complex consisting of up to 300 units. They are seeking a rezoning from Single Family 1 (SF-1) Zoning to a Multi-Family PUD zoning designation.

The Multi-Family district is a setting for development of multi-unit residential structures and developments, such as apartment and condominium complexes, garden and courtyard multifamily residential buildings, and residential loft buildings. Density must range from 14 to 20 dwelling units per acre net density, depending on the context of the development. The proposal meets the intent of the MF district.

The Villages at Hutto Station project offers a multifamily use that will include multiple individual, separate structures on one lot, shared community space and a leasing office on site. The community will be gated, professionally managed and maintained, and offer amenities to its residents.

The proposed site plan is conceptual in nature and minor modifications that meet the UDC requirements may be made in the future.

AGENDA ITEM REPORT

11.1.



The development will offer one, two, and three-bedroom configurations. The two-bedroom and three-bedroom homes within the community will be detached, and the one-bedroom homes will be in a duplex-style configuration. All of the homes will be single story and include a private outdoor patio and backyard.

The development has provided commitment to the following amenities:

- community pool and spa
- barbeque areas
- dog park
- multiple community open areas for recreational activities
- stand-alone community center and state-of-the-art fitness center and gathering space for community
- car wash area
- car-charging stations
- pet-wash area
- trash compactors

The Future Land Use map for this area identifies the property as Commercial and Mid-Density Residential. Much of the surrounding land has developed as single-family homes and the potential uses have been affected by the recent impact of the Hutto Southeast Loop through this area. The proposed use is in compliance with the existing conditions in the area.

STAFF REVIEW:

13 property owners within 600' were notified of the request and to date staff has received no responses.

The PUD request meets the PUD criteria as outlined below:

- The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.
- The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.
- The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.

AGENDA ITEM REPORT

11.1.



- The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.
- The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
- PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Staff recommends approval of the Village at Hutto Station PUD.

The Planning and Zoning Commission held a public hearing on May 3, 2022. Their recommendation will be presented at the May 5, 2022, City Council meeting.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Application
2. LOI
3. Notification/Location Map
4. Village at Hutto Station PUD Development Plan V.3 Amenities



PUD ZONING CHANGE
APPLICATION

Must be accompanied by a
Master Application

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: The Village at Hutto Station

PROPERTY ADDRESS: CR 138 Hutto, TX 78634

Current Zoning District (s): SF-1 Proposed Zoning District(s): PUD

Current Use: Dry Crop I & Improved Pasture I Proposed Use: Horizontal Multi-Family

Total Acreage: 30.595 Total # of Lots: 1 Future Land Use Map Designation Commercial / Mid-Density Res.
The City has indicated a FLUM amendment is not warranted for this development.

Current zoning: North of property: SF-1 South of property: N/A

East of property: N/A West of property: SF-1

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto
Please generate an invoice on MyGov to be paid online once application is processed.

REQUIRED FOR PUD (PLANNED UNIT DEVELOPMENT) ZONING SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- a & b** ☐ Complete Master application and PUD Zoning Change application.
- ☐ Pre-application meeting with Development Services staff and WCESD#3 (Fire District) staff. **(Mandatory) 1/20/22**
- c** ☐ PUD Statement of Intent
- d** ☐ PUD Development Standards
- e** ☐ PUD Development Plan - Digital and one 24x36 Color copy of complete plan.
- f** ☐ Proof of ownership (copy of deed).
- g** ☐ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- h** ☐ List of all property owners within 600-ft of subject property boundary and mailing labels. Data to be obtained from the WCAD website. List and labels shall be of the property owner's 'mailing' address not the 'property' address.
- ☐ All submittal documents provided in digital format. On a CD (disk), electronic storage device, or emailed link to files.
- ☐ On-site public hearing notification sign(s) required. See Ordinance No. O-19-12-19-9A.
To be provided by the City and subsequently posted by BGE

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published/mailed).
- ☐ All final documents related to commission(s) action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	HPC Mtg. date	PZ Mtg. date	CC Mtg. date

October 2021

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel, that would result in a project more appropriate and desirable than what would result from strict application of this code. Applying Form Based Code to a parcel is preferred to the Planned Unit Development process.

A PUD plan and PUD development standards are required for a parcel that will be developed as a PUD. PUD plans and development standards are evaluated using all the following criteria.

Include a PUD statement of intent as to how the proposed PUD meets the PUD criteria.

- The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.
- The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.
- The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.
- The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.
- The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
- PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Include a PUD plan and PUD development standards that address the following site criteria (The form and content of the development plan shall be in sufficient detail to enable the city to evaluate the proposal and ascertain that it meets all criteria.)

10.203.12 Plan Amendment – Does the proposed PUD comply with the Future Land Use Map City has indicated a FLUM amendment is not warranted for this development
If no, provide detailed summary stating why the proposed PUD is more appropriate than the FLUM as adopted per the criteria found in 10.203.12.3.

10.403 Bulk, Setbacks and Buffers – MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ 10.403.3 Lot Dimensions and Area
- ☐ 10.403.4 Building Envelope
- ☐ 10.403.4.3 Riparian Setbacks
- ☐ 10.403.4.5 Setback Encroachments and Exceptions
- ☐ 10.403.6 Bufferyard
- ☐ 10.403.7 Residential Adjacency

10.404 Site Design – MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ 10.403.7 Siting and Orientation
- ☐ 10.403.7.3 Common Open Space
- ☐ 10.403.8 Siting and Orientation: non-residential sites and structures
- ☐ 10.403.9 Sidewalks
- ☐ 10.403.10 Internal Pedestrian Circulations
- ☐ 10.403.11 Signature Elements
- ☐ 10.403.12 Public Transit Facilities
- ☐ 10.403.13 Service Areas
- ☐ 10.403.14 Water Bodies and Retention

- ☐ IO.403.I5 Land Disturbance
- ☐ IO.403.I6 Defensible Space

☐ IO.405 Parking and Access - MEETS / DOES NOT MEET / EXCEEDS / NA

IO.406 Architectural Design - MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.406.3 Single household detached and two to four household residence design
- ☐ IO.406.4 Single household attached and multiple household residence design
- ☐ IO.406.6 Commercial, office, public, institutional and mixed-use building design
- ☐ IO.406.7 Industrial building design

IO.407 Landscaping - MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.407.3 General Standards
- ☐ IO.407.4 Required Landscaping: single, two, three and four household dwellings
- ☐ IO.407.5 Required Landscaping: non-residential and 5+ household residential development
- ☐ IO.407.6 Materials, Maintenance and Replacement
- ☐ IO.407.7 Irrigation
- ☐ IO.407.8 Tree Preservation and Removal
- ☐ IO.407.9 Tree Protection During Construction
- ☐ IO.407.10 Required Site Furniture

☐ IO.408 Fences and Walls - MEETS / DOES NOT MEET / EXCEEDS / NA

☐ IO.409 Outdoor Lighting - MEETS / DOES NOT MEET / EXCEEDS / NA

☐ IO.410 Signs - MEETS / DOES NOT MEET / EXCEEDS / NA

Chapter 6 Subdivision Standards - MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.602 Applicability and exceptions
- ☐ IO.603 – IO.608 Lot Division and Adjustment Processes
- ☐ IO.609 Parkland and open space dedication
- ☐ IO.610 Pedestrian and Bicycle Facilities
- ☐ IO.611 Street Classification
- ☐ IO.612- IO.613 Street Design
- ☐ IO.614 Driveway and Easements
- ☐ IO.615 Road Adequacy Standards

☐ Chapter 7 Historic Preservation - MEETS / DOES NOT MEET / EXCEEDS / NA



**SUBDIVISION CONSTRUCTION PLAN
MASTER APPLICATION**

City of Hutto
Engineering Department
500 W. Live Oak
Hutto, TX 78634
(512) 759-4016 Main
www.huttotx.gov

City Issued MPN # _____
Office Use Only

PROJECT NAME: Gibney Tract APPLICATION TYPE: PUD Zoning Change Application

APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact

Name: Kristal L. Harris, P.E.
Company Name: BGE, Inc.
Address: 1701 Directors Blvd., Suite 1000, Austin, TX 78744
Phone: (512) 686-3564 Email: KHarris@bgeinc.com

PROPERTY INFORMATION

Address: CR 138 Hutto, TX 78634
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. 2019079796
City Limits or ETJ: City Limits Current Zoning District: SF-1

PROPERTY OWNER INFORMATION

Name: _____
Company Name: Hutto 117 Investors LP, ATTN: Derek Pampe
Address: 4408 Spicewood Springs Rd Austin, TX 78759
Phone: (512) 596-6544 Email: dpampe@harris-straub.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

[Signature] Derek Pampe 1/25/22
Property Owner Signature Property Owner Printed Name Date

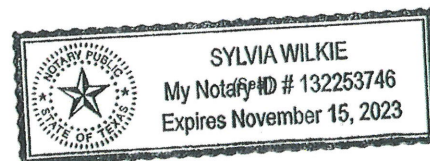
THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Derek Pampe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 25th day of January, 2022 A.D.

[Signature] Sylvia Wilkie
Notary Public Signature Notary Public Printed Name



If there are multiple property owners attach separate page(s) with notarized signature(s)

March 7, 2021

The Village at Hutto Station PUD
ENFR Management, LLC

RE: Statement of Intent

The purpose of this Plan is to ensure a PUD that creates a development that is: (1) equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements; (2) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare; (3) is adequately provisioned by essential public facilities and services; and (4) will be developed and maintained in a manner to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

The proposed project will provide a diversity of housing for the City by creating a housing type referred to as the “missing middle”. The project will create a “cottage community”, a multifamily use that will include multiple individual, separate structures on one lot, shared community space and a leasing office on site. This gated community, which will be professionally managed and maintained, will provide a high demand housing option complete with luxury amenities. The development will offer one, two, and three-bedroom configurations. The two-bedroom and three-bedroom homes within the community will be detached, and the one-bedroom homes will be organized in a duplex-style configuration. Every home in the community will be single-story with a modern, open floor plan design, including vaulted ceilings, abundant natural light, and a private outdoor patio and backyard.

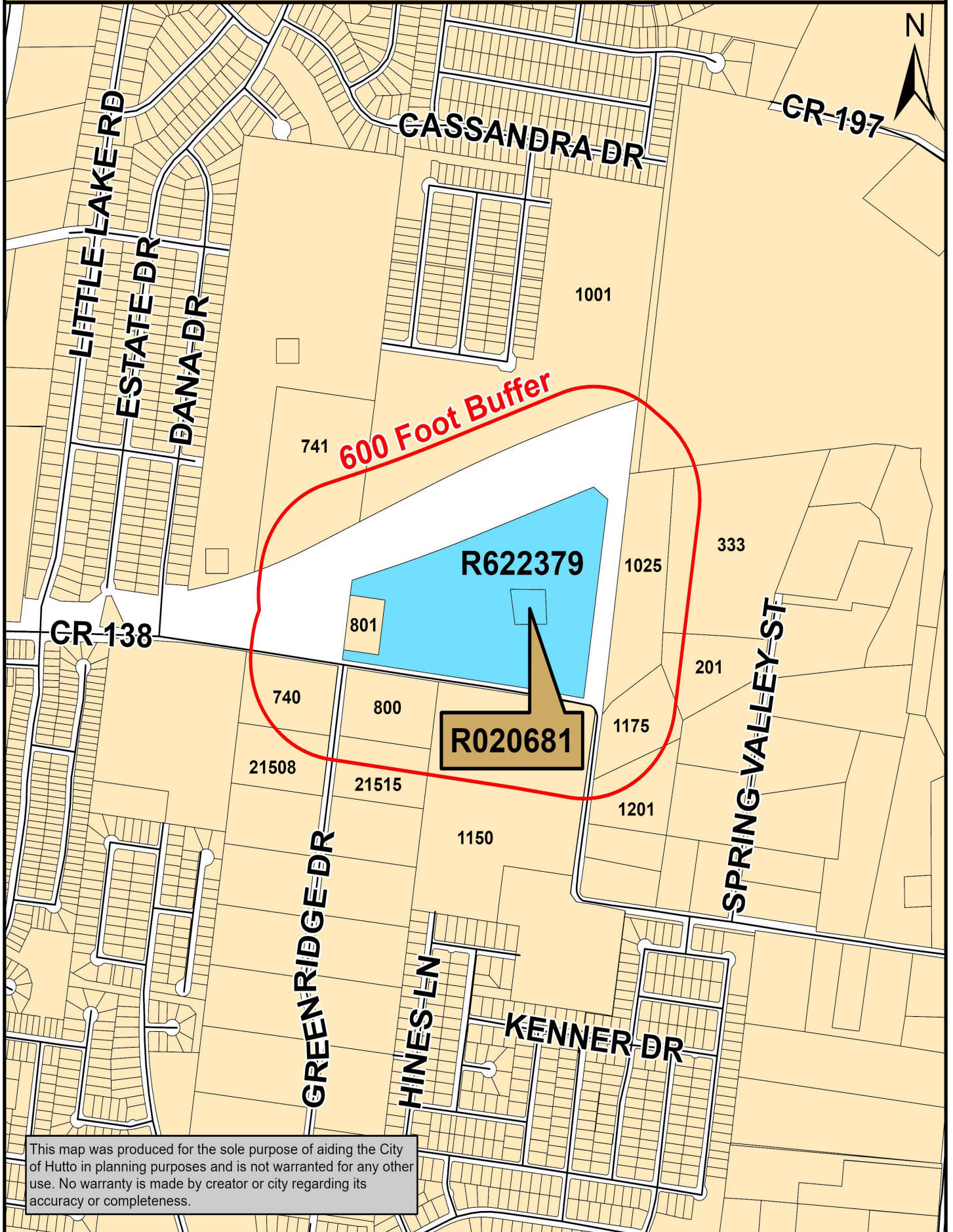
The community will offer a high quality of life through ample amenities such as resort-style community pool and spa, barbeque areas, lush green dog park, multiple community open areas for recreational activities, and a stand-alone community center outfitted with a state-of-the-art fitness center and gathering space for community and/or private events. Most importantly, the community management will be responsible for all maintenance of amenities and landscaping including individual patios and backyard areas. Other amenities will include a car wash area, car-charging stations, pet-wash area, trash compactors to minimize refuse container eye-sores, and valet refuse service. Every home will also include a doggy-door access to the backyard along with smart home technology packages (video door bells, keyless entry systems, and remote controlled security and HVAC systems).

Parking throughout the community includes a mix of uncovered, covered, garage, and accessible spaces. Garage structures will be designed to complement the homes – in architectural style and colorization. Storage units available for residents to rent are located at the ends of the garage structures. All parking shade canopies will be painted to complement the project color scheme.

This detached multifamily form will provide an option to the typical large building multifamily structures by creating individual “homes” with small yards under a rental structure with no resident maintenance requirements. This hybrid housing product will serve the growing pool of residents who are looking for an alternative to traditional multifamily housing that offers the benefits and function of private home ownership, but without the obligations attendant to ownership.

The Village at Hutto Station property is currently illustrated as Commercial and Mid-Density Residential land use on the City’s Future Land Use Plan. Much of the surrounding land has developed as single family homes, which could cause land use compatibility challenges in the near future. Commercial uses could bring conflicts with noise, truck traffic, lighting and hours of operation which could negatively affect the surrounding community. The City has indicated that due to the recent impact of the Hutto Southeast Loop through this area, no Future Land Use Map revision would be warranted and the proposed development is an acceptable use.

Village at Hutto Station PUD



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

The Village at Hutto Station PUD

City of Hutto, Texas
Planned Unit Development

Attachment D
PUD Development Standards

May 2, 2022

Developer:

ENFR Management, LLC
6617 N Scottsdale Road, Suite 101
Scottsdale, AZ 85250

Prepared by:

BGE, Inc.
1701 Directors Blvd, Suite 1000
Austin, TX 78744

Table of Contents

1	General Provisions.....	4
1.1	Title.....	4
1.2	Applicability of City Ordinances	4
1.3	Severability	4
1.4	Amendments to Ordinance	4
1.5	Definitions	5
2	Development Plan and Land Uses.....	5
2.1	Permitted Uses in The Village at Hutto Station PUD.....	5
2.2	Use Descriptions and Standards.....	5
3	Development Standards.....	6
3.1	Bulk, Setbacks and Buffers (10.403).....	6
3.1.1	Lot Dimensions and Area (10.403.3)	6
3.1.2	Building Envelope (10.403.4).....	6
3.1.3	Riparian Setbacks (10.403.4.3)	6
3.1.4	Setback Encroachments and Exceptions (10.403.4.5).....	7
3.1.5	Bufferyard (10.403.6)	7
3.1.6	Residential Adjacency (10.403.7)	7
3.1.7	Siting and Orientation (10.403.7)	7
3.1.8	Common Open Space (10.403.7.3).....	7
3.2	Site Design (10.404).....	7
3.2.1	Siting and Orientation: non-residential sites and structures (10.403.8)	7
3.2.2	Sidewalks (10.403.9).....	8
3.2.3	Internal Pedestrian Circulation (10.403.10)	8
3.2.4	Signature Elements (10.403.11)	8
3.2.5	Public Transit Facilities (10.403.12)	8
3.2.6	Service Areas (10.403.13)	8
3.2.7	Water Bodies and Retention (10.403.14).....	8
3.2.8	Land Disturbance (10.403.15)	8
3.2.9	Defensible Space (10.403.16)	8
3.2.10	Parking and Access (10.405)	9
3.3	Architectural Design (10.406).....	9

3.3.1	Single Household Detached and Two to Four Household Residence Design (10.406.3) & Single Household Attached and Multiple Household Residence Design (10.406.4).....	9
3.3.2	Commercial, Office, Public, Institutional and Mixed-Use Building Design (10.406.6).....	9
3.3.3	Industrial Building Design (10.406.7).....	10
3.4	Landscaping (10.407).....	10
3.4.1	General Standards (10.407.3).....	10
3.4.2	Required Landscaping: Single, Two, Three and Four Household Dwellings (10.407.4).....	10
3.4.3	Required Landscaping: Single, Two, Three and Four Household Dwellings (10.407.4).....	10
3.4.4	Materials, Maintenance and Replacement (10.407.6).....	11
3.4.5	Irrigation (10.407.7).....	11
3.4.6	Tree Preservation and Removal (10.407.8).....	11
3.4.7	Tree Protection During Construction (10.407.9).....	12
3.4.8	Required Site Furniture (10.407.10).....	12
3.4.9	Fences and Walls (10.408).....	12
3.4.10	Outdoor Lighting (10.409).....	12
3.4.11	Signs (10.410).....	12
3.5	Subdivision Standards (Chapter 6).....	13
3.6	Historic Preservation (Chapter 7).....	13
4	Exhibits.....	13

1 General Provisions

1.1 Title

This ordinance is known as The Village at Hutto Station Planned Unit Development Ordinance and may be cited as “The Village at Hutto Station PUD” or “Hutto Station PUD”.

1.2 Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Plan. All aspects not specifically covered by this Plan shall be regulated by the Unified Development Code of the City of Hutto, Texas (the “UDC”) in effect on the date of adoption of this ordinance. In those cases where in conflict, this PUD shall take precedence over the UDC.

1.3 Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

1.4 Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor modifications from the approved PUD. The Development Services Director may approve minor modifications if they promote flexibility in design and are consistent with the intent of the original PUD approval.

Modifications to the PUD shall be administered as follows:

Modifications of the Concept Plan pertaining to Private drives and walkways and changes in the density shown on the Concept Plan that do not increase the overall density of development on the Land by more than five percent (5%) shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan relating to Private drive and walkway alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City’s Development Services Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

Minor Modifications to the Concept Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Concept Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local

Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

1.5 Definitions

Definitions set forth in the UDC, including general abbreviations, terms definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

- “PUD Plan” or “Plan” – The Village at Hutto Station Planned Unit Development document.
- “Concept Plan” – The Village at Hutto Station PUD Concept Plan or Development Plan as required in the City of Hutto’s PUD Zoning Change Application.

2 Development Plan and Land Uses

2.1 Permitted Uses in The Village at Hutto Station PUD

For the purpose of addressing any development regulation or conditions not modified within this PUD, the following City of Hutto UDC base zoning districts shall be utilized for development requirements, as shown on Exhibit B: The Village at Hutto Station Concept Plan. Exhibit B is conceptual in nature and is intended to convey the general vision for the various product types and how they will be configured. During the site development plan process, adjustments may be necessary to accommodate engineering and/or City considerations and comments, which have not been fully evaluated at this initial zoning stage. The Planning Director may administratively approve modifications to this plan, as long as the general design intent and principles remain consistent with the language of this PUD.

Multi Family: MF

The project is to be solely MF designated area, as shown on Exhibit B, and is intended to be used for a unique, medium density housing product with a maximum density of 12 dwelling units per gross acre. The Village at Hutto Station is a highly amenitized housing development with a combination of detached and attached multi-family units. Both the attached and detached units will have individual entries and private, fenced yard areas. Amenities will include resort-style community pool and spa, barbeque areas, dog park, multiple community open areas for recreational activities, and a stand-alone community center outfitted with a state-of-the-art fitness center and gathering space for community and/or private events. Other amenities will include a car wash area, car-charging stations, pet-wash area, and trash compactors.

A maximum of 300 units will be allowed within the Hutto Station PUD.

No more than two “2” attached units per building shall be permitted in the MF district.

The Hutto Station PUD will be a for-rent development on a common lot.

2.2 Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, industrial uses, institutional and civic uses, temporary uses, and accessory uses.

3 Development Standards

3.1 Bulk, Setbacks and Buffers (10.403)

3.1.1 Lot Dimensions and Area (10.403.3)

See Exhibit B for overall Concept Plan demonstrating compliance with the requirements noted below:

	Residential MF
Lot area (min)	20,000 sq. ft.
Lot width at building line (min)	100 ft.
Impervious Cover (max.)	80%*

*Remaining 20% of Site shall be considered part of the Landscaping/Open Space requirement.

3.1.2 Building Envelope (10.403.4)

See Exhibit C for Perimeter Setbacks as noted below:

	Residential MF
Perimeter setback (min)	10 ft.
Side and rear yard setback for accessory building (min)	10 ft.
Spacing between buildings (min)	10 ft.
Building height (max)	35'; 1 story
Building height, accessory (max)	16 ft.

- Side setback of 0 feet is allowed only for internal attached buildings with a common wall.
- Accessory buildings are not permitted between the front building line of the primary building and the public right of way.
- Detention is required.
- Building spacing and setbacks will comply with fire code and suppression requirements.

3.1.3 Riparian Setbacks (10.403.4.3)

The Village at Hutto Station development does not have watercourses draining an area of at least 0.5 square mile. There is a small portion of the southern edge of the property (approximately 240 feet) that was classified as a fringe wetland per a Jurisdictional Determination conducted by Horizon Environmental Services, Inc. The Village at Hutto Station will comply with the 25 ft buffer associated with the Category 3 wetland as described in Hutto's Site Design Standards.

3.1.4 Setback Encroachments and Exceptions (10.403.4.5)

Type of Structure or Use	Residential Uses
Air conditioning equipment	Any part of the side and rear yard. Must be screened from view with landscaping or solid fencing
Ramps and other access devices required by the ADA	Any yard on the site as long as they do not impede pedestrian flow
Retaining walls	Any yard on the site
Architectural Features, including bay windows, overhanging eaves, rear porches, and roof top eaves.	Any yard on the site

3.1.5 Bufferyard (10.403.6)

The bufferyard for the perimeter of the development shall not be required due to the adjacent uses to the north of SF-1 and proposed roadway expansions and ETJ designation to the east, west and south.

3.1.6 Residential Adjacency (10.403.7)

This section of the Hutto Ordinances does not apply to the Hutto Station PUD.

3.1.7 Siting and Orientation (10.403.7)

The orientation of buildings onsite will follow the intent as shown on Exhibit B: The Village at Hutto Station Concept Plan. There shall be no requirements for buildings to be oriented towards either perimeter streets or an internal drive or road network, nor shall there be any requirements for orientation to internal parking lots.

3.1.8 Common Open Space (10.403.7.3)

The minimum amount of common open space (as a percentage of net land area) is 20%. Maximum impervious cover for the site is 80%. The Hutto Station PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The combined fee for parkland development and parkland fee-in-lieu of dedication shall be calculated as a total of \$675 per dwelling unit. The parkland fee in lieu calculation summary shall be provided with the site plan. Payment of the parkland fee in lieu and parkland development fee shall be provided prior to the recordation of a final plat for the number of dwelling units within said final plat.

3.2 Site Design (10.404)

3.2.1 Siting and Orientation: non-residential sites and structures (10.403.8)

These standards apply to all development in the B-1, B-2 and LI districts, and non-residential sites and structures not subject to FBC or OT district design standards. Therefore, this section of the code does not apply to the Hutto Station PUD.

3.2.2 Sidewalks (10.403.9)

Sidewalks in conformance to Section 10.610 and 10.611 must be provided for access along public or private street frontages. The sidewalks along the future Hutto Southeast Loop (northern frontage), County Road 138 expansion (southern frontage), and County Road 138 connection to the Hutto Southeast Loop (eastern frontage) all have planned sidewalks within their respective cross sections that shall be used to satisfy the perimeter sidewalk requirement for the Hutto Station PUD.

3.2.3 Internal Pedestrian Circulation (10.403.10)

Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5 ft sidewalks shall be located adjacent to parking areas and minimum 3 ft sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

3.2.4 Signature Elements (10.403.11)

No signature elements will be provided as a part of The Village at Hutto Station project.

3.2.5 Public Transit Facilities (10.403.12)

The Village at Hutto Station will not generate enough traffic to warrant a Public Transit Facility; therefore, this section of the Hutto Site Design Standards does not apply.

3.2.6 Service Areas (10.403.13)

Screening of the trash compactor/recycling area as shown in Exhibit B will be provided.

3.2.7 Water Bodies and Retention (10.403.14)

Retention ponds will not be implemented as a part of the Hutto Station PUD; therefore, this section of the Hutto Site Design Standards does not apply.

3.2.8 Land Disturbance (10.403.15)

New development should respect and maintain the natural topography on a site through sensitive site organization and minimizing land disturbance. Layout of new development should follow and respect the natural topography of the site to the maximum extent possible.

3.2.9 Defensible Space (10.403.16)

New development and related open space must be designed to facilitate principles of Crime Prevention Through Environmental Design (CPTED). CPTED strategies include natural territorial reinforcement, natural surveillance, natural access control, maintenance and activity support.

3.2.10 Parking and Access (10.405)

The minimum number of required parking spaces for a use is as follows:

Land Use Classification	Required Spaces (minimum)	Required Spaces (maximum)
The Village at Hutto Station Detached/Attached MF Units	1.5 per 1 bedroom unit 2 per 2 bedroom unit 2.5 per 3 bedroom unit 5% of the total required spaces shall be added as guest parking 2% of the parking spaces will be allocated as handicapped	N/A

Dead end aisles may have no more than 30 parking spaces.

Landscape islands shall be nine feet (9') wide by eighteen feet (18') long, typical, measured from face of curb to face of curb.

3.3 Architectural Design (10.406)

3.3.1 Single Household Detached and Two to Four Household Residence Design (10.406.3) & Single Household Attached and Multiple Household Residence Design (10.406.4)

Design Guidelines – All residential development

Residential building design for The Village at Hutto Station housing product is illustrated in the images provided on Exhibit D of this PUD. Distinct groups of buildings will share a common, identifiable, complementary design or style as depicted on Exhibit D. This includes non-residential structures in the development such as amenity centers, garages, car wash, carports, and dumpster enclosures. A multiple household residential structure must have a single definitive, consistent style.

The following criteria are required for the MF land use area:

- No more than two adjacent buildings shall share the same color scheme
- Two of the following design elements will also be implemented on units facing any private drive aisle or the front of another residential unit:
 - Two unique roof eave lines
 - Two unique wall planes
 - Two unique material patterns or colors
 - Covered parking/garage
 - Porch

No additional architectural design criteria shall be required beyond the design regulations listed above and as illustrated on the product images on Exhibit D.

3.3.2 Commercial, Office, Public, Institutional and Mixed-Use Building Design (10.406.6)

No commercial, office, public, institutional or mixed-use buildings are proposed as part of the Hutto Station development; therefore, this section of the Hutto Site Design Standards does not apply.

3.3.3 Industrial Building Design (10.406.7)

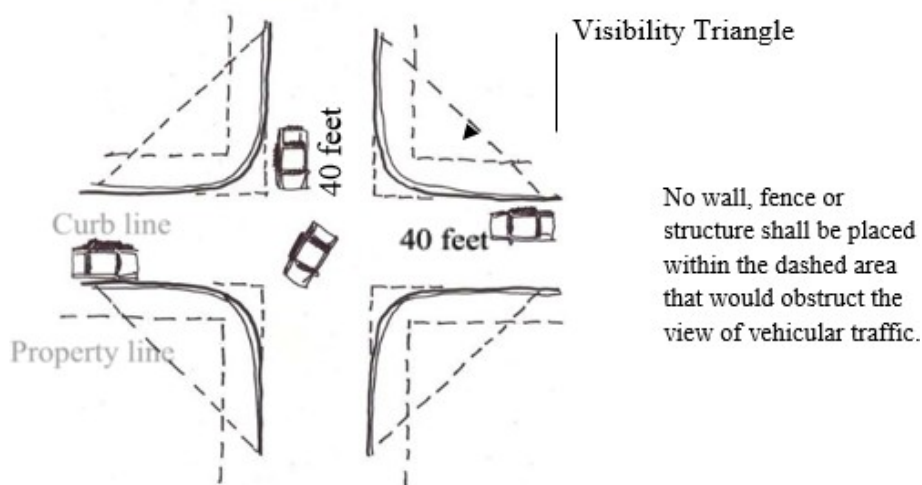
No industrial buildings are proposed as part of the Hutto Station development; therefore, this section of the Hutto Site Design Standards does not apply.

3.4 Landscaping (10.407)

3.4.1 General Standards (10.407.3)

Visibility

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections. Visibility triangles shall be measured from the face of the curb to the face of the curb at intersections and driveways, measuring forty (40) feet along the sides of the triangle that face the intersection.



Utilities

Trees must be placed at least 10 ft. from streetlights, 5 ft. from wet utilities and 4 ft. from gas lines, unless otherwise approved by a City Development Services designee.

3.4.2 Required Landscaping: Single, Two, Three and Four Household Dwellings (10.407.4)

The Village at Hutto Station is being developed as one lot with more than four household dwellings; therefore, this section of the Hutto Site Design Standards does not apply.

3.4.3 Required Landscaping: Non-Residential and 5+ Household Residential Development (10.407.5)

Landscaping areas: A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

- Residential: 20%

The planting requirements listed in the chart below shall be required within The Village at Hutto Station PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Plant material shall be selected from the allowing species listed in the City of Hutto UDC. Exhibit B of this PUD illustrates the conceptual location of the required trees and shrubs on the overall site plan. Tree locations and final configuration will be determined during the site development plan stage. Exhibit D of this PUD illustrates a typical elevation of the units and intention to comply with landscaping requirements as defined herein.

Area	Native tall trees (3 in. caliper and 10' tall minimum)	Native small trees (2 in. caliper and 8' tall minimum)	Native shrubs (3 gallon or 18" tall minimum)
Residential Units: Landscape required per dwelling unit	1 per unit	1 per unit	12 per unit

Tree and shrub size

- i. Native tall trees must have a caliper of at least 3 in. and 10-12 ft. ht.
- ii. Native small trees must have a caliper of at least 2 in. and 8-10 ft. ht.
- iii. Planted shrubs must be native and have a minimum 3-gallon container or be at least 18" tall.

Landscape Buffer Trees

- i. Located within a minimum six-foot (6') wide planting strip or within a 6'x6' tree grate.
- ii. Sized at a minimum of three (3") caliper.
- iii. All trees should be pruned of branches that overlap into pedestrian walkways, parking spaces or drive aisles up to nine feet (9') high to allow for safe passage.
- iv. The Landscape Buffer Trees will be selected from the allowed species listed in the City of Hutto UDC. The same species may be used along a contiguous street frontage for a visual consistency.

3.4.4 Materials, Maintenance and Replacement (10.407.6)

Plant Materials

Plant choice must be based on the Central Texas ecological setting and site microclimate conditions.

Maintenance

Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of all landscaping elements in good condition, including wood fencing, walls, or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds, and litter.

License Agreement

A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage, or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced streetlights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls. The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

3.4.5 Irrigation (10.407.7)

Automatic irrigation will be required. All plants must be irrigated with underground or drip irrigation.

3.4.6 Tree Preservation and Removal (10.407.8)

This development has a limited amount of existing trees on site. This PUD proposes to preserve trees where able but shall install new trees as shown as part of the Landscape Plan to be provided at the time

of Site Plan submittal. At least 50% of the total number of healthy protected trees will remain or will be replaced at a mitigation rate of 1:1. Replacement trees will have a DBH of at least 2.5 inches.

3.4.7 Tree Protection During Construction (10.407.9)

In order to protect trees onsite during construction, the Hutto Station PUD will abide by this section of the Hutto Site Design Standards.

3.4.8 Required Site Furniture (10.407.10)

The Village at Hutto Station development will be a single parcel with residential use; therefore, this section of the Hutto Site Design Standards does not apply.

3.4.9 Fences and Walls (10.408)

Fencing shall be provided on site per the Site Plan. A combination of view, wooden and masonry fencing may be used.

3.4.10 Outdoor Lighting (10.409)

Display levels and light pollution

- Lighting must be designed to minimize light pollution and spillage on adjacent properties.
- Ornamental street lights shall be allowed along the internal collector
- Illumination spillover onto adjacent residential zoned properties must be no more than 5 lux. Streetlights are exempted.
- All lights shall be fully shielded and hooded.

Design

- Light poles should have a base, middle and top.
- Light pole design must be consistent with the style, character and theme used throughout the PUD area.
- Light poles must be placed in landscape areas wherever possible.
- Light poles must not obstruct sidewalks or bicycle paths.

Maximum light pole height

- Parking areas: 20 ft.
- Pedestrian areas and drive aisles: 16 ft.
- Temporary lighting at construction sites: 60 ft.

3.4.11 Signs (10.410)

The Village at Hutto Station development will have entry monumentation that complies with the City of Hutto's Site Design Standards as shown below.

Type	Number	Maximum area	Maximum height	Minimum setback
Permanent: development identification	Freestanding (monument or integrated into entry feature) 2 per entrance into the development	32 sq. ft. per sign	6 ft.; may be taller if integrated into entry feature (fountain, etc)	5 ft. from property lines

3.5 Subdivision Standards (Chapter 6)

The Village at Hutto Station development is not a subdivision; therefore, this chapter of the Hutto Development Code does not apply.

3.6 Historic Preservation (Chapter 7)

The Village at Hutto Station development is not a historic preservation; therefore, this chapter of the Hutto Development Code does not apply.

4 Exhibits

Exhibit A: Survey

Exhibit B: The Village at Hutto Station Concept Plan

Exhibit C: Perimeter Setback Exhibit

Exhibit D: Prototypical Detached Multi Family Unit & Architectural Elevation

FIELD NOTES
FOR

A 30.595 ACRE, OR 1,332,729 SQUARE FOOT MORE OR LESS, TRACT OF LAND, SITUATED IN THE JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 118.971 ACRE TRACT CONVEYED TO HUTTO 117 INVESTORS, LP, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 30.595 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING AT A ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the north margin of County Road 138, a variable width right-of-way, said point being in the east boundary line of a called 1.210 acre tract, recorded in Document No. 2009062923 of said Official Public Records, also being the southwest corner of the Remnant Portion of said 118.971 acre tract, for the westernmost southwest corner and POINT OF BEGINNING hereof;

THENCE N 07°28'47"E, departing the north margin of County Road 138, with the east boundary line of said 1.210 acre tract, same being a west boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 60.10 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the north boundary line of said 1.210 acre tract, same being the southeast corner of the Remnant Portion of a called 75.35 acre tract, recorded in Document No. 2007040774 of said Official Public Records, also being the southwest corner of a called 1.377 acre tract, recorded in Document No. 2006109103 of said Official Public Records, and being a west corner of the Remnant Portion of said 118.971 acre tract, for an angle point hereof;

THENCE S 82°25'12"E, departing the east boundary line of said 1.210 acre tract, in part with the south boundary line of said 1.377 acre tract, and in part with the south boundary line of a called 0.365 acre tract, recorded in Document No. 2016037486 of said Official Public Records, same being a north boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 230.03 feet to a ½" iron rod found on the southeast corner of said 0.365 acre tract, for an angle point hereof;

THENCE N 07°28'46"E, with the east boundary line of said 0.365 acre tract, same being a west boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 330.11 feet to an iron rod with cap marked "Bryan Tech" found on a point in the northeast corner of said 0.365 acre tract, same being a west corner of the Remnant Portion of said 118.971 acre tract, for an angle point hereof;

THENCE N 82°26'35"W, with the north boundary line of said 0.365 acre tract, same being a south boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 230.03 feet to an iron rod with cap marked "Bryan Tech" found on a point in the northwest corner of said 0.365 acre tract, same being a point in the east boundary line of the Remnant Portion of said 75.35 acre tract, also being a point in the west boundary line of the Remnant Portion of said 118.971 acre tract, for an angle point hereof;

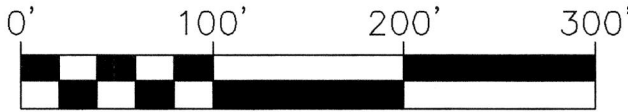
THENCE N 07°28'47"E, departing the north boundary line of said 0.365 acre tract, with the east boundary line of the Remnant Portion of said 75.35 acre tract, same being the west boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 66.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, for the northernmost northwest corner hereof;

THENCE, departing the east boundary line of the Remnant Portion of said 75.35 acre tract, through the interior of the Remnant Portion of said 118.971 acre tract, the following seven (7) courses and distances:

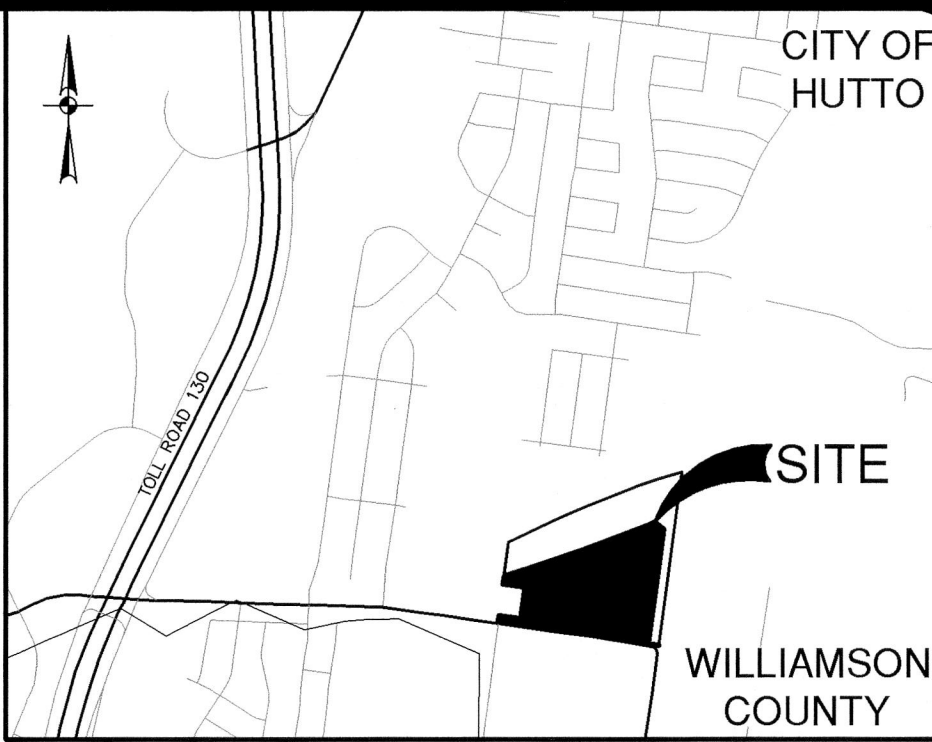
- N 72°37'31"E, a distance of 307.69 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 9440.00 feet, a central angle of 03°16'46", a chord bearing and distance of N 70°59'08" E, 540.24 feet, an arc length of 540.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- N 69°20'45"E, a distance of 774.48 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 4565.00 feet, a central angle of 00°39'46", a chord bearing and distance of N 69°40'38" E, 52.80 feet, an arc length of 52.80 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- S 51°17'07"E, a distance of 118.93 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the easternmost northeast corner hereof,
- S 07°34'48"W, a distance of 1201.90 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
- S 81°31'52"E, a distance of 103.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point, said point being in the west boundary line of a called 10.0 acre tract, recorded in Volume 2364, Page 184 of the Official Public Records of Williamson County, Texas, same being a point in the east boundary line of the Remnant Portion of said 118.971 acre tract, for an east corner hereof;

THENCE S 07°35'18"W, with the west boundary line of said 10.0 acre tract, same being the east boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 5.29 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the south boundary line of the Remnant Portion of said 118.971 acre tract, same being the north margin of County Road 138, for the southernmost southwest corner hereof;

THENCE N 81°22'41"W, departing the west boundary line of said 10.0 acre tract, with the north margin of County Road 138, same being the south boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 1695.27 feet to the POINT OF BEGINNING, and containing 30.595 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground by Pape-Dawson Engineers, Inc., under Job No. 21061-03.



SCALE: 1"= 100'



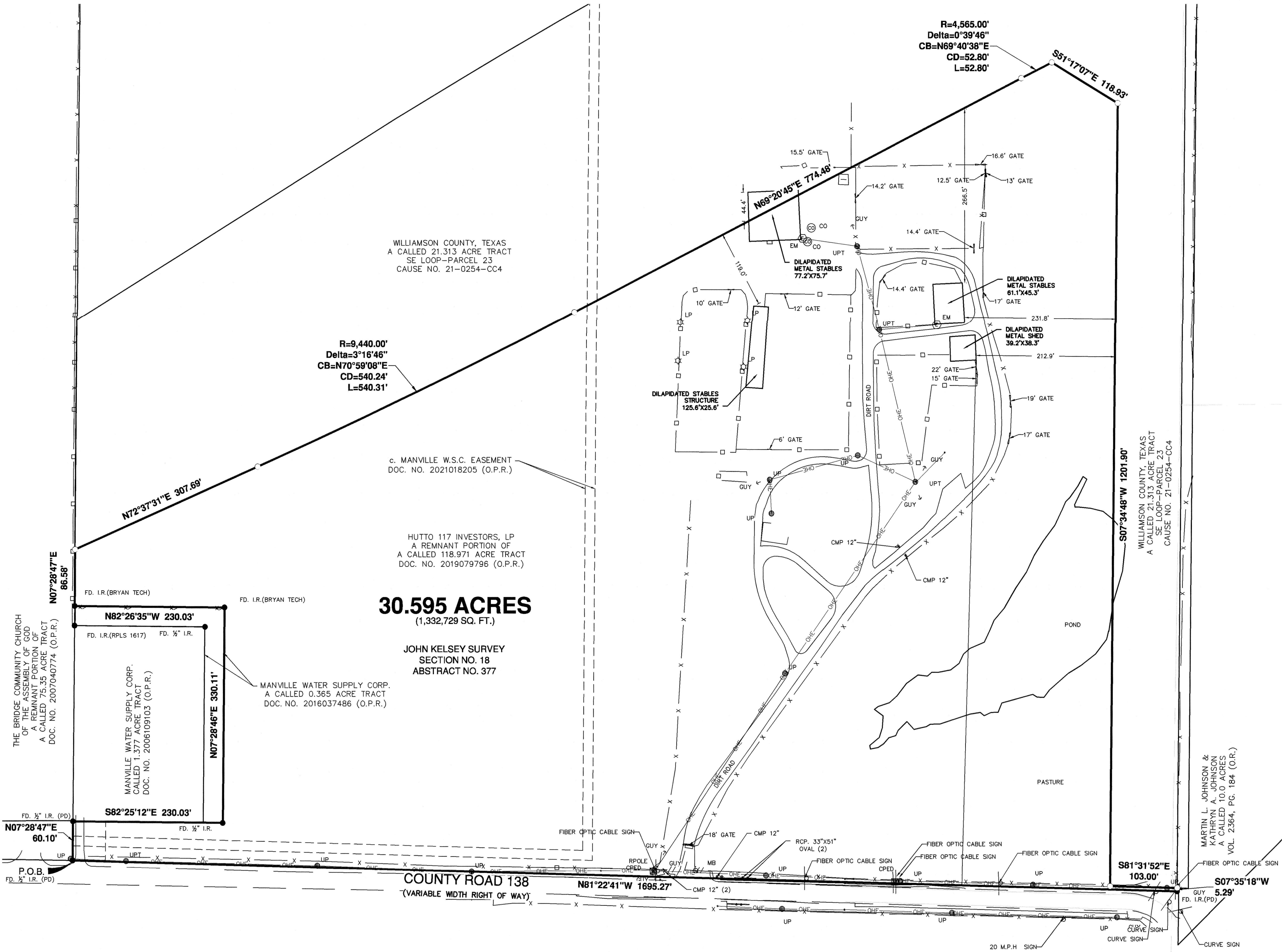
LOCATION MAP
NOT-TO-SCALE

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. 2146323-COM
Title Resources Guaranty Company
Date Effective: July 15, 2021
Date Issued: August 2, 2021

- The following matters and all terms of the documents creating or offering evidence of the matters:
 - Easement recorded in Volume 774, Page 930, Deed Records, Williamson County, Texas.
To: Manville Water Supply Corp.
Purpose: pipeline (THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
 - Easement recorded in Document No. 2006109103, Official Public Records, Williamson County, Texas.
Purpose: access (DOES NOT APPLY, EASEMENT DOES NOT TOUCH SURVEYED PROPERTY)
 - Easement recorded in Document No. 2021018205, Official Public Records, Williamson County, Texas.
To: Manville Water Supply Corporation
Purpose: water line (SUBJECT TO, AS SHOWN HEREON)
 - Inclusion within the Upper Brushy Creek WCID.
 - The land described in Schedule A of this policy shall not include any manufactured home or house trailer. Any manufactured home or house trailer on the land is excluded from the coverage of this policy of title insurance.



NOTES:

- ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SURVEYED PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- DISTANCES SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 0.99988 APPLIED AT AN ORIGIN OF NORTHING=0, EASTING=0.
- ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
- THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48491C0515F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSCFEMA.GOV.

ZONE X (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

- THE SURVEYED TRACT HAS DIRECT ACCESS TO COUNTY ROAD 138, A PUBLIC RIGHT OF WAY, WITHOUT GAPS OR GORES.

LEGEND

FD.	FOUND
1/2" IRON ROD	
IRON PIPE	
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
SET ½" I.R.(PD)	

FOUND

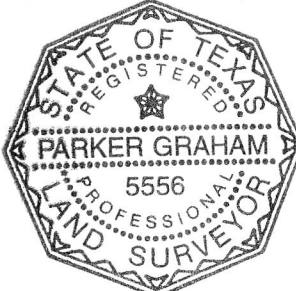
— — — — —	HOGWIRE FENCE
— x — x — x —	BARBED WIRE FENCE
— // — // — // —	WOOD FENCE

TO SOUTHGATE HUTTO DEVELOPMENT, INC., A TEXAS CORPORATION, LP: TO HUTTO 117 INVESTORS, LP, A TEXAS LIMITED PARTNERSHIP; AND TO TITLE RESOURCES GUARANTY COMPANY:

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, TSPS LAND TITLE SURVEY. THE FIELDWORK WAS COMPLETED ON AUGUST 17, 2021.

Parker J. Graham
PARKER J. GRAHAM, R.P.L.S. NO. 5556
STATE OF TEXAS
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759

8/20/2021
DATE



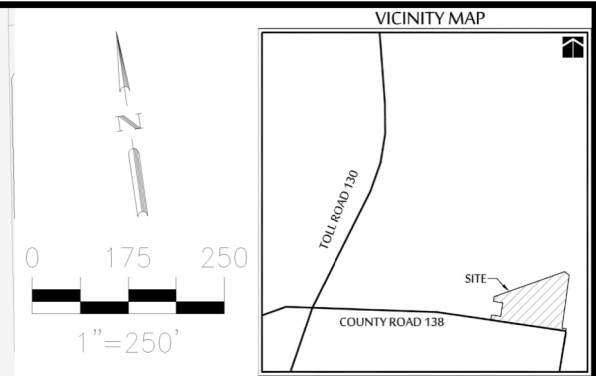
LAND TITLE SURVEY

A 30.595 ACRE, OR 1,332,729 SQUARE FOOT MORE OR LESS, TRACT OF LAND, SITUATED IN THE JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 118.971 ACRE TRACT CONVEYED TO HUTTO 117 INVESTORS, LP, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



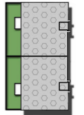
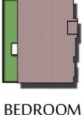
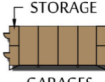
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

NO.	REVISION	DATE



SINGLE LEVEL MULTI-FAMILY SITE SUMMARY

TOTAL SITE AREA: 30.6 ACRES GROSS

LEGEND
 1 BEDROOM UNIT
 2 BEDROOM UNIT
 3 BEDROOM UNIT
 STORAGE GARAGES

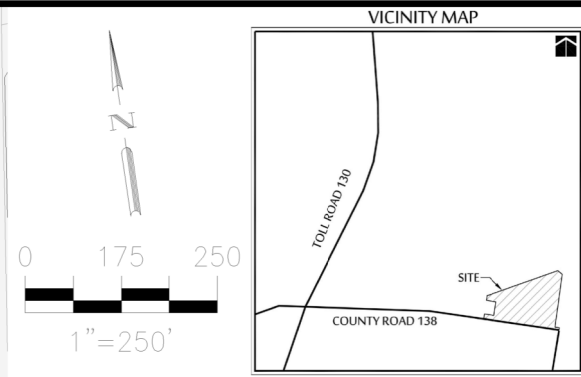
THE VILLAGE AT HUTTO STATION PUD
ENFR MANAGEMENT, LLC

EXHIBIT B CONCEPT PLAN



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com

NOTE: THE FINAL SITE PLAN SUBMITTED TO THE CITY OF HUTTO FOR APPROVAL WILL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE VILLAGE AT HUTTO STATION PLANNED UNIT DEVELOPMENT STANDARDS. THIS EXHIBIT IS PRELIMINARY AND CONCEPTUAL IN NATURE.



--- 10' PERIMETER SETBACK (TYPICAL)

NOTE: THE FINAL SITE PLAN SUBMITTED TO THE CITY OF HUTTO FOR APPROVAL WILL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE VILLAGE AT HUTTO STATION PLANNED UNIT DEVELOPMENT STANDARDS. THIS EXHIBIT IS PRELIMINARY AND CONCEPTUAL IN NATURE.

THE VILLAGE AT HUTTO STATION PUD
ENFR MANAGEMENT, LLC

EXHIBIT C
PERIMETER SETBACK



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com



Right Elevation

Elevation A 1/8" = 1'-0"



Rear Elevation

Elevation A 1/8" = 1'-0"



Left Elevation

Elevation A 1/8" = 1'-0"

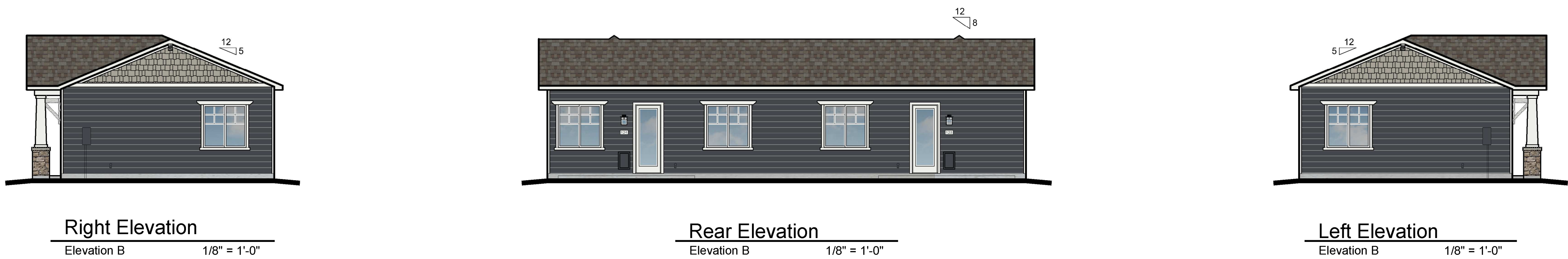


Front Elevation

Elevation A 1/4" = 1'-0"

COLOR SCHEME 1 - FARMHOUSE
Plan 1 | Village at Hutto Station | Hutto, TX

3-2-2022



Right Elevation

Elevation B

1/8" = 1'-0"

Rear Elevation

Elevation B

1/8" = 1'-0"

Left Elevation

Elevation B

1/8" = 1'-0"



Front Elevation

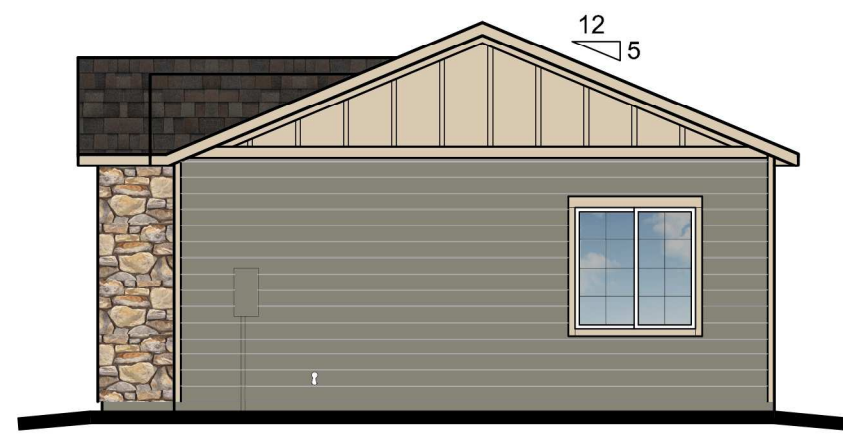
Elevation B

1/4" = 1'-0"

COLOR SCHEME 4 - CRAFTSMAN

Plan 1 | Village at Hutto Station | Hutto, TX

3-2-2022



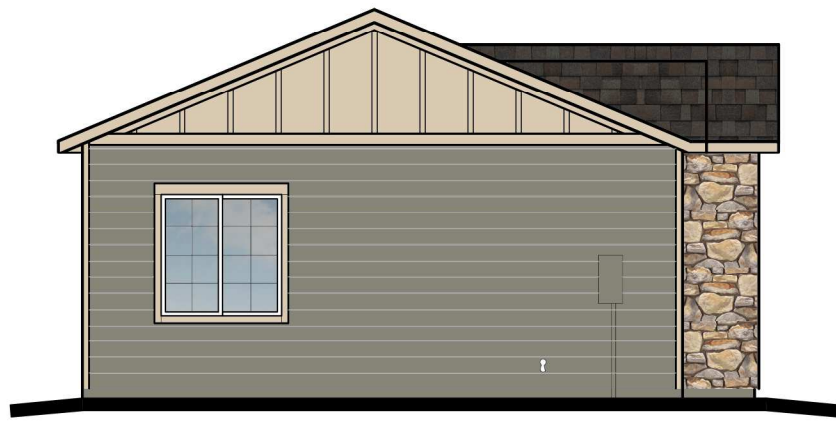
Right Elevation

Elevation C 1/8" = 1'-0"



Rear Elevation

Elevation C 1/8" = 1'-0"



Left Elevation

Elevation C 1/8" = 1'-0"

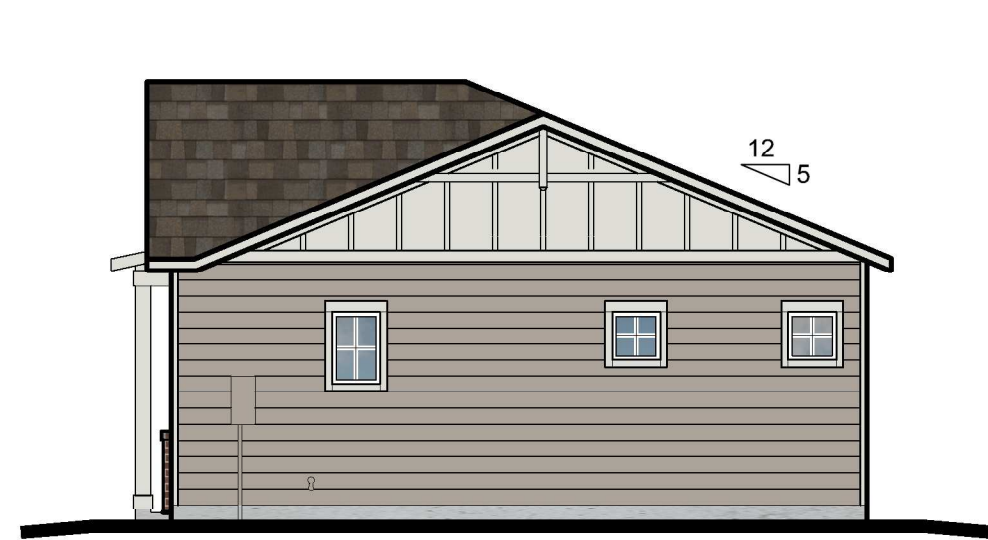


Front Elevation

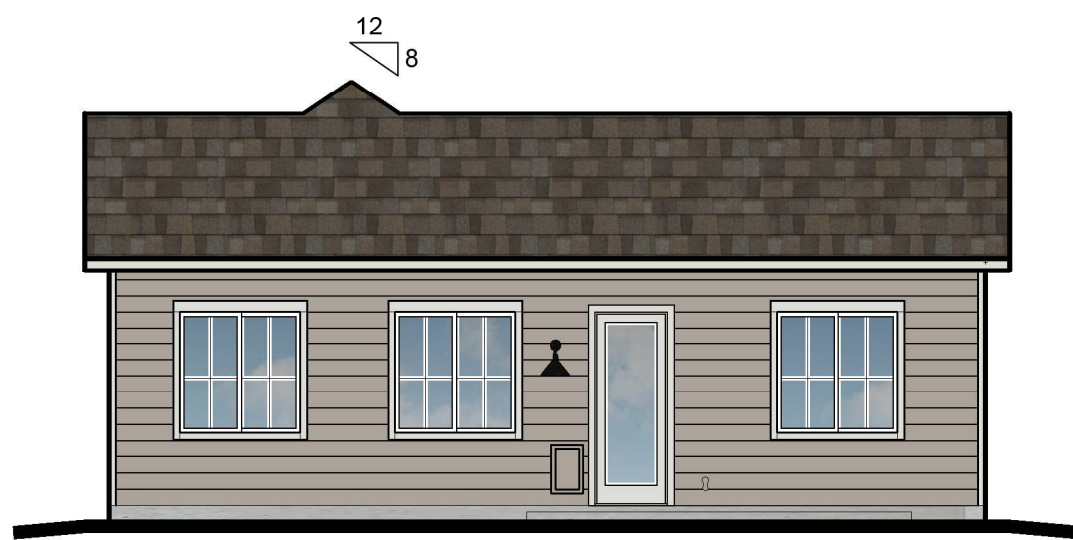
Elevation C 1/4" = 1'-0"

COLOR SCHEME 7 - TEXAS RANCH
Plan 1 | Village at Hutto Station | Hutto, TX

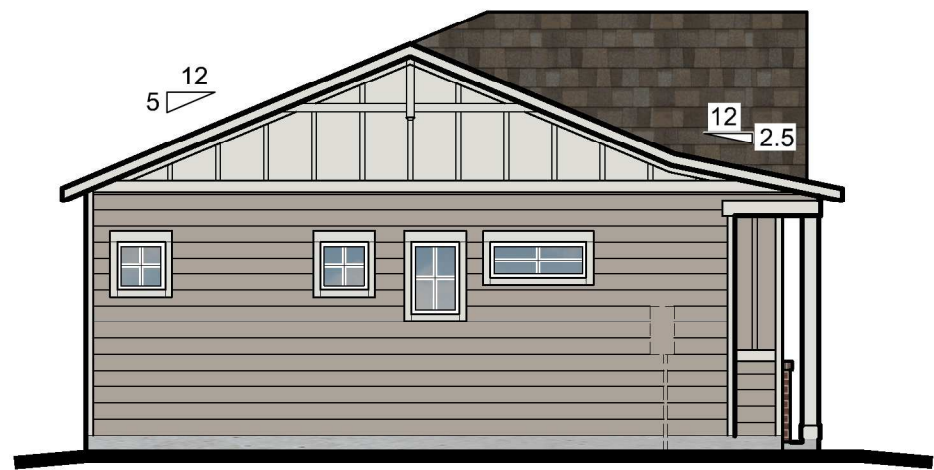
3-2-2022



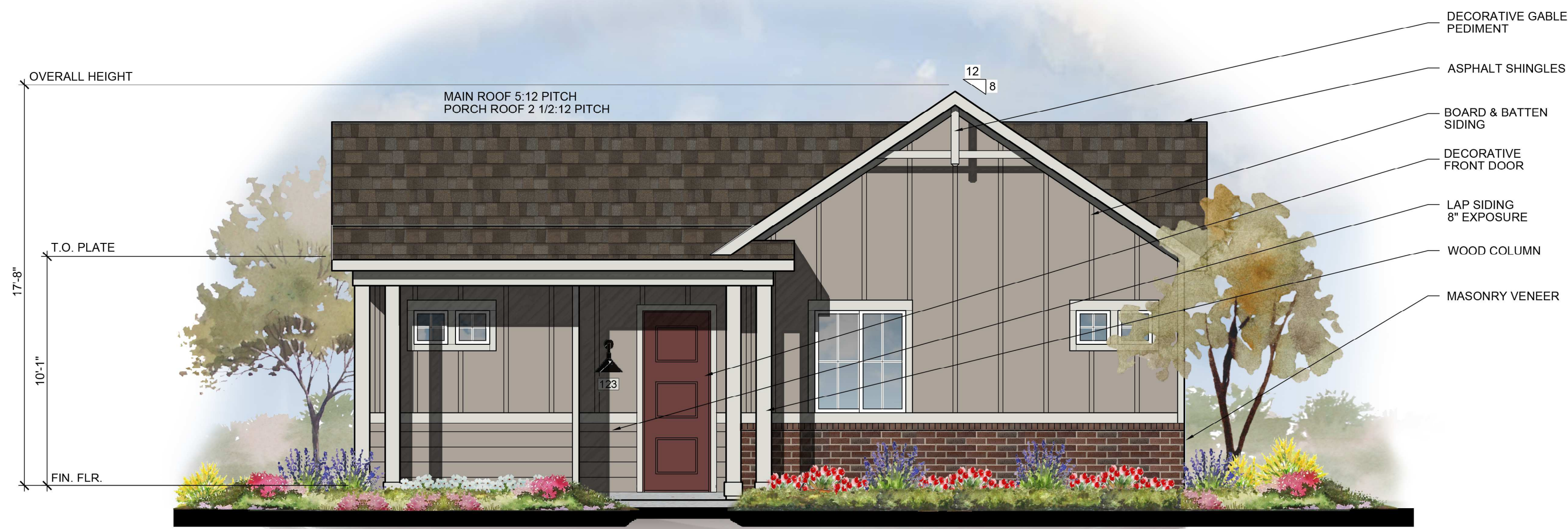
Right Elevation
Elevation A 1/8" = 1'-0"



Rear Elevation
Elevation A 1/8" = 1'-0"



Left Elevation
Elevation A 1/8" = 1'-0"



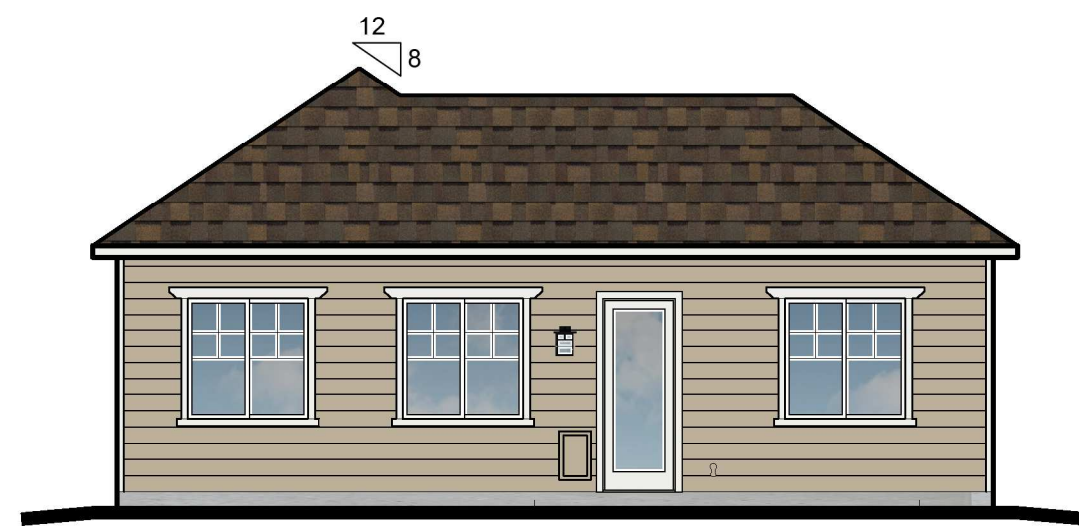
Front Elevation
Elevation A 1/4" = 1'-0"

COLOR SCHEME 2 - FARMHOUSE
Plan 2 | Village at Hutto Station | Hutto, TX

3-2-2022



Right Elevation
Elevation B 1/8" = 1'-0"



Rear Elevation
Elevation B 1/8" = 1'-0"



Left Elevation
Elevation B 1/8" = 1'-0"



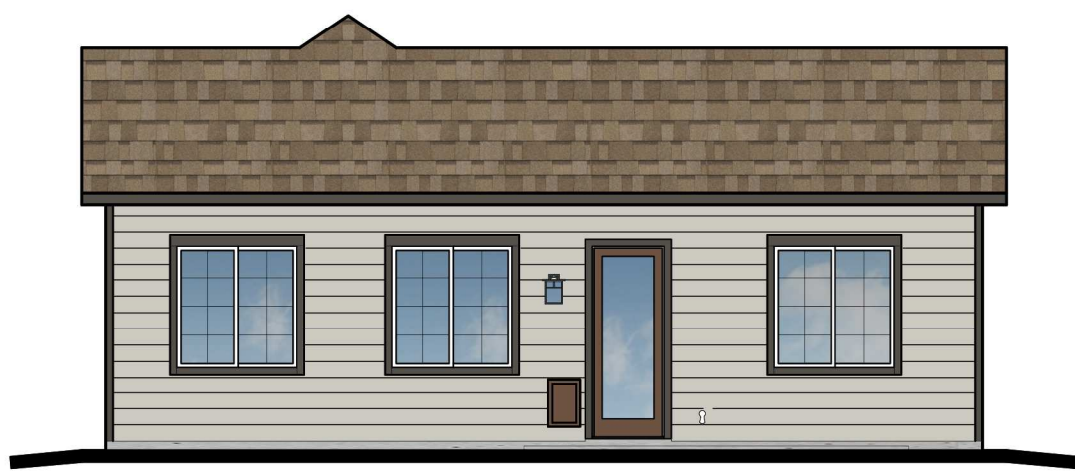
Front Elevation
Elevation B 1/4" = 1'-0"

COLOR SCHEME 5 - CRAFTSMAN
Plan 2 | Village at Hutto Station | Hutto, TX

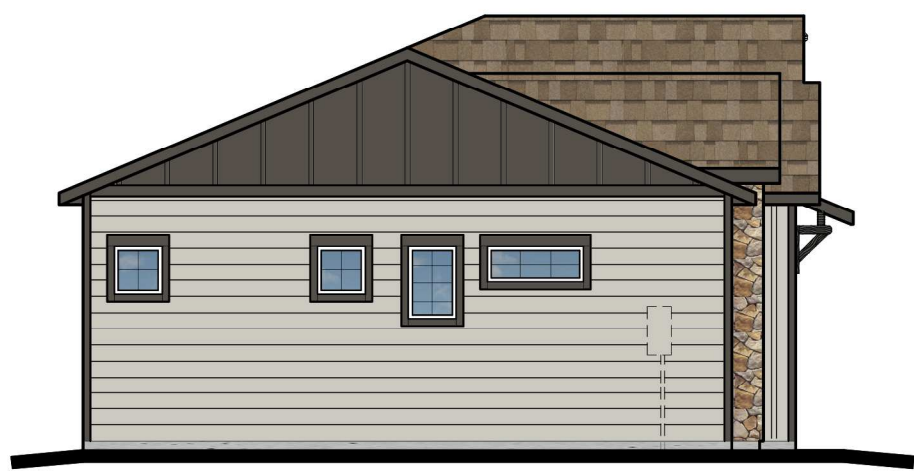
3-2-2022



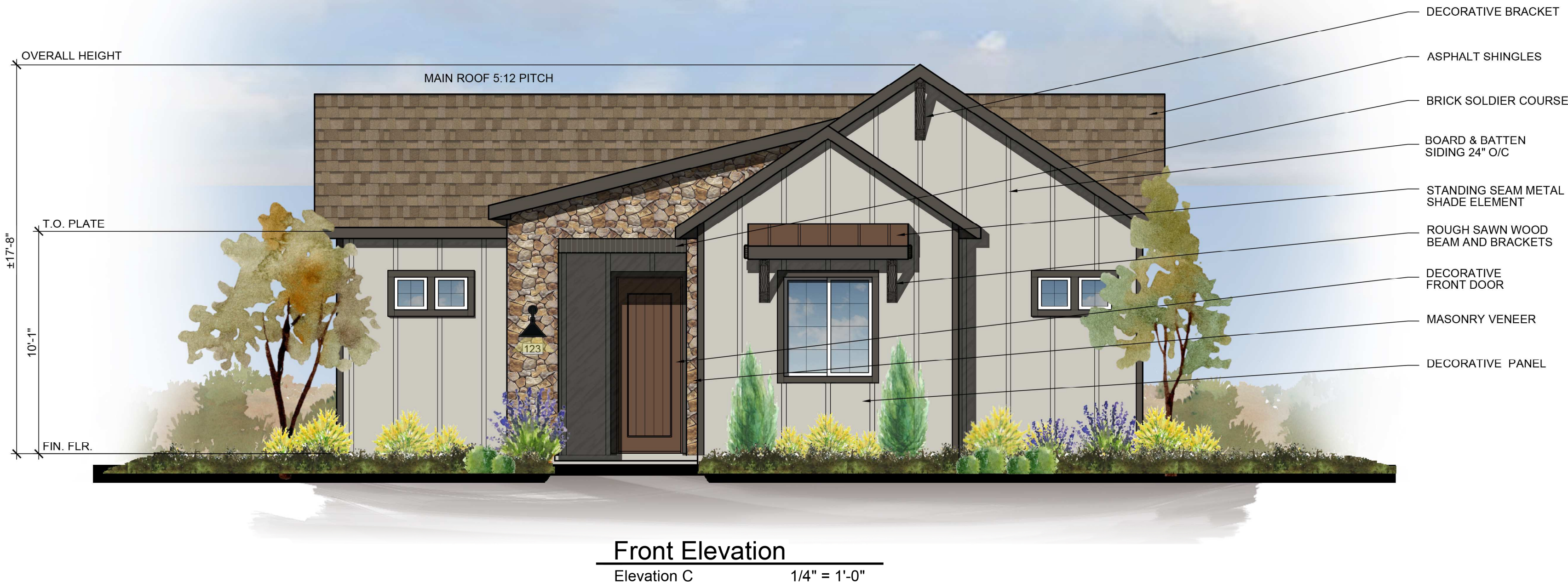
Right Elevation
Elevation C 1/8" = 1'-0"



Rear Elevation
Elevation C 1/8" = 1'-0"



Left Elevation
Elevation C 1/8" = 1'-0"



COLOR SCHEME 8 - TEXAS RANCH
Plan 2 | Village at Hutto Station | Hutto, TX

3-2-2022



Right Elevation

Elevation B

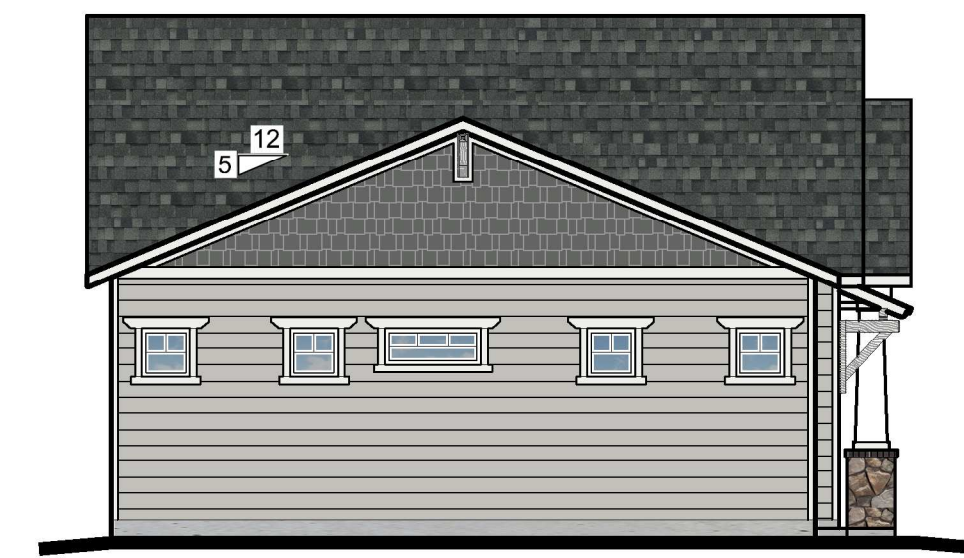
1/8" = 1'-0"



Rear Elevation

Elevation B

1/8" = 1'-0"



Left Elevation

Elevation B

1/8" = 1'-0"



Front Elevation

Elevation B

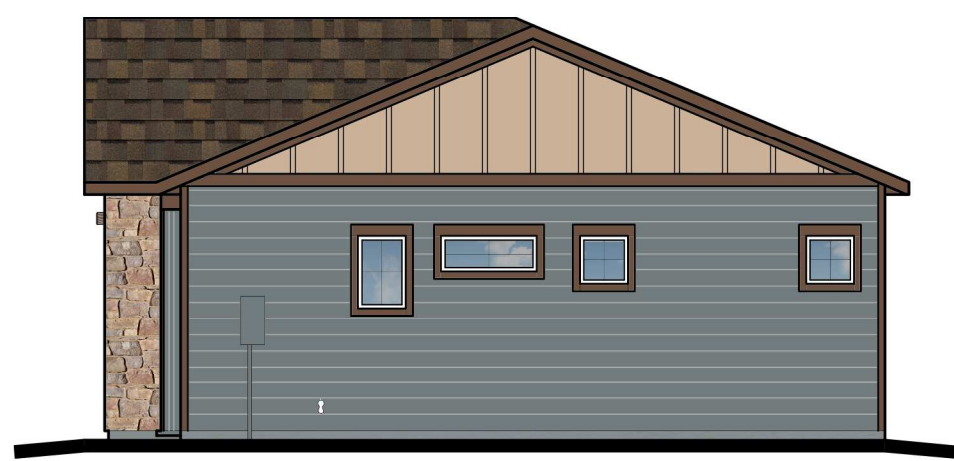
1/4" = 1'-0"

COLOR SCHEME 6 - CRAFTSMAN

Plan 3 | Village at Hutto Station | Hutto, TX

3-2-2022

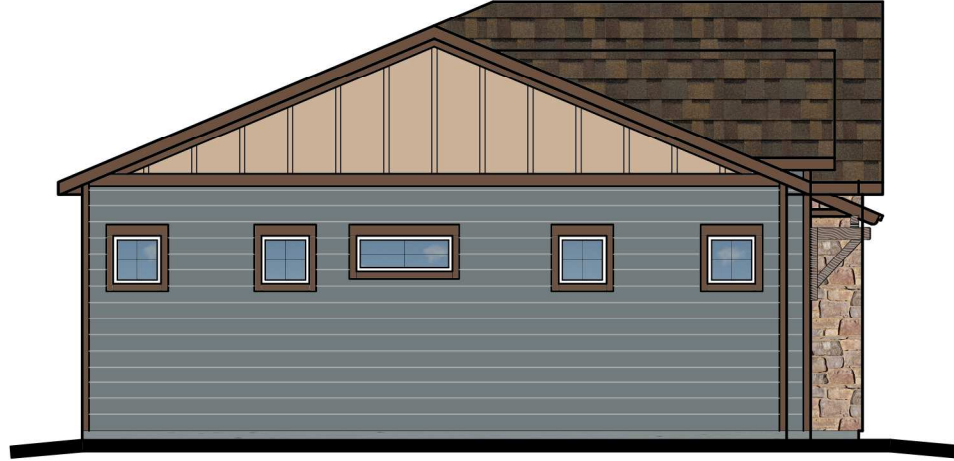
EXHIBIT D - PROTOTYPICAL ELEVATIONS



Right Elevation
Elevation C 1/8" = 1'-0"



Rear Elevation
Elevation C 1/8" = 1'-0"



Left Elevation
Elevation C 1/8" = 1'-0"



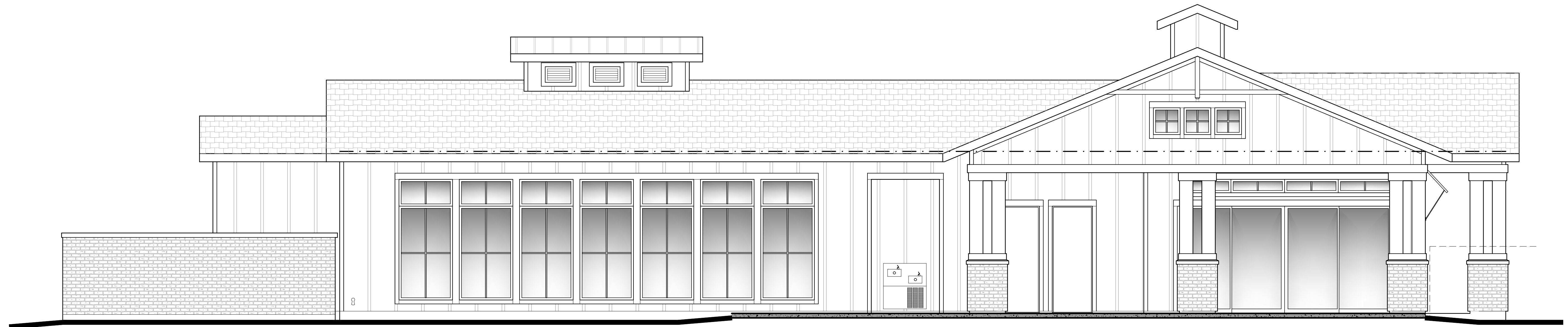
COLOR SCHEME 9 - TEXAS RANCH
Plan 3 | Village at Hutto Station | Hutto, TX

3-2-2022



Front Elevation

1/8" = 1'-0"



Left Elevation

1/4" = 1'-0"

Community Center | Village at Hutto Station | Hutto, TX

3-3-2022



Rear Elevation

1/8" = 1'-0"

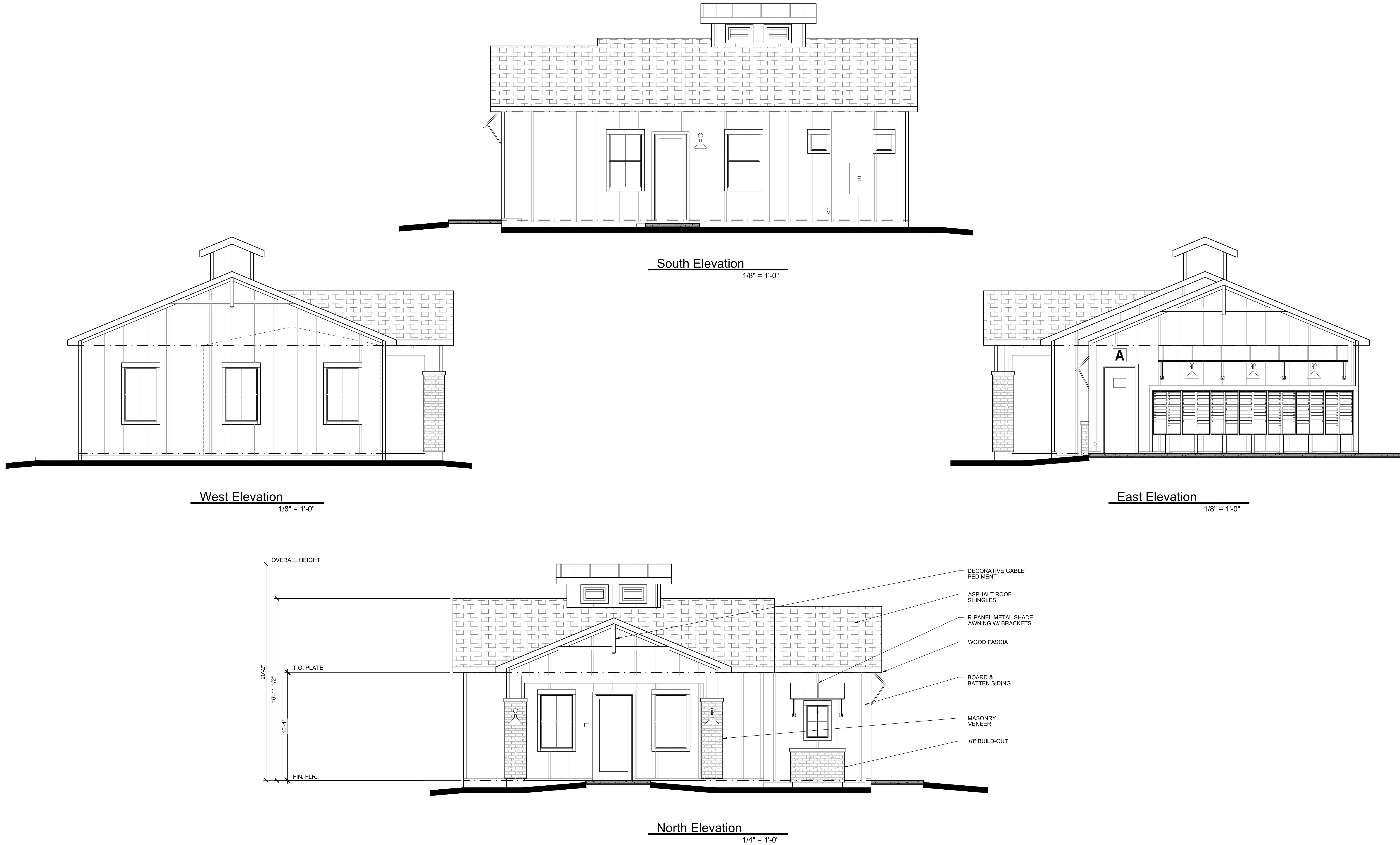


Right Elevation

1/8" = 1'-0"

Community Center | Village at Hutto Station | Hutto, TX

3-3-2022



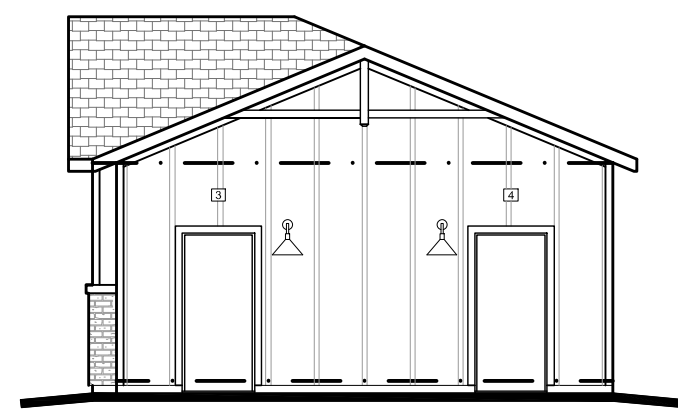
Leasing Office | Village at Hutto Station | Hutto, TX

3-2-2022



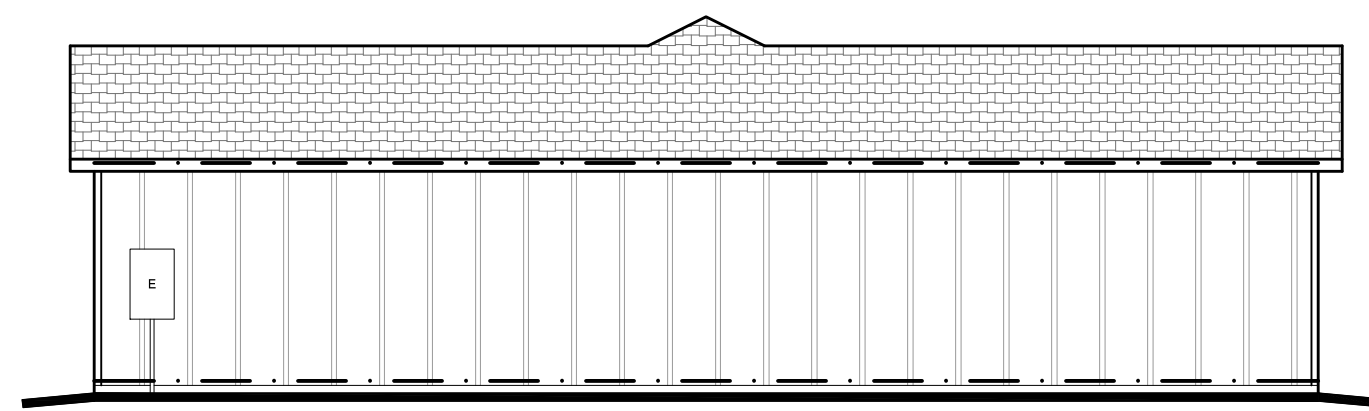
EXHIBIT D - PROTOTYPICAL ELEVATIONS





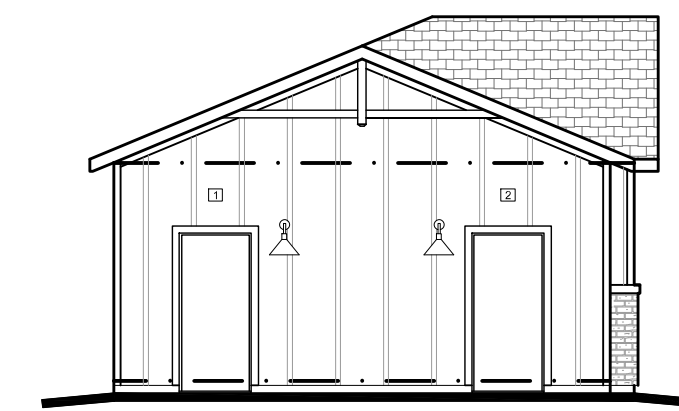
Right Elevation

1/8" = 1'-0"



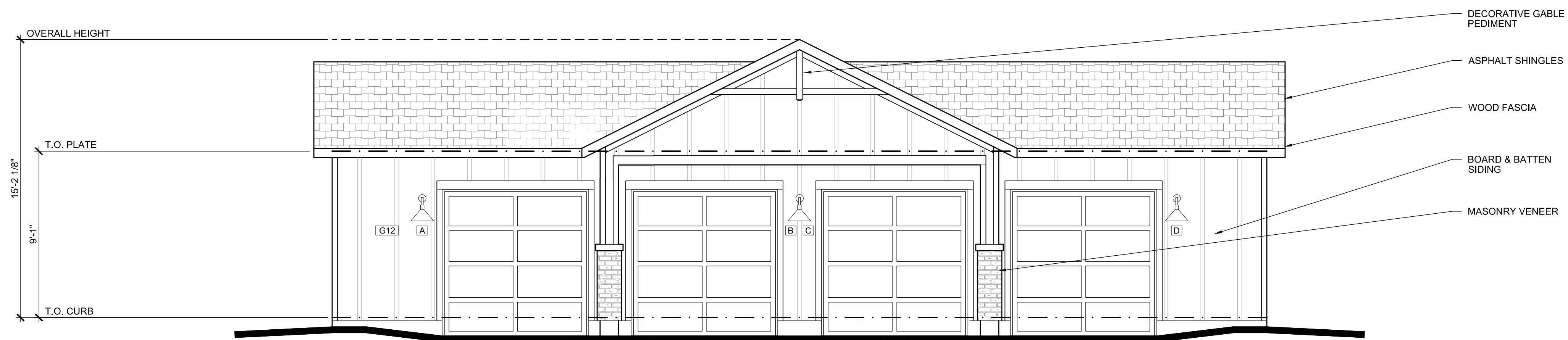
Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Garage with Storage | Village at Hutto Station | Hutto, TX

3-2-2022

AGENDA ITEM REPORT

11.2.



To: City Council
Subject: Consideration and possible action on Ordinance No. O-2022-019 amending the budget for the fiscal year of October 1, 2021 through September 30, 2022, by appropriating and setting aside the necessary funds for additional expenditures, in accordance with existing statutory requirements; finding municipal purposes; providing for a severability clause; and providing for an effective date. (First Reading) (Angie Rios)
Meeting: Thursday, May 5, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

At the April 21, 2022, City Council meeting, salary adjustments were approved for all employees by the City Council. This is the budget amendment required for those salary adjustments.

SUMMARY OF REQUEST:

Requested increase to the budget for the salary adjustments approved on April 21, 2022.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Budget amendment ordinance 5-5-22
2. Budget Amendments Salary Adjustments 5-5-22

ORDINANCE NO. 0-2022-

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR OF OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022, BY APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS FOR ADDITIONAL EXPENDITURES IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS; FINDING MUNICIPAL PURPOSES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Hutto adopted the City's Fiscal Year 2021-2022 Budget in September of 2021; and

WHEREAS, pursuant to Texas Local Government Code, Section 102.010, the City Council has determined that it is necessary to amend the City's FY 2021-2022 Budget, and that the budget amendment serves a municipal purpose.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1. That the appropriations for the fiscal year beginning October 1, 2021, and ending September 30, 2022, for the support of the general government of the City of Hutto, Texas, be amended as shown in Exhibit A.

SECTION 2. That the amendment, as shown in words and figures in Exhibit A, is hereby approved in all aspects and adopted as an amendment to the City budget for the fiscal year October 1, 2021 through September 30, 2022.

SECTION 3. The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this Ordinance in the manner and for the length of time prescribed by law and the City Charter.

SECTION 4. A copy of the amended budget shall be placed in the office of the Williamson County Clerk as required by Tex. Loc. Gov't. Section 102.01.

SECTION 5. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If a court of competent jurisdiction to be invalid shall adjudge any provision of this Ordinance, the invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 6. All ordinances or parts of ordinances and sections of the City Code of Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

SECTION 8. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter. 551, Tex. Gov't. Code

READ and APPROVED on the first reading this the **5th day of May 2022.**

THE CITY OF HUTTO, TEXAS

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

EXHIBIT A
Budget Amendments
5/5/2021

General Services - Operating Fund (Fund 10)

Division		Current Budget	Proposed Budget Amendment	Revised Budget
City Manager				
Salaries	10-010-001-6001	590,443	16,282	606,725
FICA & Medicare	10-010-001-6051	47,979	1,246	49,225
TMRS	10-010-001-6053	74,196	1,926	76,122
Human Resources				
Salaries	10-010-004-6001	245,000	8,208	253,208
FICA & Medicare	10-010-004-6051	19,314	628	19,942
TMRS	10-010-004-6053	28,901	971	29,872
Economic Development				
Salaries	10-010-006-6001	150,000	3,000	153,000
FICA & Medicare	10-010-006-6051	12,333	230	12,563
TMRS	10-010-006-6053	19,072	355	19,427
Finance				
Salaries	10-020-001-6001	663,923	10,885	674,808
FICA & Medicare	10-020-001-6051	60,767	833	61,600
TMRS	10-020-001-6053	93,970	1,288	95,258
Municipal Court				
Salaries	10-020-011-6001	151,020	6,313	157,333
FICA & Medicare	10-020-011-6051	13,433	483	13,916
TMRS	10-020-011-6053	13,794	747	14,541
Development Services				
Salaries	10-030-021-6001	858,553	56,722	915,275
FICA & Medicare	10-030-021-6051	69,403	4,339	73,742
TMRS	10-030-021-6053	107,325	6,710	114,035
Construction Inspection				
Salaries	10-040-059-6001	117,168	2,332	119,500
FICA & Medicare	10-040-059-6051	9,339	178	9,518
TMRS	10-040-059-6053	14,442	276	14,718
Street Department				
Salaries	10-040-060-6001	525,983	5,416	531,399
FICA & Medicare	10-040-060-6051	42,581	414	42,995
TMRS	10-040-060-6053	65,847	641	66,488
Police				
Salaries	10-050-001-6001	3,217,428	111,909	3,329,337
FICA & Medicare	10-050-001-6051	294,410	8,561	302,971
TMRS	10-050-001-6053	455,277	13,239	468,516

EXHIBIT A
Budget Amendments
5/5/2021

City Secretary				
Salaries	10-060-003-6001	157,629	11,160	168,789
FICA & Medicare	10-060-003-6051	12,619	854	13,473
TMRS	10-060-003-6053	19,515	1,320	20,835
Communications				
Salaries	10-060-007-6001	208,887	3,000	211,887
FICA & Medicare	10-060-007-6051	16,651	230	16,880
TMRS	10-060-007-6053	25,748	355	26,103
Library				
Salaries	10-060-020-6001	96,057	8,355	104,412
FICA & Medicare	10-060-020-6051	10,587	639	11,226
TMRS	10-060-020-6053	16,372	988	17,361
Community Relations				
Salaries	10-060-025-6001	127,250	2,545	129,795
FICA & Medicare	10-060-025-6051	10,102	195	10,297
TMRS	10-060-025-6053	15,622	301	15,923
Information Technology				
Salaries	10-060-030-6001	160,135	21,781	181,916
FICA & Medicare	10-060-030-6051	14,033	1,666	15,700
TMRS	10-060-030-6053	21,701	2,577	24,278
Parks				
Salaries	10-090-039-6001	264,710	5,118	269,828
FICA & Medicare	10-090-039-6051	23,061	392	23,453
TMRS	10-090-039-6053	35,662	605	36,267
Fleet Maintenance				
Salaries	10-090-050-6001	61,002	3,676	64,678
FICA & Medicare	10-090-050-6051	4,895	281	5,176
TMRS	10-090-050-6053	7,569	435	8,004
Facility Maintenance				
Salaries	10-090-051-6001	129,150	1,804	130,954
FICA & Medicare	10-090-051-6051	10,316	138	10,454
TMRS	10-090-051-6053	15,952	213	16,166
To increase the budget for the approved salary adjustments				

EXHIBIT A
Budget Amendments
5/5/2021

Utility Fund (50)

Division		Original Budget	Proposed Budget Amendment	Revised Budget
Public Works Admin				
Salaries	50-040-001-6001	389,614	6,083	395,697
FICA & Medicare	50-040-001-6051	31,365	465	31,831
TMRS	50-040-001-6053	48,503	720	49,223
Utility Billing				
Salaries	50-020-010-6001	279,144	5,898	285,042
FICA & Medicare	50-020-010-6051	23,969	451	24,420
TMRS	50-020-010-6053	37,066	698	37,763
Utilities				
Salaries	50-040-058-6001	563,148	15,238	578,386
FICA & Medicare	50-040-058-6051	46,684	1,166	47,849
TMRS	50-040-058-6053	72,192	1,803	73,994
To increase the budget for the approved salary adjustments				

AGENDA ITEM REPORT

11.3.



To: City Council
Subject: Consideration and possible action on Ordinance No. O-2022-020 reimbursing the park rental fees for Hutto Resource Center's 2022 Community Wide Appreciation Picnic in the amount of One Thousand Five Hundred Dollars (\$1,500.00). (First Reading) (Cristian Rosas-Grillet)
Meeting: Thursday, May 5, 2022
Department: Legal /
Staff Contact: Cristian Rosas-Grillet

BACKGROUND INFORMATION:

The Hutto Resource Center requested to waive the park rental fees for the 2022 Community in Action event.

SUMMARY OF REQUEST:

City Council requested an ordinance to reimburse the park rental fee for Hutto Resource Center. Staff recommends accepting the ordinance to reimburse the park rental fee.

STAFF REVIEW:

Cristian Rosas, Legal

FINANCIAL IMPACT:

\$1500

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 20220427-Hutto-Ord-CIA Fee Reimbursement

ORDINANCE NO. O-2022-020

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS, REIMBURSING THE PARK RENTAL FEES FOR HUTTO RESOURCE CENTER'S COMMUNITY WIDE APPRECIATION PICNIC IN THE AMOUNT OF ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00); AND PROVIDING FOR: FINDINGS OF FACT, EFFECTIVE DATE, AND PROPER NOTICE & MEETING.

WHEREAS, the City of Hutto, Texas, (the "City"), is a home rule city operating pursuant to the laws of its Charter and of the State and Texas, by and through its duly elected City Council members; and

WHEREAS, the City Council for the City wishes to reimburse the One Thousand Five Hundred Dollars (\$1,500.00) Park Rental Fees for Hutto Resource Center's Community Wide Appreciation Picnic; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

Section 1. Findings of Fact: The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 2. Reimbursement: In consideration of the public purpose being served by the 2022 Hutto Resource Center's Community Wide Appreciation Picnic held on April 30, 2022, in Adam Orgain Park, the City Council approves the reimbursement of certain fees for the 2022 Hutto Community in Action Event as follows:

Fees Reimbursed

\$1,500.00 Park Rental Fee

\$1,500.00 Total Fees Reimbursed

Section 3. Effective Date: This Ordinance shall take effect immediately after its final passage.

Section 4. Proper Notice & Meeting: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

READ and APPROVED on the first reading this the **5th** day of **May 2022**.

READ, PASSED, and ADOPTED on the second reading of this ____ day of _____, **2022** at a regular meeting of the City Council of Hutto, there being a quorum present.

THE CITY OF HUTTO, TEXAS

By: _____
Mike Snyder, Mayor

ATTEST:

By: _____
Angela Walton, City Secretary
(SEAL)

APPROVED AS TO FORM:

By: _____
Cristian Rosas-Grillet, Assistant City Attorney

AGENDA ITEM REPORT

11.4.



To: City Council
Subject: Consideration and possible action on Ordinance No. 2022-016 amending Chapter 2, Article 2.03, Division 1 of the Code of Ordinances to adopt the city's classification and compensation plan, as amended. (Second Reading) (Interim City Manager Isaac Turner)
Meeting: Thursday, May 5, 2022
Department: City Manager /
Staff Contact: Isaac Turner

BACKGROUND INFORMATION:

The City of Hutto commissioned a Classification and Compensation Study Report from Management Advisory Group, International, Inc. ("MAG"). The proposed ordinance adopts the MAG Classification and Compensation Plan dated April 11, 2022, as part of the official policy of the City with regard to salary administration, as amended and implemented by City management, as further described in Exhibit A. The ordinance shall take effect on May 2, 2022.

SUMMARY OF REQUEST:

Detailed adjustments to a few positions in addition to the salary survey report recommendations.

STAFF REVIEW:

FINANCIAL IMPACT:

The cost of the initial request of 2% for all employees plus other adjustments:

General Fund: MAG	\$151,605	COH adjustments:	\$65,329	Sub-total	\$216,934
Utility Fund: MAG	\$ 24,520	COH adjustments:	\$ 2,698	Sub-total	\$ 27,219
All Funds Total : \$243,438					

The City Council approved on first reading an additional 2% for all sworn and non-sworn employees in the police department. The cost:

General Fund: MAG	\$46,073	COH adjustments:	\$5,498	Total	\$51,571
General Fund Total including PD add:	\$268,505	All Funds Total including PD add:			
\$295,724					

There was a request for the cost to give all employees a 4% increase.

General Fund: MAG	\$265,761	COH adjustments:	\$75,957	Sub-total	\$332,718
Utility Fund: MAG	\$ 40,547	COH adjustments:	\$ 8,705	Sub-total	\$ 49,252
All Funds Total : \$381,970					

AGENDA ITEM REPORT

11.4.



POLICY IMPLICATIONS:

City Manager Recommendations for follow-up Actions

- Develop accurate job descriptions for all positions.
- **Conduct a full salary and benefits survey in FY 2022-23.**
- Bench mark key positions annually.
- Include surveying actual salaries, in addition to position ranges, to better ascertain mid-points / market-points.
- Include “bell curve” graph to assess City of Hutto employees position relative to the mid-point / market-point.
- Develop timeframe and plan to move employees toward to mid-point in a specified period of time.
- Track changes to the bell curve graph annually, to monitor progression of employees toward the mid-point and beyond.

ATTACHMENTS:

1. 20220418-Hutto-ORD-2022 Classification and Compensation Plan-v.F (2)
2. Salary report City wide - 4% PD 2% all other

ORDINANCE NO. O-2022-016

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS, AMENDING CHAPTER 2, ARTICLE 2.03, DIVISION 1 OF THE CODE OF ORDINANCES TO ADOPT THE CITY'S CLASSIFICATION AND CLASSIFICATION PLAN, AS AMENDED; AND PROVIDING FOR: FINDINGS OF FACT, ENACTMENT, REPEALER, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE & MEETING.

WHEREAS, the City of Hutto, Texas, (the "City"), is a home rule city operating pursuant to the laws of its Charter and of the State and Texas, by and through its duly elected City Council members; and

WHEREAS, pursuant to Section 13.04 of the City Charter, Personnel Policy, the administration of human resources of the City shall be governed by written rules and regulations known as "Personnel Policies;" and

WHEREAS, the Personnel Policies provide that overall increases or decreases to the pay schedule are authorized upon approval by the City Council; and

WHEREAS, pursuant to the Personnel Policies, on an annual basis, the Director of Human Resources will review the classification and compensations plans and may recommend changes; and

WHEREAS, it is in the public interest of the City of Hutto to compensate all employees in direct relation to the value of their position to the market rate, and to compensate employees based upon individual and team performance as determined by the success of their contributions to the City, and to adjust employee compensation in relation to the consumer price index; and

WHEREAS, the City Council desires to adopt an updated Classification and Compensation Plan in order to encourage future productivity, increase morale, and employ and retain highly qualified staff; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

Section 1. Findings of Fact: The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 2. Enactment: Chapter 2, Article 2.03, Division 1 of the Code of Ordinances of the City of Hutto, is hereby amended by adding a new Section 2.03.003, Classification and Compensation Plan Adopted, to read, in its entirety, as follows:

Sec. 2.03.003 Classification and Compensation Plan Adopted. That the City Council of the City of Hutto hereby adopts the Classification and Compensation Plan dated April 11, 2022, as part of the official policy of the City with regard to salary administration, as amended by Exhibit A. A copy of the Classification and

Compensation Plan, as amended, shall be attached to Ord. No. 2022-016 as Exhibit B and shall become a part thereof as fully as if set out at length herein.

Section 3. Repealer: All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

Section 4. Severability: Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

Section 5. Codification: The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

Section 6. Passage: Pursuant to Section 3.13 of the Hutto City Charter, the Council determined that the first reading of this ordinance is sufficient for adequate consideration by an affirmative vote of four or more members of the City Council during the first reading and the requirement for reading this Ordinance on two separate dates with was dispensed with by the affirmative vote of four or more members of the City council; therefore, this Ordinance is adopted and enacted without further readings. In the event a second reading is necessary, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council upon second reading.

Section 7. Effective Date: This Ordinance shall take effect May 2, 2022.

Section 8. Proper Notice & Meeting: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

READ and APPROVED on the first reading this the _____ day of _____, **2022.**

READ, PASSED, and ADOPTED on the second reading of this ____ day of _____, **2022** at a regular meeting of the City Council of Hutto, there being a quorum present.

THE CITY OF HUTTO, TEXAS

By: _____
Mike Snyder, Mayor

ATTEST:

By: _____
Angela Walton, City Secretary

(SEAL)

APPROVED AS TO FORM:

By: _____
Cristian Rosas-Grillet, Assistant City Attorney

EXHIBIT A – CLASSIFICATION AND COMPENSATION PLAN AMENDMENTS

EXHIBIT B – CLASSIFICATION AND COMPENSATION PLAN, AS AMENDED

Dept	Primary Title	Yrs in Position	Pay Group	Salary Range			Current Annual Salary	MAG Adjustment	MAG 2%	MAG Total	Retention Bonus	Annual MAG adj Salary	CoH Adj	Annual Adjusted Salary	Total Cost
				Min	Mid	Max									
City Manager's Office	Assistant to the City Manager	2.5	128	\$ 110,004	\$ 123,204	\$ 154,005	\$ 143,235	-	2,865	\$ 2,865	-	\$ 146,100		\$ 146,100	2,864.70
City Manager's Office	Assistant City Manager	0.75	135	\$ 154,786	\$ 173,360	\$ 216,701	\$ 155,000		3,100	\$ 3,100	-	\$ 158,100	4,900	\$ 163,000	\$ 8,000
City Manager's Office	Executive Assistant	0	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 54,000	4,337	1,080	\$ 5,417	-	\$ 59,417		\$ 59,417	\$ 5,417
Human Resources	Human Resources Generalist	0.25	112	\$ 50,394	\$ 56,441	\$ 70,552	\$ 62,400	-	1,248	\$ 1,248	-	\$ 63,648		\$ 63,648	\$ 1,248
Human Resources	HR Coordinator	0.25	116	\$ 61,254	\$ 68,605	\$ 85,756	\$ 78,000	-	1,560	\$ 1,560	-	\$ 79,560		\$ 79,560	\$ 1,560
Human Resources	Director of Human Resources	0.75	129	\$ 115,504	\$ 129,364	\$ 161,705	\$ 120,000	-	2,400	\$ 2,400	-	\$ 122,400	3,000	\$ 125,400	\$ 5,400
Economic Devl	Director of Economic Development	0.75	129	\$ 115,504	\$ 129,364	\$ 161,705	\$ 150,000	-	3,000	\$ 3,000	-	\$ 153,000		\$ 153,000	\$ 3,000
Finance	Payroll Accountant	0	115				\$ 62,000	-	1,240	\$ 1,240	-	\$ 63,240		\$ 63,240	\$ 1,240
Finance	Controller	0.75	122				\$ 92,000	-	1,840	\$ 1,840	-	\$ 93,840		\$ 93,840	\$ 1,840
Finance	Senior Accountant	3.25	116	\$ 61,254	\$ 68,605	\$ 85,756	\$ 75,733	-	1,515	\$ 1,515	-	\$ 77,247		\$ 77,247	\$ 1,515
Finance	Financial Analyst	0.5	116	\$ 61,254	\$ 68,605	\$ 85,756	\$ 76,500	-	1,530	\$ 1,530	-	\$ 78,030		\$ 78,030	\$ 1,530
Finance	Chief Financial Officer	0.75	129	\$ 115,504	\$ 129,364	\$ 161,705	\$ 150,000	-	3,000	\$ 3,000	-	\$ 153,000		\$ 153,000	\$ 3,000
Finance	Purchasing Manager	0.25	117	\$ 64,317	\$ 72,035	\$ 90,044	\$ 88,000	-	1,760	\$ 1,760	-	\$ 89,760		\$ 89,760	\$ 1,760
Municipal Court	Court Administrator	4.25	117	\$ 64,317	\$ 72,035	\$ 90,044	\$ 62,923	4,093	1,258	\$ 5,351	-	\$ 68,274		\$ 68,274	\$ 5,351
Municipal Court	Senior Deputy Court Clerk	1.75	108	\$ 41,459	\$ 46,434	\$ 58,043	\$ 48,097	-	962	\$ 962	-	\$ 49,059		\$ 49,059	\$ 962
Municipal Court	Deputy Court Clerk	0					\$ 40,560		-	\$ -	-	\$ 40,560		\$ 40,560	\$ -
Development Services	Development Coordinator	5.25	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 70,828	-	1,417	\$ 1,417	-	\$ 72,244		\$ 72,244	\$ 1,417
Development Services	Management Assistant	4	107	\$ 39,485	\$ 44,223	\$ 55,279	\$ 43,919	-	878	\$ 878	-	\$ 44,798	4,392	\$ 49,190	\$ 5,270
Development Services	Building Inspector	0	111	\$ 47,994	\$ 53,754	\$ 67,192	\$ 62,005	-	1,240	\$ 1,240	-	\$ 63,245		\$ 63,245	\$ 1,240
Development Services	Director of Development Services	4	129	\$ 115,504	\$ 129,364	\$ 161,705	\$ 118,453	-	2,369	\$ 2,369	1,000	\$ 120,822	40,883	\$ 161,705	\$ 44,252
Development Services	GIS Analyst	12.75	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 60,584	-	1,212	\$ 1,212	-	\$ 61,796		\$ 61,796	\$ 1,212
Development Services	Building Inspector	1.75	111	\$ 47,994	\$ 53,754	\$ 67,192	\$ 55,016	-	1,100	\$ 1,100	-	\$ 56,116		\$ 56,116	\$ 1,100
Development Services	Permit Technician	0.25					\$ 33,800		676	\$ 676	-	\$ 34,476		\$ 34,476	\$ 676
Development Services	Development Manager	0.5	117	\$ 64,317	\$ 72,035	\$ 90,044	\$ 77,750	-	1,555	\$ 1,555	-	\$ 79,305		\$ 79,305	\$ 1,555
Development Services	City Engineer	0	122	\$ 82,086	\$ 91,937	\$ 114,921	\$ 86,000	-	-	\$ -	-	\$ 86,000		\$ 86,000	\$ -
Development Services	Deputy Building Official	0	117	\$ 64,317	\$ 72,035	\$ 90,044	\$ 64,890	-	-	\$ -	-	\$ 64,890		\$ 64,890	\$ -
Construction Inspection	Construction Inspector	4.5	111	\$ 47,994	\$ 53,754	\$ 67,192	\$ 63,608	-	1,272	\$ 1,272	-	\$ 64,880		\$ 64,880	\$ 1,272
Construction Inspection	Construction Inspector	0	111	\$ 47,994	\$ 53,754	\$ 67,192	\$ 53,000	-	1,060	\$ 1,060	-	\$ 54,060		\$ 54,060	\$ 1,060
Street Dept	Streets & Drainage Foreman- Salary	2.5	108	\$ 41,459	\$ 46,434	\$ 58,043	\$ 61,808	-	-	\$ -	1,236	\$ 61,808		\$ 61,808	\$ 1,236

Dept	Primary Title	Yrs in Position	Pay Group	Salary Range			Current Annual Salary	MAG Adjustment	MAG 2%	MAG Total	Retention Bonus	Annual MAG adj Salary	CoH Adj	Annual Adjusted Salary	Total Cost
				Min	Mid	Max									
Street Dept	Crew Leader	5	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 61,894	-	-	\$ -	1,238	\$ 61,894		\$ 61,894	\$ 1,238
Street Dept	Streets & Drainage Tech II	2.5	104	\$ 34,109	\$ 38,202	\$ 47,752	\$ 41,787	-	836	\$ 836	-	\$ 42,623		\$ 42,623	\$ 836
Street Dept	Streets & Drainage Tech II	4.75	104	\$ 34,109	\$ 38,202	\$ 47,752	\$ 45,011	-	900	\$ 900	-	\$ 45,911		\$ 45,911	\$ 900
Street Dept	Crew Leader	2.75	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 60,278	-	667	\$ 667	539	\$ 60,945		\$ 60,945	\$ 1,206
Street Dept	Streets & Drainage Superintendent								-	\$ -	-	\$ -		\$ -	\$ -
Street Dept	Streets & Drainage Tech I								-	\$ -	-	\$ -		\$ -	\$ -
Street Dept	Streets & Drainage Tech I								-	\$ -	-	\$ -		\$ -	\$ -
Police	Chief of Police	0	130	\$ 121,279	\$ 135,832	\$ 169,791	\$ 173,000	-	-	\$ -	-	\$ 173,000		\$ 173,000	\$ -
Police	Assistant Chief of Police	3	128	\$ 110,004	\$ 123,204	\$ 154,005	\$ 118,133	-	4,725	\$ 4,725	-	\$ 122,858		\$ 122,858	\$ 4,725
Police	Criminal Investigations Lieutenant	18.5	122	\$ 82,086	\$ 91,937	\$ 114,921	\$ 94,904	-	3,796	\$ 3,796	-	\$ 98,700		\$ 98,700	\$ 3,796
Police	Support Services Lieutenant	5	122	\$ 82,086	\$ 91,937	\$ 114,921	\$ 97,104	-	3,884	\$ 3,884	-	\$ 100,988		\$ 100,988	\$ 3,884
Police	Patrol Lieutenant	0	122	\$ 82,086	\$ 91,937	\$ 114,921	\$ 92,754	-	-	\$ -	-	\$ 92,754		\$ 92,754	\$ -
Police	Criminal Investigations Sergeant	0	119	\$ 70,909	\$ 79,418	\$ 99,273	\$ 86,216	-	-	\$ -	-	\$ 86,216		\$ 86,216	\$ -
Police	Patrol Sergeant	1.5	119	\$ 70,909	\$ 79,418	\$ 99,273	\$ 80,538	-	3,222	\$ 3,222	-	\$ 83,759		\$ 83,759	\$ 3,222
Police	Patrol Sergeant	5	119	\$ 70,909	\$ 79,418	\$ 99,273	\$ 80,538	-	3,222	\$ 3,222	-	\$ 83,759		\$ 83,759	\$ 3,222
Police	Patrol Sergeant	0.25	119	\$ 70,909	\$ 79,418	\$ 99,273	\$ 77,002	-	3,080	\$ 3,080	-	\$ 80,082		\$ 80,082	\$ 3,080
Police	Patrol Sergeant	4.25	119	\$ 70,909	\$ 79,418	\$ 99,273	\$ 78,770	-	3,151	\$ 3,151	-	\$ 81,920		\$ 81,920	\$ 3,151
Police	Street Crimes Sergeant	5.25	119	\$ 70,909	\$ 79,418	\$ 99,273	\$ 92,685	-	3,707	\$ 3,707	-	\$ 96,392		\$ 96,392	\$ 3,707
Police	Support Services Sergeant	3.75	119	\$ 70,909	\$ 79,418	\$ 99,273	\$ 82,410	-	3,296	\$ 3,296	-	\$ 85,706		\$ 85,706	\$ 3,296
Police	Professional Standards Officer	1.5	119	\$ 58,337	\$ 65,338	\$ 81,672	\$ 64,272	-	2,571	\$ 2,571	-	\$ 66,843		\$ 66,843	\$ 2,571 *
Police	Patrol Officer	1.5	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 62,878	-	2,515	\$ 2,515	-	\$ 65,394		\$ 65,394	\$ 2,515
Police	Patrol Officer	1.5	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 61,506	-	2,460	\$ 2,460	-	\$ 63,966		\$ 63,966	\$ 2,460
Police	Patrol Officer	1.5	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 78,312	-	3,132	\$ 3,132	-	\$ 81,444		\$ 81,444	\$ 3,132
Police	Patrol Officer	1.5	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 61,506	-	2,460	\$ 2,460	-	\$ 63,966		\$ 63,966	\$ 2,460
Police	Patrol Officer	0.75	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 61,506	-	2,460	\$ 2,460	-	\$ 63,966		\$ 63,966	\$ 2,460
Police	Patrol Officer	1.5	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 67,184	-	2,687	\$ 2,687	-	\$ 69,871		\$ 69,871	\$ 2,687
Police	Patrol Officer	1	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 61,506	-	2,460	\$ 2,460	-	\$ 63,966		\$ 63,966	\$ 2,460
Police	Patrol Officer	4.5	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 70,221	-	2,809	\$ 2,809	-	\$ 73,030		\$ 73,030	\$ 2,809
Police	Patrol Officer	4.75	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 64,272	-	2,571	\$ 2,571	-	\$ 66,843		\$ 66,843	\$ 2,571
Police	Patrol Officer	3.75	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 65,707	-	2,628	\$ 2,628	-	\$ 68,335		\$ 68,335	\$ 2,628
Police	Patrol Officer	1	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 58,885	-	2,355	\$ 2,355	-	\$ 61,240		\$ 61,240	\$ 2,355
Police	Patrol Officer	1.75	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 60,195	-	2,408	\$ 2,408	-	\$ 62,603		\$ 62,603	\$ 2,408
Police	Patrol Officer	1.25	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 62,878	-	2,515	\$ 2,515	-	\$ 65,394		\$ 65,394	\$ 2,515
Police	Patrol Officer	3.5	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 67,184	-	2,687	\$ 2,687	-	\$ 69,871		\$ 69,871	\$ 2,687
Police	Patrol Officer	0.75	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 58,885	-	2,355	\$ 2,355	-	\$ 61,240		\$ 61,240	\$ 2,355
Police	Patrol Officer	2.5	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 62,878	-	2,515	\$ 2,515	-	\$ 65,394		\$ 65,394	\$ 2,515
Police	Patrol Officer	1.25	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 64,272	-	2,571	\$ 2,571	-	\$ 66,843		\$ 66,843	\$ 2,571
Police	Patrol Officer	1.25	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 65,707	-	2,628	\$ 2,628	-	\$ 68,335		\$ 68,335	\$ 2,628
Police	Detective	1.5	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 82,347	-	-	\$ -	3,294	\$ 82,347		\$ 82,347	\$ 3,294
Police	Patrol Officer	14.25	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 79,123	-	3,165	\$ 3,165	-	\$ 82,288		\$ 82,288	\$ 3,165
Police	Patrol Officer	1.75	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 60,195	-	2,408	\$ 2,408	-	\$ 62,603		\$ 62,603	\$ 2,408
Police	Patrol Officer	0	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 62,877	-	2,515	\$ 2,515	-	\$ 65,392		\$ 65,392	\$ 2,515
Police	Patrol Officer	0	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 58,880	-	-	\$ -	-	\$ 58,880		\$ 58,880	\$ -
Police	Patrol Officer	0	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 58,880	-	-	\$ -	-	\$ 58,880		\$ 58,880	\$ -
Police	Patrol Officer	0	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 58,880	-	-	\$ -	-	\$ 58,880		\$ 58,880	\$ -
Police	Patrol Officer	0	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 58,880	-	-	\$ -	-	\$ 58,880		\$ 58,880	\$ -
Police	Patrol Officer	0	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 58,880	-	-	\$ -	-	\$ 58,880		\$ 58,880	\$ -
Police	Patrol Officer	0	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 58,880	-	-	\$ -	-	\$ 58,880		\$ 58,880	\$ -
Police	Patrol Officer	0	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 58,880	-	-	\$ -	-	\$ 58,880		\$ 58,880	\$ -
Police	Patrol Officer	0	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 58,880	-	-	\$ -	-	\$ 58,880		\$ 58,880	\$ -

Dept	Primary Title	Yrs in Position	Pay Group	Salary Range			Current Annual Salary	MAG Adjustment	MAG 2%	MAG Total	Retention Bonus	Annual MAG adj Salary	CoH Adj	Annual Adjusted Salary	Total Cost
				Min	Mid	Max									
Police	Crime Scene/Evidence Tech.	2	112	\$ 50,394	\$ 56,441	\$ 70,552	\$ 75,109		-	\$ -	3,004	\$ 75,109		\$ 75,109	\$ 3,004
Police	Code Enforcement Officer	4	108	\$ 45,709	\$ 51,194	\$ 63,992	\$ 44,990	982	1,800	\$ 2,782	-	\$ 47,772		\$ 47,772	\$ 2,782
Police	Code Enforcement Officer	0	108	\$ 45,709	\$ 51,194	\$ 63,992	\$ 40,997	3,892	1,640	\$ 5,532	-	\$ 46,529		\$ 46,529	\$ 5,532
Police	Senior Management Assistant	2.5	107	\$ 39,485	\$ 44,223	\$ 55,279	\$ 60,154	-	-	\$ -	2,406	\$ 60,154		\$ 60,154	\$ 2,406
Police	Public Information & Law Enforcement S	2.5	108	\$ 41,459	\$ 46,434	\$ 58,043	\$ 39,645	2,052	1,586	\$ 3,638	-	\$ 43,283		\$ 43,283	\$ 3,638
Police	Senior Animal Control Officer	5.25	106	\$ 37,605	\$ 42,117	\$ 52,647	\$ 57,304	-	-	\$ -	2,292	\$ 57,304		\$ 57,304	\$ 2,292
Police	Animal Control Officer	0					\$ 39,998		-	\$ -	-	\$ 39,998		\$ 39,998	\$ -
City Secretary	Assistant City Secretary	0.5	114	\$ 55,559	\$ 62,226	\$ 77,783	\$ 58,000	-	1,160	\$ 1,160	-	\$ 59,160		\$ 59,160	\$ 1,160
City Secretary	City Secretary	0	122	\$ 82,086	\$ 91,937	\$ 114,921	\$ 109,000	-	-	\$ -	-	\$ 109,000		\$ 109,000	\$ -
Communications	Multi Media Marketing Specialist	0.5	112	\$ 50,394	\$ 56,441	\$ 70,552	\$ 69,992	-	560	\$ 560	840	\$ 70,552		\$ 70,552	\$ 1,400
Communications	Communications Manager	1	117	\$ 64,317	\$ 72,035	\$ 90,044	\$ 80,000	-	1,600	\$ 1,600	-	\$ 81,600		\$ 81,600	\$ 1,600
Communications	Communications Specialist	0							-	\$ -	-	\$ -		\$ -	\$ -
Library	Library Technician	5.5	108	\$ 41,459	\$ 46,434	\$ 58,043	\$ 36,057	5,853	721	\$ 6,574	-	\$ 42,631		\$ 42,631	\$ 6,574
Library	Circulation Clerk I	0.25	101	\$ 29,464	\$ 33,000	\$ 41,250	\$ 14,502	-	290	\$ 290	-	\$ 14,792		\$ 14,792	\$ 290
Library	Circulation Clerk I	0	101	\$ 29,464	\$ 33,000	\$ 41,250	\$ 14,560	-	291	\$ 291	-	\$ 14,851		\$ 14,851	\$ 291
Library	Library Manager	0.75	115	\$ 58,337	\$ 65,338	\$ 81,672	\$ 60,000	-	1,200	\$ 1,200	-	\$ 61,200		\$ 61,200	\$ 1,200
Community Relations	Programs & Events Specialist	1	110	\$ 45,709	\$ 51,194	\$ 63,992	\$ 50,000	-	1,000	\$ 1,000	-	\$ 51,000		\$ 51,000	\$ 1,000
Community Relations	Community Relations & Services Manager	2	117	\$ 64,317	\$ 72,035	\$ 90,044	\$ 77,250	-	1,545	\$ 1,545	-	\$ 78,795		\$ 78,795	\$ 1,545
Parks	Groundskeeper	5	102	\$ 30,938	\$ 34,650	\$ 43,313	\$ 39,827	-	797	\$ 797	-	\$ 40,624		\$ 40,624	\$ 797
Parks	Groundskeeper	0	102	\$ 30,938	\$ 34,650	\$ 43,313	\$ 31,200	-	624	\$ 624	-	\$ 31,824		\$ 31,824	\$ 624
Parks	Groundskeeper	9.25	102	\$ 30,938	\$ 34,650	\$ 43,313	\$ 37,899	-	758	\$ 758	-	\$ 38,657		\$ 38,657	\$ 758
Parks	Groundskeeper	3.5	102	\$ 30,938	\$ 34,650	\$ 43,313	\$ 33,100	-	662	\$ 662	-	\$ 33,762		\$ 33,762	\$ 662
Parks	Parks Crew Leader	3.25	107	\$ 39,485	\$ 44,223	\$ 55,279	\$ 41,884	-	838	\$ 838	-	\$ 42,722		\$ 42,722	\$ 838
Parks	Parks Superintendent	0.25	117	\$ 64,317	\$ 72,035	\$ 90,044	\$ 72,000	-	1,440	\$ 1,440	-	\$ 73,440		\$ 73,440	\$ 1,440
Fleet Mgmt	Fleet Manager	4	116	\$ 61,254	\$ 68,605	\$ 85,756	\$ 61,002	2,456	1,220	\$ 3,676	-	\$ 64,678		\$ 64,678	\$ 3,676
Facilities Maint	Facilities Maintenance Manager	3	117	\$ 64,317	\$ 72,035	\$ 90,044	\$ 90,177	-	-	\$ -	1,804	\$ 90,177		\$ 90,177	\$ 1,804
Information Technology	IT Director	7.75	122	\$ 82,086	\$ 91,937	\$ 114,921	\$ 74,015	15,041	1,480	\$ 16,521	-	\$ 90,537		\$ 90,537	\$ 16,521
Information Technology	User Support Specialist	3	112	\$ 50,394	\$ 56,441	\$ 70,552	\$ 47,133	4,317	943	\$ 5,260	-	\$ 52,392		\$ 52,392	\$ 5,260
Information Technology	System Security Administrator	0							-	\$ -	-	\$ -		\$ -	\$ -
General Fund Totals								43,023	154,655	\$ 197,678	17,653		53,175		\$ 268,505

UTILITY FUND

Utility Billing	Customer Service Representative	0	104	\$ 34,109	\$ 38,202	\$ 47,752	\$ 34,008	101	680	\$ 781	-	\$ 34,789		\$ 34,789	\$ 781
Utility Billing	Utility Billing Coordinator	0.25					\$ 39,998		800	\$ 800	-	\$ 40,798		\$ 40,798	\$ 800

Dept	Primary Title	Yrs in Position	Pay Group	Salary Range			Current Annual Salary	MAG Adjustment	MAG 2%	MAG Total	Retention Bonus	Annual MAG adj Salary	CoH Adj	Annual Adjusted Salary	Total Cost
				Min	Mid	Max									
Utility Billing	Customer Svc & Utility Billing Manager	5	117	\$ 64,317	\$ 72,035	\$ 90,044	\$ 72,800		1,456	\$ 1,456	-	\$ 74,256		\$ 74,256	\$ 1,456
Utility Billing	Water Services Technician	12.5	105	\$ 35,814	\$ 40,112	\$ 50,140	\$ 42,203		844	\$ 844	-	\$ 43,047		\$ 43,047	\$ 844
Utility Billing	Water Services Technician	0	105	\$ 35,814	\$ 40,112	\$ 50,140	\$ 37,440		-	\$ -	-	\$ 37,440		\$ 37,440	\$ -
Utility Billing	Customer Service Representative	0.5	104	\$ 34,109	\$ 38,202	\$ 47,752	\$ 34,320	1,330	686	\$ 2,016	-	\$ 36,336		\$ 36,336	\$ 2,016
Public Works Admin	Senior Management Assistant	3	107	\$ 39,485	\$ 44,223	\$ 55,279	\$ 60,154		-	\$ -	1,203	\$ 60,154		\$ 60,154	\$ 1,203
Public Works Admin	Director of Public Works & Engineering	0.75	129	\$ 115,504	\$ 129,364	\$ 161,705	\$ 160,000		1,705	\$ 1,705	1,495	\$ 161,705		\$ 161,705	\$ 3,200
Public Works Admin	Field Services Manager	0.25	116	\$ 61,254	\$ 68,605	\$ 85,756	\$ 84,000	-	1,680	\$ 1,680	-	\$ 85,680		\$ 85,680	\$ 1,680
Public Works Admin	Public Works Engineer								-	\$ -	-	\$ -		\$ -	\$ -
Public Works Admin	Capital Projects Engineer								-	\$ -	-	\$ -		\$ -	\$ -
Public Works Admin	Land Development Engineer								-	\$ -	-	\$ -		\$ -	\$ -
Utilities	Utility Technician	3	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 46,062	-	921	\$ 921	-	\$ 46,983		\$ 46,983	\$ 921
Utilities	Utility Technician	2.5	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 43,919	366	878	\$ 1,244	-	\$ 45,164		\$ 45,164	\$ 1,244
Utilities	Utility Technician	3	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 52,437	-	1,049	\$ 1,049	-	\$ 53,486		\$ 53,486	\$ 1,049
Utilities	Senior Utility Technician	5	111	\$ 47,994	\$ 53,754	\$ 67,192	\$ 63,170	-	1,263	\$ 1,263	-	\$ 64,433		\$ 64,433	\$ 1,263
Utilities	Utility Technician	3.5	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 46,134	-	923	\$ 923	-	\$ 47,057		\$ 47,057	\$ 923
Utilities	Utility Superintendent	4.5	118	\$ 67,533	\$ 75,637	\$ 94,546	\$ 80,817	-	1,616	\$ 1,616	-	\$ 82,433		\$ 82,433	\$ 1,616
Utilities	Utility Technician	5.5	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 53,186	-	1,064	\$ 1,064	-	\$ 54,249		\$ 54,249	\$ 1,064
Utilities	Utility Technician	2	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 43,576	627	872	\$ 1,499	-	\$ 45,075		\$ 45,075	\$ 1,499
Utilities	Utility Technician	4.5	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 48,797	-	976	\$ 976	-	\$ 49,773		\$ 49,773	\$ 976
Utilities	Utility Technician	3.75	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 42,619	2,761	852	\$ 3,613	-	\$ 46,233		\$ 46,233	\$ 3,613
Utilities	Utility Technician	6.75	109	\$ 43,532	\$ 48,756	\$ 60,945	\$ 53,477	-	1,070	\$ 1,070	-	\$ 54,546		\$ 54,546	\$ 1,070
Utility Fund Totals								5,185	19,335	\$ 24,520	\$ 2,698		-		\$ 27,219

Director comments included

Current salary is near or above the max shown

Position was not included in the study

*

Position was classified incorrectly in the study

AGENDA ITEM REPORT

12.1.



To: City Council
Subject: 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.
Meeting: Thursday, May 5, 2022
Department: City Secretary /
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

12.2.



To: City Council
Subject: Presentation and possible action of the Annual Comprehensive Finance Report for the year ended September 30, 2021. (Angie Rios)
Meeting: Thursday, May 5, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

BrooksWatson LLC was contracted to perform the audit for the fiscal year ending September 30, 2021. They have completed the audit and annual financial report and will report on the City's financial status.

SUMMARY OF REQUEST:

Receive the Annual Comprehensive Financial Report for the year ended September 30, 2021.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Hutto 9.30.21 Report - FINAL
2. SAS 114 Letter
3. SAS 115 Letter. - City



**Annual Comprehensive Financial Report
For the Year Ended September 30, 2021
City of Hutto, Texas**



***ANNUAL COMPREHENSIVE
FINANCIAL REPORT***

of the

City of Hutto, Texas

**For the Year Ended
September 30, 2021**

Prepared by

Financial Services



City of Hutto, Texas

TABLE OF CONTENTS

September 30, 2021

INTRODUCTORY SECTION	<u>Page</u>
Letter of Transmittal	i
Organizational Chart	vi
List of Elected and Appointed Officials	vii
GFOA Certificate of Achievement for Excellence in Financial Reporting	viii
 FINANCIAL SECTION	
Independent Auditor's Report	1
Management's Discussion and Analysis	5
Basic Financial Statements:	
Government-wide Financial Statements	
Statement of Net Position	20
Statement of Activities	24
Fund Financial Statements:	
Balance Sheet - Governmental Funds	26
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	29
Statement of Revenues, Expenditures, and Changes in Fund Balance - Governmental Funds	30
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances	
Governmental Funds to the Statement of Activities	35
Statement of Net Position - Proprietary Funds	36
Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Funds	39
Statement of Cash Flows - Proprietary Funds	40
Statement of Fiduciary Net Position - Fiduciary Fund	42
Statement of Changes in Fiduciary Net Position - Fiduciary Fund	43
Notes to the Financial Statements	45
 Required Supplementary Information:	
Schedule of Revenues, Expenditures, and Changes in Fund Balances -	
Budget and Actual - General Fund	96
Schedule of Revenues, Expenditures, and Changes in Fund Balances -	
Budget and Actual - River Creek LGC	98
Schedule of Revenues, Expenditures, and Changes in Fund Balances -	
Budget and Actual - Cottonwood LGC	99
Schedule of Changes in Net Pension Liability and Related Ratios - TMRS	100
Schedule of Employer Contributions to Pension Plan - TMRS	102
Schedule of Changes in OPEB Liability and Related Ratios - TMRS	104
Schedule of Changes in OPEB Liability and Related Ratios - Retiree Health Care Plan	105

City of Hutto, Texas

TABLE OF CONTENTS

September 30, 2021

Combining and Individual Fund Financial Statements and Schedules:

Combining Balance Sheet - Nonmajor Governmental Funds	110
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds	114
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual	
Debt Service Fund	118
Capital Improvement Projects	119
Park Improvements	120
Municipal Court Fees	121
Hotel Tax Fund	122
Police Seizures Fund	123
PEG Capital Fees Fund	124
Durango Farms PID	125
Balance Sheet - Discretely Presented Component Units	126
Reconciliation of the Balance Sheet to the Statement of Net Position - Discretely Presented Component Units	127
Statement of Revenues, Expenditures, and Changes in Fund Balances - Discretely Presented Component Unit	128
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities - Discretely Presented Component Units	129

City of Hutto, Texas

TABLE OF CONTENTS

September 30, 2021

STATISTICAL SECTION

Financial Trends:

Net Position by Component	132
Changes in Net Position	134
Fund Balances of Governmental Funds	138
Changes in Fund Balances of Governmental Funds	140
General Government Revenues By Source	143

Revenue Capacity:

Assessed Value and Estimated Actual Value of Taxable Property	144
Direct and Overlapping Property Tax Rates	146
Principal Property Taxpayers	148
Property Tax Levies and Collections	150

Debt Capacity:

Ratios of Outstanding Debt by Type	152
Ratios of Net General Bonded Debt Outstanding	154
Direct and Overlapping Governmental Activities Debt	155
Legal Debt Margin Information	156

Demographic and Economic Information:

Demographic and Economic Statistics	159
Principal Employers	160

Operating Information:

Full-Time Equivalent City Government Employees by Function/Program	162
Operating Indicators by Function/Program	164
Capital Asset Statistics by Function/Program	166



INTRODUCTORY SECTION





April 25, 2022

To the Honorable Mayor, Members of the City Council, and Citizens of the City of Hutto, Texas:

State law requires that all municipalities be audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby include the auditors' report in this comprehensive annual financial report of the City of Hutto (The City) for the fiscal year ended September 30, 2021.

Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is organized in a manner designed to fairly present the financial position and results of operations of the City. To provide a reasonable basis for making these representations, management of the City is responsible for establishing and maintaining internal controls designed to ensure that the assets of the City are protected from loss, theft or misuse and that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. Internal controls are designed to provide reasonable, but not absolute, assurance that these objectives are met. Reasonable assurance recognizes that the cost of implementing a control should not outweigh the benefit. The evaluation of costs and benefits requires estimates and judgement by City management.

The City of Hutto's financial statements have been audited by BrooksWatson & Company, PLLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the City's financial statements for the fiscal year ended September 30, 2021, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor's report is presented as the first component of the financial section of this report.

Governmental Accounting Standards Board (GASB) requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it.

The City of Hutto's MD&A can be found immediately following the report of the independent auditors.

The City and its Services

Hutto was established in 1876 when the International and Great Northern Railroad passed through land owned by James Emory Hutto. Railroad officials designated the stop as the Hutto station and the town of Hutto was born. The City was formally incorporated in 1911. It was further developed and established as an agricultural base for the local farming and ranching community.

According to local legend, in 1915, a circus train stopped in Hutto, Texas, at the depot to take on passengers, pick up and deliver mail, and take on water and fuel for the steam locomotive. The circus train workers also would have taken this opportunity to care for their animals. At some point during this historic layover, a hippopotamus got out of the railcar and made its way to nearby Cottonwood Creek. This caused much consternation for the circus workers. Local farmers and merchants watched the commotion in amusement and with interest as unsuccessful efforts were made to extricate the hippopotamus from the muddy waters of Cottonwood Creek. After much effort, the hippo was prodded from the mud and water that resembled its natural habitat and was reloaded back onto the train car. Soon afterward the Hutto School adopted the hippopotamus as its mascot, and as early as 1923, the hippo appeared on official Hutto High School graduation announcements. The unique mascot has become one of the best-known facts about Hutto.

Hutto is located in Central Texas at the intersection of State Highway 130 and US Highway 79, approximately 25 miles from the State Capitol. Its proximity to major employers, strong community values, state recognized schools, and small-town charm continues to attract new residents. While the population at the 2000 census was just 1,250, nearly 40,000 people now call the growing community home, making Hutto one of the fastest growing cities in the nation.

Hutto is a home-rule charter city and operates under a council-manager form of government. A mayor and six council members are elected at large in staggered three-year terms. The City provides a range of services to its citizenry. Major services provided under general government and enterprise functions include: police protection, water and sewer services, solid waste services, park facilities, recreational programs and events, library services, street construction, reconstruction, maintenance, and general administrative services. Fire protection for the City of Hutto is provided through a partnership with the Williamson County Emergency Services District #3. The City is financially accountable for the Hutto Economic Development Corporation (HEDC), a Texas economic development corporation, which funds economic development projects by utilizing an additional ½ cent "4B" sales tax approved by the voters in 2017.

Local Economy

Hutto is part of the rapidly-growing Austin-Round Rock MSA. Hutto's proximity to downtown Austin and large employers in Williamson and Travis Counties has encouraged substantial residential growth in the last decade, given the amount of land available for development within City limits.

Despite the recent COVID-19 pandemic, the economy in Hutto has been strong. Development has continued to flourish, with the City issuing 3,379 building permits and boasting a population of 38,807. In comparison, the City issued just 222 building permits and had a population of 20,194 just ten years earlier. Consumer spending is also strong, as evidenced by increased sales tax collections (an increase of 30% from 2020 to 2021), a median household income that is 36% higher than that of the state median, and an unemployment rate of 3.6%, lower than the state average of 5.1%.

With Hutto's population approaching 40,000, there has been increased interest in retail development, as well as growth in light industrial and mixed-use. The City is actively working to attract new retailers and employers into the City limits, which is expected to diversify the City's property tax base in coming years.

Long-Term Financial Planning

Budgeting is an essential element of the financial planning, control and evaluation process of municipal government. Multi-year budgeting provides a means to identify the impact of implementing new programs and projects on future budgets. The Financial Plan is the City's long-range operations and capital plan. The plan includes all of the operating departments of the General Fund and Utility Fund as well as the Capital Improvement Funds of the City. The City's Fiscal and Budgetary policy dictates this plan be updated annually.

One of the most important components of the city's Financial Plan is the Capital Improvements Plan (CIP Plan). With the significant growth in Hutto and surrounding communities, addressing infrastructure improvements is one of the City's highest priorities. The City is focused on re-evaluating and updating its CIP plan in 2022 to facilitate successful budgeting and planning in the coming years.

Relevant Financial Policies

Budgetary Controls. The City Charter provides that the City Manager shall prepare and present an annual budget, which is then adopted by the City Council through the passage of a budget ordinance. The City Manager is authorized to transfer budgeted amounts among programs within a department; however, transfers between departments or an increase to the overall total expenditure of any fund must be presented to the City Council.

The City maintains budgetary controls to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. Activities of all funds are included in the annual appropriated budget (except for the Police Seizure special revenue fund, which is restricted for specific use). Financial reports are produced showing budgeted and actual expenditures by line item and are distributed monthly to the City departmental managers. Individual expenditure and revenue line items are reviewed monthly.

Major Initiatives

Infrastructure Improvements. With the robust growth in the City, ensuring that sufficient infrastructure exists is one of the highest priorities of the City. Construction is expected to begin in 2022 on prominent intersections, including FM 1660 N at Limmer Loop and FM 1660 N at US 79. Additional projects that are in progress for 2022 and beyond include waterline improvements, drainage projects and sidewalk improvements. Studies for additional projects are also ongoing.

Megasite Development. The “Megasite” is an impressive collection of land located on Hutto’s eastern boundary, along the new Southeast Loop that will connect to SH 130. Hutto’s Economic Development Corporation owns approximately 400 acres there, with options on approximately 1,000 additional surrounding acres. There is significant interest in the Megasite, due to its proximity to the future Samsung plant in Taylor, and its ability to facilitate large scale projects. The HEDC and City are actively working to attract businesses to the Megasite and prepare it for development.

Awards and Acknowledgements

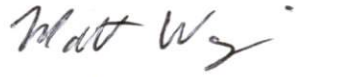
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2020. The Certificate of Achievement is the highest form of recognition for excellence in state and local government financial reporting. To be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized Annual Comprehensive Financial Report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year. We believe our current report continues to conform to the Certificate of Achievement program requirements, and as such, we are submitting it to the GFOA to determine its eligibility.

The preparation of this report could not be accomplished without the efficient and dedicated services of the entire staff of the City’s Financial Services. We would like to express our appreciation to all members of the department and the other City staff members who were instrumental in the successful completion of this report.

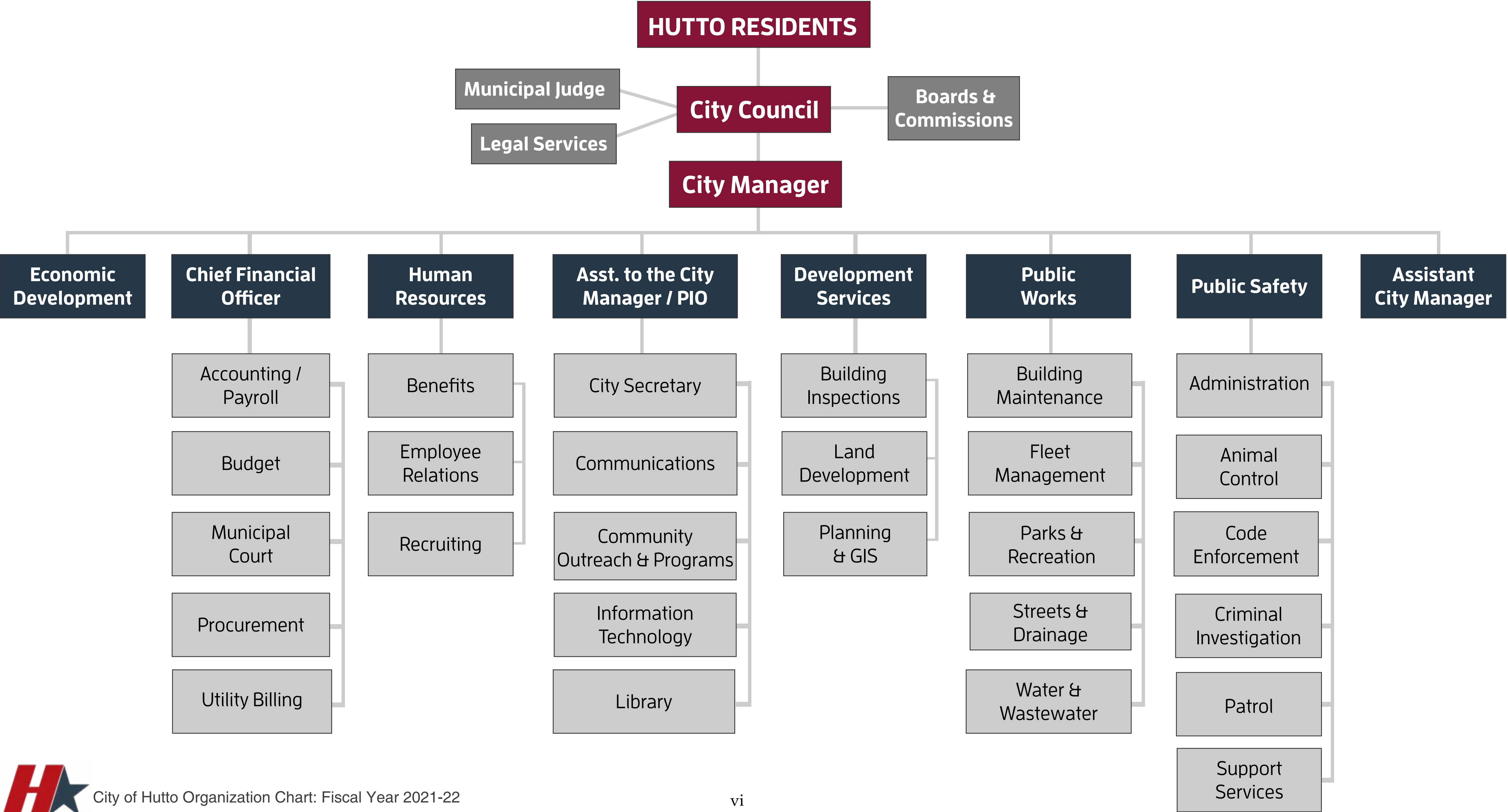
We would also like to thank the members of the City Council and Mayor for their leadership and support in maintaining the highest professional standards and integrity in the City of Hutto's finances.

Respectfully submitted,


Isaac Turner
Interim City Manager


Matt Wojnowski
Assistant City Manager


Angie Rios, CPA
Chief Financial Officer



City of Hutto
List of Elected and Appointed Officials
September 30, 2021

Elected Officials

Mayor	Mike Snyder
Mayor Pro Tem	Tanner Rose
Council Place 1	Robin Sutton
Council Place 2	Dan Thornton
Council Place 3	Mandi Villareal Salvo
Council Place 4	Peter Gordon
Council Place 5	Krystal Kinsey

City Administration

City Manager	Warren A. Hutmacher
Assistant City Manager	Matt Wojnowski
Chief Financial Officer	Angie Rios
Chief of Police	Paul Hall
Director, Development Services	Ashley Lumpkin
Director, Human Resources	Irene Talioaga
Director, Public Works	Vacant
Public Information Officer	Stacy Schmitt
City Secretary	Holly Nagy
City Attorney	Dotti Palumbo, Bojorquez Law Firm
Municipal Court Judge	The Honorable Lucas Wilson



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Hutto
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2020

Christopher P. Morill

Executive Director/CEO

FINANCIAL SECTION





INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Hutto, Texas:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Hutto, Texas (the "City") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The City's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our (1) unmodified audit opinion on the governmental activities, the business-type activities, major funds, aggregate remaining fund information, and the TIRZ discretely presented component unit; and (2) a qualified audit opinion on the Hutto Economic Development Corporation, "EDC", discretely presented component unit.

Basis for Qualified Opinion on the Hutto EDC Discretely Presented Component Unit

The notes receivable of the Hutto EDC, one of the City's discretely presented component units, has not been audited as part of our audit of the City of Hutto's basic financial statements. Sufficient audit evidence could not be obtained for this balance, \$101,458, or changes to this balance, \$(106,042), for the year ended September 30, 2021. Accounting principles generally accepted in the United States of America require that an adequate allowance be provided for uncollectible receivables, which would decrease the assets and net position and change to net position for the year. The amount by which this departure would affect the assets, net position, and change to net position of the EDC has not been determined.

Qualified Opinion on Hutto EDC

In our opinion, except for the effects, if any, of the matter described in the Basis for Qualified Opinion paragraph on the Hutto EDC, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Hutto EDC, as of September 30, 2021, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions on the Governmental Activities, Business-Type Activities, Major Funds, Aggregate Remaining Fund Information, and the TIRZ #1 Discretely Presented Component Unit

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the TIRZ #1 discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note V.H. to the financial statements, the City restated its beginning net position/fund balance within governmental activities, business-type activities, component unit activities, the general fund, nonmajor governmental funds, utility system fund, and solid waste fund to correct various accounting errors in the prior year, and changes to report presentation for

the EDC and TIRZ #1 from blended to discrete component unit presentation. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of changes in net pension liability and related ratios, schedule of employer contributions to pension plan, schedule of changes in other postemployment benefits liability and related ratios, and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

This accompanying supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

A handwritten signature in black ink that reads "Brooks Watson & Co." in a cursive, flowing script.

Brooks Watson & Co., PLLC
Certified Public Accountants
Houston, Texas
April 25, 2022

***MANAGEMENT'S DISCUSSION
AND ANALYSIS***



City of Hutto, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

As management of the City of Hutto, Texas (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i-vi of this report.

Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows (net position) at September 30, 2021 by \$177,025,833. Of this amount, \$29,975,320 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$75,414,611. The majority of the City's net position are invested in capital assets and restricted for specific purposes.
- The City's governmental funds reported combined ending fund balances of \$19,087,543 at September 30, 2021, a decrease of \$14,835,294 from the prior fiscal year; this includes an increase of \$5,774,222 in the general fund, an increase of \$50,673 in the debt service fund, a decrease of \$877,599 in the capital improvement projects fund, a decrease of \$435,351 in the River Creek LGC fund, a decrease of \$25,047,035 in the Cottonwood LGC fund, and an increase of \$5,699,796 in the nonmajor governmental funds.
- At the end of the fiscal year, unassigned fund balance for the general fund was \$9,507,999 or 65% of total general fund expenditures.
- The City's total debt showed a net increase of \$11,266,830. Governmental bonds payable and tax notes totaled \$85,327,699 at the close of the fiscal year. Self-supporting debt of the proprietary fund was \$126,576,956.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

City of Hutto, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2021

The *statement of net position* presents information on all of the City's assets and liabilities. The difference between the two is reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other non-financial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include city administration, financial services, business and development, public safety, community services, and communications. The business-type activities of the City include utility and solid waste operations.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also the legally separate Hutto Economic Development Corporation for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

FUND FINANCIAL STATEMENTS

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar

City of Hutto, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2021

information presented for *governmental* activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains fourteen individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, capital improvement projects fund, River Creek LGC fund, and the Cottonwood LGC fund, which are considered to be major funds. The City's other special revenue funds and capital project funds are considered nonmajor for reporting purposes.

The City adopts an annual appropriated budget for its general fund, other major governmental funds, and most of the special revenue funds. A budgetary comparison statement has been provided for each fund to demonstrate compliance with the budget.

Proprietary Funds

The City maintains one type of proprietary fund, enterprise fund. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses two enterprise funds to account for its utility and solid waste operations. All activities associated with providing such services are accounted for in these funds, including personnel, administration, operation, repairs/maintenance, debt service, capital improvements, meter maintenance, billing and collection. The City's intent is that costs of providing the services to the general public on a continuing basis is financed through user charges in a manner similar to a private enterprise.

Proprietary financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the utility system fund and the solid waste fund, as they are considered major funds of the City.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The City maintains one fiduciary fund. The MUD Fund reports resources held by the City in a custodial capacity for municipal utility districts.

City of Hutto, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2021

Component Units

The City maintains the accounting and financial statements for two component units. The Hutto Economic Development Corporation and the TIRZ #1 are reported as discretely presented component units on the government-wide financial statements.

Notes to Financial Statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the City's progress in funding its obligation to provide pension benefits to its employees and budgetary comparison for the general fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve over time as a useful indicator of the City's financial position. For the City of Hutto, assets and deferred outflows exceed liabilities and deferred inflows by \$177,025,833 as of September 30, 2021 in the primary government.

The largest portion of the City's net position, \$67,535,248, reflects its investments in capital assets (e.g., land, buildings, infrastructure, vehicles, machinery and equipment, as well as the public works facilities), less any debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

City of Hutto, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	2021			2020 (Restated)		
	Governmental Activities	Business-Type Activities	Total	Governmental Activities	Business-Type Activities	Total
Current and other assets	\$ 46,135,415	\$ 35,490,874	\$ 81,626,289	\$ 38,760,024	\$ 31,393,691	\$ 70,153,715
Long-term assets	232,754,986	138,432,780	371,187,766	168,351,513	123,531,754	291,883,267
Total Assets	278,890,401	173,923,654	452,814,055	207,111,537	154,925,445	362,036,982
Total Deferred Outflows	1,008,363	560,567	1,568,930	926,681	500,968	1,427,649
Current liabilities	36,068,784	6,742,974	42,811,758	27,753,688	5,556,992	33,310,680
Long-term liabilities	100,717,954	132,295,533	233,013,487	91,678,585	135,524,860	227,203,445
Total Liabilities	136,786,738	139,038,507	275,825,245	119,432,273	141,081,852	260,514,125
Total Deferred Inflows	1,409,494	122,413	1,531,907	1,215,624	123,660	1,339,284
Net Position:						
Net investment in capital assets	57,579,615	9,955,633	67,535,248	46,702,040	(1,300,185)	45,401,855
Restricted	66,491,317	13,023,948	79,515,265	39,092,041	9,122,003	48,214,044
Unrestricted	17,631,600	12,343,720	29,975,320	1,596,240	6,399,083	7,995,323
Total Net Position	\$ 141,702,532	\$ 35,323,301	\$ 177,025,833	\$ 87,390,321	\$ 14,220,901	\$ 101,611,222

Current and other assets for the primary government increased primarily due to greater cash on hand resulting from unspent bond proceeds and operating surpluses as of yearend. Long-term assets for the primary government increased primarily due to developer capital contributions for infrastructure improvements and the City creating two new public improvement districts during the year. Current liabilities for the primary government increased as a result of greater current portions of long-term debt compared to the prior year. Long term liabilities for governmental activities increased due to new debt issuances exceeding current year principal payments and bond refundings over the course of the year.

City of Hutto, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2021

Statement of Activities:

The following table provides a summary of the City's changes in net position:

	For the Year Ended September 30, 2021			For the Year Ended September 30, 2020		
			Total	(Restated)	(Restated)	Total
	Governmental	Business-Type	Primary	Governmental	Business-Type	Primary
	Activities	Activities	Government	Activities	Activities	Government
Revenues						
Program revenues:						
Charges for services	\$ 6,196,963	\$ 23,085,982	\$ 29,282,945	\$ 4,611,894	\$ 17,039,069	\$ 21,650,963
Operating grants	175,209	-	175,209	23,710	-	23,710
Capital grants	56,729,027	15,211,309	71,940,336	9,405,000	-	9,405,000
Assessments	2,013,130	-	2,013,130	871,875	-	871,875
General revenues:						
Property taxes	12,479,205	-	12,479,205	12,492,455	-	12,492,455
Sales taxes	6,453,633	-	6,453,633	5,338,884	-	5,338,884
Hotel occupancy taxes	205,276	-	205,276	144,213	-	144,213
Franchise and local taxes	968,676	13,998	982,674	815,167	110,125	925,292
Investment income	21,099	5,784	26,883	315,948	125,609	441,557
Other revenues	419,719	-	419,719	748,627	-	748,627
Total Revenues	85,661,937	38,317,073	123,979,010	34,767,773	17,274,803	52,042,576
Expenses						
City administration	2,913,548	-	2,913,548	4,359,802	-	4,359,802
Financial services	1,656,692	-	1,656,692	1,637,141	-	1,637,141
Bus. and develop. services	4,329,425	-	4,329,425	3,329,828	-	3,329,828
Public safety	5,264,490	-	5,264,490	5,195,069	-	5,195,069
Public works	3,713,349	-	3,713,349	3,970,402	-	3,970,402
Community services	1,889,427	-	1,889,427	1,855,525	-	1,855,525
Communications	2,332,340	-	2,332,340	2,031,560	-	2,031,560
Loss on disposal of assets	826,948	-	826,948	-	-	-
Interest and fiscal chrgs.	7,780,253	4,670,645	12,450,898	5,817,345	4,790,587	10,607,932
Utility	-	11,417,265	11,417,265	-	10,366,149	10,366,149
Solid Waste	-	1,770,017	1,770,017	-	1,620,286	1,620,286
Total Expenses	30,706,472	17,857,927	48,564,399	28,196,672	16,777,022	44,973,694
Change in Net Position						
Before Transfers	54,955,465	20,459,146	75,414,611	6,571,101	497,781	7,068,882
Transfers	(643,254)	643,254	-	-	-	-
Total	(643,254)	643,254	-	-	-	-
Change in Net Position	54,312,211	21,102,400	75,414,611	6,571,101	497,781	7,068,882
Beginning Net Position	87,390,321	14,220,901	101,611,222	80,819,220	13,723,120	94,542,340
Ending Net Position	\$ 141,702,532	\$ 35,323,301	\$ 177,025,833	\$ 87,390,321	\$ 14,220,901	\$ 101,611,222

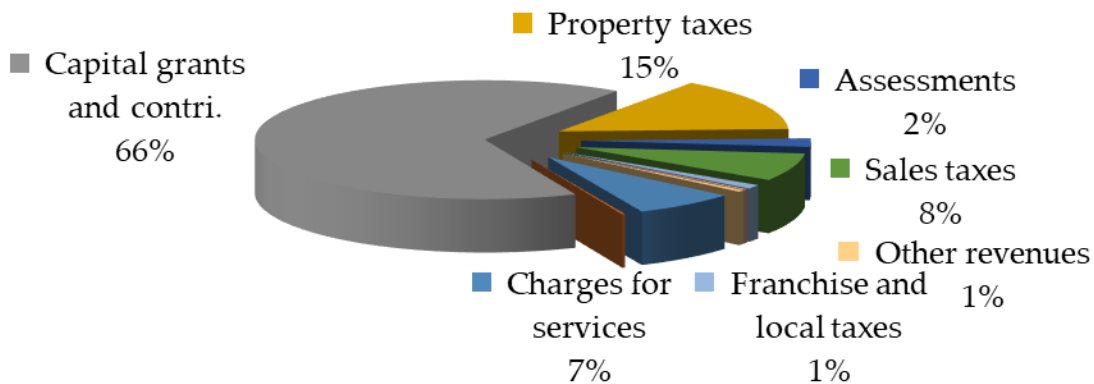
City of Hutto, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2021

Graphic presentations of selected data from the summary tables are displayed below to assist in the analysis of the City's activities.

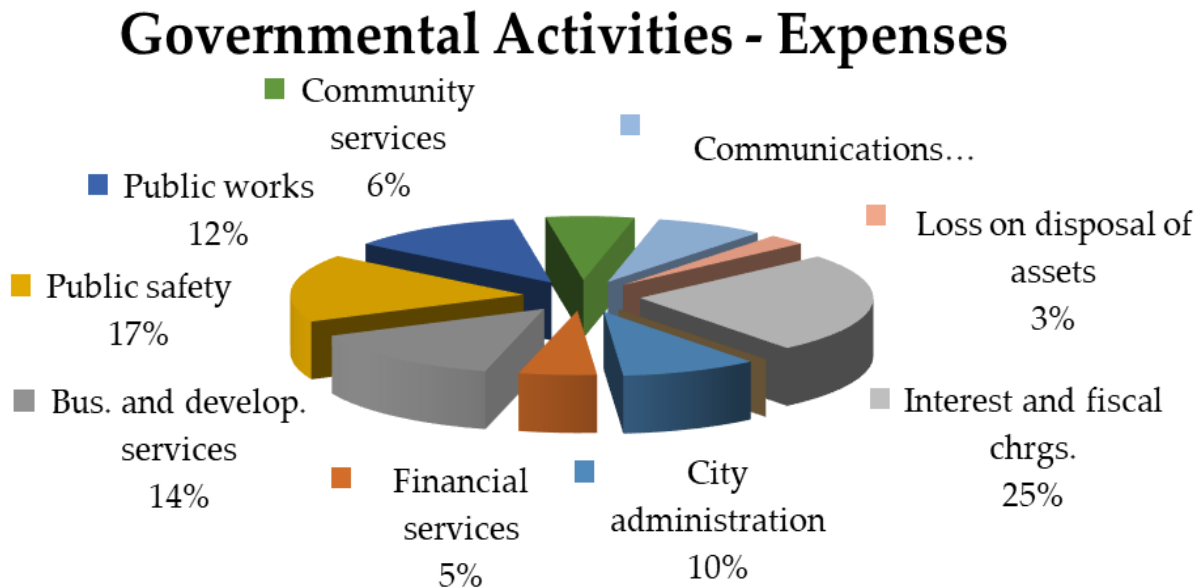
Governmental Activities - Revenues



For the year ended September 30, 2021, revenues from governmental activities totaled \$85,661,937. Capital grants and property taxes are the City's largest general revenue sources. Overall revenue increased \$50,894,164 or 146% compared to the prior year. Grants and contributions increased by \$47,475,526 primarily due to nonrecurring developer contributions received for street and drainage infrastructure improvements. Charges for services increased by \$1,585,069 or 34% primarily due to greater building and inspection permits relating to new infrastructure project during the year. Sales taxes and franchise taxes increased by \$1,114,749 or 21% and \$153,509 or 19%, respectively, due to economic growth fueled by greater local purchases. Assessment revenues increased by \$1,141,255 or 131% primarily due to new assessments collected from the Mustang Creek and Cross Creek PIDs. Hotel occupancy taxes increased by \$61,063 or 42% primarily as a result of increased tourism to the City and reopening of the localities during the recovery of the COVID-19 pandemic. Investment income decreased by \$294,849 or 93% due primarily to the realization of lower interest rates and a reduction of interest-bearing accounts. Other revenues decreased by \$328,908 or 44% primarily as a result of nonrecurring items in prior year.

City of Hutto, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

This graph shows the governmental function expenses of the City:

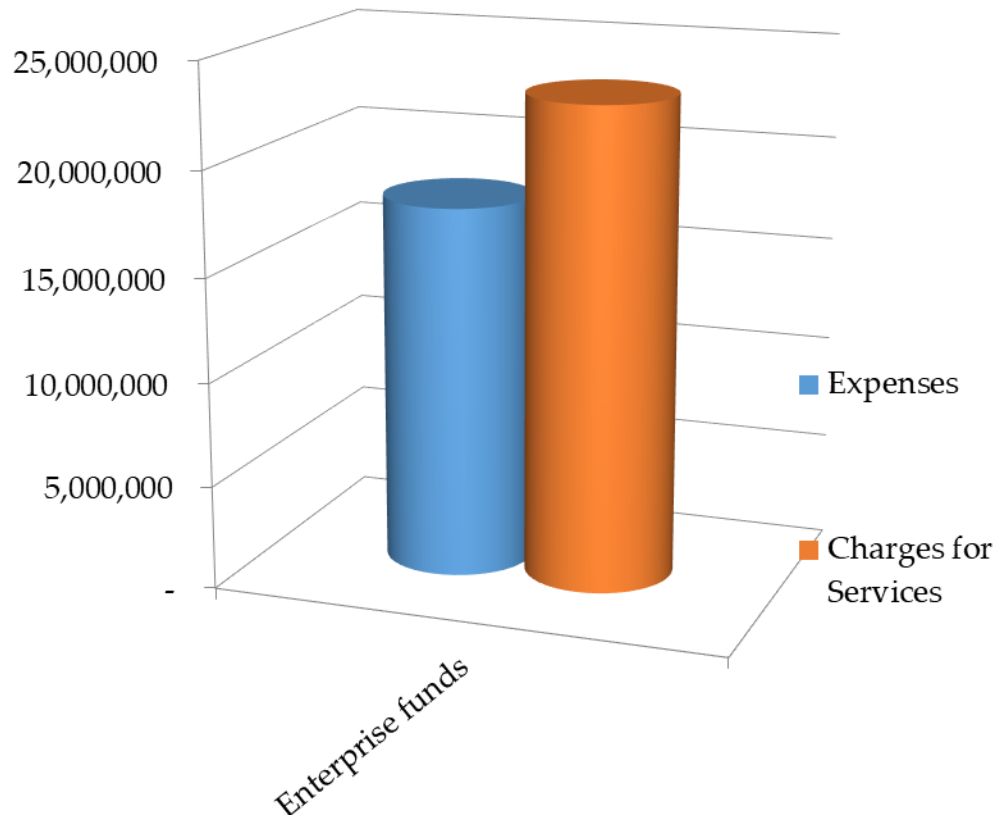


For the year ended September 30, 2021, expenses for governmental activities totaled \$30,706,472. This represents an increase of \$2,509,800 or 9% from the prior year. The City's largest functional expense (excluding interest and fiscal charges) is public safety of \$5,264,490, which remained consistent with the prior year. City administration expenses decreased by \$1,446,254 or 33%, primarily due to a reduction in personnel costs and professional services in the current year. Business and development services increased by \$999,597 or 30%, primarily due to nonrecurring litigation expenses recognized in the current year relating to ongoing litigation concerning the Preston Hollow PID loan. Communication expenses increased by \$300,780 or 15% primarily due to nonrecurring concert management expenses for a special event the City held during the year. Interest and fiscal charges increased by \$1,962,908 or 34% primarily due to nonrecurring bond issuance costs recognized in the current year and increased interest paid resulting from new debt issuances. All other expenses remained relatively consistent with the previous year.

City of Hutto, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

Business-type activities are shown comparing operating costs to revenues generated by related services.

Business-Type Activities - Revenues and Expenses



For the year ended September 30, 2021, charges for services by business-type activities totaled \$23,085,982. This is an increase of \$6,046,913 or 35% from the previous year. The increase was primarily due to growth in customers.

Total expenses increased \$1,080,905 or 6%, to a total of \$17,857,927, due primarily to greater personnel costs, professional services, water purchases, utility expenses, and annual depreciation compared to prior year.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

City of Hutto, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

Governmental Funds - The focus of the City's governmental funds is to provide information of near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

At September 30, 2021, the City's governmental funds reported combined fund balances of \$19,087,543, a decrease of \$14,835,294 in comparison with the prior year. Less than 1% of this amount, \$42,650, constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is either *nonspendable*, *assigned*, or *restricted* to indicate that it is 1) not in spendable form, \$8,625, or restricted for particular purposes, \$19,036,268.

As of the end of the year the general fund reflected a total fund balance of \$9,516,624. Of this, \$8,625 is considered nonspendable and \$9,507,999 is unassigned. The general fund balance increased by \$5,774,222 compared to the budgeted increase of \$1,299,287. The fund's increase was primarily due to licenses and permits revenue exceeding budget by \$1,186,216, and expenditures being less than budgeted by \$2,845,682.

As a measure of the general fund's liquidity, it may be useful to compare total fund balance to total fund expenditures. The unassigned (the amount available for spending) fund balance of the general fund of \$9,507,999 is 65% of total general fund expenditures.

The debt service fund had an ending fund balance of \$1,159,925 at September 30, 2021, an increase of \$50,673. The increase was a result of actual property tax revenues exceeding budget estimates.

The capital improvements projects fund had an ending fund balance of \$6,263,480, a decrease of \$877,599. The decrease is primarily due to greater than anticipated transfers out to other funds and less than anticipated investment income.

The River Creek LGC fund had an ending fund balance of \$5,491,782, a decrease of \$435,351. The decrease is a result of less than anticipated revenues during the year.

The Cottonwood LGC fund reflected an ending fund deficit of \$9,465,349, decrease of \$25,047,035. This decrease was due to debt maturing with no revenue source to pay it.

Nonmajor governmental funds had a total ending fund balance of \$6,121,081, an increase of \$5,699,796. The increase was primarily due to the receipt of ARPA grant funds.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Net position in the utility system and solid waste fund totaled \$34,858,363 and \$464,938, respectively. Unrestricted net position of the enterprise funds at the close of the fiscal year amounted to \$12,343,720. Total net position increased \$21,102,400. The funds had a total net investment in capital assets of \$9,955,633.

City of Hutto, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

The following are additional comments regarding operations of the enterprise funds:

- Total operational expenses excluding depreciation and amortization were \$7,785,663.
- Total cash and cash equivalents in the enterprise funds was \$31,636,805 at fiscal yearend.

GENERAL FUND BUDGETARY HIGHLIGHTS

There were several amendments approved during the fiscal year. Total original budgeted expenditures increased by \$246,096 compared to the final budget. The increase was primarily due to additional communications and financial services department expenditures anticipated during the year. Total original budgeted revenues increased by \$65,596 when preparing the final budget. There was a positive variance of \$2,733,150 for budgeted general fund revenues. The positive variance was primarily due to sales taxes and license/permit fees exceeding estimates.

The following are additional comments regarding appropriations:

- There was a total positive variance of \$2,845,682 in budgeted expenditure appropriations. The variance was primarily due to a decrease in administration, public safety, and public works activities compared to estimates included in the budget.
- \$5,578,832 is the budget surplus of revenues over expenditures before other financing sources (uses).
- There was a total budget surplus after other financing sources (uses) of \$4,474,935.

CAPITAL ASSETS

As of the end of the year, the City's governmental activities funds had invested \$182,422,254 in a variety of capital assets and infrastructure, net of accumulated depreciation. The City's business-type activities funds had invested \$138,361,083 in a variety of capital assets and infrastructure, net of accumulated depreciation. This investment in capital assets includes land, buildings, vehicles, equipment, park improvements, and infrastructure.

Major capital asset events during the current year include the following:

- Governmental activities capital contributions from developers for streets and drainage improvements totaling \$46,296,590.
- Business-type activities capital contributions from developers for water and wastewater utility system improvements totaling \$15,211,309.
- Improvements to animal shelter for \$235,175.
- Lakeside Estates lift station abandonment project costs of \$1,398,088.

More detailed information about the City's capital assets is presented in note IV. C to the financial statements.

City of Hutto, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2021

LONG-TERM DEBT

At the end of the current fiscal year, the City had total bonded debt obligations of \$208,714,655. Of this amount, \$125,205,256 is self-supporting through revenues collected from the rates of the City's utility fund. All of the City's debt other than the PID and LGC debts are backed by a full-faith credit pledge of property taxes with a limited pledge of revenues of the utility system. The City monitors its debt obligations and callable bonds for refinancing opportunities with market conditions. More detailed information about the City's long-term liabilities is presented in note IV. D and E to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Mayor and City Council are committed to maintaining and improving the overall wellbeing of the City of Hutto and improving services provided to their citizens. The City budgeted for growth in the upcoming year.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances. If you have questions about this report or need any additional information, contact the City of Hutto, Finance Services at 500 W. Live Oak St., Hutto, Texas 78634, or at 512-759-4834.

FINANCIAL STATEMENTS

City of Hutto, Texas
STATEMENT OF NET POSITION (Page 1 of 2)
September 30, 2021

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<u>Assets</u>			
Current assets:			
Cash and cash equivalents	\$ 20,589,182	\$ 31,636,805	\$ 52,225,987
Restricted cash	-	1,873,174	1,873,174
Assessment receivables, current	205,000	-	205,000
Receivables, net	1,726,523	1,829,640	3,556,163
Internal balances	(58,247)	58,247	-
Due from component unit	206,824	-	206,824
Inventory	-	93,008	93,008
Prepays and other assets	8,625	-	8,625
Land held for sale	23,457,508	-	23,457,508
Total Current Assets	46,135,415	35,490,874	81,626,289
Noncurrent assets:			
Net pension asset	824,757	71,697	896,454
Notes receivables	-	-	-
Assessments receivable	49,507,975	-	49,507,975
Capital assets:			
Non-depreciable	46,170,649	8,288,395	54,459,044
Net depreciable capital assets	136,251,605	130,072,688	266,324,293
Noncurrent Assets	232,754,986	138,432,780	371,187,766
Total Assets	278,890,401	173,923,654	452,814,055
<u>Deferred Outflows of Resources</u>			
Pension outflows	689,117	59,905	749,022
OPEB outflows - TMRS	83,253	6,831	90,084
OPEB outflows - Healthcare	16,464	1,351	17,815
Deferred charge on refunding	219,529	492,480	712,009
Total Deferred Outflows of Resources	\$ 1,008,363	\$ 560,567	\$ 1,568,930

Component Units			
		Hutto	
TIRZ #1		EDC	
\$	41,134	\$	3,347,462
	-		-
	-		-
	-		470,518
	-		-
	-		-
	-		-
	-		125,000
	-		-
	41,134		3,942,980
	-		-
	-		101,458
	-		-
	-		8,871,466
	-		-
	-		8,972,924
	41,134		12,915,904
	-		-
	-		-
	-		-
	-		-
\$	-	\$	-

City of Hutto, Texas
STATEMENT OF NET POSITION (Page 2 of 2)
September 30, 2021

	Primary Government		
	Governmental	Business-Type	
	Activities	Activities	Total
<u>Liabilities</u>			
Current liabilities:			
Accounts payable			
and accrued liabilities	\$ 3,160,895	\$ 2,434,575	\$ 5,595,470
Due to primary government	-	-	-
Interest owed on debt in default	4,069,775	-	4,069,775
Accrued interest payable	1,582,400	758,777	2,341,177
Customer deposits	16,967	456,099	473,066
Compensated absences, current	238,265	43,359	281,624
Principal owed for debt in default	19,516,223	-	19,516,223
Long term debt due within one year	7,484,259	3,050,164	10,534,423
Total Current Liabilities	36,068,784	6,742,974	42,811,758
Noncurrent liabilities:			
Compensated absences, noncurrent	26,474	4,818	31,292
Long-term debt due in more than one year	100,131,659	132,244,787	232,376,446
OPEB liability - TMRS	311,710	25,573	337,283
OPEB liability - Healthcare	248,111	20,355	268,466
Noncurrent Liabilities	100,717,954	132,295,533	233,013,487
Total Liabilities	136,786,738	139,038,507	275,825,245
<u>Deferred Inflows of Resources</u>			
Pension inflows	1,385,868	120,475	1,506,343
OPEB inflows - Healthcare	23,626	1,938	25,564
Total Deferred Inflows of Resources	1,409,494	122,413	1,531,907
<u>Net Position</u>			
Net investment in capital assets	57,579,615	9,955,633	67,535,248
Restricted for:			
Debt service	1,159,925	5,972,308	7,132,233
Economic development	332,079	-	332,079
Police and traffic safety	2,933	-	2,933
Municipal court	45,905	-	45,905
Grant activities	3,462,471	-	3,462,471
Capital projects	5,634,910	7,040,513	12,675,423
PID development and assessments	55,725,088	-	55,725,088
Pension	128,006	11,127	139,133
Unrestricted	17,631,600	12,343,720	29,975,320
Total Net Position	\$ 141,702,532	\$ 35,323,301	\$ 177,025,833

See Notes to Financial Statements.

Component Units	
TIRZ #1	Hutto EDC
\$ -	1,433
-	206,824
-	-
-	58,587
-	-
-	-
-	-
-	190,000
-	456,844
-	-
-	8,540,000
-	-
-	-
-	8,540,000
-	8,996,844
-	-
-	-
-	-
-	141,466
-	-
41,134	3,777,594
-	-
-	-
-	-
-	-
-	-
-	-
-	-
\$ 41,134	\$ 3,919,060

City of Hutto, Texas

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental Activities				
City administration	\$ 2,913,548	\$ -	\$ 175,209	\$ -
Financial services	1,656,692	-	-	-
Business and development	4,329,425	-	-	-
Public safety	5,264,490	264,185	-	-
Public works	3,713,349	7,065,030	-	56,229,027
Community services	1,889,427	880,878	-	500,000
Communications	2,332,340	-	-	-
Loss on disposal of assets	826,948	-	-	-
Interest and fiscal charges	7,780,253	-	-	-
Total Governmental Activities	30,706,472	8,210,093	175,209	56,729,027
Business-Type Activities				
Utility system	16,087,910	21,090,639	-	15,211,309
Solid waste	1,770,017	2,009,341	-	-
Total Business-Type Activities	17,857,927	23,099,980	-	15,211,309
Total Primary Government	\$ 48,564,399	\$ 31,310,073	\$ 175,209	\$ 71,940,336
Component Units				
TIRZ #1	\$ 751	\$ -	\$ -	\$ -
Hutto Economic Development Corporation	1,258,855	-	-	-
Total Component Units	\$ 1,259,606	\$ -	\$ -	\$ -

General Revenues:

Taxes
 Property taxes
 Sales taxes
 Other taxes
 Franchise and local taxes
 Investment income
 Other revenues
 Gain on sale of capital assets
 Transfers

Total General Revenues and Transfers

Change in Net Position

Beginning Net Position
 Ending Net Position (Deficit)

See Notes to Financial Statements.

Net (Expense) Revenue and Changes in Net Position

Primary Government			Component Units	
Governmental Activities	Business-Type Activities	Total	TIRZ #1	Hutto EDC
\$ (2,738,339)	\$ -	\$ (2,738,339)	\$ -	\$ -
(1,656,692)	-	(1,656,692)	-	-
(4,329,425)	-	(4,329,425)	-	-
(5,000,305)	-	(5,000,305)	-	-
59,580,708	-	59,580,708	-	-
(508,549)	-	(508,549)	-	-
(2,332,340)	-	(2,332,340)	-	-
(826,948)	-	(826,948)	-	-
(7,780,253)	-	(7,780,253)	-	-
34,407,857	-	34,407,857	-	-
-	20,214,038	20,214,038	-	-
-	239,324	239,324	-	-
-	20,453,362	20,453,362	-	-
34,407,857	20,453,362	54,861,219	-	-
			(751)	-
			-	(1,258,855)
			<u>\$ (751)</u>	<u>\$ (1,258,855)</u>
12,479,205	-	12,479,205	-	-
6,453,633	-	6,453,633	-	2,342,870
205,276	-	205,276	-	-
968,676	-	968,676	-	-
21,099	5,784	26,883	11	1,081
393,419	-	393,419	5,601	194,047
26,300	-	26,300	-	582,799
(643,254)	643,254	-	-	-
19,904,354	649,038	20,553,392	5,612	3,120,797
54,312,211	21,102,400	75,414,611	4,861	1,861,942
87,390,321	14,220,901	101,611,222	36,273	2,057,118
<u>\$ 141,702,532</u>	<u>\$ 35,323,301</u>	<u>\$ 177,025,833</u>	<u>\$ 41,134</u>	<u>\$ 3,919,060</u>

City of Hutto, Texas

BALANCE SHEET GOVERNMENTAL FUNDS

	General	Debt Service	Capital Improvement Projects	River Creek LGC
<u>Assets</u>				
Cash and cash equivalents	\$ 7,471,503	\$ 1,216,768	\$ -	\$ 5,546,523
Taxes receivable, net	1,596,257	21,683	-	-
Accounts receivable, net	54,675	-	-	39,765,000
Due from other funds	2,925,336	-	-	-
Due from component unit	206,824	-	-	-
Land held for sale	-	-	7,339,882	-
Prepays	8,625	-	-	-
Total Assets	\$ 12,263,220	\$ 1,238,451	\$ 7,339,882	\$ 45,311,523
<u>Liabilities</u>				
Accounts payable and accrued liabilities	\$ 2,670,896	\$ -	\$ 48,932	\$ 54,741
Customer deposits	16,967	-	-	-
Debt principal owed	-	-	-	-
Accrued interest owed	-	-	-	-
Due to other funds	-	58,247	1,027,470	-
Total Liabilities	2,687,863	58,247	1,076,402	54,741
<u>Deferred Inflows of Resources</u>				
Unavailable revenue -				
Property taxes	58,733	20,279	-	-
PID assessments	-	-	-	39,765,000
Total Deferred Inflows	58,733	20,279	-	39,765,000
<u>Fund Balances</u>				
Nonspendable for:				
Prepays	\$ 8,625	\$ -	\$ -	\$ -
Restricted for:				
Debt service	-	1,159,925	-	-
Capital projects	-	-	6,263,480	-
Economic development	-	-	-	-
Police and traffic safety	-	-	-	-
Municipal court	-	-	-	-
Grant activities	-	-	-	-
PID development	-	-	-	5,491,782
Unassigned	9,507,999	-	-	-
Total Fund Balances	9,516,624	1,159,925	6,263,480	5,491,782
Total Liabilities, Deferred Inflows, and Fund Balances	\$ 12,263,220	\$ 1,238,451	\$ 7,339,882	\$ 45,311,523

See Notes to Financial Statements.

Cottonwood LGC	Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ 6,354,388	\$ 20,589,182
-	10,064	1,628,004
-	9,991,819	49,811,494
-	-	2,925,336
-	-	206,824
16,117,626	-	23,457,508
-	-	8,625
<u>\$ 16,117,626</u>	<u>\$ 16,356,271</u>	<u>\$ 98,626,973</u>

\$ 99,111	\$ 287,215	\$ 3,160,895
-	-	16,967
19,516,223	-	19,516,223
4,069,775	-	4,069,775
1,897,866	-	2,983,583
<u>25,582,975</u>	<u>287,215</u>	<u>29,747,443</u>

-	-	79,012
-	9,947,975	49,712,975
<u>-</u>	<u>9,947,975</u>	<u>49,791,987</u>

\$ -	\$ -	\$ 8,625
-	-	1,159,925
-	1,757,362	8,020,842
-	332,079	332,079
-	2,933	2,933
-	45,905	45,905
-	3,462,471	3,462,471
-	520,331	6,012,113
(9,465,349)	-	42,650
<u>(9,465,349)</u>	<u>6,121,081</u>	<u>19,087,543</u>
<u>\$ 16,117,626</u>	<u>\$ 16,356,271</u>	<u>\$ 98,626,973</u>



City of Hutto, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION GOVERNMENTAL FUNDS

September 30, 2021

Fund Balances - Total Governmental Funds	\$	19,087,543
Adjustments for the Statement of Net Position:		
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.		
Capital assets - non-depreciable		46,170,649
Capital assets - net depreciable		136,251,605
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the governmental funds.		
Property tax receivable		79,012
PID assessments		49,712,975
Deferred outflows (inflows) of resources represent a consumption (acquisition) of net position that applies to a future period(s) and is not recognized as an outflow (inflows) of resources (expense/expenditure)/(revenue) until then.		
Deferred charge on refunding		219,529
Pension outflows		689,117
Pension inflows		(1,385,868)
Pension changes in assumptions		
Pension investment returns		
OPEB outflows - TMRS		83,253
OPEB outflows - Healthcare		16,464
OPEB inflows - Healthcare		(23,626)
Some liabilities, including bonds payable, premiums, other long-term liabilities and deferred charges, are not reported as liabilities in the governmental funds.		
Accrued interest		(1,582,400)
Bond premium		(2,865,578)
Compensated absences		(264,739)
Non-current liabilities due in one year		(7,484,259)
Non-current liabilities due in more than one year		(97,266,081)
Net pension asset (liability) - TMRS		824,757
OPEB liability - TMRS		(311,710)
OPEB liability - Healthcare		(248,111)
Net Position of Governmental Activities	\$	141,702,532

See Notes to Financial Statements.

City of Hutto, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

GOVERNMENTAL FUNDS (Page 1 of 2)

For the Year Ended September 30, 2021

	General	Debt Service	Capital Improvement Projects	River Creek LGC
Revenues				
Property tax	\$ 8,146,494	\$ 4,285,511	\$ -	\$ -
Sales tax	6,453,633	-	-	-
Franchise and local taxes	927,762	-	-	-
Hotel occupancy taxes	-	-	-	-
Charges for services	635,749	-	-	-
License, permits and fees	4,577,016	-	-	-
Intergovernmental	175,209	-	-	-
Fines and forfeitures	245,542	-	-	-
Investment income	16,141	267	2,158	1,203
PID assessments	-	-	-	2,183,130
Grants and donations	-	-	-	-
Other revenue	308,625	16,224	-	11,470
Total Revenues	21,486,171	4,302,002	2,158	2,195,803
Expenditures				
Current:				
Administration	2,205,916	-	-	89,428
Communications	1,580,354	-	-	-
Financial services	1,667,106	-	-	-
Community services	1,104,933	-	-	-
Business and development	704,066	-	-	471,668
Public safety	5,272,413	-	-	-
Public works	1,292,645	-	-	-
Information technology	765,619	-	-	-
Debt Service:				
Principal	-	2,272,253	-	460,000
Interest and fiscal charges	-	2,070,366	-	2,010,719
Bond issuance costs	-	233,441	-	569,030
Capital outlay	-	-	512,806	5,521,158
Total Expenditures	14,593,052	4,576,060	512,806	9,122,003
Excess (Deficiency) of				
Revenues	\$ 6,893,119	\$ (274,058)	\$ (510,648)	\$ (6,926,200)

Cottonwood LGC	Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ 12,432,005
-	-	6,453,633
-	40,914	968,676
-	205,276	205,276
-	720,013	1,355,762
-	-	4,577,016
-	3,462,437	3,637,646
-	18,643	264,185
-	1,330	21,099
-	-	2,183,130
-	500,000	500,000
-	57,100	393,419
-	5,005,713	32,991,847
-	41,573	2,336,917
-	-	1,580,354
-	-	1,667,106
-	150,000	1,254,933
3,065,733	82,609	4,324,076
-	19,327	5,291,740
-	-	1,292,645
-	-	765,619
19,516,223	-	22,248,476
2,465,079	-	6,546,164
-	-	802,471
-	9,972,531	16,006,495
25,047,035	10,266,040	64,116,996
\$ (25,047,035)	\$ (5,260,327)	\$ (31,125,149)

City of Hutto, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

GOVERNMENTAL FUNDS (Page 2 of 2)

For the Year Ended September 30, 2021

	General	Debt Service	Capital Improvement Projects	River Creek LGC
Other Financing Sources (Uses)				
Debt issuance	\$ -	\$ 8,895,236	\$ -	\$ 6,470,000
Premium on bonds issued	-	372,143	-	20,849
Payment to refunding bond agent	-	(8,942,648)	-	-
Insurance recoveries	26,300	-	-	-
Transfers in	99,245	-	-	-
Transfers (out)	(1,244,442)	-	(366,951)	-
Total Other Financing Sources (Uses)	(1,118,897)	324,731	(366,951)	6,490,849
Net Change in Fund Balances	5,774,222	50,673	(877,599)	(435,351)
Beginning fund balances	3,742,402	1,109,252	7,141,079	5,927,133
Ending Fund Balances	\$ 9,516,624	\$ 1,159,925	\$ 6,263,480	\$ 5,491,782

See Notes to Financial Statements.

Cottonwood LGC	Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ 9,947,975	\$ 25,313,211
-	-	392,992
-	-	(8,942,648)
-	-	26,300
-	1,111,393	1,210,638
-	(99,245)	(1,710,638)
-	10,960,123	16,289,855
(25,047,035)	5,699,796	(14,835,294)
15,581,686	421,285	33,922,837
<u>\$ (9,465,349)</u>	<u>\$ 6,121,081</u>	<u>\$ 19,087,543</u>



City of Hutto, Texas

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2021

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$	(14,835,294)
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	6,140,024
Depreciation expense	(3,830,949)
Capital contributions	46,296,590
Transfer of capital assets to business-type activities	(137,261)
Adjustment for disposal of capital assets	(827,307)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	16,295,175
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences	(94,032)
Accrued interest	(589,240)
Pension expense - TMRS	358,670
OPEB expense - TMRS	(51,322)
OPEB expense - Healthcare	(49,393)

The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Bond issuance	(25,313,211)
Premium on current year bond issuances	(392,992)
Current year debt refunding	8,640,172
Bond premiums refunded	67,976
Amortization of debt premium/discount	166,600
Current year deferred charge on refunding	228,507
Amortization of deferred charge on refunding	(8,978)
Debt principal expensed and unpaid	19,516,223
Principal payments on long-term debt	2,732,253

Change in Net Position of Governmental Activities	\$	54,312,211
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See Notes to Financial Statements.

City of Hutto, Texas

STATEMENT OF NET POSITION (Page 1 of 2)

PROPRIETARY FUNDS

September 30, 2021

	Business-Type Activities		
	Utility System	Solid Waste	Total
<u>Assets</u>			
<u>Current Assets</u>			
Cash and cash equivalents	\$ 31,065,724	\$ 571,081	\$ 31,636,805
Restricted cash	1,873,174	-	1,873,174
Receivables, net	1,617,654	211,986	1,829,640
Due from other funds	58,247	-	58,247
Inventory	93,008	-	93,008
Total Current Assets	34,707,807	783,067	35,490,874
<u>Noncurrent Assets</u>			
Net pension asset	71,697	-	71,697
Capital assets:			
Non-depreciable	8,288,395	-	8,288,395
Net depreciable capital assets	130,072,688	-	130,072,688
Total Noncurrent Assets	138,432,780	-	138,432,780
Total Assets	173,140,587	783,067	173,923,654
<u>Deferred Outflows of Resources</u>			
Pension outflows	59,905	-	59,905
OPEB outflows - TMRS	6,831	-	6,831
OPEB outflows - Healthcare	1,351	-	1,351
Deferred charge on refunding	492,480	-	492,480
Total Deferred Outflows	560,567	-	560,567

City of Hutto, Texas
STATEMENT OF NET POSITION (Page 2 of 2)
PROPRIETARY FUNDS
September 30, 2021

	Business-Type Activities		
	Utility System	Solid Waste	Total
<u>Liabilities</u>			
<u>Current Liabilities</u>			
Accounts payable and accrued liabilities	\$ 2,116,446	\$ 318,129	\$ 2,434,575
Accrued interest	758,777	-	758,777
Customer deposits	456,099	-	456,099
Compensated absences, current	43,359	-	43,359
Debt obligations, current	3,050,164	-	3,050,164
Total Current Liabilities	6,424,845	318,129	6,742,974
<u>Noncurrent Liabilities</u>			
Compensated absences, noncurrent	4,818	-	4,818
Debt obligations, noncurrent	132,244,787	-	132,244,787
OPEB liability - TMRS	25,573	-	25,573
OPEB liability - Healthcare	20,355	-	20,355
Total Noncurrent Liabilities	132,295,533	-	132,295,533
Total Liabilities	138,720,378	318,129	139,038,507
<u>Deferred Inflows of Resources</u>			
Pension inflows	120,475	-	120,475
OPEB inflows - Healthcare	1,938	-	1,938
Total Deferred Inflows	122,413	-	122,413
<u>Net Position</u>			
Net investment in capital assets	9,955,633	-	9,955,633
Restricted for capital projects	7,040,513	-	7,040,513
Restricted for debt service	5,972,308	-	5,972,308
Restricted for pension	11,127	-	11,127
Unrestricted	11,878,782	464,938	12,343,720
Total Net Position	\$ 34,858,363	\$ 464,938	\$ 35,323,301

See Notes to Financial Statements.



City of Hutto, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION PROPRIETARY FUNDS

For the Year Ended September 30, 2021

	Business-Type Activities		
	Utility System	Solid Waste	Total
<u>Operating Revenues</u>			
Service charges	\$ 13,255,301	\$ 2,009,341	\$ 15,264,642
Impact fees	6,368,590	-	6,368,590
Other revenues	1,466,748	-	1,466,748
Total Operating Revenues	21,090,639	2,009,341	23,099,980
<u>Operating Expenses</u>			
Personnel services	1,161,186	-	1,161,186
Contractual services	553,311	1,770,017	2,323,328
Water purchases	3,015,950	-	3,015,950
Materials and supplies	319,058	-	319,058
Repairs and maintenance	153,080	-	153,080
Depreciation	5,401,619	-	5,401,619
Other operating expenses	813,061	-	813,061
Total Operating Expenses	11,417,265	1,770,017	13,187,282
Operating Income (Loss)	9,673,374	239,324	9,912,698
<u>Nonoperating Revenues (Expenses)</u>			
Investment income	5,784	-	5,784
Interest expense	(4,429,023)	-	(4,429,023)
Bond issuance costs	(241,622)	-	(241,622)
Total Nonoperating Revenues (Expenses)	(4,664,861)	-	(4,664,861)
Income Before Capital Contributions and Transfers	5,008,513	239,324	5,247,837
Contributed capital	15,211,309	-	15,211,309
Transfers in	643,254	-	643,254
Change in Net Position	20,863,076	239,324	21,102,400
Beginning net position	13,995,287	225,614	14,220,901
Ending Net Position	\$ 34,858,363	\$ 464,938	\$ 35,323,301

See Notes to Financial Statements.

City of Hutto, Texas
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS (Page 1 of 2)
For the Year Ended September 30, 2021

	Business-Type Activities		
	Utility System	Solid Waste	Total
<u>Cash Flows from Operating Activities</u>			
Receipts from customers	\$ 20,828,587	\$ 2,009,733	\$ 22,838,320
Payments to suppliers	(4,134,985)	(1,747,388)	(5,882,373)
Payments to employees	(1,194,990)	-	(1,194,990)
Net Cash Provided by Operating Activities	15,498,612	262,345	15,760,957
<u>Cash Flows from Noncapital Financing Activities</u>			
Transfers in	505,993	-	505,993
Net Cash Provided by Noncapital Financing Activities	505,993	-	505,993
<u>Cash Flows from Capital and Related Financing Activities</u>			
Capital purchases	(4,892,978)	-	(4,892,978)
Proceeds from debt issuance	10,359,315	-	10,359,315
Current year debt refunding	(9,882,004)	-	(9,882,004)
Current year deferred charge on refunding	(125,733)	-	(125,733)
Principal paid on debt	(2,960,579)	-	(2,960,579)
Bond issuance costs paid	(241,622)	-	(241,622)
Interest paid on debt	(4,789,870)	-	(4,789,870)
Net Cash (Used for) Capital and Related Financing Activities	(12,533,471)	-	(12,533,471)
<u>Cash Flows from Investing Activities</u>			
Interest on investments	5,784	-	5,784
Net Cash Provided by Investing Activities	5,784	-	5,784
Net (Decrease) Increase in Cash and Cash Equivalents	3,476,918	262,345	3,739,263
Beginning cash and cash equivalents	27,588,806	308,736	27,897,542
Ending Cash and Cash Equivalents	\$ 31,065,724	\$ 571,081	\$ 31,636,805

See Notes to Financial Statements.

City of Hutto, Texas
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS (Page 2 of 2)
For the Year Ended September 30, 2021

	Business-Type Activities		
	Utility System	Solid Waste	Total
<u>Reconciliation of Operating Income (Loss)</u>			
<u>to Net Cash Provided (Used) by Operating Activities</u>			
Operating Income	\$ 9,673,374	\$ 239,324	\$ 9,912,698
Adjustments to reconcile operating income to net cash provided:			
Depreciation	5,401,619	-	5,401,619
Changes in Operating Assets and Liabilities:			
(Increase) Decrease in:			
Restricted cash - bonds	(510)	-	(510)
Accounts receivable	(236,704)	392	(236,312)
Inventory	(36,875)	-	(36,875)
Due from other funds	(58,247)	-	(58,247)
Increase (Decrease) in:			
Accounts payable and accrued liabilities	814,597	22,629	837,226
Compensated absences	11,293	-	11,293
Customer deposits	(24,838)	-	(24,838)
Deferred outflows - OPEB TMRS	(531)	-	(531)
Deferred inflows - OPEB TMRS	(1,200)	-	(1,200)
Deferred outflows - pension liability	24,896	-	24,896
Deferred outflows - OPEB Healthcare	1,200	-	1,200
Deferred inflows - OPEB Healthcare	(1,722)	-	(1,722)
Deferred inflows - pension liability	1,675	-	1,675
OPEB liability - Healthcare	(12,091)	-	(12,091)
OPEB liability - TMRS	3,773	-	3,773
Net pension liability (asset)	(61,097)	-	(61,097)
Net Cash Provided (Used) by Operating Activities	\$ 15,498,612	\$ 262,345	\$ 15,760,957

Schedule of Noncash Capital and Related

Financing Activities:

Capital assets transferred from governmental activities	\$ 137,261	\$ -	\$ 137,261
Contributions of capital assets	15,211,309	-	15,211,309
Total	\$ 15,348,570	\$ -	\$ 15,348,570

See Notes to Financial Statements.

City of Hutto, Texas
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND
September 30, 2021

		<u>Custodial Activities</u>	
		<u>Municipal Utility Districts</u>	<u>Total</u>
<u>Assets</u>			
Cash and cash equivalents		\$ 184,840	\$ 184,840
	Total Assets	<u>\$ 184,840</u>	<u>\$ 184,840</u>
<u>Net Position</u>			
Restricted for:			
MUD utility improvements		184,840	184,840
	Total Net Position	<u>\$ 184,840</u>	<u>\$ 184,840</u>

City of Hutto, Texas

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION FIDUCIARY FUND

For the Year Ended September 30, 2021

		<u>Custodial Activities</u>
		<u>Municipal</u>
		<u>Utility Districts</u>
<u>Additions</u>		
MUD assessments		\$ 200,000
MUD development review fee		50,000
	Total Additions	<u>250,000</u>
<u>Deductions</u>		
Attorney services		21,442
Miscellaneous expenses		43,718
	Total Deductions	<u>65,160</u>
	Change in Net Position	184,840
Beginning net position		-
	Ending Net Position	<u><u>\$ 184,840</u></u>



City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Hutto, Texas (the "City"), a home-rule municipal corporation organized and existing under the provisions of the Constitution of the State of Texas, was incorporated in 1911. The City operates under a council-manager form of government and, as authorized by its charter, provides the following services: police protection, construction and maintenance of highways, streets and other infrastructure, and sanitation.

A. Description of Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

B. Reporting Entity

For financial reporting purposes, management has considered all potential component units. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The criteria used are as follows:

Financial Accountability – The primary government is deemed to be financially accountable if it appoints a voting majority of the organization's governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits or impose specific financial burdens on the primary government. Additionally, the primary government may be financially accountable if an organization is fiscally dependent on the primary government and there is a potential for the organization to provide specific financial benefits or impose specific financial burdens on the primary government regardless of whether the organization has a separately elected governing board, a governing board appointed by a higher level of government or a jointly appointed board.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Discretely Presented Component Units

Hutto Economic Development Corporation ("HEDC")

Hutto Economic Development Corporation Type B, dba Hutto Community Development Corporation ("HEDC") is a legally separate entity from the City. The HEDC was created for the purpose of promoting economic development within the City of Hutto, Texas. Directors of the HEDC are removable by the City Council of the City of Hutto at will. The overall economic development plan of the HEDC must be approved by the City Council of the City of Hutto, and the budget for each forthcoming fiscal year must be approved by the City Council of the City of Hutto.

Due to this component unit's financial accountability to the City, it is considered a component unit of the City. Since this component unit has a board of directors that is not substantively the same as City Council, and it does not serve the City government exclusively or almost exclusively, the HEDC has been included in the reporting entity as a discretely presented component unit. Separately issued audited financial statements are not available from the HEDC, but are included in the City's financial statements.

The Tax Increment and Reinvestment Zone ("TIRZ #1")

The Tax Increment Reinvestment Zone #1 covers the Co-Op District within Hutto in overseeing administration and financials, pursuant to the Tax Increment Financing Act. Directors of the TIRZ #1 are removable by the City Council of the City of Hutto at will. The overall economic development plan of the TIRZ #1 must be approved by the City Council of the City of Hutto, and the budget for each forthcoming fiscal year must be approved by the City Council of the City of Hutto.

Due to this component unit's financial accountability to the City, it is considered a component unit of the City. Since this component unit has a board of directors that is not substantively the same as City Council, and it does not serve the City government exclusively or almost exclusively, the TIRZ #1 has been included in the reporting entity as a discretely presented component unit. Separately issued audited financial statements are not available from the TIRZ #1, but are included in the City's financial statements.

Blended Presented Component Units

River Creek Local Government Corporation "(River Creek LGC")

River Creek LGC is a legally separate entity from the City. River Creek LGC was created for the purpose of promoting economic development within the City of Hutto, Texas. Directors of the Corporation are removable by the City Council of the City of Hutto at will, the overall economic development plan of the River Creek LGC must be approved by the City Council

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

of the City of Hutto, and the budget for each forthcoming fiscal year must be approved by the City Council of the City of Hutto.

Due to this component unit's financial accountability and because this component unit serves the City government exclusively or almost exclusively for PID administration and oversight. Separate financial statements are not issued for this component unit.

Cottonwood Local Government Corporation ("Cottonwood LGC")

Cottonwood LGC is a legally separate entity from the City. Cottonwood LGC was created for the purpose of promoting economic development within the City of Hutto, Texas. Directors of the Corporation are removable by the City Council of the City of Hutto at will, the overall economic development plan of the Cottonwood LGC must be approved by the City Council of the City of Hutto, and the budget for each forthcoming fiscal year must be approved by the City Council of the City of Hutto.

Due to this component unit's financial accountability and because this component unit serves the City government exclusively or almost exclusively for PID administration and oversight. Separate financial statements are not issued for this component unit.

C. Basis of Presentation - Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds and the proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's water and transit functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D. Basis of Presentation - Fund Financial Statements

The fund financial statements provide information about the government's funds, including its fiduciary funds and component units. Separate statements for each fund category; governmental and proprietary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

General Fund

The general fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include local property taxes, sales and franchise taxes, hotel occupancy taxes, intergovernmental, licenses and permits, fines and forfeitures, and charges for services. Expenditures include city administration, financial services, business and development services, public safety, public works and engineering, communication, and community services.

Debt Service Fund

The debt service fund is used to account for the payment of interest and principal on all general obligation bonds and other long-term debt of governmental funds. The primary source of revenue for debt service is local property taxes.

Capital Improvement Projects Fund

The capital improvement projects fund accounts for the acquisition and construction of the government's major capital facilities, other than those financed by proprietary funds.

River Creek LGC Fund

The River Creek LGC accounts for financial resources in the public improvement districts dedicated to improvements and development of the City.

Cottonwood LGC Fund

The Cottonwood LGC fund accounts for activities related to PID #6, the Sports-Health District.

The government reports the following major enterprise funds:

Utility System Fund

This fund is used to account for the provision of water and sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations maintenance, financing and

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

related debt service, billing, and collection. All costs are financed through charges to utility customers.

Solid Waste Fund

This fund is used to account for garbage and recycling collection services provided to residents of the City.

Additionally, the City reports for the following fund types:

Special Revenue Funds

The City accounts for resources restricted to, or designated for, specific purposes in a special revenue fund.

Fiduciary Funds

The City's custodial fiduciary fund is used to collect and distribute funds legally held by Municipal Utility Districts in the area.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary, pension and other postemployment benefit trust, and private-purpose trust funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Custodial funds have no measurement focus but utilize the *accrual basis of accounting* for reporting its assets and liabilities.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

F. Budgetary Information

1. Budgetary Basis of Accounting

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end. An annual budget is not adopted for the police seizure fund. The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- Prior to August 15, the City Manager submits a proposed budget to the City Council for the fiscal year commencing the following October 1. The budget includes proposed expenditures and the means of financing them.
- On or before September 30, the budget is legally adopted by the Council.
- The City Manager has the authority to transfer appropriation balances among programs within a department or organizational unit without approval of the City Council. The City Council must approve any revisions that alter the total expenditures of any fund. City Council must approve transfers of appropriations. Costs are monitored on an expenditure category level. The reported budgetary data has been revised for amendments authorized during the year.
- The City's legal level of budgetary control is at the department level, as City Council's approval is required for transfers between departments.

Appropriations in all budgeted funds lapse at the end of the fiscal year.

G. Assets, Liabilities, and Fund Equity or Net Position

Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, the City reports all investments at fair value, except for "money market investments" and "2a7-like pools." Money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized costs. Investment positions in external investment pools that are

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940, such as TexPool, are reported using the pools' share price.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code. In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Fully collateralized certificates of deposit and money market accounts
- Statewide investment pools

1. Concentrations of Credit Risk

The primary government maintains its cash balances at multiple financial institutions. The balances are insured by the Federal Deposit Insurance Corporation (FDIC). As of year-end, collateral pledged for the funds held with one financial institution was below the required amount for collateralization by \$6,871,550.

2. Fair Value Measurement

The City has applied Governmental Accounting Standards Board ("GASB") Statement No. 72, Fair Value Measurement and Application. GASB Statement No. 72 provides guidance for determining a fair value measurement for reporting purposes and applying fair value to certain investments and disclosures related to all fair value measurements.

3. Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds" in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as "due to/from component unit/primary government." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds are offset by a nonspendable fund balance account in the applicable governmental fund to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of any allowance for uncollectible amounts. Delinquent accounts receivable in excess of 180 days comprise the trade accounts receivable allowance

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

for uncollectibles. The property tax receivable allowance is equal to 2.94% of outstanding property taxes as of September 30, 2021.

4. Inventories and Prepaid Items

The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred, (i.e., the purchase method). Inventories of supplies to be used internally are valued at cost using the first-in/first-out method. Inventories to be resold are valued at the lower of cost or market, and removed using the first-in/first-out method. Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

5. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government, as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art, and similar items, and capital assets received in a service concession arrangement are recorded at acquisition value on the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful years.

Asset Description	Estimated Useful Life
Infrastructure	30 - 50 years
Buildings and improvements	10 - 50 years
Machinery and equipment	3 - 10 years

6. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows / inflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

expenditure) until then. The government only has three items that qualify for reporting in this category. One example is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes, fines, grants, and hotel taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Deferred inflows of resources can also occur at the government wide level due to differences between investment gains and losses realized on pension investments compared to assumption used within the pension actuarial valuation model.

7. Net Position Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

8. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

9. Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The governing body (council) has by resolution authorized the finance director to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

The City's policy is to maintain a minimum 20% fund balance of the annual net budgeted operating expenditures in the general fund. This amount is reaffirmed annually during the City's budget process. The amount of minimum fund balance required within the unassigned general fund balance is \$3,487,747 as of September 30, 2021 based on 20% of annual budgeted expenditures. The unassigned fund balance for the general fund at September 30, 2021 was \$9,507,998.

In addition, the working capital in the utility system fund should be maintained at 20% of total operating expenses, which equals \$2,283,453 as of yearend. Working capital in the utility system fund is \$28,282,962 as of September 30, 2021.

10. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. The long-term debt consists primarily of bonds payable, contractual and lease obligations.

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2021

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, net of the applicable premium or discount and payments of principal and interest reported as expenditures. In the governmental fund types, issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures. However, claims and judgments paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

Long-term debt and other obligations, financed by proprietary funds, are reported as liabilities in the appropriate funds. For proprietary fund types, bond premiums, discounts and issuance costs are deferred and amortized over the life of the bonds using the straight-line method, if material. Bonds payable are reported net of the applicable bond premium or discount. Issuance costs are expensed as incurred.

Assets acquired under the terms of capital leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, capital lease transactions are recorded as other financing sources and as capital outlay expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

11. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

12. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Also, for purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

13. Other Postemployment Benefits ("OPEB")

The City has implemented GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. This statement applies to the City of Hutto Retiree Health Care Plan. The retiree health care plan covers both active and retiree benefits with no segregation of assets, therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) as such the plan is considered to be an unfunded OPEB plan. For purposes of reporting under GASB 75, the retiree portion of the plan is not considered a cost sharing plan and is instead considered a single employer, defined benefit OPEB plan. The retired employees can participate in the City's health care plan by paying the full amount of the premiums. GASB No. 75 requires the liability of employers and nonemployer contributing entities to employees for defined benefit OPEB (net OPEB liability) to be measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position. The City also has an OPEB liability for a supplemental death benefit associated with the TMRS pension that is accounted for according to GASB Statement No. 75.

H. Revenues and Expenditures/Expenses

1. Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

3. Compensated Absences

Full-time employees with between 1 and 5 years of service accumulate ten days (80 hours) per year for vacation or each continuous year of service. For employees with 5 or more years of service, fifteen days (120 hours) accrues each year. Vacation time that can be carried over is limited to 160 hours for less than 5 years of service and 200 hours for more than 5 years of service and every December 31st any excess is lost. Accrued leave maximum varies depending on years of service, as follows:

- 5 years or less – 160 hours
- 5 years to 10 years or less – 200 hours
- Over 10 years – 240 hours

Sick leave benefits are earned by full-time employees at a rate of eight hours per month and may be accumulated with a limit of 1,040 hours. No payment is made for accumulated sick leave upon separation from service.

A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements.

4. Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer fund are charges to customers for sales and services. The water and sewer fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise fund includes the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that long-term liabilities, including bonds, are not due and payable in the current period and, therefore, are not reported in the funds.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities.

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental states that, “the issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.”

III. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end. An annual budget was not adopted for the Estates of Hutto, ARPA grant or Meadows of Cottonwood PID funds. The legal level of control as defined by the City Charter is the department level. No funds can be transferred or added which affect the total fund expenditures without City Council approval. Appropriations lapse at the end of the year. Several supplemental budget amendment was made during the year.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

A. Excess of Expenditures Over Appropriations

For the current year ended, actual expenditures exceeded appropriations at the legal level of control as follows:

General fund:	
Transfers (out)	\$ 1,219,442
Debt service fund:	
Principal	480,633
Capital Improvement Projects	
Transfers (out)	366,952
Park Improvements:	
Capital outlay	24,556
Durang Farms PID	
Development services	49,179
River Creek LGC:	
Development services	429,668
Principal	290,000
Interest	299,722
Bond issuance costs	569,030
Capital outlay	2,763,094
Cottonwood LGC	
Development services	3,015,733
Principal	19,516,223
Interest	2,465,079

B. Deficit Fund Balance

As of September 30, 2021, the Cottonwood LGC fund had a deficit fund balance of \$9,465,349. The deficit should be reduced or eliminated in the future when the land held for sale is sold and the debt obligations are fully settled.

IV. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

As stated in I.G.1., the City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. As of September 30, 2021, the City's only investments were external investment pools and cash equivalent funds with maturities greater than three months.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

The City had the following investments at year end:

Investment Type	Value	Weighted Weighted Average Maturity (Days)
External investment pools		
TexStar	\$ 36,228,804	39
TexPool	5,447,278	37
Total	\$ 41,676,082	
Portfolio weighted average maturity (days)		39

The Hutto EDC had the following investments at year end:

Investment Type	Value	Weighted Average Maturity (Days)
External investment pools		
TexPool	\$ 3,246,355	37
Total	\$ 3,246,355	
Portfolio weighted average maturity (days)		37

Interest rate risk – As a means of minimizing risk of loss due to interest rate fluctuation, the investment policy requires maturities that will not exceed the weighted average maturity of one year.

Credit risk – The City’s investment policy limits the type of allowable investments to (1) collateralized bank certificates of deposit as per the City’s depository contract, (2) direct obligations of the Federal government, (3) direct obligations of Federal agencies and instrumentalities, (4) investments in certificates of deposit at Federally insured banks or savings and loan associations, (5) collateralized savings accounts at the City’s depository banks, or (6) Texpool. The City’s policy is more restrictive than present State Law. As of September 30, 2021, the City’s investments consisted solely of external investment pools and cash equivalent funds.

Custodial credit risk – deposits In the case of deposits, this is the risk that in the event of a bank failure, the City’s deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. As of September 30, 2021, the bank balances of the primary government exceeded market values of pledged securities and FDIC insurance at one banking institution by \$6,871,550.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Custodial credit risk – investments In compliance with the City's investment policy, as of September 30, 2021, the City minimized credit risk losses due to default of security issuer or backer by:

- a. limiting investments to the safest rated securities. All the City's purchased investments in U.S. Agencies were rated AAA, AAAm, and Aaa by Standard & Poors, Fitch and Moody's, respectively.
- b. using a registered investment advisor to provide investment and market advice
- c. diversifying the investment portfolio so that potential losses on individual securities were minimized.

B. Receivables

The following tables comprise the receivable balances of the primary government at year end:

	General	Debt Service	Utility System	Solid Waste	Total
Property taxes	\$ 72,528	\$ 25,473	\$ -	\$ -	\$ 98,001
Other taxes	-	-	-	872	872
Sales taxes	1,414,864	-	-	-	1,414,864
Franchise taxes	119,668	-	-	-	119,668
Accounts	55,873	-	1,797,766	216,530	2,070,169
Allowance	(12,001)	(3,790)	(180,112)	(5,416)	(201,319)
	<u>\$ 1,650,932</u>	<u>\$ 21,683</u>	<u>\$ 1,617,654</u>	<u>\$ 211,986</u>	<u>\$ 3,502,255</u>

	River Creek LGC	Nonmajor Governmental Funds	Total
Other taxes	\$ -	\$ 53,908	\$ 53,908
PID assessments	39,765,000	9,947,975	49,712,975
	<u>\$ 39,765,000</u>	<u>\$ 10,001,883</u>	<u>\$ 49,766,883</u>

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

The following comprise receivables balances of the City's discretely presented component unit at year end:

	Hutto	
	EDC	Total
Sales tax	\$ 470,518	\$ 470,518
	\$ 470,518	\$ 470,518

Note Receivables

The City's discretely presented component unit, the Hutto EDC, issued notes receivable to local businesses as COVID-19 relief assistance. As of yearend, the outstanding note receivables balance was as follows:

Borrower	Beginning Balance	Additions	Collections	Ending Balance
The Hutto Smiths	\$ 16,667	\$ -	\$ (3,125)	\$ 13,542
JL3 Construction	16,667	-	(3,125)	13,542
Hippo Learning Station	16,667	-	(3,125)	13,542
Tiger Rock Martial Arts	16,667	-	(3,125)	13,542
Miss Natural Beauty Supply	13,333	-	(2,500)	10,833
Orange Fitness	22,916	-	(6,250)	16,666
D&C Pallets	22,916	-	(3,125)	19,791
Total Notes Receivable	\$ 125,833	\$ -	\$ (24,375)	\$ 101,458

These notes are due in monthly installments of 24 months after the initial deferment period of 90 days after origination. The notes bear 0% interest.

The following is the maturity schedule for the principal balances owed to the EDC:

Fiscal Year	Principal Owed
2022	\$ 85,000
2023	16,458
Total Notes Receivable	\$ 101,458

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

C. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	Beginning Balances	Increases	Decreases/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 1,775,486	\$ -	\$ -	\$ 1,775,486
Construction in progress	37,227,646	15,759,899	(8,592,382)	44,395,163
Total capital assets not being depreciated	<u>39,003,132</u>	<u>15,759,899</u>	<u>(8,592,382)</u>	<u>46,170,649</u>
Capital assets, being depreciated:				
Buildings	36,665,702	235,175	3,553,189	40,454,066
Machinery and equipment	6,258,801	92,925	-	6,351,726
Infrastructure	86,110,439	36,348,615	4,074,625	126,533,679
Total capital assets being depreciated	<u>129,034,942</u>	<u>36,676,715</u>	<u>7,627,814</u>	<u>173,339,471</u>
Less accumulated depreciation:				
Buildings	(4,977,172)	(1,288,596)	-	(6,265,768)
Machinery and equipment	(4,869,967)	(474,650)	-	(5,344,617)
Infrastructure	(23,409,778)	(2,067,703)	-	(25,477,481)
Total accumulated depreciation	<u>(33,256,917)</u>	<u>(3,830,949)</u>	<u>-</u>	<u>(37,087,866)</u>
Net capital assets being depreciated	95,778,025	32,845,766	7,627,814	136,251,605
Total Capital Assets	<u><u>\$ 134,781,157</u></u>	<u><u>\$ 48,605,665</u></u>	<u><u>\$ (964,568)</u></u>	<u><u>\$ 182,422,254</u></u>

Depreciation was charged to governmental functions as follows:

City administration	\$ 631,290
Business and development	661,045
Communications	9,950
Public safety	82,782
Public works	2,445,882
Total Governmental Activities Depreciation Expense	<u><u>\$ 3,830,949</u></u>

The net book value of leased capital assets was \$82,402 as of September 30, 2021.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

A summary of changes in business-type activities capital assets for the year end was as follows:

	Beginning Balances	Increases	Transfers/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 4,594,475	\$ 56,644	\$ -	\$ 4,651,119
Construction in progress	7,226,489	1,842,458	(5,431,671)	3,637,276
Total capital assets not being depreciated	<u>11,820,964</u>	<u>1,899,102</u>	<u>(5,431,671)</u>	<u>8,288,395</u>
Capital assets, being depreciated:				
Buildings and improvements	2,990,145	-	-	2,990,145
Equipment	9,548,946	58,470	-	9,607,416
Distribution and collection systems	109,047,534	18,146,715	5,568,932	132,763,181
Intangible assets	33,856,539	-	-	33,856,539
Total capital assets being depreciated	<u>155,443,164</u>	<u>18,205,185</u>	<u>5,568,932</u>	<u>179,217,281</u>
Less accumulated depreciation:				
Buildings and improvements	(1,495,503)	(127,039)	-	(1,622,542)
Equipment	(5,531,095)	(623,168)	-	(6,154,263)
Distribution and collection systems	(34,204,961)	(3,804,999)	-	(38,009,960)
Intangible assets	(2,511,415)	(846,413)	-	(3,357,828)
Total accumulated depreciation	<u>(43,742,974)</u>	<u>(5,401,619)</u>	<u>-</u>	<u>(49,144,593)</u>
Net capital assets being depreciated	<u>111,700,190</u>	<u>12,803,566</u>	<u>5,568,932</u>	<u>130,072,688</u>
Total Capital Assets	<u><u>\$ 123,521,154</u></u>	<u><u>\$ 14,702,668</u></u>	<u><u>\$ 137,261</u></u>	<u><u>\$ 138,361,083</u></u>

Depreciation was charged to business-type functions as follows:

Utility system	\$ 5,401,619
Total Business-Type Activities Depreciation Expense	<u><u>\$ 5,401,619</u></u>

A summary of changes in component units capital assets for the year end was as follows:

	Beginning Balances	Increases	Decreases/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 8,871,466	\$ -	\$ -	\$ 8,871,466
Total capital assets not being depreciated	<u>8,871,466</u>	<u>-</u>	<u>-</u>	<u>8,871,466</u>

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Land Held for Sale

During the year ended September 30, 2020, the City purchased land for use in future development projects. All land purchased was related to the Sports Health District. These projects are no longer anticipated to move forward, and therefore the City plans to dispose of these properties.

The carrying value of the land is presented as land held for sale within the following governmental funds:

<u>Fund</u>	<u>Property Description</u>	<u>Amount</u>
Capital Improvements	71.72 acres	\$ 6,690,002
Capital Improvements	5.9753 acres	649,880
		<u>7,339,882</u>
Cottonwood LGC	49.55 acres	\$ 4,500,544
Cottonwood LGC	Tract three	3,392,311
Cottonwood LGC	Tract five	8,224,771
		<u>16,117,626</u>
Total		<u><u>\$ 23,457,508</u></u>

D. Compensated Absences

The following summarizes the changes in the compensated absences balances of the primary government during the year. In general, the City uses the general and utility system funds to liquidate compensated absences.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Governmental Activities:					
Compensated Absences	\$ 170,707	\$ 247,668	\$ (153,636)	\$ 264,739	\$ 238,265
Total Governmental Activities	<u>\$ 170,707</u>	<u>\$ 247,668</u>	<u>\$ (153,636)</u>	<u>\$ 264,739</u>	<u>\$ 238,265</u>
Other Long-term Liabilities Due in More than One Year				<u>\$ 26,474</u>	
Business-Type Activities:					
Compensated Absences	\$ 36,884	\$ 44,489	\$ (33,196)	\$ 48,177	\$ 43,359
Total Business-Type Activities	<u>\$ 36,884</u>	<u>\$ 44,489</u>	<u>\$ (33,196)</u>	<u>\$ 48,177</u>	<u>\$ 43,359</u>
Other Long-term Liabilities Due in More than One Year				<u>\$ 4,818</u>	

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

E. Long-term Debt

The following is a summary of changes in the City's long-term liabilities for the year ended.

	Beginning				Ending	Amounts
	Balance	Additions	Refunding	Reductions	Balance	Due within
						One Year
Governmental Activities:						
Bonds, notes and other payables:						
General Obligation Bonds	\$ 40,846,299	\$ 8,895,236	\$ (7,835,872)	\$ (1,237,342)	\$ 40,668,321	\$ 1,359,707
Certificates of Obligation	13,674,557	-	(804,300)	(149,179)	12,721,078	120,914
Revenue Bonds	24,060,000	6,470,000	-	(410,000)	30,120,000	95,000
Limited Tax Notes	2,322,750	-	-	(504,450)	1,818,300	584,250
Notes payable	28,971,223	-	-	(50,000)	28,921,223	19,616,223
Due to developer	-	9,947,975	-	-	9,947,975	5,154,722
Premiums	2,925,956	392,992	(67,976)	(172,869)	3,078,103	-
Discounts	(218,794)	-	-	6,269	(212,525)	-
Other liabilities:						
Capital leases	450,948	-	-	(381,282)	69,666	69,666
Total Governmental Activities	\$ 113,032,939	\$ 25,706,203	\$ (8,708,148)	\$ (2,898,853)	\$ 127,132,141	\$ 27,000,482
Long-term liabilities due in more than one year					\$ 100,131,659	
Business-Type Activities:						
Bonds, notes and other payables:						
General Obligation Bonds	\$ 19,358,702	\$ 9,734,764	\$ (704,129)	\$ (1,317,624)	\$ 27,071,713	\$ 1,495,328
Certificates of Obligation	108,485,443	-	(9,110,700)	(1,241,200)	98,133,543	1,114,086
Limited Tax Notes	1,752,250	-	-	(380,550)	1,371,700	440,750
Premium	8,538,865	624,551	(96,317)	(349,104)	8,717,995	-
Discounts	(29,142)	-	29,142	-	-	-
Other liabilities:						
Capital leases	21,205	-	-	(21,205)	-	-
Total Business-Type Activities	\$ 138,127,323	\$ 10,359,315	\$ (9,882,004)	\$ (3,309,683)	\$ 135,294,951	\$ 3,050,164
Long-term liabilities due in more than one year					\$ 132,244,787	
EDC Activities						
Revenue bonds	\$ 8,910,000	\$ -	\$ -	\$ (180,000)	\$ 8,730,000	\$ 190,000
Total Component Unit Activities	\$ 8,910,000	\$ -	\$ -	\$ (180,000)	\$ 8,730,000	\$ 190,000
Long-term liabilities due in more than one year					\$ 8,540,000	

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

The City periodically issues general obligation bonds and contractual obligations to provide funds for general government purposes. The City periodically utilizes notes and capital leases to provide financing for general government purposes. In general, the City uses the debt service and utility system funds to liquidate long-term liabilities, with the exception of revenue bonds and other loans and notes payable by the City's LGCs and PIDs, which are fully covered by assessment receivables from the LGC and PID funds.

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities in the governmental funds unless past due. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. The City intends to retire all of its general long-term liabilities, plus accrued interest, from property taxes and other current revenues from the debt service fund as has been done in prior years. The proprietary fund type long-term debt will be repaid, plus accrued interest, from operating revenues of the water and sewer fund. Capital leases are secured by the underlying asset. In the event of default, the lender may demand immediate payment or take possession of the asset.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Long-term debt at year end was comprised of the following debt issues:

	Governmental Activities	Business - Type Activities	Total
General Obligation Bonds:			
\$4,545,000 improvement refunding bonds, Series 2012, due in installments through 2037, interest at 2.00%	\$ 249,993	\$ 85,041	\$ 335,034
\$5,000,000 improvement bonds, Series 2012A, due in installments through 2042, interest at 2.00% to 3.75%	140,000	-	140,000
\$3,765,000 General Obligation Refunding Bond, Series 2013, due in installments through 2029, interest at 1.50% to 3.00%	1,360,650	1,534,350	2,895,000
\$8,060,000 General Obligation Refunding Bond, Series 2015, due in installments through 2029, interest at 2.00% to 4.00%	868,000	5,332,000	6,200,000
\$6,495,000 General Obligation Refunding Bond, Series 2016, due in installments through 2029, interest at 2.00% to 2.75%	5,815,000	-	5,815,000
\$11,315,000 General Obligation Refunding Bond, Series 2018, due in installments through 2047, interest at 3.00% to 5.00%	-	11,000,000	11,000,000
\$15,415,000 improvement bond, Series 2019A, due in installments through 2044, interest at 3.00% to 5.00%	15,230,000	-	15,230,000
\$8,500,000 improvement bond, Series 2019B, due in installments through 2044, interest at 1.50% to 3.00%	8,420,000	-	8,420,000
\$8,300,000 General Obligation Refunding Bond, Series 2020A, due in installments through 2034, interest at 1.1% to 4.00%	1,883,416	5,686,584	7,570,000
\$10,330,000 General Obligation Refunding Bond, Series 2020B, due in installments through 2042, interest at 1.6% to 2.5%	6,701,262	3,433,738	10,135,000
Total General Obligation Bonds	\$ 40,668,321	\$ 27,071,713	\$ 67,740,034
Certificates of Obligation:			
\$5,625,000 Certificates of Obligation, Series 2013, due in installments through 2030, interest at 1.50% to 3.25%	\$ 1,997,500	\$ 2,252,500	\$ 4,250,000
\$21,740,000 Certificates of Obligation, Series 2014, due in installments through 2039, interest at .080% to 2.030%	-	17,490,000	17,490,000
\$80,070,000 Certificates of Obligation, Series 2010, due in installments through 2057, interest at 2.25% to 5.00%	10,723,578	68,946,043	79,669,621
\$9,445,000 Certificates of Obligation, Series 2019, due in installments through 2045, interest at 4.0%	-	9,445,000	9,445,000
Total Certificates of Obligation	\$ 12,721,078	\$ 98,133,543	\$ 110,854,621

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

	Governmental Activities	Business - Type Activities	Total
* Revenue Bonds:			
\$6,470,000 Emory Crossing Revenue Bonds, Series 2021, due in installments through 2056, interest at 2.625% to 4.00%	\$ 6,470,000	\$ -	\$ 6,470,000
\$17,400,000 Public Improvement Revenue Bonds, Series 2018, due in installments through 2053, interest at 6.25% to 6.30%	16,990,000	-	16,990,000
\$6,600,000 Public Improvement Revenue Bonds, Series 2019, due in installments through 2052, interest at 5.75%	6,660,000	-	6,660,000
Total Revenue Bonds	\$ 30,120,000	\$ -	\$ 30,120,000
Limited Tax Notes:			
\$5,655,000 Limited Tax Notes, Series 2017, due in installments through 2024, interest at 2.00% to 5.00%	\$ 1,818,300	\$ 1,371,700	\$ 3,190,000
Total Limited Tax Notes	\$ 1,818,300	\$ 1,371,700	\$ 3,190,000
* Loans and Notes Payable:			
\$4,516,223 Promissory note for Cottonwood Development Corp. due on the earlier of July 22, 2020 or the date of the closing of the initial sale of the bonds issued by a PID or TIRZ to construct infrastructure on the land purchased with the note. Interest accrues at 12%. Loan in default	\$ 4,516,223	-	4,516,223
\$15,000,000 loan payable for Cottonwood Development Corp. due on February 13, 2021, interest at 18%. Loan in default	15,000,000	-	15,000,000
\$9,455,000 loan payable to River Creek Development Corp. due in installments through 2054, interest at 5.5975%	9,405,000	-	9,405,000
\$9,947,975 debt to developer for Cottonwood Creek PID, due in installments through 2023, interest at 4.75%	9,947,975	-	9,947,975
Total Loans and Notes Payable	\$ 38,869,198	\$ -	\$ 38,869,198
Capital Leases:			
\$144,204 2019 Capital Lease for vehicles due in annual installments through 2022, interest at 4.25%	69,666		69,666
Total Capital Leases	\$ 69,666	\$ -	\$ 69,666

* These debts are secured by properties within the respective PID areas. No general City assets or revenues, outside of PID assets and property assessments, will be used to service these debts.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

The annual requirements to amortize governmental activities debt issues outstanding at year ending were as follows:

Governmental Activities				
Year ending September 30,	General Obligation Bonds		Certificates of Obligation	
	Principal	Interest	Principal	Interest
2022	\$ 1,359,707	\$ 1,577,496	\$ 120,914	\$ 529,504
2023	1,353,486	1,318,452	210,773	525,655
2024	1,391,424	1,283,558	239,034	520,154
2025	1,916,486	1,248,327	328,220	513,983
2026	1,976,980	1,184,202	342,014	499,734
2027-2031	10,166,114	4,893,340	1,950,911	2,263,252
2032-2036	9,959,838	3,261,109	2,343,435	1,869,110
2037-2041	7,669,068	1,792,415	2,108,581	1,460,006
2042-2046	4,875,218	386,818	1,363,802	1,107,291
2047-2051	-	-	1,444,580	791,557
2052-2056	-	-	1,845,104	392,278
2057-2061	-	-	423,710	21,305
Total	\$ 40,668,321	\$ 16,945,717	\$ 12,721,078	\$ 10,493,829

Governmental Activities				
Year ending September 30,	Revenue Bonds		Limited Tax Notes	
	Principal	Interest	Principal	Interest
2022	\$ 95,000	\$ 1,791,802	\$ 584,250	\$ 48,735
2023	182,000	1,704,909	607,050	27,716
2024	384,000	1,697,500	627,000	6,270
2025	407,000	1,677,564	-	-
2026	425,000	1,656,324	-	-
2027-2031	2,487,000	7,913,748	-	-
2032-2036	3,237,000	7,146,459	-	-
2037-2041	4,231,000	6,127,761	-	-
2042-2046	5,575,000	4,769,838	-	-
2047-2051	7,358,000	2,954,310	-	-
2052-2056	5,739,000	697,263	-	-
Total	\$ 30,120,000	\$ 38,137,476	\$ 1,818,300	\$ 82,721

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Capital Lease Obligations

The annual requirements to amortize the primary government's capital lease obligations outstanding at year end were as follows:

Year ending September 30,	Governmental Activities	
	Capital Leases	
	Principal	Interest
2022	\$ 69,666	\$ 2,961
Total	\$ 69,666	\$ 2,961

Loans/Notes Payable

The annual requirements to amortize the primary government's loans/notes payable outstanding at year end were as follows:

Year ending September 30,	Governmental Activities	
	Loans/Notes Payable	
	Principal	Interest
2022	\$ 24,770,945	\$ 2,750,806
2023	4,898,253	758,272
2024	110,000	511,891
2025	115,000	505,594
2026	120,000	499,017
2027-2031	715,000	2,382,436
2032-2036	930,000	2,154,198
2037-2041	1,230,000	1,853,612
2042-2046	1,620,000	1,456,749
2047-2051	2,150,000	933,383
2052-2056	2,210,000	256,366
Total	\$ 38,869,198	\$ 14,062,324

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

The annual requirements to amortize business-type activities debt issues outstanding at year ending were as follows:

Business-Type Activities				
Year ending September 30,	General Obligation Bonds		Certificates of Obligation	
	Principal	Interest	Principal	Interest
2022	\$ 1,495,328	\$ 869,626	\$ 1,114,086	\$ 3,740,485
2023	1,421,513	822,477	1,684,227	3,723,522
2024	1,473,576	776,796	1,850,966	3,694,893
2025	1,518,514	730,727	2,421,780	3,661,627
2026	1,568,020	683,102	2,507,986	3,575,633
2027-2031	8,428,886	2,536,079	14,014,089	16,435,373
2032-2036	4,710,162	1,461,080	16,406,565	14,030,378
2037-2041	2,855,932	958,764	17,996,419	11,342,445
2042-2046	2,959,782	450,563	16,251,198	7,939,409
2047-2051	640,000	24,000	9,285,420	5,087,943
2052-2056	-	-	11,859,896	2,521,472
Total	\$ 27,071,713	\$ 9,313,214	\$ 98,133,543	\$ 75,892,140

Business-Type Activities		
Year ending September 30,	Limited Tax Notes	
	Principal	Interest
2022	\$ 440,750	\$ 36,765
2023	457,950	20,909
2024	473,000	4,730
Total	\$ 1,371,700	\$ 62,404

The annual requirements to amortize the discretely presented component unit's debt outstanding at year ending were as follows:

Hutto EDC		
Year ending September 30,	Sales Tax Revenue Bonds	
	Principal	Interest
2022	\$ 190,000	\$ 359,336
2023	195,000	353,248
2024	200,000	346,708
2025	205,000	339,834
2026	215,000	332,480
Thereafter	7,725,000	4,309,495
Total	\$ 8,730,000	\$ 6,041,101

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

F. Current Year Debt Refunding

On November 15, 2020, the City issued \$8,300,000 in general obligation refunding bonds with an interest rate of 1.10% to 4.0% over the life of the bonds. The proceeds were used to refund \$6,830,000 of outstanding 2010 certificate of obligation bonds and \$1,805,000 of general obligation bonds which had an interest rate ranging from 3.60% to 4.0% over the life of the bonds.

The reacquisition price of \$8,800,002 exceeded the net carrying amount of the old debt (\$8,635,000), premium (\$19,663) and accrued interest relieved (\$105,059) by \$40,280. This amount is being amortized over the remaining life of the refunding debt. This refunding reduced its total debt service payments by \$1,793,936 and resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$1,674,412.

On November 19, 2020, the City issued \$10,330,000 in general obligation refunding bonds with an interest rate of 1.60% to 2.10% over the life of the bonds. The proceeds were used to refund \$3,085,000 of outstanding certificate of obligation bonds and \$6,735,000 of general obligation bonds which had an interest rate ranging from 3%-4.19% over the life of the bonds.

The reacquisition price of \$10,351,628 exceeded the net carrying amount of the old debt (\$9,820,000), premium on old debt (\$115,488), and accrued interest (\$102,181), less a deferred loss on the refunded debt of \$16,478 by \$330,437. This amount was amortized over the remaining life of the refunding debt. This refunding reduced its total debt service payments by \$890,409 and resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$801,617.

G. Deferred Charge on Refunding

Deferred charges resulting from the issuance of the 2012, 2013, 2015, 2018, 2020A, and 2020B general obligation refunding bonds have been recorded as a deferred outflow of resources and is being amortized to interest expense over the term of the refunded debt. Current year balances for governmental activities and business-type activity totaled \$219,529 and \$492,480, respectively. Current year amortization expense for governmental activities and business-type activities totaled \$8,978 and \$40,569, respectively.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

H. Interfund Transfers

Transfers between the primary government funds during the 2021 year were as follows:

Transfers In	Transfers Out				Total
	General	Capital Projects Improvements	Governmental Activities	Nonmajor Governmental	
Utility system	\$ 500,000	\$ -	\$ 143,254	\$ -	\$ 643,254
Nonmajor govt.	744,442	366,951	-	-	1,111,393
General	-	-	-	99,245	99,245
Total	\$ 1,244,442	\$ 366,951	\$ 143,254 *	\$ 99,245	\$ 1,853,892

* Represents capital assets transferred to business-type activities (\$137,261) and the difference of the debt allocation between governmental activities and business-type activities which was refunded in the current year (\$5,993).

Amounts transferred between funds relate to amounts collected by general and enterprise funds for various governmental expenditures, capital expenditures and debt payments.

The compositions of interfund balances as of year end were as follows:

Due to (Payable fund):	Due from (Receivable fund):		Total
	General	Utility System	
Capital improvement projects	\$ 1,027,470	\$ -	\$ 1,027,470
Cottonwood LGC	1,897,866	-	1,897,866
Debt service	-	58,247	58,247
	\$ 2,925,336	\$ 58,247	\$ 2,983,583

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

H. Restricted Net Position / Fund Balance

The City records restricted net position / fund balance to indicate that a portion is legally restricted for a specific future use.

The following is a list of restricted, committed, and assigned fund balance of the City:

	Governmental Funds	Governmental Net Position	Business Type Net Position
Restricted for:			
Debt service	\$ 1,159,925	\$ 1,159,925	\$ 5,972,308
Capital projects	8,020,842	5,634,910	7,040,513
Economic development	332,079	332,079	-
* Public safety	2,933	2,933	-
* Municipal court	45,905	45,905	-
* Grant activities	3,462,471	3,462,471	-
PID development and assessments	6,012,113	55,725,088	-
Pensions	-	128,006	11,127
Total Restricted	<u>\$ 19,036,268</u>	<u>\$ 66,491,317</u>	<u>\$ 13,023,948</u>

* Restricted by enabling legislation

V. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets, errors and omissions; and natural disasters for which the City participates along with over 2,800 other entities in the Texas Municipal League's Intergovernmental Risk Pools. The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts for the past three years.

B. Commitments and Contingent Liabilities

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

GASB 62 defines probability of loss contingencies as the following:

Probable. The future event or events are likely to occur.

Reasonably possible. The chance of the future event or events occurring is more than remote but less than likely.

Remote. The chance of the future event or events occurring is slight.

Liabilities are recorded when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic and social factors.

The City is involved in lawsuits with other parties from time to time. While the ultimate result of these matters cannot be predicted with certainty, the City does not expect them to have a materially adverse effect on its Basic Financial Statements.

1. Long-Term Agreements

The City has the following long-term agreements which represent significant commitments:

City of Taylor - The City entered into a long-term water supply agreement on September 24, 2002 with the City of Taylor to provide treated water for 40 years. The City is required to pay for a minimum of 175,000 gallons per day and may demand up to 300,000 gallons per day at the negotiated price of \$4.30 per 1,000 gallons, plus 5% management fee. For the fiscal year ended September 30, 2021, the City's cost under this contract was \$405,688.

Manville Water Supply Corporation - On May 1, 2003, the city entered into a long-term water supply agreement with Manville to provide treated water to Hutto for 40 years. The contract was renegotiated in August 2019. Under the current terms, the City is required to pay for a minimum of 200,000 gallons per day at \$3.50 per gallon up to 600,000 gallons. There is a surcharge of 20% between 600,000 gallons and 800,000 gallons. For the fiscal year ended September 30, 2021, the City's cost under this contract was \$364,259.

East Williamson County Higher Education Center - During 2012, the City of Hutto began funding the interlocal agreement with the East Williamson County Higher Education Center in the amount of \$125,000 each year for twenty-five years.

Economic Development Agreement - The City renegotiated the long-term arrangement on July 19, 2018 with a Developer in regard to public improvements related to the Hutto Crossings development. Under this arrangement, the City is to reimburse amounts to the Developer using revenues generated from the Development, including property taxes, sales taxes, impact fees, and development fees, to cover the costs of adding certain public

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

improvement. The arrangement is set in phases with two phases being complete. Reimbursements are made March 1st until complete up to \$5 million.

2. Specific Current Litigation for Disclosure

River Creek Development Corporation and City of Hutto, Texas v. Paxton, Attorney General of Texas, et. al., Cause No. 21-0759-C425; In the Judicial District of Williamson County; 425th Judicial District. On May 28, 2021, River Creek Development Corporation and the City of Hutto filed its Verified Original Petition and Application for Temporary Restraining Order, Temporary Injunction and Permanent Injunction. The Defendants were the Attorney General of Texas ("AG"), Preston Hollow Capital, LLC ("PHC"), 79 HCD Development, LLC ("HCD"), Wisconsin Public Finance Authority ("PFA") and U.S. Bank National Association ("USBN") (collectively, "Defendants"). Hutto and River Creek alleged that the financing of a loan and issuance of bond which involved all the Defendants except the AG was contrary to the Texas statutes, particularly the Public Improvement District Act. The central question was whether a bond issuance could take place with regard to River Creek without Attorney General approval. Hutto and River Creek sought by Court declaration to clarify the standing of the financing and the parties' rights under the statutes. The AG had issued an opinion, Tex. Att'y Gen. Op. No. KP-0366, which appears critical of the financing mechanism used for certain finance transactions, particularly the use of an out-of-state issuer. The AG was subsequently dropped as a Defendant in the suit. The Plaintiffs' request for a temporary injunction was denied. On October 5, 2021, the Court issued an order granting a Motion for Summary Judgment by PHC, ruling that the loan transaction was valid and enforceable, that the bond series need not have been submitted to the AG for review, that an interlocal agreement affecting the financing was lawfully entered into, that the Plaintiffs' application for permanent injunction was denied with prejudice and that PHC was to be awarded its reasonable attorneys' fees. The Court issued its Final Judgment for PHC on December 9, 2021, referring to its earlier order, and awarded PHC \$289,588 in reasonable attorneys' fees and expenses, \$75,000 in contingent appellate fees with \$50,000 being for an appeal to the Texas Court of Appeals and \$25,000 to the Texas Supreme Court, and with 5% interest per year from date of final judgment until payment. At this juncture, it appears likely that the City of Hutto and River Creek Development Corporation will appeal the final judgment.

The loss capable of assessment in this matter relates to the attorneys' fees awarded to PHC in this case, plus proposed attorney's fees and expenses of other Defendants, which total \$337,555 (and include contingent appellate fees in the case of one Defendant – Public Finance Authority) for an overall total of \$702,143 (subject to contest by River Creek). The City's attorney believes the likelihood of a positive decision is probable, but a negative decision is more than remote.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

C. Deferred Compensation Plan

The City offers its employees a deferred compensation plan that permits them to defer a portion of their current salary until future years. Any contributions made to the deferred compensation plan, in compliance with Section 457 of the Internal Revenue Code, are not available to employees until termination of employment, retirement, death or an unforeseen emergency. A third-party administrator, ICMA, administers contributions to the plan. In compliance with the provisions of the IRC Section 457(g), the plan assets are in custodial accounts for the exclusive benefit of the plans' participants and beneficiaries. In accordance with GASB 32, the City provides neither administrative services nor investment advice to the plans and therefore, no fiduciary relationship exists between the City and the deferred compensation plan.

D. Defined Benefit Pension Plans

1. Texas Municipal Retirement Systems

Plan Description

The City of Hutto participates as one of 895 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmrs.com.

All eligible employees of the city are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

Plan provisions for the City were as follows:

	<u>Plan Year 2020</u>	<u>Plan Year 2019</u>
Employee deposit rate	7.0%	7.0%
Matching ratio (city to employee)	2 to 1	2 to 1
Years required for vesting	10	5
Service retirement eligibility (expressed as age / years of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating Transfers	100% Repeating Transfers
Annuity increase (to retirees)	70% of CPI	70% of CPI

Employees covered by benefit terms

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	31
Inactive employees entitled to but not yet receiving benefits	178
Active employees	115
Total	324

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Hutto were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City of Hutto were 12.17% and 12.04% in calendar years 2021 and 2020, respectively. The City's contributions to TMRS for

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

the year ended September 30, 2021, were \$961,390, and were equal to the required contributions.

Net Pension Liability (Asset)

The city's Net Pension Liability (Asset) was measured as of December 31, 2020, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability (Asset) was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75%
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2021 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	30.0%	5.30%
Core Fixed Income	10.0%	1.25%
Non-Core Fixed Income	20.0%	4.14%
Real Return	10.0%	3.85%
Real Estate	10.0%	4.00%
Absolute Return	10.0%	3.48%
Private Equity	10.0%	7.75%
Total	100.0%	

Discount Rate:

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

1% Decrease 5.75%	Current Single Rate Assumption 6.75%	1% Increase 7.75%
\$ 2,845,619	\$ (896,454)	\$ (3,846,071)

Changes in the Net Pension Liability (Asset):

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) – (b)
Balance at 12/31/19	\$ 17,954,030	\$ 18,069,986	\$ (115,956)
Changes for the year:			
Service Cost	1,734,702	-	1,734,702
Interest	1,256,953	-	1,256,953
Difference between expected and actual experience	(666,264)	-	(666,264)
Changes of assumptions	-	-	-
Contributions – employer	-	1,100,406	(1,100,406)
Contributions – employee	-	639,504	(639,504)
Net investment income	-	1,375,275	(1,375,275)
Benefit payments, including refunds of emp. contributions	(399,702)	(399,702)	-
Administrative expense	-	(8,875)	8,875
Other changes	-	(421)	421
Net changes	1,925,689	2,706,187	(780,498)
Balance at 12/31/20	\$ 19,879,719	\$ 20,776,173	\$ (896,454)

Pension Plan Fiduciary Net Position:

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2021, the City recognized pension expense of \$567,716.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred (Inflows) of Resources
Contributions subsequent to the measurement date	\$ 688,201	\$ -
Difference in experience	-	(998,245)
Changes in actuarial assumptions	60,821	-
Pension investment earnings	-	(508,098)
Total	\$ 749,022	\$ (1,506,343)

The City reported \$688,201 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the year ending September 30, 2022. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	
2021	\$ (564,171)
2022	(348,662)
2023	(409,806)
2024	(122,883)
2025	-
Thereafter	-
Total	\$ (1,445,522)

Other Postemployment Benefits

The City also participates in a defined benefit group-term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500;

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

this coverage is an “other postemployment benefit,” or OPEB. The SDBF covers both active and retiree benefits with no segregation of assets and, therefore, doesn’t meet the definition of a trust under GASB No. 75, paragraph 4b, (i.e., no assets are accumulated for OPEB). As such, the SDBF is considered to be a single-employer unfunded OPEB plan (and not a cost sharing plan) with benefit payments treated as being equal to the employer’s yearly contributions for retirees.

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees’ entire careers.

Employees covered by benefit terms

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	30
Inactive employees entitled to but not yet receiving benefits	37
Active employees	115
Total	182

The City’s contributions to the TMRS SDBF for the years ended 2021 and 2020 were \$1,358, \$1,059, respectively, which equaled the required contributions each year.

Schedule of Contribution Rates (RETIREE-only portion of the rate)

Plan/ Calendar Year	Annual Required Contribution (Rate)	Actual Contribution Made (Rate)	Percentage of ARC Contributed
2019	0.01%	0.01%	100.0%
2020	0.01%	0.01%	100.0%
2021	0.02%	0.02%	100.0%

Total OPEB Liability

The City’s Postemployment Benefits Other Than Pensions Liability (OPEB) was measured as of December 31, 2020, and the Total OPEB Liability was determined by an actuarial valuation as of that date.

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

Actuarial Assumptions

The Total OPEB Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.5% to 11.5%, including inflation per year
Discount rate	2.00%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with males rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

Discount Rate:

The discount rate used to measure the Total OPEB Liability was 2.00%. The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2020.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 2.00%, as well as what the City's total OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (1.00%) or 1-percentage-point higher (3.00%) than the current rate:

1% Decrease 1.00%	Current Single Rate Assumption 2.00%	1% Increase 3.00%
\$ 437,447	\$ 337,283	\$ 264,683

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Changes in the Total OPEB Liability:

	Total OPEB Liability
Balance at 12/31/19	\$ 254,139
Changes for the year:	
Service Cost	22,849
Interest	7,290
Difference between expected and actual experience	(2,601)
Changes of assumptions	56,520
Benefit payments	(914)
Net changes	83,144
Balance at 12/31/20	\$ 337,283

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2021, the City recognized OPEB expense of \$47,284.

At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources
Contributions subsequent to the measurement date	\$ 566
Difference in experience	7,423
Changes in actuarial assumptions	82,095
Pension investment earnings	-
Total	\$ 90,084

The City reported \$566 as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the OPEB liability for the year ending September 30, 2022.

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

Other amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended		
December 31:		
2021	\$	17,145
2022		17,145
2023		16,912
2024		15,107
2025		17,616
Thereafter		5,593
Total	\$	89,518

E. Other Post-Employment Benefits - Healthcare

Plan Description

The City of Hutto Retiree Health Care Plan is a single-employer defined benefit healthcare plan administered by the City of Hutto and covers retired employees of the City and, if selected, their dependent. The net position of the Plan is reported within the City of Hutto Annual Financial Report as Fiduciary Net Position. This plan provides the following retiree insurance:

Benefits Provided

In addition to providing pension benefits through the Texas Municipal Retirement System, the City has opted to provide eligible retired employees with the following post-employment benefits:

- For employees retiring and receiving annuities from the Texas Municipal Retirement System who are (1) at least 60 and have completed five consecutive years of active service with the city immediately prior to retirement, or (2) at any age have completed 20 consecutive years of active service with the City immediately prior to retirement. Coverage for medical benefits is provided from the date of retirement, for the balance of the retiree's life, and is contingent on the payment of the retiree's premium.
- For retirees under the age of 65, the retiree will pay 100% of the retiree premium for medical coverage. If dependent coverage is selected, the retiree is responsible for 100% of the dependent coverage premium.

City of Hutto, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2021

- For retirees over the age of 65, the retiree is responsible for 100% of the fully-insured Medicare supplement plan. There is no GASB 75 liability associated with post-65 coverage.
- The City does not subsidize, directly or indirectly, the cost of dental, vision, or life insurance benefits.

Employees covered by benefit terms

At the September 30, 2020 valuation and measurement date (the most recent available), the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	0
Inactive employees entitled to but not yet receiving benefits	0
Active employees & family members	101
Total	101

Total OPEB Liability

The City's Postemployment Benefits Other Than Pensions Liability (OPEB) was measured as of September 30, 2020 (the most recent available date), and the Total OPEB Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total OPEB Liability in the September 30, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.5%
Discount rate	2.25%
Retirees' share of benefit-related costs	Retirees pay the full contribution rate for coverage
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the RPH-2014 Total Table with Projection MP-2019.

Discount Rate:

The discount rate used to measure the Total OPEB Liability was 2.25%. The discount rate was calculated as a (0.25%) real rate of return plus a 2.50% for inflation.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate and Healthcare Trends

The following presents the total OPEB liability of the City, calculated using the discount rate of 2.25%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.25%) or 1-percentage-point higher (3.25%) than the current rate:

1% Decrease (1.25%)	Current Discount Rate Assumption 2.25%	1% Increase (3.25%)
\$ 303,903	\$ 268,466	\$ 237,140

The following presents the total OPEB liability of the City, calculated using the healthcare expense increase trend rate of 4.50%, as well as what the City's total OPEB liability would be if it were calculated using a rate that is 1-percentage-point lower (3.50%) or 1-percentage-point higher (5.50%) than the current rate:

1% Decrease (3.50%)	Current Healthcare Trend Assumption 4.50%	1% Increase (5.50%)
\$ 226,890	\$ 268,466	\$ 319,414

Changes in the Total OPEB Liability:

	Total OPEB Liability
Balance at 9/30/2020	\$ 230,199
Changes for the year:	
Service Cost	32,359
Interest	5,908
Difference between expected and actual experience	-
Changes of assumptions	-
Benefit payments	-
Net changes	38,267
Balance at 9/30/2021	\$ 268,466

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2021, the City recognized OPEB expense of \$36,778.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred (Inflows) of Resources
Difference in experience	\$ 17,815	\$ -
Changes in actuarial assumptions	-	(25,564)
Total	\$ 17,815	\$ (25,564)

The City reported \$0 as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the OPEB liability for the year ending September 30, 2022.

Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended September 30:	
2022	\$ (1,489)
2023	(1,489)
2024	(1,489)
2025	(1,489)
2026	(1,489)
Thereafter	(304)
Total	\$ (7,749)

F. Construction commitments

The primary government has one active construction project as of September 30, 2021. The project is for work related to the abandonment of the Lakeside lift station.

At year end the government's commitments with contractors are as follows:

Bell Contractors	\$ 139,345
Total Business-Type Activities	<u>\$ 139,345</u>

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

G. Tax Abatement Disclosures

The City negotiates property tax abatement agreements on an individual basis. The City has tax abatement agreements with three entities as of September 30, 2021:

<u>Purpose</u>	<u>Percentage of Taxes Abated during the Fiscal Year</u>	<u>Amount of Taxes Abated during the Fiscal Year</u>
Construction of retail and residential to increase tax base and promote new business enterprises	80%	\$ 78,766
Construction of retail and residential to increase tax base and promote new business enterprises	100%	773,654
Relocate headquarters of manufacturing business	60%	15,941
Relocate headquarters of manufacturing business	50%	2,451
	Total	\$ 870,812

Each agreement was negotiated under the property redevelopment and tax abatement act codified in chapter 312 of the Texas tax code which authorizes allowing localities to abate property taxes when the entity meets certain guidelines and criteria adopted by the governing body. The Tax Code provides that a tax abatement agreement may provide for the exemption of the real property in each year covered by the agreement only to the extent its increase in value for that year exceeds its value for the year in which the agreement is executed. Accordingly, only the increase in value may be abated. Moreover, the taxing unit could abate from one percent (1%) to one hundred percent (100%) the property taxes paid on the increase. A tax abatement agreement cannot exceed ten years in length.

The City has not made any commitments as part of the agreements other than to reduce taxes. The City is not subject to any tax abatement agreements entered into by other governmental entities. The City has chosen to disclose information about its tax abatement agreements individually. It established a quantitative threshold of 100% percent of the total dollar amount of taxes abated during the year.

H. Restatement

The City restated beginning net position/fund balance within governmental activities, business-type activities, the general fund, and solid waste fund due to various accounting errors in the prior year, and changes to report presentation for the EDC and TIRZ.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

The restatement of beginning net position/fund balance is as follows:

	Governmental Activities	General	Nonmajor Governmental
Prior year ending net position/fund balance, as reported	\$ 54,404,454	\$ 4,487,175	\$ 2,286,238
Restatement for presentation of EDC as discrete component unit	(1,828,680)	-	(1,828,680)
Restatement for presentation of TIRZ as discrete component unit	(36,273)	-	(36,273)
Restate prior year franchise receivable	(138,751)	(138,751)	-
Restate prior year unbilled receivable errors	(21,159)	(21,159)	-
Restatement for prior year capital asset errors	744,492	-	-
Restate criminal court cost payable for prior year error	60,470	60,470	-
Restate New Quest Payable per agreement expiration	200,728	200,728	-
Restatement of HEB/Tack payable per agreement	(825,983)	(825,983)	-
Restatement of debit balance payable from prior year errors	(20,078)	(20,078)	-
Restate for error in accrued interest	1,288,078	-	-
Transfer debt to component unit activities	8,910,000	-	-
PID assessments for principal	33,465,000	-	-
Transfer EDC accrued interest to component unit activities	59,489	-	-
Transfer EDC capital asset to component unit activities	(8,871,466)	-	-
Restated beginning net position/fund balance	<u>\$ 87,390,321</u>	<u>\$ 3,742,402</u>	<u>\$ 421,285</u>

	Business-Type Activities	
	Utility System	Solid Waste
	Fund	Fund
Prior year ending net position, as reported	\$ 14,259,946	\$ 395,457
Restate prior year receivable	-	43,370
Restate prior year unbilled receivable errors	83,486	(188,271)
Restate error from 2016 on Customer refunds	(25,976)	-
Restate error from 2016 on Collection Accounts	(315,891)	(24,942)
Restatement for prior year capital asset errors	(6,277)	-
Restated beginning net position	<u>\$ 13,995,287</u>	<u>\$ 225,614</u>

The City restated beginning net position within component unit activities due to various accounting errors in the prior year and changes to report presentation for the EDC and TIRZ.

City of Hutto, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2021

The restatement of beginning net position is as follows:

	Component Units	
	EDC	TIRZ
Prior year ending net position as reported	\$ -	\$ -
Restatement for presentation of EDC as discrete component unit	1,828,680	-
Restatement for presentation of TIRZ as discrete component unit	-	36,273
Restate for sales tax receivable error in prior year	326,461	-
Recognize EDC debt	(8,910,000)	-
Recognize EDC land	8,871,466	-
Recognize accrued interest on EDC debt	(59,489)	-
Restated beginning net position	<u>\$ 2,057,118</u>	<u>\$ 36,273</u>

I. Subsequent Events

There were no material subsequent events through April 26, 2022, the date the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

City of Hutto, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND (Page 1 of 2)

For the Year Ended September 30, 2021

	Original Budget	Final Budget	2021 Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property tax	\$ 7,809,061	\$ 7,809,061	\$ 8,146,494	\$ 337,433
Sales tax	5,679,515	5,679,515	6,453,633	774,118
Franchise and local taxes	1,048,000	1,048,000	927,762	(120,238)
Charges for services	210,449	210,449	635,749	425,300
License, permits and fees	3,390,800	3,390,800	4,577,016	1,186,216
Intergovernmental	14,400	79,996	175,209	95,213
Fines and forfeitures	302,500	302,500	245,542	(56,958)
Investment income	150,000	150,000	16,141	(133,859)
Other revenue	82,700	82,700	308,625	225,925
Total Revenues	18,687,425	18,753,021	21,486,171	2,733,150
Expenditures				
Current:				
General government:				
Administration	2,762,428	2,792,928	2,205,916	587,012
Communications	1,555,799	1,639,843	1,580,354	59,489
Financial services	1,627,266	1,777,266	1,667,106	110,160
Community services	1,564,681	1,564,048	1,104,933	459,115
Business and development	1,046,319	1,046,319	704,066	342,253
Public safety	5,700,353	5,715,949	5,272,413	443,536
Public works	1,997,373	1,998,006	1,292,645	705,361
Information technology	938,419	904,375	765,619	138,756
Total Expenditures	17,192,638	17,438,734	14,593,052	2,845,682
Revenues Over (Under)				
Expenditures	1,494,787	1,314,287	6,893,119	5,578,832

City of Hutto, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND (Page 2 of 2)

For the Year Ended September 30, 2021

	Original Budget	Final Budget	2021 Actual	Variance with Final Budget Positive (Negative)
<u>Other Financing Sources (Uses)</u>				
Insurance recoveries	\$ -	\$ -	\$ 26,300	\$ 26,300
Transfers (out)	(25,000)	(25,000)	(1,244,442)	(1,219,442) *
Transfers in	320,000	-	99,245	99,245
Sale of capital assets	10,000	10,000	-	(10,000)
Total Other Financing Sources				
(Uses)	305,000	(15,000)	(1,118,897)	(1,103,897)
Net Change in Fund Balance	\$ 1,799,787	\$ 1,299,287	5,774,222	\$ 4,474,935
Beginning fund balance			3,742,402	
Ending Fund Balance			\$ 9,516,624	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).
- * 2. Expenditures exceeded appropriations at the legal level of control.

City of Hutto, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
RIVER CREEK LGC
For the Year Ended September 30, 2021

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
PID assessments	\$ 2,278,078	\$ 2,183,130	\$ (94,948)
Investment income	1,000	1,203	203
Other revenue	709,134	11,470	(697,664)
Total Revenues	2,988,212	2,195,803	(792,409)
<u>Expenditures</u>			
Development services	42,000	471,668	(429,668) *
Administration	302,080	89,428	212,652
Debt service:			
Principal	170,000	460,000	(290,000) *
Interest and fiscal charges	1,710,997	2,010,719	(299,722) *
Bond issuance costs	-	569,030	(569,030) *
Capital outlay	2,758,064	5,521,158	(2,763,094) *
Total Expenditures	4,983,141	9,122,003	(4,138,862)
<u>Other Financing Sources (Uses)</u>			
Transfers (out)	(810,289)	-	810,289
Debt proceeds	-	6,470,000	6,470,000
Premium on bonds issued	-	20,849	20,849
Total Other Financing Sources (Uses)	(810,289)	6,490,849	7,301,138
Net Change in Fund Balance	\$ (2,805,218)	(435,351)	\$ 2,369,867
Beginning fund balance		5,927,133	
Ending Fund Balance		\$ 5,491,782	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* 2. Expenditures exceeded appropriations at the legal level of control.

City of Hutto, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
COTTONWOOD LGC
For the Year Ended September 30, 2021

	<u>Original & Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
<u>Expenditures</u>			
Development services	\$ 50,000	\$ 3,065,733	\$ (3,015,733) *
Debt service:			
Principal	-	19,516,223	(19,516,223) *
Interest and fiscal charges	-	2,465,079	(2,465,079) *
Total Expenditures	<u>50,000</u>	<u>25,047,035</u>	<u>(24,997,035)</u>
Net Change in Fund Balance	<u>\$ (50,000)</u>	<u>(25,047,035)</u>	<u>\$ (24,997,035)</u>
Beginning fund balance		<u>15,581,686</u>	
Ending Fund Balance		<u><u>\$ (9,465,349)</u></u>	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* 2. Expenditures exceeded appropriations at the legal level of control.

City of Hutto, Texas

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS TEXAS MUNICIPAL RETIREMENT SYSTEM

Years Ended:

	12/31/2020	12/31/2019	12/31/2018
Total pension liability			
Service cost	\$ 1,734,702	\$ 1,999,810	\$ 1,565,254
Interest	1,256,953	1,077,837	913,040
Differences between expected and actual experience	(666,264)	(39,377)	26,294
Changes of assumptions	-	102,165	-
Benefit payments, including refunds of participant contributions	(399,702)	(308,914)	(251,940)
Net change in total pension liability	1,925,689	2,831,521	2,252,648
Total pension liability - beginning	\$ 17,954,030	\$ 15,122,509	\$ 12,869,861
Total pension liability - ending (a)	\$ 19,879,719	\$ 17,954,030	\$ 15,122,509
Plan fiduciary net position			
Contributions - employer	\$ 1,100,406	\$ 1,280,611	\$ 1,074,508
Contributions - members	639,504	741,463	579,724
Net investment income	1,375,275	2,195,091	(395,377)
Benefit payments, including refunds of participant contributions	(399,702)	(308,914)	(251,940)
Administrative expenses	(8,875)	(12,382)	(7,628)
Other	(421)	(372)	(398)
Net change in plan fiduciary net position	2,706,187	3,895,497	998,889
Plan fiduciary net position - beginning	18,069,986	14,174,489	13,175,600
Plan fiduciary net position - ending (b)	\$ 20,776,173	\$ 18,069,986	\$ 14,174,489
Fund's net pension liability (asset) - ending (a) - (b)	\$ (896,454)	\$ (115,956)	\$ 948,020
 Plan fiduciary net position			
as a percentage of the total pension liability	104.51%	100.65%	93.73%
Covered-employee payroll	\$ 9,139,629	\$ 10,592,215	\$ 8,281,768
Fund's net position			
as a percentage of covered-employee payroll	-9.81%	-1.09%	11.45%

Notes to schedule:

¹ This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

<u>12/31/2017</u>	<u>12/31/2016</u>	<u>12/31/2015</u>	<u>12/31/2014</u>	¹
\$ 1,198,896	\$ 1,026,767	\$ 962,431	\$ 833,773	
875,358	780,023	708,304	622,096	
(1,329,900)	(153,585)	(108,979)	(63,330)	
-	-	(5,203)	-	
(486,628)	(167,170)	(135,732)	(314,927)	
257,726	1,486,035	1,420,821	1,077,612	
\$ 12,612,135	\$ 11,126,100	\$ 9,705,279	\$ 8,627,667	
\$ 12,869,861	\$ 12,612,135	\$ 11,126,100	\$ 9,705,279	
\$ 857,503	\$ 730,072	\$ 705,115	\$ 557,322	
455,462	388,927	368,344	346,256	
1,505,705	627,647	12,307	419,720	
(486,628)	(167,170)	(135,732)	(314,927)	
(7,794)	(7,083)	(7,494)	(4,380)	
(396)	(382)	(370)	(360)	
2,323,852	1,572,011	942,170	1,003,631	
10,851,748	9,279,737	8,337,567	7,333,936	
\$ 13,175,600	\$ 10,851,748	\$ 9,279,737	\$ 8,337,567	
\$ (305,739)	\$ 1,760,387	\$ 1,846,363	\$ 1,367,712	
102.38%	86.04%	83.41%	85.91%	
\$ 6,498,079	\$ 5,556,097	\$ 5,262,059	\$ 4,946,507	
-4.71%	31.68%	35.09%	27.65%	

City of Hutto, Texas

SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN TEXAS MUNICIPAL RETIREMENT SYSTEM

Years Ended:

	9/30/2021	9/30/2020	9/30/2019
Actuarially determined employer contributions	\$ 961,390	\$ 1,145,625	\$ 1,234,356
Contributions in relation to			
the actuarially determined contribution	\$ 961,390	\$ 1,145,625	\$ 1,234,356
Contribution deficiency (excess)	\$ -	\$ -	\$ -
Annual covered-employee payroll	\$ 7,923,905	\$ 9,504,240	\$ 10,057,444
Employer contributions as			
a percentage of covered-employee payroll	12.13%	12.05%	12.27%

¹ This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

NOTES TO SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Valuation Date:

Notes

Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	N/A
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.5%
Salary Increases	3.50% to 11.50% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014 - 2018

Mortality

Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.

Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

Other Information:

Notes

There were no benefit changes during the year.

<u>9/30/2018</u>	<u>9/30/2017</u>	<u>9/30/2016</u>	<u>9/30/2015</u> ¹
\$ 1,024,670	\$ 789,339	\$ 748,540	\$ 646,710
<u>\$ 1,024,670</u>	<u>\$ 789,339</u>	<u>\$ 754,922</u>	<u>\$ 652,653</u>
\$ -	\$ -	\$ (6,382)	\$ (5,943)
\$ 7,870,692	\$ 5,939,784	\$ 5,667,427	\$ 5,022,983
13.02%	13.29%	13.32%	12.99%

City of Hutto, Texas

SCHEDULE OF CHANGES IN POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) LIABILITY AND RELATED RATIOS TEXAS MUNICIPAL RETIREMENT SYSTEM

Years Ended December 31,

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	¹
Total OPEB liability					
Service cost	\$ 22,849	\$ 20,125	\$ 18,220	\$ 12,996	
Interest	7,290	6,359	5,523	4,955	
Differences between expected and actual experience	(2,601)	16,418	(3,767)	-	
Changes of assumptions	56,520	50,433	(15,452)	15,965	
Benefit payments, including refunds of participant contributions	(914)	(1,059)	(828)	(650)	
Net change in total OPEB liability	<u>83,144</u>	<u>92,276</u>	<u>3,696</u>	<u>33,266</u>	
Total OPEB liability - beginning	<u>\$ 254,139</u>	<u>\$ 161,863</u>	<u>\$ 158,167</u>	<u>\$ 124,901</u>	
Total OPEB liability - ending	<u><u>\$ 337,283</u></u>	<u><u>\$ 254,139</u></u>	<u><u>\$ 161,863</u></u>	<u><u>\$ 158,167</u></u>	²
 Covered-employee payroll	 \$ 9,139,629	 \$ 10,592,215	 \$ 8,281,768	 \$ 6,498,079	
Fund's net position as a percentage of covered-employee payroll	 3.69%	 2.40%	 1.95%	 2.43%	

Notes to schedule:

¹ This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

² No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75 to pay related benefits.

City of Hutto, Texas

SCHEDULE OF CHANGES IN POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) LIABILITY AND RELATED RATIOS

CITY OF HUTTO RETIREE HEALTH CARE PLAN

Years Ended September 30,

	2021	2020	2019	2018 ¹
Total OPEB liability				
Service cost	\$ 32,359	\$ 30,155	\$ 30,155	\$ 28,978
Interest	5,908	9,400	6,680	6,419
Differences between expected and actual experience	-	24,653	-	-
Changes of assumptions	-	(35,378)	-	-
Benefit payments, including refunds of participant contributions	-	-	-	-
Net change in total OPEB liability	38,267	28,830	36,835	35,397
Total OPEB liability - beginning	\$ 230,199	\$ 201,369	\$ 164,534	\$ 129,137
Total OPEB liability - ending	\$ 268,466	\$ 230,199	\$ 201,369	\$ 164,534 ²
 Covered-employee payroll	 \$ 6,625,207	 \$ 6,625,207	 \$ 7,750,974	 \$ 7,750,974
Fund's net position as a percentage of covered-employee payroll	 4.05%	 3.47%	 2.60%	 2.12%

Notes to schedule:

¹ This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

² No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75 to pay related benefits.



OTHER SUPPLEMENTARY INFORMATION



NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

MUNICIPAL COURT FEES FUND

This fund is used to account for court fees to be expended on court technology, security and training.

HOTEL TAX FUND

This fund is used to account for the accumulation of resources from the hotel tax assessment levied by the City. These monies are to be spent to promote the progress, development or growth of the City within the guidelines set forth on disposition of revenues collected under the authority of the Texas Hotel Occupancy Act.

POLICE SEIZURE FUND

This fund is used to account for proceeds from the sale of assets seized in connection with drug arrests. These monies are to be used for law enforcement activities.

RED LIGHT CAMERA FUND

This fund is used to account for the receipt and expenditure of funds from the operation of red light cameras.

PEG CAPITAL FEES FUND

This fund is used to account for proceeds from cable services to fund a PEG (Public, Educational, and Governmental) access channel. This fee may only be used for the construction and equipment for a PEG channel.

DURANGO FARMS PUBLIC IMPORVEMENT DISTRICT

To account for activities conducted by the Public Improvement District in acquiring, constructing, and maintaining infrastructure improvements for the district.

ARPA GRANT FUND

This fund is to account for the ARPA Grant funds received and expended.

PID SPECIAL REVENUE FUNDS

These funds are used to account for the PID Activities for the Meadows at Cottonwood, Estates at Hutto, and Emory Crossing PIDs.

CAPITAL PROJECTS FUNDS

These funds are used to track capital projects within governmental activities.

PARK IMPROVEMENT FUND

This fund is used to account for funds received and expended for purchase of land, improvements and construction of parks and recreational facilities.

STREET IMPROVEMENT FUND

This fund is used to account for funds received and expended for purchase of land, improvements and maintenance of streets.

City of Hutto, Texas
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS (Page 1 of 2)
As of September 30, 2021

	Special Revenue Funds			
	Municipal Court Fees	Hotel Tax	Police Seizure Fund	PEG Capital Fees
<u>Assets</u>				
Cash and cash equivalents	\$ 45,905	\$ 327,403	\$ 9,297	\$ 100,768
Accounts receivable	-	43,844	-	-
Taxes receivable	-	-	-	10,064
Total Assets	\$ 45,905	\$ 371,247	\$ 9,297	\$ 110,832
<u>Liabilities</u>				
Accounts payable	\$ -	\$ 150,000	\$ 6,364	\$ -
Total Liabilities	-	150,000	6,364	-
<u>Deferred Inflows of Resources</u>				
PID assessments	-	-	-	-
<u>Fund Balances</u>				
Restricted:				
Capital projects	-	-	-	-
Economic development	-	221,247	-	110,832
Police and traffic safety	-	-	2,933	-
Municipal court	45,905	-	-	-
Grant activities	-	-	-	-
PID development	-	-	-	-
Total Fund Balances	45,905	221,247	2,933	110,832
Total Liabilities, Deferred Inflows and Fund Balances	\$ 45,905	\$ 371,247	\$ 9,297	\$ 110,832

Special Revenue Funds

Estates of Hutto	Durango Farms PID	ARPA Grant	Red Light Camera	Meadows at Cottonwood PID
\$ 75,000	\$ 25,978	\$ 3,462,471	\$ -	\$ 50,204
-	-	-	-	9,947,975
-	-	-	-	-
<u>\$ 75,000</u>	<u>\$ 25,978</u>	<u>\$ 3,462,471</u>	<u>\$ -</u>	<u>\$ 9,998,179</u>
\$ 75,000	\$ 5,647	\$ -	\$ -	\$ 50,204
75,000	5,647	-	-	50,204
-	-	-	-	9,947,975
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	3,462,471	-	-
-	20,331	-	-	-
<u>-</u>	<u>20,331</u>	<u>3,462,471</u>	<u>-</u>	<u>-</u>
\$ 75,000	\$ 25,978	\$ 3,462,471	\$ -	\$ 9,998,179



City of Hutto, Texas
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS (Page 2 of 2)
As of September 30, 2021

	<u>Special Revenue</u>	<u>Capital Projects Funds</u>		<u>Total</u>
	<u>Emory Crossing PID</u>	<u>Park Improvements</u>	<u>Street Improvements</u>	<u>Nonmajor Governmental</u>
<u>Assets</u>				
Cash and cash equivalents	\$ 500,000	\$ 1,757,362	\$ -	\$ 6,354,388
Accounts receivable	-	-	-	9,991,819
Taxes receivable	-	-	-	10,064
Total Assets	\$ 500,000	\$ 1,757,362	\$ -	\$ 16,356,271
<u>Liabilities</u>				
Accounts payable	\$ -	\$ -	\$ -	\$ 287,215
Total Liabilities	-	-	-	287,215
<u>Deferred Inflows of Resources</u>				
PID assessments	-	-	-	9,947,975
<u>Fund Balances</u>				
Restricted:				
Capital projects	-	1,757,362	-	1,757,362
Economic development	-	-	-	332,079
Police and traffic safety	-	-	-	2,933
Municipal court	-	-	-	45,905
Grant activities	-	-	-	3,462,471
PID development	500,000	-	-	520,331
Total Fund Balances	500,000	1,757,362	-	6,121,081
Total Liabilities, Deferred Inflows and Fund Balances	\$ 500,000	\$ 1,757,362	\$ -	\$ 16,356,271

City of Hutto, Texas

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS (Page 1 of 2)

For the Year Ended September 30, 2021

	Special Revenue Funds			
	Municipal Court Fees	Hotel Tax	Police Seizure Fund	PEG Capital Fees
<u>Revenues</u>				
Franchise taxes	\$ -	\$ -	\$ -	\$ 40,914
Hotel occupancy taxes	-	205,276	-	-
Fines and forfeitures	18,643	-	-	-
Intergovernmental revenue	-	-	-	-
Charges for services	-	-	-	-
Developer contributions	-	-	-	-
Investment income	-	-	-	-
Miscellaneous	-	-	3,961	-
Total Revenues	18,643	205,276	3,961	40,914
<u>Expenditures</u>				
Business and development services	-	-	-	-
Administration	-	-	-	6,903
Community services	-	150,000	-	-
Public safety	-	-	19,327	-
Capital outlay	-	-	-	-
Total Expenditures	-	150,000	19,327	6,903
Revenues Over (Under) Expenditures	18,643	55,276	(15,366)	34,011
<u>Other Financing Sources (Uses)</u>				
Transfers in	-	-	-	-
Transfers (out)	-	-	-	-
Proceeds from debt issuance	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	18,643	55,276	(15,366)	34,011
Beginning fund balances	27,262	165,971	18,299	76,821
Ending Fund Balances	\$ 45,905	\$ 221,247	\$ 2,933	\$ 110,832

Special Revenue Funds

Estates of Hutto	Durango Farms PID	ARPA Grant	Red Light Camera	Meadows at Cottonwood PID
\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-
-	-	-	-	-
-	-	3,462,437	-	-
-	-	-	-	-
-	-	-	-	-
-	111	34	-	-
-	-	-	-	53,139
-	111	3,462,471	-	53,139
-	49,179	-	-	33,430
-	14,961	-	-	19,709
-	-	-	-	-
-	-	-	-	-
-	-	-	-	9,947,975
-	64,140	-	-	10,001,114
-	(64,029)	3,462,471	-	(9,947,975)
-	-	-	-	-
-	-	-	(99,245)	-
-	-	-	-	9,947,975
-	-	-	(99,245)	9,947,975
-	(64,029)	3,462,471	(99,245)	-
-	84,360	-	99,245	-
\$ -	\$ 20,331	\$ 3,462,471	\$ -	\$ -



City of Hutto, Texas
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS (Page 2 of 2)
For the Year Ended September 30, 2021

	<u>Special Revenue</u>	<u>Capital Projects Funds</u>		
	<u>Emory Crossing PID</u>	<u>Park Improvements</u>	<u>Street Improvements</u>	<u>Total Nonmajor Governmental</u>
<u>Revenues</u>				
Franchise taxes	\$ -	\$ -	-	\$ 40,914
Hotel occupancy taxes	-	-	-	205,276
Fines and forfeitures	-	-	-	18,643
Intergovernmental revenue	-	-	-	3,462,437
Charges for services	-	720,013	-	720,013
Developer contributions	500,000	-	-	500,000
Investment income	-	1,185	-	1,330
Miscellaneous	-	-	-	57,100
Total Revenues	<u>500,000</u>	<u>721,198</u>	<u>-</u>	<u>5,005,713</u>
<u>Expenditures</u>				
Business and dev.services	-	-	-	82,609
Administration	-	-	-	41,573
Community services	-	-	-	150,000
Public safety	-	-	-	19,327
Capital outlay	-	24,556	-	9,972,531
Total Expenditures	<u>-</u>	<u>24,556</u>	<u>-</u>	<u>10,266,040</u>
Revenues Over (Under) Expenditures	<u>500,000</u>	<u>696,642</u>	<u>-</u>	<u>(5,260,327)</u>
<u>Other Financing Sources (Uses)</u>				
Transfers in	-	366,951	744,442	1,111,393
Transfers (out)	-	-	-	(99,245)
Proceeds from debt issuance	-	-	-	9,947,975
Total Other Financing Sources (Uses)	<u>-</u>	<u>366,951</u>	<u>744,442</u>	<u>10,960,123</u>
Net Change in Fund Balances	500,000	1,063,593	744,442	5,699,796
Beginning fund balances	-	693,769	(744,442)	421,285
Ending Fund Balances	<u>\$ 500,000</u>	<u>\$ 1,757,362</u>	<u>\$ -</u>	<u>\$ 6,121,081</u>

City of Hutto, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL DEBT SERVICE FUND

For the Year Ended September 30, 2021

	Original & Final Budget	2021 Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Property tax	\$ 4,243,916	\$ 4,285,511	\$ 41,595
Investment income	5,000	267	(4,733)
Other income	-	16,224	16,224
Total Revenues	4,248,916	4,302,002	53,086
<u>Expenditures</u>			
Debt service:			
Principal	1,791,620	2,272,253	(480,633) *
Interest	2,316,768	2,070,366	246,402
Bond issuance costs	233,441	233,441	-
Total Expenditures	4,341,829	4,576,060	(234,231)
Revenues Over (Under) Expenditures	(92,913)	(274,058)	(181,145)
<u>Other Financing Sources (Uses)</u>			
Proceeds from bond issuance	-	8,895,236	8,895,236
Premium on bonds issued	-	372,143	372,143
Payment to escrow agent	-	(8,942,648)	(8,942,648)
Total Other Financing Sources (Uses)	-	324,731	324,731
Net Change in Fund Balance	\$ (92,913)	50,673	\$ 143,586
Beginning fund balance		1,109,252	
Ending Fund Balance		\$ 1,159,925	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* 2. Expenditures exceeded appropriations at the legal level of control.

City of Hutto, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL CAPITAL IMPROVEMENT PROJECTS For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
Investment income	\$ 30,000	\$ 30,000	\$ 2,158	\$ (27,842)
Total Revenues	<u>30,000</u>	<u>30,000</u>	<u>2,158</u>	<u>(27,842)</u>
<u>Expenditures</u>				
Public works				
Capital outlay	8,642,559	8,877,734	512,806	8,364,928
Total Expenditures	<u>8,642,559</u>	<u>8,877,734</u>	<u>512,806</u>	<u>8,364,928</u>
<u>Other Financing Sources (Uses)</u>				
Transfers (out)	-	-	(366,951)	(366,951) *
Net Change in Fund Balance	<u>\$ (8,612,559)</u>	<u>\$ (8,847,734)</u>	<u>(877,599)</u>	<u>\$ 7,970,135</u>
Beginning fund balance			7,141,079	
Ending Fund Balance			<u>\$ 6,263,480</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* 2. Expenditures exceeded appropriations at the legal level of control.

City of Hutto, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL PARK IMPROVEMENTS

For the Year Ended September 30, 2021

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Charges for services	\$ 250,000	\$ 720,013	\$ 470,013
Investment income	12,000	1,185	(10,815)
Other revenue	-	-	-
Total Revenues	262,000	721,198	459,198
<u>Expenditures</u>			
Capital outlay	-	24,556	(24,556) *
Total Expenditures	-	24,556	(24,556)
<u>Other Financing Sources (Uses)</u>			
Transfer in	-	366,951	366,951
Net Change in Fund Balance	\$ 262,000	1,063,593	\$ 801,593
Beginning fund balance		693,769	
Ending Fund Balance		\$ 1,757,362	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* 2. Expenditures exceeded appropriations at the legal level of control.

City of Hutto, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL MUNICIPAL COURT FEES

For the Year Ended September 30, 2021

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Fines and forfeitures	\$ 13,200	\$ 18,643	\$ 5,443
Total Revenues	13,200	18,643	5,443
<u>Expenditures</u>			
Financial services	10,700	-	10,700
Total Expenditures	10,700	-	10,700
Net Change in Fund Balance	\$ 2,500	18,643	\$ 16,143
Beginning fund balance		27,262	
Ending Fund Balance		\$ 45,905	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Hutto, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL HOTEL TAX FUND

For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
Hotel occupancy taxes	\$ 175,000	\$ 175,000	\$ 205,276	\$ 30,276
Total Revenues	<u>175,000</u>	<u>175,000</u>	<u>205,276</u>	<u>30,276</u>
<u>Expenditures</u>				
Community services	5,000	305,000	150,000	155,000
Total Expenditures	<u>5,000</u>	<u>305,000</u>	<u>150,000</u>	<u>155,000</u>
<u>Other Financing Sources (Uses)</u>				
Transfers (out)	(300,000)	-	-	-
Net Change in Fund Balance	<u>\$ (130,000)</u>	<u>\$ (130,000)</u>	55,276	<u>\$ 185,276</u>
Beginning fund balance			165,971	
Ending Fund Balance			<u>\$ 221,247</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Hutto, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL POLICE SEIZURE FUND

For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
Other income	\$ 5,000	\$ 5,000	\$ 3,961	\$ (1,039)
Total Revenues	<u>5,000</u>	<u>5,000</u>	<u>3,961</u>	<u>(1,039)</u>
<u>Expenditures</u>				
Public safety	10,000	19,327	19,327	-
Total Expenditures	<u>10,000</u>	<u>19,327</u>	<u>19,327</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ (5,000)</u>	<u>\$ (14,327)</u>	(15,366)	<u>\$ (1,039)</u>
Beginning fund balance			18,299	
Ending Fund Balance			<u>\$ 2,933</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Hutto, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL PEG CAPITAL FEES FUND

For the Year Ended September 30, 2021

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Franchise taxes	\$ 45,000	\$ 40,914	\$ (4,086)
Total Revenues	45,000	40,914	(4,086)
<u>Expenditures</u>			
Administration	45,000	6,903	38,097
Total Expenditures	45,000	6,903	38,097
Net Change in Fund Balance	\$ -	34,011	\$ 34,011
Beginning fund balance		76,821	
Ending Fund Balance		\$ 110,832	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Hutto, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL DURANGO FARMS PID

For the Year Ended September 30, 2021

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Investment income	\$ -	\$ 111	\$ 111
<u>Expenditures</u>			
Administration	30,000	14,961	15,039
Development services	-	49,179	(49,179) *
Total Expenditures	<u>30,000</u>	<u>64,140</u>	<u>(34,140)</u>
Net Change in Fund Balance	<u>\$ (30,000)</u>	<u>(64,029)</u>	<u>\$ (34,029)</u>
Beginning fund balance		84,360	
Ending Fund Balance		<u>\$ 20,331</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* 2. Expenditures exceeded appropriations at the legal level of control.

City of Hutto, Texas
BALANCE SHEET
DISCRETELY PRESENTED COMPONENT UNITS
September 30, 2021

	TIRZ #1	Hutto EDC	Total
<u>Assets</u>			
Cash and cash equivalents	\$ 41,134	\$ 3,347,462	\$ 3,388,596
Receivables, net	-	470,518	470,518
Other assets	-	125,000	125,000
Note receivable	-	101,458	101,458
Total Current Assets	<u>41,134</u>	<u>4,044,438</u>	<u>4,085,572</u>
<u>Liabilities</u>			
<u>Current Liabilities</u>			
Accounts payable and accrued liabilities	-	1,433	1,433
Due to primary government	-	206,824	206,824
Total Liabilities	<u>-</u>	<u>208,257</u>	<u>208,257</u>
<u>Deferred Inflows of Resources</u>			
Note receivable	<u>-</u>	<u>101,458</u>	<u>101,458</u>
<u>Fund Balances</u>			
Restricted for:			
Economic development	41,134	3,734,723	3,775,857
Total Fund Balance	<u>41,134</u>	<u>3,734,723</u>	<u>3,775,857</u>
Total Liabilities and Fund Balance	<u>\$ 41,134</u>	<u>\$ 3,942,980</u>	<u>\$ 3,984,114</u>

See Notes to Financial Statements.

City of Hutto, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION DISCRETELY PRESENTED COMPONENT UNITS

September 30, 2021

Fund Balance	\$ 3,775,857
Adjustments for the Statement of Net Position:	
Long-term notes receivable used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Note receivables	101,458
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Capital assets - non-depreciable	8,871,466
Some liabilities, including bonds payable and deferred charges, are not reported as liabilities in the governmental funds.	
Accrued interest	(58,587)
Non-current liabilities due in one year	(190,000)
Non-current liabilities due in more than one year	(8,540,000)
Net Position of the Discretely Presented Component Units	\$ 3,960,194

City of Hutto, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DISCRETELY PRESENTED COMPONENT UNITS

For the Year Ended September 30, 2021

	TIRZ #1	Hutto EDC	Total
<u>Revenues</u>			
Sales taxes	\$ -	\$ 2,342,870	\$ 2,342,870
Investment income	11	1,081	1,092
Other revenues	5,601	194,047	199,648
Total Revenues	5,612	2,537,998	2,543,610
<u>Expenditures</u>			
Economic development	751	788,650	789,401
Debt service:			
Principal	-	180,000	180,000
Interest and fiscal charges	-	365,065	365,065
Total Expenditures	751	1,333,715	1,334,466
Excess of Revenues Over (Under) Expenditures	4,861	1,204,283	1,209,144
<u>Other Financing Sources (Uses)</u>			
Proceeds from sale of assets	-	582,799	582,799
Total Other Financing Sources (Uses)	-	582,799	582,799
Net Change in Fund Balances	4,861	1,787,082	1,791,943
Beginning fund balances	36,273	1,947,641	1,983,914
Ending Fund Balances	\$ 41,134	\$ 3,734,723	\$ 3,775,857

See Notes to Financial Statements.

City of Hutto, Texas

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE DISCRETELY PRESENTED COMPONENT UNITS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2021

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances	\$	1,791,943
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Collections on notes receivable		(106,042)
Accrued interest		902

The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal payments on long-term debt		180,000
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Change in Net Position of the Discretely Presented Component Units	\$	<u>1,866,803</u>
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STATISTICAL SECTION

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
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Financial Trends	132
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These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity	143
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These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.

Debt Capacity	152
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These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information	159
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These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information	162
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These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

City of Hutto, Texas
NET POSITION BY COMPONENT
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Governmental activities				
Net investment in capital assets	\$ 57,579,615	\$ 46,702,040	\$ 45,654,007	\$ 59,412,125
Restricted	66,491,317	39,092,041	17,131,084	1,873,133
Unrestricted	17,631,600	1,596,240	(5,315,794)	2,930,083
Total governmental activities				
net position	<u><u>\$ 141,702,532</u></u>	<u><u>\$ 87,390,321</u></u>	<u><u>\$ 57,469,297</u></u>	<u><u>\$ 64,215,341</u></u>
Business-type activities				
Net investment in capital assets	\$ 9,955,633	\$ (1,300,185)	\$ 2,599,616	\$ 5,686,428
Restricted	13,023,948	9,122,003	2,207,444	2,148,826
Unrestricted	12,343,720	6,399,083	8,916,060	9,939,030
Total business-type activities				
net position	<u><u>\$ 35,323,301</u></u>	<u><u>\$ 14,220,901</u></u>	<u><u>\$ 13,723,120</u></u>	<u><u>\$ 17,774,284</u></u>
Primary government				
Net investment in capital assets	\$ 67,535,248	\$ 45,401,855	\$ 48,253,623	\$ 65,098,553
Restricted	79,515,265	48,214,044	19,338,528	4,021,959
Unrestricted	29,975,320	7,995,323	3,600,266	12,869,113
Total primary government net				
position	<u><u>\$ 177,025,833</u></u>	<u><u>\$ 101,611,222</u></u>	<u><u>\$ 71,192,417</u></u>	<u><u>\$ 81,989,625</u></u>

Source: City audited financial records

<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
\$ 56,167,601	\$ 45,830,769	\$ 47,972,415	\$ 44,042,798	\$ 39,789,569	\$ 41,080,473
1,876,525	6,153,515	83,925	790,122	4,938,688	1,555,578
3,108,691	3,960,573	2,709,045	3,390,383	3,925,628	2,881,410
<u>\$ 61,152,817</u>	<u>\$ 55,944,857</u>	<u>\$ 50,765,385</u>	<u>\$ 48,223,303</u>	<u>\$ 48,653,885</u>	<u>\$ 45,517,461</u>
\$ 17,203,620	\$ 9,561,617	\$ 13,646,561	\$ 10,846,438	\$ 9,488,657	\$ 14,119,623
1,316,372	6,277,422	362,854	1,744,333	3,684,428	580,661
2,808,951	5,798,527	5,427,036	5,817,226	4,499,412	2,200,240
<u>\$ 21,328,943</u>	<u>\$ 21,637,566</u>	<u>\$ 19,436,451</u>	<u>\$ 18,407,997</u>	<u>\$ 17,672,497</u>	<u>\$ 16,900,524</u>
\$ 73,371,221	\$ 55,392,386	\$ 61,618,976	\$ 54,889,236	\$ 49,278,226	\$ 55,200,096
3,192,897	12,430,937	446,779	2,534,455	8,623,116	2,136,239
5,917,642	9,759,100	8,136,081	9,207,609	8,425,040	5,081,650
<u>\$ 82,481,760</u>	<u>\$ 77,582,423</u>	<u>\$ 70,201,836</u>	<u>\$ 66,631,300</u>	<u>\$ 66,326,382</u>	<u>\$ 62,417,985</u>

City of Hutto, Texas

CHANGES IN NET POSITION

Last Ten Fiscal Years (Unaudited)

(accrual basis of accounting)

	2021	2020	2019	2018
Expenses				
Governmental activities:				
Administration	\$ 2,913,548	\$ 4,359,802	\$ 5,487,292	\$ 3,434,068
Finance	1,656,692	1,637,141	2,027,571	1,023,761
Development services	4,329,425	3,329,828	2,036,897	2,274,571
Public works & engineering	3,713,349	3,970,402	4,505,957	4,613,851
Public safety	5,264,490	5,195,069	5,277,455	4,723,018
Municipal court	-	-	-	-
Sanitation services	-	-	-	-
Community services	1,889,427	1,855,525	1,251,775	1,216,565
Engineering	-	-	-	-
Other	826,948	-	-	-
Communications	2,332,340	2,031,560	1,879,924	1,527,739
Interest and other changes	7,780,253	5,817,345	5,260,157	1,703,893
Total governmental activities expenses	30,706,472	28,196,672	27,727,028	20,517,466
Business-type activities:				
Utility system	16,087,910	15,156,736	15,762,260	17,345,113
Sewer	-	-	1,326,773	1,276,248
Solid waste	1,770,017	1,620,286	-	-
Total business-type activities expenses	17,857,927	16,777,022	17,089,033	18,621,361
Total primary government expenses	\$ 48,564,399	\$ 44,973,694	\$ 44,816,061	\$ 39,138,827
Program Revenues				
Governmental activities:				
Charges for services:				
Development services	\$ -	\$ 74,290	\$ -	\$ -
Public works	7,065,030	4,042,676	3,495,141	2,150,875
Public safety	264,185	12,602	18,266	19,351
Administration	-	49,092	21,766	14,093
Sanitation services	-	-	-	-
Community services	880,878	432,190	333,711	335,803
Other activities	-	1,044	1,039	-
Operating grants and contributions	175,209	23,710	-	4,253,503
Capital grants and contributions	56,729,027	9,405,000	2,889,331	-
Total governmental activities program revenues	65,114,329	14,040,604	6,759,254	6,773,625
Business-type activities:				
Charges for services:				
Utility system	\$ 21,090,639	\$ 12,123,874	\$ 10,679,440	\$ 10,018,089
Sewer	-	2,046,025	1,479,031	1,467,571
Solid waste	2,009,341	-	-	-
Operating grants and contributions	-	-	-	-
Capital grants and contributions	15,211,309	2,869,170	2,945,310	2,347,165

2017	2016	2015	2014	2013	2012
\$ 5,364,342	\$ 3,134,609	\$ 3,183,394	\$ 1,784,338	\$ 1,836,917	\$ 1,601,688
1,114,076	504,748	491,985	481,714	847,231	1,123,580
969,777	1,165,998	760,071	620,838	897,436	853,681
3,156,069	2,745,158	2,495,928	3,921,174	2,365,721	1,657,180
3,755,121	3,403,760	3,028,036	3,062,145	2,692,549	2,760,184
-	-	-	-	355,620	353,908
-	-	-	1,100,016	1,065,096	992,992
737,044	1,029,077	1,120,752	1,093,865	1,064,589	1,068,726
411,565	-	390,387	378,729	-	-
5,426	1,353,794	1,089,306	821,580	-	-
-	-	-	-	-	-
691,112	627,472	611,299	596,659	673,568	377,218
16,204,532	13,964,616	13,171,158	13,861,058	11,798,727	10,789,157
7,687,064	5,946,258	5,980,037	5,137,503	4,730,999	4,457,402
4,654,469	3,749,311	3,663,229	3,005,932	2,856,228	2,891,743
1,220,140	1,209,889	1,201,326	-	-	-
13,561,673	10,905,458	10,844,592	8,143,435	7,587,227	7,349,145
\$ 29,766,205	\$ 24,870,074	\$ 24,015,750	\$ 22,004,493	\$ 19,385,954	\$ 18,138,302
\$ 1,004,275	\$ 960,041	\$ 1,064,135	\$ -	\$ -	\$ -
-	-	-	831,500	542,025	350,845
552,067	687,307	739,327	545,377	506,109	568,402
12,905	11,501	12,635	11,548	9,774	12,265
-	-	-	1,175,584	1,114,856	1,019,452
134,741	130,722	133,633	167,191	173,604	168,632
-	-	-	-	-	-
-	-	-	-	-	-
5,717,721	5,446,106	2,897,847	3,286,597	4,051,994	671,222
7,421,709	7,235,677	4,847,577	6,017,797	6,398,362	2,790,818
\$ 4,695,863	\$ 4,490,477	\$ 4,129,549	\$ 3,685,227	\$ 3,502,524	\$ 3,249,429
3,805,506	3,551,927	3,168,889	2,983,419	2,876,988	2,781,784
1,325,928	1,307,824	1,282,287	-	-	-
-	-	-	-	6,886	46,153
3,395,372	3,165,532	3,720,151	2,546,947	1,915,790	700,943

City of Hutto, Texas
CHANGES IN NET POSITION (Continued)
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	2021	2020	2019	2018
Total business-type activities program				
revenues	38,311,289	17,039,069	15,103,781	13,832,825
Total primary government program				
revenues	<u>\$ 103,425,618</u>	<u>\$ 31,079,673</u>	<u>\$ 21,863,035</u>	<u>\$ 20,606,450</u>
Net (Expenses) Revenue				
Governmental activities	\$ 34,407,857	\$ (14,156,068)	\$ (20,967,774)	\$ (13,743,841)
Business-type activities	20,453,362	262,047	(1,985,252)	(4,788,536)
Total primary government net expense	<u>\$ 54,861,219</u>	<u>\$ (13,894,021)</u>	<u>\$ (22,953,026)</u>	<u>\$ (18,532,377)</u>
General Revenues and Other Changes				
in Net Position				
Governmental activities:				
Taxes				
Property taxes	12,479,205	12,492,455	9,658,473	8,769,448
Sales taxes	6,494,547	5,338,884	5,736,709	4,968,154
Franchise taxes	927,762	815,167	950,726	980,088
Hotel taxes	205,276	144,213	227,350	271,387
Assessments	-	817,875	-	-
Investment earnings	21,099	315,948	887,324	1,360,235
Miscellaneous	419,719	748,627	478,182	303,726
Transfers	(643,254)	-	(1,312,978)	(121,031)
Total governmental activities	<u>19,904,354</u>	<u>20,673,169</u>	<u>16,625,786</u>	<u>16,532,007</u>
Business-type activities:				
Franchise fees	-	110,125	51,246	32,499
Investment earnings	5,784	125,609	299,314	284,284
Miscellaneous	-	-	619,333	602,834
Transfers	643,254	-	1,312,978	121,031
Total business-type activities	<u>649,038</u>	<u>235,734</u>	<u>2,282,871</u>	<u>1,040,648</u>
Total primary government	<u>\$ 20,553,392</u>	<u>\$ 20,908,903</u>	<u>\$ 18,908,657</u>	<u>\$ 17,572,655</u>
Change in Net Position				
Governmental activities	\$ 54,312,211	\$ 6,517,101	\$ (4,341,988)	\$ 2,788,166
Business-type activities	21,102,400	497,781	297,619	(3,747,888)
Total primary government	<u>\$ 75,414,611</u>	<u>\$ 7,014,882</u>	<u>\$ (4,044,369)</u>	<u>\$ (959,722)</u>

Source: City audited financial records

2017	2016	2015	2014	2013	2012
13,222,669	12,515,760	12,300,876	9,215,593	8,302,188	6,778,309
<u>\$ 20,644,378</u>	<u>\$ 19,751,437</u>	<u>\$ 17,148,453</u>	<u>\$ 15,233,390</u>	<u>\$ 14,700,550</u>	<u>\$ 9,569,127</u>
\$ (8,782,823)	\$ (6,728,939)	\$ (8,323,581)	\$ (7,843,261)	\$ (5,400,365)	\$ (7,998,339)
(339,004)	1,610,302	1,456,284	1,072,158	714,961	(570,836)
<u>\$ (9,121,827)</u>	<u>\$ (5,118,637)</u>	<u>\$ (6,867,297)</u>	<u>\$ (6,771,103)</u>	<u>\$ (4,685,404)</u>	<u>\$ (8,569,175)</u>
7,593,080	6,754,673	5,881,823	5,044,190	4,658,753	4,478,631
4,371,360	3,520,099	3,177,443	2,064,671	1,925,463	1,752,478
885,968	803,148	783,793	822,308	810,956	807,349
306,486	213,664	109,428	103,577	93,780	87,123
-	-	-	-	-	-
48,908	40,876	9,725	9,479	173,529	16,245
473,314	283,951	157,917	149,903	199,308	94,980
311,667	292,000	849,000	500,000	675,000	675,000
<u>13,990,783</u>	<u>11,908,411</u>	<u>10,969,129</u>	<u>8,694,128</u>	<u>8,536,789</u>	<u>7,911,806</u>
34,051	63,264	111,017	-	-	-
18,924	15,910	5,965	26,953	24,864	9,553
518,679	803,639	569,713	742,388	707,148	619,035
(311,667)	(292,000)	(849,000)	(500,000)	(675,000)	(675,000)
<u>259,987</u>	<u>590,813</u>	<u>(162,305)</u>	<u>269,341</u>	<u>57,012</u>	<u>(46,412)</u>
<u>\$ 14,250,770</u>	<u>\$ 12,499,224</u>	<u>\$ 10,806,824</u>	<u>\$ 8,963,469</u>	<u>\$ 8,593,801</u>	<u>\$ 7,865,394</u>
\$ 5,207,960	\$ 5,179,472	\$ 2,645,548	\$ 850,867	\$ 3,136,424	\$ (86,533)
(79,017)	2,201,115	1,293,979	1,341,499	771,973	(617,248)
<u>\$ 5,128,943</u>	<u>\$ 7,380,587</u>	<u>\$ 3,939,527</u>	<u>\$ 2,192,366</u>	<u>\$ 3,908,397</u>	<u>\$ (703,781)</u>

City of Hutto, Texas

FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years (Unaudited)

(modified accrual basis of accounting)

	2021	2020	2019	2018
General Fund				
Nonspendable	\$ 8,625	\$ 14,752	\$ 14,804	\$ -
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	9,507,999	3,727,650	1,650,366	3,621,137
Total general fund	<u>\$ 9,516,624</u>	<u>\$ 3,742,402</u>	<u>\$ 1,665,170</u>	<u>\$ 3,621,137</u>
All Other Governmental Funds				
Restricted	19,036,268	30,924,877	31,179,373	3,850,458
Unassigned	(9,465,349)	(744,442)	-	-
Total all other governmental funds	<u>\$ 9,570,919</u>	<u>\$ 30,180,435</u>	<u>\$ 31,179,373</u>	<u>\$ 3,850,458</u>

Source: City audited financial records

Notes: The City implemented GASB Statement No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions" in fiscal year 2010.

<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	33,041	-	21,877
481,198	398,997	270,000	270,000	200,000	204,577
20,931	124,848	659,565	566,597	-	3,488
4,329,804	3,821,689	2,980,560	2,705,379	2,988,728	2,652,122
<u>\$ 4,831,933</u>	<u>\$ 4,345,534</u>	<u>\$ 3,910,125</u>	<u>\$ 3,575,017</u>	<u>\$ 3,188,728</u>	<u>\$ 2,882,064</u>
5,159,444	7,343,848	970,257	1,193,193	5,951,681	1,920,348
-	-	-	-	-	-
<u>\$ 5,159,444</u>	<u>\$ 7,343,848</u>	<u>\$ 970,257</u>	<u>\$ 1,193,193</u>	<u>\$ 5,951,681</u>	<u>\$ 1,920,348</u>

City of Hutto, Texas

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years (Unaudited)
(modified accrual basis of accounting)

	2021	2020	2019	2018
Revenues				
Taxes	\$ 20,059,590	\$ 20,703,700	\$ 16,636,826	\$ 14,925,485
Permits and inspection fees	4,577,016	3,347,179	2,754,193	1,647,340
Intergovernmental	3,637,646	23,710	71,900	934,045
Charges for services	1,355,762	980,668	895,830	691,366
Fines	264,185	244,736	324,062	279,650
Investment earnings and miscellaneous	914,518	1,079,420	1,189,444	360,664
Assessments	2,183,130	909,078	-	-
Contributed infrastructure	-	-	-	-
Total Revenues	32,991,847	27,288,491	21,872,255	18,838,550
Expenditures				
City administration	2,336,917	3,713,877	5,158,558	2,970,243
Financial services	1,667,106	1,547,420	1,426,337	1,068,573
Business & development services	4,324,076	3,689,515	2,411,526	2,376,934
Public works & engineering	1,292,645	1,909,898	2,395,430	2,102,807
Public safety	5,291,740	4,998,560	5,573,357	4,647,847
Communications	1,580,354	2,039,377	1,903,124	1,547,794
Community services	1,254,933	1,250,990	1,803,585	969,268
Municipal court	-	-	-	-
Sanitation services	-	-	-	-
Engineering	-	-	-	-
General services	765,619	-	-	-
Debt Service:				
Principal	22,248,476	2,041,371	1,546,968	1,148,531
Interest	6,546,164	6,311,582	2,145,885	1,268,011
Issuance costs	802,471	563,243	2,444,090	-
Capital outlay	16,006,495	19,763,967	23,954,765	24,475,248
Total Expenditures	64,116,996	47,829,800	50,763,625	42,575,256
Excess of Revenues Over (Under)				
Expenditures	(31,125,149)	(20,541,309)	(28,891,370)	(23,736,706)
Other Financing Sources (Uses)				
Transfers in	1,210,638	484,633	1,819,707	2,872,626
Transfers (out)	(1,710,638)	(484,633)	(1,819,707)	(2,993,657)
Capital leases	-	-	422,055	-
Bonds issued	25,706,203	24,229,329	53,927,453	21,051,955
Payment to a refunding agent	(8,942,648)	-	-	-
Proceeds from sale of assets	26,300	-	-	283,000
Total Other Financing Sources (Uses)	16,289,855	24,229,329	54,349,508	21,213,924
Net change in fund balances	\$ (14,835,294)	\$ 3,688,020	\$ 25,458,138	\$ (2,522,782)
Debt service as percentage of noncapital expenditures	49.7% *	29.8% *	13.8%	16.3%

Source: City audited financial records

* Increase in percentage year over year due to debts maturing in greater amounts than preceding years.

2017	2016	2015	2014	2013	2012
\$ 13,183,977	\$ 11,289,895	\$ 9,937,086	\$ 8,031,346	\$ 7,483,530	\$ 7,124,775
1,004,700	960,466	1,064,509	831,500	542,025	350,845
219,261	446,944	524,268	132,236	152,382	149,656
-	-	-	1,175,584	1,114,856	1,019,453
345,042	540,966	561,569	424,689	363,501	431,012
702,175	480,114	545,273	980,843	652,617	279,867
-	-	-	-	-	-
5,717,721	5,132,020	2,319,599	2,632,328	3,972,269	671,222
21,172,876	18,850,405	14,952,304	14,208,526	14,281,180	10,026,830
4,994,015	2,998,900	2,831,083	1,916,408	1,698,821	1,767,583
1,109,106	498,355	492,426	467,583	821,011	1,069,290
990,209	1,146,382	756,543	606,173	883,896	834,166
1,536,931	1,147,690	1,052,359	807,746	749,527	2,534,842
3,728,505	3,390,554	3,236,444	3,023,570	2,832,937	2,702,173
467,988	921,892	1,049,027	1,043,434	1,027,463	974,325
406,802	-	-	-	-	-
-	-	-	-	387,961	352,064
-	-	6,181	1,100,016	1,065,096	992,992
-	-	390,774	378,729	-	-
-	1,363,212	1,108,761	874,673	-	-
874,285	783,185	718,823	364,254	3,208,005	284,632
675,701	571,887	616,704	613,558	864,319	375,811
74,168	74,938	16,284	-	-	-
11,978,709	6,419,044	4,365,072	8,031,321	10,288,564	266,554
26,836,419	19,316,039	16,640,481	19,227,465	23,827,600	12,154,432
(5,663,543)	(465,634)	(1,688,177)	(5,018,939)	(9,546,420)	(2,127,602)
562,812	866,580	1,799,178	632,351	971,313	740,000
(251,145)	(574,580)	(950,178)	(132,351)	(291,450)	(65,000)
166,000	347,545	431,880	146,740	92,424	445,000
3,490,871	6,635,089	1,249,579	-	13,112,130	-
-	-	(1,230,218)	-	-	-
-	-	-	-	-	-
3,968,538	7,274,634	1,300,241	646,740	13,884,417	1,120,000
\$ (1,695,005)	\$ 6,809,000	\$ (387,936)	\$ (4,372,199)	\$ 4,337,997	\$ (1,007,602)
10.5%	10.7%	10.7%	8.1%	29.5%	6.9%



City of Hutto, Texas
GENERAL GOVERNMENT TAX REVENUES BY SOURCE
Last Ten Fiscal Years (Unaudited)

Fiscal Year Ended Sept 30	Property Tax	Sales Tax	Franchise Tax	Hotel Tax	Mixed Beverage Tax	Total Tax
2012	\$ 4,478,631	\$ 1,738,358	\$ 807,349	\$ 87,123	\$ 14,120	\$ 7,125,581
2013	4,658,753	1,909,486	810,956	93,780	15,977	\$ 7,488,952
2014	5,040,789	2,064,671	822,308	103,578	21,010	\$ 8,052,356
2015	5,866,422	2,389,009	783,793	109,428	23,707	\$ 9,172,359
2016	6,754,673	3,495,322	803,148	213,664	24,777	\$ 11,291,584
2017	7,593,080	4,371,360	885,968	306,486	25,055	\$ 13,181,949
2018	8,705,856	4,940,881	980,088	271,387	27,273	\$ 14,925,485
2019	9,722,040	5,712,679	909,969	227,350	32,617	\$ 16,604,655
2020	12,482,175	7,093,199	953,918	144,213	30,195	\$ 20,703,700
2021	12,432,005	6,453,633	968,676	204,573	43,561	\$ 20,102,448

Source: Williamson County Appraisal District

City of Hutto, Texas

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

Last Ten Fiscal Years (Unaudited)

Fiscal Year Ended Sept 30	Real Property			Personal Property	Less: Tax Exempt Real Property
	Residential Property	Commercial Property	Agriculture Property		
2012	\$ 699,158,940	\$ 191,628,290	\$ 36,578,505	\$ 28,161,404	\$ 88,964,793
2013	716,774,789	227,069,968	36,823,021	28,912,381	102,790,548
2014	776,158,000	229,919,159	35,567,372	28,444,670	105,051,385
2015	938,622,819	266,904,135	32,176,890	35,558,466	125,215,008
2016	1,093,081,214	281,874,861	34,381,176	55,781,480	126,838,459
2017	1,432,904,960	311,575,540	37,312,383	55,526,536	232,754,460
2018	1,636,266,567	363,048,248	32,169,077	68,388,474	243,116,585
2019	1,779,137,209	416,853,580	34,785,783	61,158,345	235,471,462
2020	1,860,425,948	518,135,248	55,836,722	84,314,246	362,181,190
2021	2,439,451,059	669,325,478	50,446,492	139,205,608	476,900,361

Source: Williamson County Appraisal District

Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
\$ 866,562,346	0.5165	\$ 866,562,346	100%
906,789,611	0.5287	906,789,611	100%
965,037,816	0.5287	965,037,816	100%
1,148,047,302	0.5287	1,148,047,302	100%
1,338,280,272	0.5285	1,338,280,272	100%
1,604,564,959	0.5204	1,604,564,959	100%
1,856,755,781	0.5152	1,856,755,781	100%
2,056,463,455	0.5152	2,058,487,940	100%
2,156,530,974	0.6314	2,156,530,974	100%
2,821,528,276	0.60000	2,821,528,276	100%

City of Hutto, Texas
DIRECT AND OVERLAPPING PROPERTY TAX RATES
Last Ten Fiscal Years (Unaudited)

Fiscal Year	City of Hutto			County			
	Basic	Debt Service	Total City	Operating	Debt Service	RD/FM Operating	Total County
2012	0.4417	0.0749	0.5166	0.2877	0.1700	0.0300	0.4877
2013	0.4417	0.0870	0.5287	0.2815	0.1675	0.0400	0.4890
2014	0.4417	0.0870	0.5287	0.2815	0.1675	0.0400	0.4890
2015	0.4318	0.0969	0.5287	0.2790	0.1675	0.0400	0.4865
2016	0.4365	0.0920	0.5285	0.2740	0.1675	0.0400	0.4815
2017	0.4293	0.0911	0.5204	0.2690	0.1675	0.0400	0.4765
2018	0.4165	0.0987	0.5152	0.2515	0.1675	0.0400	0.4590
2019	0.3893	0.1259	0.5152	0.2429	0.2016	0.0400	0.4845
2020	0.3978	0.2336	0.6314	0.2429	0.1676	0.0400	0.4504
2021	0.4055	0.1944	0.5999	0.2515	0.1672	0.0400	0.4587

Source: Williamson County Appraisal District

School Districts				ESD #3 Special Districts	LBC WC& ID	Total Direct & Overlapping Rates
Operating	Debt Service	EWCHCEC BMT	Total School			
1.0401	0.5000	0.0500	1.5901	0.1000	n/a	2.6944
1.1700	0.5000	0.0500	1.7200	0.1000	n/a	2.8377
1.1700	0.5000	0.0500	1.7200	0.1000	n/a	2.8377
1.1700	0.5000	0.0498	1.7198	0.1000	n/a	2.8350
1.1700	0.5000	0.0459	1.7159	0.1000	n/a	2.8259
1.1700	0.4955	0.0457	1.7112	0.1000	n/a	2.8081
1.1700	0.4300	0.0453	1.6453	0.0964	n/a	2.7159
1.1700	0.4300	0.0400	1.6400	0.1200	n/a	2.7597
1.0684	0.4649	0.0426	1.5759	0.0885	0.0200	2.7662
1.0065	0.4600	0.0484	1.5149	0.1000	0.0200	2.6935

City of Hutto, Texas
PRINCIPAL PROPERTY TAX PAYERS
Current and Nine Years Ago (Unaudited)

Taxpayer	2021		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
North Creek Luxury Apartment Homes	\$ 40,309,640	1	1.4%
Oncor Electric Delivery	37,701,810	2	1.3%
A-S 64 CR 119 Hwy 79 LP	17,646,010	3	0.6%
Lennar Homes of Texas Land	15,313,016	4	0.5%
CG-LEDO IBP II LLC	15,068,000	5	0.5%
CG-LEDO IBP I LLC	13,000,000	6	0.5%
Dogwood Propco Tx II LLP	12,818,583	7	0.5%
MC Ebenezer LLC	11,690,528	8	0.4%
Continential Homes of Texas	11,350,749	9	0.4%
Matthews-Barnes Brothers INV LP	11,080,472	10	0.4%
Total	\$ 185,978,808		
Total Assessed Value	\$ 2,821,528,276		

Source: Williamson County Appraisal District

Taxpayer	2012		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
DC Dealership Properties	\$ 10,405,758	1	1.20%
Lowes Home Center	9,864,929	2	1.14%
HD Development Properties	7,060,317	3	0.81%
Oncor Electric Delivery	6,696,131	4	0.77%
Lowes Home Center #2670	6,106,331	5	0.70%
Home Depot #8439	4,727,912	6	0.55%
A-S 64 CR 119 Hwy 79 LP	3,895,868	7	0.45%
Continental Home of Texas	3,839,276	8	0.44%
Scharge, Ronald E	3,775,111	9	0.44%
Hutto Development LTD	3,695,183	10	0.43%
	<u>\$ 60,066,816</u>		
	\$ 866,562,346		

City of Hutto, Texas
PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Total Tax			Collected within the Fiscal year of the Levy		
	Levey for Fiscal Year	Adjustments	Adjusted Levy	Amount	Percentage of Tax Levy	
2012	\$ 4,461,600	\$ (7,788)	\$ 4,453,812	\$ 4,449,199	99.90%	
2013	4,651,304	2,990	4,654,294	4,639,527	99.68%	
2014	5,024,095	5,644	5,029,739	5,013,577	99.68%	
2015	5,830,842	4,059	5,834,901	5,818,176	99.71%	
2016	6,692,077	(1,233)	6,690,844	6,674,448	99.75%	
2017	7,603,206	(414)	7,602,792	7,601,046	99.98%	
2018	8,509,805	1,201	8,511,006	8,497,883	99.85%	
2019	9,707,463	33,747	9,741,210	9,639,860	98.96%	
2020	13,266,310	46,052	13,312,362	13,231,792	99.39%	
2021	13,209,909	(40,901)	13,169,008	13,164,646	99.97%	

Source: Williamson County Tax Office

Collection in Subsequent Years	Total Collections to Date	
	Amount	Percentage of Levy
\$ 2,724	\$ 4,451,923	99.96%
12,637	4,652,164	99.95%
13,501	5,027,078	99.95%
14,093	5,832,269	99.95%
13,573	6,688,021	99.96%
(1,704)	7,599,342	99.95%
7,157	8,505,040	99.93%
95,530	9,735,390	99.94%
66,590	13,298,382	99.89%
-	13,164,646	99.97%

City of Hutto, Texas
RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Governmental Activities					
	Certificates of Obligation Bonds	General Obligation Bonds *	Tax Notes	Revenue Bonds	Notes Payable	Capital Leases
2012	\$ 5,719,800	\$ 2,850,000	\$ -	\$ -	\$ -	\$ 604,610
2013	5,731,830	12,866,945	-	-	-	565,382
2014	5,564,513	12,720,822	-	-	-	589,046
2015	4,295,961	13,480,235	-	-	-	714,524
2016	4,158,925	19,592,517	-	-	-	916,600
2017	4,208,868	19,177,117	3,223,350	-	-	804,952
2018	20,404,017	14,055,722	3,015,300	9,155,000	-	593,968
2019	13,846,524	44,925,280	2,721,750	33,145,000	4,516,223	747,496
2020	13,674,557	43,553,461	2,322,750	24,060,000	28,971,223	450,948
2021	12,721,078	43,533,899	1,818,300	30,120,000	38,869,198	69,666

Notes: Details regarding the City's outstanding debt can be found in the notes to financial statements.

* Includes premiums/discounts

Business-type Activities						
Certificates of Obligation Bonds	General Obligation Bonds	Tax Notes	Capital Lease	Total Primary Government	Percentage of Personal Income	Per Capita
\$ 37,742,112	\$ -	\$ -	\$ 91,076	\$ 47,007,598	8.79%	\$ 2,328
36,982,831	3,138,055	-	23,201	59,308,244	10.66%	2,858
36,003,543	3,129,178	-	60,648	58,067,750	9.68%	2,640
50,233,450	9,979,765	-	269,022	78,972,957	11.88%	3,468
49,038,550	9,897,483	-	156,189	83,760,264	10.20%	3,497
47,234,406	9,647,883	2,431,650	120,644	86,848,870	10.15%	2,992
110,505,049	20,594,152	2,274,700	84,962	180,682,870	20.73%	6,102
100,628,476	27,896,012	2,053,250	100,260	230,580,271	25.12%	7,573
108,485,443	27,868,425	1,752,250	21,205	251,160,262	26.31%	8,104
98,133,543	35,789,708	1,371,700	-	262,427,092	23.29%	6,762

City of Hutto, Texas
RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING
Last Ten Fiscal Years (Unaudited)

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total	Percentage of Actual Taxable Value¹ of Property	Per Capita²
2012	\$ 2,850,000	\$ 309,272	\$ 2,540,728	0.29%	\$ 126
2013	16,005,000	249,281	15,755,719	1.74%	759
2014	15,850,000	199,667	15,650,333	1.62%	712
2015	23,460,000	83,925	23,376,075	2.04%	1,026
2016	29,490,000	98,869	29,391,131	2.20%	1,227
2017	28,825,000	218,657	28,606,343	1.78%	985
2018	34,649,874	327,535	34,322,339	1.85%	1,159
2019	72,821,292	204,877	72,616,415	3.53%	2,385
2020	71,421,886	1,109,252	70,312,634	3.26%	2,269
2021	79,323,607	1,159,925	78,163,682	2.77%	2,014

¹ See the Schedule of Assessed and Estimated Actual Value of Taxable Property for property value data.

² Population data can be found in the Schedule of Demographic and Economic Statistics.

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

City of Hutto, Texas
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
As of September 30, 2021 (Unaudited)

	Debt Outstanding	Estimated Percentage Applicable¹	Estimated Share of Overlapping Debt
Governmental Unit			
Debt repaid with property taxes:			
Hutto Independent School District	\$ 400,631,456	54.15%	\$ 216,941,933
Williamson County	139,091,150	3.34%	4,645,644
Williamson County ESD #3	12,478,783	56.53%	7,054,256
Subtotal, overlapping debt			<u>228,641,834</u>
 City of Hutto, direct debt	 88,193,277	 100%	 88,193,277
 Total direct and overlapping debt			 <u><u>\$ 316,835,111</u></u>

Notes: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping by the residents and businesses of the City of Azle. This process recognizes that, when considering the city's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply the every taxpayer is a resident--and therefore responsible for repaying the debt--of each overlapping government.

¹ For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

Source: Debt outstanding estimates and percentage of debt provided by the Municipal Advisory Council of Texas.

City of Hutto, Texas
LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years (Unaudited)

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Assessed Valuation	\$ 2,821,528,276	\$ 2,142,472,527	\$ 2,058,487,940	\$1,856,755,781
Allowable tax levy for annual debt serv. purpose: \$1.50 per \$100 of assessed valuation, assuming 90% collection rate	38,090,632	28,923,366	27,789,587	25,066,203
Annual Debt Service Requirements	4,778,235	4,019,457	2,430,403	2,205,558
Legal debt margin for annual debt service requirements	<u>33,312,397</u>	<u>24,903,909</u>	<u>25,359,184</u>	<u>22,860,645</u>
Total net debt applicatble to limit as a percentage of debt limit	12.54%	13.90%	8.75%	8.80%

Note: All taxable property within the City is subject to the assessment, levy and collection of the City of a continuing, direct annual ad valorem tax sufficient to provide for the payment of principal and interest on the Bonds within the limits prescribed by law. Article XI, Section 5, of the Texas Constitution is applicable to the City, and limits the maximum ad valorem tax rate to \$2.50 per \$100 assessed valuation (for all City purposes). Under rules promulgated by the Office of the Attorney General of Texas, such office will not approve tax bonds of the City unless the City can demonstrate its ability to pay debt service requirements on all outstanding City tax bonds, including the issue to be approved, from a tax levy of \$1.50 per \$100 of valuation, based on 90% collection of tax.

2017	2016	2015	2014	2013	2012
\$ 1,604,564,959	\$ 1,338,280,272	\$ 1,148,047,302	\$ 965,037,816	\$ 906,789,611	\$ 866,562,346
21,661,627	18,066,784	15,498,639	13,028,011	12,241,660	11,698,592
1,534,995	1,353,690	1,377,578	1,033,075	660,235	660,235
<u>20,126,632</u>	<u>16,713,094</u>	<u>14,121,061</u>	<u>11,994,936</u>	<u>11,581,425</u>	<u>11,038,357</u>
7.09%	7.49%	8.89%	7.93%	5.39%	5.64%



City of Hutto, Texas

DEMOGRAPHIC AND ECONOMIC STATISTICS

Last Ten Fiscal Years (Unaudited)

Fiscal Year	Population¹	Personal Income	Per Capita Personal Income	School Enrollment³	Unemployment Rate⁴
2012	20,194	\$ 534,690,000	\$ 25,933 ²	5,653	8.2%
2013	20,752	556,607,000	26,478 ²	5,877	6.2%
2014	21,992	599,894,000	26,822 ²	5,924	5.4%
2015	22,773	664,549,000	27,278 ²	6,187	4.6%
2016	23,955	821,416,000	34,290 ²	6,946	3.6%
2017	29,029	855,422,000	29,468 ²	7,231	3.4%
2018	29,609	871,675,000	29,440 ²	7,592	3.4%
2019	30,448	917,885,000	30,146 ²	7,900	2.9%
2020	30,993	954,522,000	30,798 ²	8,000	3.0%
2021	38,807	1,126,839,000	29,037 ²	8,421	3.6%

Data Sources:

- ¹ City of Hutto Development Services Department
- ² United States Census Bureau
- ³ Hutto Independent School District
- ⁴ Hutto Economic Development Corporation

City of Hutto, Texas

PRINCIPAL EMPLOYERS

Current and Nine Years Ago (Unaudited)

Employer	2021		
	No. Employees ¹	Rank	Percentage of Total City Employment
Hutto ISD	1,195	1	34.0%
Paradigm Metals	267	2	7.6%
Brycom	213	3	6.1%
HEB	200	4	5.7%
Home Depot	148	5	4.2%
Lowes	119	6	3.4%
City of Hutto	124	7	3.5%
Victory Plumbing Company	115	8	3.3%
JRS Company	100	9	2.8%
AEND	74	10	2.1%
City of Hutto Total	<u>2,555</u>		<u>72.8%</u>

(1) Total city employment for year 2021 is 3,511, which is based on the change in unemployment rate and population.

Source: Hutto Economic Development Corporation, Dun & Bradstreet

Employer	2012		
	No. Employees²	Rank	Percentage of Total City Employment
Hutto ISD	707	1	16.2%
Dan Williams Co.	200	2	4.6%
Lonestar Infrastructure	200	3	4.6%
Lowes Home Improvement	125	4	2.9%
City of Hutto	92	5	2.1%
FL Crane & Sons	80	6	1.8%
Home Depot	80	7	1.8%
Texas Fixtures & Interiors	70	8	1.6%
Chili's Bar and Grill	60	9	1.4%
Covert Country Cars	60	10	1.4%
City of Hutto Total	1,674		50.7%

City of Hutto, Texas

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM

Last Ten Fiscal Years (Unaudited)

Function / Program	2021	2020	2019	2018	2017
General government	41	42	70	44	43
Public safety:					
Police					
Officers	46	48	49	40	40
Civilians	2	2	2	3	5
Public works					
Administration	3	3	7	7	3
Maintenance	8	3	7	8	5
Water/Sewer	12	4	12	11	8
Parks and recreation	12	8	15	8	8
Total all funds	124	110	162	121	112

Source: City budget

2016	2015	2014	2013	2012
39	33	31	30	29
31	26	26	26	26
3	3	4	4	4
2	2	2	2	2
5	6	6	7	7
7	7	7	7	7
9	13	12	12	12
96	90	88	88	87

City of Hutto, Texas
OPERATING INDICATORS BY FUNCTIONS/PROGRAM
Last Ten Fiscal Years (Unaudited)

Function/Program	2021	2020	2019	2018
Police				
Physical arrests	267	243	454	465
Class C Violations	2,918	1,939	3,365	2,936
Development services				
New building permits	3,379	2,205	1,622	1,296
Parks and recreation				
Athletic field permits is sues	90	-	245	63
Water				
New connections	621	585	296	105
Avg. daily consumption (thousands of gallons)	2,054	1,737	1,196	1,141
Sewer				
New connections	600	785	459	385
Avg. daily consumption (thousands of gallons)	1,865	2,260	3,980	-

Source: City departments

2017	2016	2015	2014	2013	2012
458	504	469	481	450	420
3,181	2,483	28,833	2,401	2,263	2,296
864	397	310	429	367	222
8	18	16	19	30	14
158	234	200	184	173	164
1,433	1,375	1,162	946	1,111	1,000
290	334	434	423	93	239
1,233	1,283	1,224	1,087	953	999

City of Hutto, Texas

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

Last Ten Fiscal Years (Unaudited)

Function	2021	2020	2019	2018
Police				
Number of stations	1	1	1	1
Number of patrol units	45	46	46	46
Public works				
Streets (miles)	121.48	96.97	91.56	84.47
Parks and recreation				
Parks (acreage)	215	215	188	188
Parks	7	7	7	6
Water				
Water mains (miles)	86	86.12	82.35	75.94
Fire hydrants	848	743	689	616
Maximum daily capacity (gallons)	4,520	2,188	1,384	1,285
Sewer				
Sanitary sewer (miles)	90	89.73	83.51	78.13
Maximum daily capacity (gallons)	2,999	3,700	1,605	1,594

Source: City departments

2017	2016	2015	2014	2013	2012
1	1	1	1	1	1
31	31	29	24	29	29
81.49	80.50	78.79	65.44	63.55	61.1
188	188	188	188	188	188
6	6	6	6	6	6
74.36	74.36	71.28	66.17	62.86	62.00
596	570	545	521	488	485
2,400	2,400	2,400	2,400	2,400	2,400
74.41	73.38	68.55	63.00	63.00	61.00
1,700	1,700	1,700	1,700	1,700	1,700



April 25, 2022

To the Honorable Mayor,
Members of the City Council
and management
City of Hutto, Texas

RE: Communication with Governance Letter

We have audited the financial statements of City of Hutto, Texas as of and for the year ended September 30, 2021, and have issued our report thereon dated April 25, 2022. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated July 8, 2021, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of City of Hutto solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding internal control matters noted during our audit in a separate letter to you dated April 25, 2022.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

In relation to all nonattest services provided, such as preparation of the financial statements and supporting schedules, the City has assigned an individual with adequate skills, knowledge, and experience to oversee this service.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note I. to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during the year ended September 30, 2021. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

- Estimates inherent within the projection of the future pension obligation used to calculate the net pension liability.
- Estimated useful lives for capital assets
- Estimated outcomes for pending litigation

Management's estimates inherent within the projection of future pension obligation are based on experience studies and observations by the actuaries hired by TMRS and the City for the firefighter pension. We evaluated the key factors and assumptions used to develop these estimates and determined they appeared reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimates for the useful lives of capital assets are based on experience and industry standards. We evaluated the key factors and assumptions used to develop these estimates and determined they appeared reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimates for litigation outcomes is based on advice of their attorneys. We discussed the estimates with the attorneys to determine whether they appeared reasonable in light of the current status. Estimates appeared reasonable in light of the information we are aware of.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City of Hutto's financial statements relate to: debt and the net pension liability.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial

statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. The following material misstatements that we identified as a result of our audit procedures were brought to the attention of, and corrected by, management: see **Exhibit 1**.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to City of Hutto's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated April 25, 2022.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with City of Hutto, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as City of Hutto's auditors. Our opinion is not modified with respect to this matter.

Modification of the Auditor's Report

We have made the following modifications to our auditor's report.

Qualified Opinion on Hutto EDC

In our opinion, except for the effects, if any, of the matter described in the Basis for Qualified Opinion paragraph on the Hutto EDC, the financial statements referred to above present fairly,

in all material respects, the respective financial position of the Hutto EDC, as of September 30, 2021, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note V.H. to the financial statements, the City restated its beginning net position/fund balance within governmental activities, business-type activities, component unit activities, the general fund, nonmajor governmental funds, utility system fund, and solid waste fund to correct various accounting errors in the prior year, and changes to report presentation for the EDC and TIRZ #1 from blended to discrete component unit presentation. Our opinion is not modified with respect to this matter.

This report is intended solely for the information and use of the city council and management of City of Hutto, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in black ink that reads "Brooks Watson & Co." in a cursive, slightly stylized font.

BrooksWatson & Co., PLLC

EXHIBIT 1

Adjusting Journal Entries

Adjusting Journal Entries JE # 1		7000.25		
Move insurance recoveries to specific account since it is a separate line item from other revenues in the financial statements.				
10-5099	Miscellaneous Income	26,300.00		
BWC-10-5999	Other Financing Sources - Insurance Recoveries		26,300.00	
Total		26,300.00	26,300.00	
Adjusting Journal Entries JE # 2		7000.25		
Move Plan Fee deposit for PID creation from revenue to liability for amounts not yet expended at 9/30/21.				
81-5509	Miscellaneous Revenue	46,861.32		
82-5509	Miscellaneous Revenue	75,000.00		
BWC-81-2999	Plan Fee Deposit Liability		46,861.32	
BWC-82-2999	Plan Fee Deposit Liability		75,000.00	
Total		121,861.32	121,861.32	
Adjusting Journal Entries JE # 3		7000.25		
Reverse revenue and expense related to HISD payment to City to pay to developer as a part of interlocal agreement for Mustang Creek Wastewater Lift Station improvements.				
50-5310	Interlocal Agreement	1,150,000.00		
50-100-000-6457	WasteWater Contract		1,150,000.00	
Total		1,150,000.00	1,150,000.00	
Adjusting Journal Entries JE # 4		6100.05		
To correct beginning fund balance for EDC				
90-11000	Accounts Receivable	15,733.33		
90-1215	Loans Receivable	207,500.00		
90-3900	Retained Earnings	140,212.76		
90-1200	Sales Tax Receivable		66,824.18	
90-1216	Loan funds on hand at BCL		90,000.00	
90-1217	Loan Portfolio		110,000.00	
90-2000	Accounts Payable		96,621.91	
Total		363,446.09	363,446.09	
Adjusting Journal Entries JE # 5		6100.05		
Correct EDC fund balance for entries booked by client directly to fund balance				
90-1200	Sales Tax Receivable	66,824.18		
90-6520	Other	126,466.26		
90-3900	Retained Earnings		191,436.41	
90-6520	Other		1,854.03	
Total		193,290.44	193,290.44	

Adjusting Journal Entries JE # 6		4205.30		
Entry required to true up EDC sales tax receivable and revenue, BWC noted PY errors were present.				
90-1200	Sales Tax Receivable	470,517.64		
90-3900	Retained Earnings		326,460.94	
90-4101	4B Sales Tax Allocation		144,056.70	
Total		470,517.64	470,517.64	
Adjusting Journal Entries JE # 7		4205.45		
To reverse adjustment to franchise tax receivable and fund balance pertaining to a prior year error.				
10-3001	Fund Balance	138,751.46		
10-1211	Franchise Tax Receivable		138,751.46	
Total		138,751.46	138,751.46	
Adjusting Journal Entries JE # 8		4205.45		
To record revenues from the prior year as restatements to fund balance.				
70-5025	Franchise Fee Trash Collection	43,369.11		
70-3001	Fund Balance		43,369.11	
Total		43,369.11	43,369.11	
Adjusting Journal Entries JE # 9		4600.06		
Remove CIP transfer amount out of the capital contributions from developer. This amount was double counted in the client adjustment.				
55-5901	Capital Contributions	1,756,094.00		
		0	1,756,094.00	
55-1905	Water / Wwater Systems 1		0	
Total		1,756,094.00	1,756,094.00	
Adjusting Journal Entries JE # 10		4600.06		
Adjustment to reconcile utility capital asset trial balance to schedule (partial reversal of client JE003946)				
55-040-001-6591	Depreciation	13,891.02		
55-1905	Water / Wwater Systems 1	11,511.82		
55-1905	Water / Wwater Systems 1	11,513.06		
55-100-001-6064	Adj Fund Balance		11,513.06	
55-1905	Water / Wwater Systems 1		13,891.02	
55-5099	Miscellaneous Income		11,511.82	
Total		36,915.90	36,915.90	
Adjusting Journal Entries JE # 11		4600.15		
Capitalize option payments for land purchases. Will be transferred to land if exercised or expensed if not.				
BWC-90-1400	Purchase option assets	125,000.00		
90-6716	Projects:Megasite Land Purchase		125,000.00	
Total		125,000.00	125,000.00	
Adjusting Journal Entries JE # 12		5500.30		

Adjust pension assets and liabilities based on updated actuarial report.

50-2104	Net Pension Liability	61,097.16	
50-2450	Deferred Outflow-Contributions	55,041.41	
50-2451	Deferred Outflow-Inv Experienc	38,964.98	
50-040-058-6053	TMRS		34,526.62
50-1404	Deferred Inflow-Actual v Assu		79,936.63
BWC-50-2461	Deferred outflow - experience		40,640.30
Total		155,103.55	155,103.55

Adjusting Journal Entries JE # 13

5600.30

Adjust OPEB values based on updated actuarial valuation.

50-2551	Deferred Inflow OPEB SDBF	1,200.00	
	Deferred Outflow - SDB Changes in		
BWC-50-1407	Assumptions	6,225.00	
BWC-50-5999	OPEB Expense	2,042.00	
50-1405	Deferred Outflow - OPEB Items - SDBF		5,657.00
50-1406	Deferred Outflow SDBF		37.00
50-2106	Total OPEB Liab SDBF		3,773.00
Total		9,467.00	9,467.00

Adjusting Journal Entries JE # 14

4210.20

Restate fund balance for prior year error in calculating utility unbilled receivables

10-100-000-6999	Prior Year Adjustment	21,158.72	
50-1232	Unbilled Receivable	83,485.60	
70-3001	Fund Balance	188,271.14	
50-3001	Fund Balance		83,485.60
70-1232	Unbilled Receivable		188,271.14
BWC 10-1232	Unbilled Drainage Receivable		21,158.72
Total		292,915.46	292,915.46

Adjusting Journal Entries JE # 15

4205.40

To record additional hotel tax receivable

24-1261	Other Accounts Receivable	702.82	
24-5009	Occupancy Tax		702.82
Total		702.82	702.82

Adjusting Journal Entries JE # 16

4210.10

To correct allowance for uncollectibles and reverse PY UB Collections accounts that relates to 2016

10-100-000-6509	Miscellaneous Expenses	1,212.66	
10-1234	UB Collections	245.92	
50-1233	Allow For Uncollect Receivable	151,347.07	
50-3001	Fund Balance	315,891.21	
70-1233	Allow For Uncollect Receivable	56,196.51	
70-3001	Fund Balance	24,942.21	
10-1233	Allow For Uncollect Receivable		1,458.58
50-1234	UB Collections		315,891.21
70-1234	UB Collections		24,942.21

BWC 50-5115	Bad Debt Expense Adjustment		151,347.07
BWC 70-5055	Bad Debt Expense Adjustment		56,196.51
Total		549,835.58	549,835.58

Adjusting Journal Entries JE # 17 **5300.06**

To record premium, discount, and deferred loss on refunding amortization FYE 2021

51-010-999-6802	Bond Interest Expense	40,568.72	
51-2503	Premium on Bonds	349,104.00	
901-2516	Issuance Premium	171,677.40	
51-010-999-6802	Bond Interest Expense		349,104.00
51-1403	Deferred Amount on Refunding		40,568.72
901-000-000-6802	Interest Expense		165,408.76
901-1402	Discount on Bonds		6,268.64
Total		561,350.12	561,350.12

Adjusting Journal Entries JE # 18 **4210.10**

To correct customer refunds payable for difference related to 2016 incode conversion

50-3001	Fund Balance	25,975.94	
50-2411	Customer Refunds Payable		25,975.94
Total		25,975.94	25,975.94

Adjusting Journal Entries JE # 19 **4210.20**

Book Unbilled Utility Revenue for all cycles billed after 9/30

		1,011,279.6	
50-1232	Unbilled Receivable	6	
70-1232	Unbilled Receivable	148,046.83	
BWC 10-1232	Unbilled Drainage Receivable	47,123.78	
10-5115	Drainage Fees		47,123.78
50-5201	Water User Fees		607,116.28
50-5203	WasteWater User Fees		404,163.38
70-5204	Waste Management Fees		148,046.83
Total		1,206,450.27	1,206,450.27

Adjusting Journal Entries JE # 20 **4600.06**

Record transfer in of capital asset from govt activities noted from client's schedule.

55-1902	Construction in Progress	137,261.00	
BWC-55-5850	Transfer from Fund 10		137,261.00
Total		137,261.00	137,261.00

Adjusting Journal Entries JE # 21 **4600.06**

Restatement of CIP based on client's determination on costs capitalized that should not have been.

55-3001	Fund Balance -	6,277.00	
55-1902	Construction in Progress		6,277.00
Total		6,277.00	6,277.00

Adjusting Journal Entries JE # 22 **4600.06**

Move CIP assets to in service capital assets based on client's schedule.

55-1905	Water / Wwater Systems 1	3,812,839.00	
55-1902	Construction in Progress		3,812,839.00
Total		3,812,839.00	3,812,839.00

Adjusting Journal Entries JE # 23

4600.10

Capitalize expenses determined to be capital assets based on search for capital assets testing at wp. 4600.10.

55-1904	Machinery and Equipment	58,469.57	
50-040-058-6313	Water Pump, Motors & Control Maint		7,838.40
50-040-058-6313	Water Pump, Motors & Control Maint		20,666.17
50-040-058-6661	Water Distrib Facility & Equip		14,215.00
50-040-058-6661	Water Distrib Facility & Equip		15,750.00
Total		58,469.57	58,469.57

Adjusting Journal Entries JE # 24

4600.06

Adjust depreciation expense based on re-calculation.

55-1911	Accumulated Depreciation	280,942.96	
55-040-001-6591	Depreciation		280,942.96
Total		280,942.96	280,942.96

Adjusting Journal Entries JE # 25

5200.15

To record enterprise fund compensated absences

50-020-010-6001	Salaries	8,932.59	
50-040-001-6001	Salaries	4,834.35	
50-040-058-6001	Salaries	34,410.20	
50-2102	Accrued Vacations		48,177.14
Total		48,177.14	48,177.14

Adjusting Journal Entries JE # 26

5100.10

To properly record expenditures incorrectly accrued in FY2021.

10-2000	Accounts Payable Pending	8,846.45	
10-2000	Accounts Payable Pending	71,318.15	
50-2000	Accounts Payable Pending	3,698.98	
10-040-060-6521	Utilities		185.91
10-040-060-6522	Streetlights		6,058.77
10-050-001-6521	Utilities		447.02
10-090-040-6521	Utilities		972.20
10-100-000-6521	Utilities-Electric		1,182.55
10-1422	Prepaid Expenses		71,318.15
50-040-058-6521	Utilities		3,698.98
Total		83,863.58	83,863.58

Adjusting Journal Entries JE # 27

5100.20

To true up state criminal costs and child safety seat & seatbelt fees as of 9/30/2021.

10-2051	State Comptr. Court Cost/Fines	60,470.78	
10-3001	Fund Balance		60,470.78
Total		60,470.78	60,470.78

Adjusting Journal Entries JE # 28 4100.00

To reverse sale of asset from 2018 that was erroneously double booked and still outstanding on the bank reconciliation

19-3001	Fund Balance -	283,000.00	
99-2300	Due to Other Funds	283,000.00	
19-1000	Claim on Cash-General FixedAsset Grp		283,000.00
99-1001	Operating Account		283,000.00
Total		566,000.00	566,000.00

Adjusting Journal Entries JE # 29 4900.05

Entry to tru up City side of EDC receivable

10-1262	HEDC Receivable	53,667.38	
BWC 10-5068	EDC Reimbursements		53,667.38
Total		53,667.38	53,667.38

Adjusting Journal Entries JE # 30 4900.05

Entry to true up EDC side of City liability

90-1010	Checking	332.00	
90-2002	City of Hutto Payable	5,709.74	
90-6565	Human Resources: Health Care Benefit	4,594.43	
	Human Resources: Professional		
90-6576	Development & Dues	193.61	
	Human Resources: Professional		
90-6576	Development & Dues	2,500.00	
90-6692	Travel	269.50	
90-6702	Administration:Office	1,021.79	
90-6705	Administration:Professional Services:Legal	1,415.50	
90-6710	Programs:Marketing & Materials	481.25	
90-6717	Projects:Project Darwin	720.00	
90-4102	Miscellaneous Income		7,242.99
90-4102	Miscellaneous Income		9,994.83
Total		17,237.82	17,237.82

Adjusting Journal Entries JE # 31 4205.06

To record PID assessment receivable and deferred revenue as of FYE.

BWC 72-1400	Taxes Receivable	6,590,000.00	
BWC 73-1400	PID Assessments Receivable	17,400,000.00	
BWC 74-1400	Taxable Receivable	9,305,000.00	
BWC 75-1400	Taxes Receivable	6,470,000.00	
BWC 81-1400	Taxes Receivable	9,947,975.00	
BWC 72-2005	Deferred Revenue		6,590,000.00
			0

BWC 73-2005	Deferred Inflows - PID Assessments (principal portion)	17,400,000. 00	
BWC 74-2005	Deferred Revenue	9,305,000.0 0	
BWC 75-2005	Deferred Revenue	6,470,000.0 0	
BWC 81-2005	Deferred Revenue	9,947,975.0 0	
Total		49,712,975. 00	49,712,975. 00
Adjusting Journal Entries JE # 32			
To record an allowance for the escrow cash account.		3100.00	
BWC 76-020-001- 6410	Loss on Litigation	2,554,961.7 6	
BWC 76-1210	Escrowed Cash Allowance		2,554,961.7 6
Total		2,554,961.7 6	2,554,961.7 6
Adjusting Journal Entries JE # 33			
Adjust capital outlay expense for co-op project to capital outlay expense rather than bond issuance cost.		4600.25	
73-100-000-6624	Co-Op PID Series 2018 Developer Reimbursement	368,744.04	
73-100-000-6572	Bonds Issuance Costs		368,744.04
Total		368,744.04	368,744.04
Adjusting Journal Entries JE # 34			
Adjust allocation between principal and interest to match confirmations from banks.		5300.05	
11-010-918-6801	2017 CO Principal	379.00	
11-010-909-6802	Interest		343.00
11-010-910-6801	2012 GO Principal		36.00
Total		379.00	379.00
Adjusting Journal Entries JE # 35			
Record refunding for debt service fund for 2020A GO issuance.		5300.07	
11-010-906-6802	CO Interest	5,138.00	
11-010-907-6802	Interest	19,420.00	
BWC-11-010-907- 6998	payment to escrow agent	2,164,883.0 0	
BWC-11-010-907- 6999	Issuance costs	48,668.00	
BWC-11-010-907- 6119	Bond premium		173,069.00
BWC-11-010-907- 6299	Bond proceeds		2,065,040.0 0
Total		2,238,109.0 0	2,238,109.0 0
Adjusting Journal Entries JE # 36			
Record 2020A refunding for BT Activities.		5300.07	

51-010-906-6802	CO Interest	36,591.00	
51-1403	Deferred Amount on Refunding	30,258.00	
51-2011	Accrued Interest Payable	43,910.00	
51-2503	Premium on Bonds	19,663.00	
		6,420,200.0	
51-2609	Certif. of Obligation 2010	0	
BWC-51-100-000-6572	Bond Issuance costs	146,944.00	
BWC-51-5650	Transfer to GOVT Activities	59,939.00	
51-2503	Premium on Bonds		522,545.00
			6,234,960.0
BWC-51-2699	2020A Refunding GO		0
		6,757,505.0	6,757,505.0
Total		0	0

Adjusting Journal Entries JE # 37

5650.30

To true up OBEP to the actuarial valuation.

50-2105	Total OPEB Liability	12,090.65	
50-2552	Deferred Outflowp OPEB Items	1,721.71	
50-1407	Deferred Outflows - OPEB Items - RHCP		1,200.29
BWC-50-5999	OPEB Expense		12,612.07
Total		13,812.36	13,812.36

Adjusting Journal Entries JE # 38

5300.08

Book debt refunding journal entry for debt service fund for issuance of 2020B GO issuance.

11-010-909-6802	Interest	4,941.00	
11-010-910-6802	2012 GO Interest	21,250.00	
11-010-911-6802	2012A GO Interest	40,540.00	
BWC-11-010-907-6998	payment to escrow agent	6,777,765.4	
		6	
BWC-11-010-907-6999	Issuance costs	184,773.04	
BWC-11-010-907-6119	Bond premium		199,073.50
BWC-11-010-907-6299	Bond proceeds		6,830,196.0
			0
		7,029,269.5	7,029,269.5
Total		0	0

Adjusting Journal Entries JE # 39

5300.05

Adjust allocation of interest between GOVT and BT Activities based on Bond Advisor's debt book allocation % differing with amount recorded.

11-010-918-6802	2017 CO Interest	58,247.00	
BWC-51-1399	DUE FROM FUND 11	58,247.00	
51-010-918-6802	CO Interest		58,247.00
BWC-11-1399	DUE TO WATER FUND		58,247.00
Total		116,494.00	116,494.00

Adjusting Journal Entries JE # 40

5300.09

Adjust recording of bond issuance for Emory Crossing to record premium on issuance and underwriter's discount.

BWC-75-100-000-6899	Underwriter's Discount	194,100.00	
75-5921	Bond Proceeds		173,250.76
BWC-75-5999	Bond Premium		20,849.24
Total		194,100.00	194,100.00

Adjusting Journal Entries JE # 41

5300.08

Record refunding from 2020B Bond for BT Activities.

51-010-910-6802	CO/GO Interest	2,824.00	
51-010-910-6802	CO/GO Interest	7,126.00	
51-010-910-6802	CO/GO Interest	11,529.00	
51-1403	Deferred Amount on Refunding	111,952.07	
51-2011	Accrued Interest Payable	4,401.00	
51-2011	Accrued Interest Payable	9,570.00	
51-2503	Premium on Bonds	76,654.00	
		1,770,000.0	
51-2610	Certif. of Obligation 2011A	0	
51-2611	Certif. of Obligation 2011B	920,500.00	
51-2612	General Obligation 2012	704,129.00	
BWC-51-100-000-6571	Bond Issuance Costs	94,678.02	
51-1402	Discount on Bonds		29,142.00
51-1403	Deferred Amount on Refunding		16,478.00
51-2503	Premium on Bonds		102,005.60
			3,499,804.0
BWC-51-2698	2020B Refunding GO		0
BWC-51-5650	Transfer to GOVT Activities		65,933.49
Total		3,713,363.0	3,713,363.0
		9	9

Adjusting Journal Entries JE # 42

5300.05

Apply principal payments to debt balances.

BWC-51-2698	2020B Refunding GO	66,066.00	
BWC-51-2699	2020A Refunding GO	548,376.00	
51-010-922-6801	2019 CO Principal		548,376.00
51-010-923-6801	2020B Principal		66,066.00
Total		614,442.00	614,442.00

Adjusting Journal Entries JE # 43

5300.05

Record current portion of BT Activities debt.

BWC-51-2998	CP - contra account	3,050,164.0	
		0	
BWC-51-2999	Current Portion of Bond Debt		3,050,164.0
			0
Total		3,050,164.0	3,050,164.0
		0	0

Adjusting Journal Entries JE # 44

5300.05

Adjust accrued interest basd on 9/30/21 calculation.

51-010-922-6802	Interest	32,364.00	
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51-2011	Accrued Interest Payable		32,364.00
Total		32,364.00	32,364.00

Adjusting Journal Entries JE # 45		5300.05	
Apply lease payments expensed toward liability balance for capital leases.		B	
50-2621	LeasePayable	21,205.00	
51-100-000-6750	TransfertoFund50	21,205.00	
50-100-000-6751	Transfer To Fund 51		21,205.00
51-100-000-6691	Capital Leases		21,205.00
Total		42,410.00	42,410.00

Adjusting Journal Entries JE # 46		5300.05	
Allocate principal payment portion from lease payment.		B	
BWC-11-010-999-6799	Principal pmts - capital leases	381,282.00	
11-010-999-6691	Capital Lease		381,282.00
Total		381,282.00	381,282.00

Adjusting Journal Entries JE # 47		3100.00	
Correct old balance in 10-2003 Sales Tax Payable to clean up balance sheet			
10-3001	Fund Balance	20,078.37	
10-2003	Sales Tax Payable		20,078.37
Total		20,078.37	20,078.37

Adjusting Journal Entries JE # 48		5300.05	
Allocate debt service payment between principal and interest.			
BWC-74-020-001-6899	Interest pmts on Mustang Creek Bond	527,844.24	
74-020-001-6415	Note Payment-Trustee Rev Fund		527,844.24
Total		527,844.24	527,844.24

Adjusting Journal Entries JE # 49		5300.05	
Allocate payment to interest.			
72-100-000-6802	Cross Creek PID Series 2019 Interest	382,950.00	
72-020-001-6415	Note Payment-Trustee Rev Fund		382,950.00
Total		382,950.00	382,950.00

Adjusting Journal Entries JE # 50		5300.05	
Allocate interest payments out of payments made for debt service.			
73-100-000-6802	Co-Op PID Series 2018 Interest	1,099,925.21	
73-020-001-6415	Note Payment-Trustee Rev Fund		1,099,925.21
Total		1,099,925.21	1,099,925.21

Adjusting Journal Entries JE # 51		7000.35		
Present land sale income as gain on sale of asset				
90-4102	Miscellaneous Income	582,799.00		
90-7100 AUDIT	Gain on Sale of Asset		582,799.00	
Total		582,799.00	582,799.00	
Adjusting Journal Entries JE # 52		3100.00		
Move accrued interest liability from P&L account to liability account.				
76-020-001-6802	Interest	1,274,950.20		
76-2011	AccruedInterestPayable		1,274,950.20	
Total		1,274,950.20	1,274,950.20	
Adjusting Journal Entries JE # 53		5300.05		
Record accrued interest and principal past due at fund level due to maturity date passing. - Preston Hollow Loan.				
76-020-001-6802	Interest	1,923,132.00		
BWC-76-020-001-6899	Principal Expense - Hollow Loan	15,000,000.00		
76-2011	AccruedInterestPayable		1,923,132.00	
BWC-76-2099	Principal owed - Preston Hollow Loan		15,000,000.00	
Total		16,923,132.00	16,923,132.00	
Adjusting Journal Entries JE # 54		5300.05		
Record accrued interest and principal past due at fund level due to maturity date passing. - Butler Loan.				
76-020-001-6802	Interest	541,947.00		
BWC-76-020-001-6898	Principal expense - Butler Loan	4,516,223.00		
76-2001	Accounts Payable		541,947.00	
BWC-76-2098	Principal owed - Butler Loan		4,516,223.00	
Total		5,058,170.00	5,058,170.00	
Adjusting Journal Entries JE # 55		5300.09		
Record debt and contribution from developer; see reimbursement agreement and 2021 SAP for Meadows at Cottonwood.				
BWC-81-100-000-6399	Capital outlay	9,947,975.00		
BWC-81-8899	Developer Borrowing		9,947,975.00	
Total		9,947,975.00	9,947,975.00	



April 25, 2022

To the City Council and Management
City of Hutto, Texas

RE: Communication with Governance Letter- Internal Control Matters

In planning and performing our audit of the financial statements of the City of Hutto, Texas (the "City"), as of and for the year ended September 30, 2021, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A reasonable possibility exists when the likelihood of an event occurring is either reasonably possible or probable as defined as follows:

- Reasonably possible. The chance of the future event or events occurring is more than remote but less than likely.
- Probable. The future event or events are likely to occur.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this letter and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies.

We consider the following deficiencies in the City's internal control to be material weaknesses:

1. CLOSING PROCESS

Finding

As a part of our audit we encountered several accounts that required adjustment to be consistent with Generally Accepted Accounting Principles "GAAP". These adjustments are listed in the audit communication letter provided to City Council. The City is responsible for their closing process, and assuring their results are recorded consistently with GAAP. When material audit adjustments are proposed it represents a deficiency within the financial closing process.

Recommendation

We recommend that management review the existing policies, procedures, and controls over these areas to ensure that all information is recorded and reported properly. We understand that there has been complete turnover in the finance department since the audited yearend, and the observations on this item primarily relate to staff no longer employed by the City. The new staff will want to review material accounts on a more frequent basis than done in the past. A thorough review over all material accounts at yearend is necessary for assuring material accuracy prior to the commencement of the audit.

Management's Response

During the year-end close process, a review of a number of the general ledger accounts revealed that there were recording and reporting errors. Staff worked to reconcile and adjust the accounts as needed, however, there were a number of corrections that staff was not able to complete. Staff is reviewing and reconciling ledger accounts on a quarterly basis and does expect material adjustments in the following years.

2. CASH MANAGEMENT

The City utilizes a pooled cash account for all of its funds, component units, LGCs, PIDs, and fiduciary funds that it acts as a custodian for (MUDs). This type of account, pooled cash, allows the City to utilize one or a few bank accounts across multiple funds and provides flexibility when moving cash from one fund to another, without the need for a physical bank transfer. As all funds are pulling from the same account(s), it is possible for an individual fund to have a negative cash balance while the entire account itself is positive.

Although convenient, the individual fund cash balances should be monitored closely, and deficit positions should only be temporary. We noted several funds with negative pooled

cash balances at the beginning of the year and at yearend. Negative balances represent unrecorded borrowings between funds or entities sharing the pooled cash account. Many times these borrowings are unintentional and are a function of sharing the same bank account(s). Further, a pooled cash account to be utilized by funds within the City is not uncommon, but sharing a bank account with separate legal entities and entities the City acts as a fiduciary custodian for is not an ideal practice.

Recommendation

We suggest the City implement a policy where all individual cash balances are reported to Council and monitored regularly. When a fund has a negative or low cash position, the need for a transfer of funds or spending reduction should be considered and the negative position should be corrected within a reasonable amount of time.

We also suggest all separate legal entities from the City have their own bank accounts separate from the City's pooled cash account. This includes the component units (EDC and TIRZ), LGCs, PIDs, and the funds held as a custodian for MUDs.

Management's Response

The CFO and the Controller have developed a process to monitor cash balances in each fund and to adjust any negative balances in a timely manner. The cash requirements of the various entities will be reviewed to determine the most effective and appropriate option for maintenance and reporting.

3. ACCOUNTING OVER BOND FUNDS SPENDING

It came to our attention that the City did not have a firm handle on the bond funds spent and unspent on bond issuances prior to the year we audited. The unspent bond proceeds balance is important for financial reporting purposes, and also for compliance and security purposes to assure funds are spent as required. During our review and testing over the related activities in prior years, it appeared there was confusion as to the proper way to account for bond spending activities. We observed a significant number of journal entries and reversing journal entries. Bond proceeds were moved between different funds and accounts several times, and this is not a typical manner for transactions to be accounted for. This is a clear indication that the person(s) recording these transactions were not initially recording the transactions properly and/or consistently with how they were ultimately recorded.

The proceeds from these debt issuances were comingled within the same bank accounts and general ledger accounts in many cases. In some cases bond proceeds were comingled with operating bank and general ledger accounts. We requested a schedule showing the flow of funds for this activity to see how it was being tracked when combined with other funds. No such schedule exists to our knowledge. Comingling multiple debt issuances with different purpose restrictions, and not distinctly tracking the spending increases the

difficulty in assuring restrictions are followed properly. It also makes the process of following the activity after the fact significantly more difficult than if each debt issuance was kept in separate bank and general ledger accounts.

Recommendation

We suggest the City implement controls to properly segregate both the bond funds and accounting over bond funds. We suggest the City prepares a schedule showing spending activities and unspent bond funds by issuance on a quarterly basis.

Management's Response

The finance department will segregate the accounting for all future bond issuances into their own funds on the books. All bond proceeds received will be placed into their own pool account and never comingled with operating funds. Quarterly reports will be prepared and presented to management for review.

4. DOCUMENT CONTROL OVER EDC NOTES RECEIVABLE

During our audit we requested supporting agreements and other support over the Economic Development Corporation ("EDC") notes receivable. The City was unable to obtain this support to provide to us. This led to a scope limitation within our audit opinion over the EDC.

Recommendation

We suggest the City obtain these agreements and contact information for the notes receivable.

Management's Response

The EDC contracted with an outside company to manage some small business loans beginning in 2020. In June 2021, they ended the contract with the management company but have not received any of the documents from the company. The EDC has filed a lawsuit against the company to obtain the documents, and the suit is ongoing.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in the entity's internal control to be significant deficiencies:

1. LACK OF SEGREGATION OF DUTIES

During our audit we noted that the City's accounting senior accountant has the ability to accept payments, enter them into the cash receipt system, make bank deposits, and

perform bank reconciliations. The custody and recording duties should be segregated to avoid opportunity for theft or fraud.

Within the accounts payable process there currently is a concentration of all 3 duties (recording, custody, authorization) with the City's accounting senior accountant. This accountant records invoices, has custody of the checks, and prints checks with authorized signatures on them. She also performs the monthly bank reconciliations. We suggest these functions are broken up as much as possible to segregate these duties

Recommendation

We suggest the City implement controls to properly segregate duties (custody, recording, and authorization) for all individuals.

Management's Response

The finance department was severely understaffed at year-end resulting in the concentration of many tasks with one employee. The finance department has since been able to hire additional staff allowing for the proper segregation of duties.

2. CHECKS / EFTs NOT APPROVED BY AUTHORIZED SIGNORS

During our walkthrough of the disbursement process, we noted that checks are printed by the accountant preparing and entering the checks with authorized signatures on them when printed. This removes the authorized signor from the check signing and authorization associated with signing the checks, and effectively transfers that authority to the accountant that prints the checks.

We noted that EFT's are initiated and approved by employees that are not authorized signors.

Recommendation

We suggest that only authorized signors are authorized to use their signatures, and the City discontinue allowing others to print checks with their signatures. We suggest the authorized signors approve EFT's so similar authorizations are required for payments made through EFT's as required for checks. The City may consider increasing the number of authorized signors if this change seems burdensome.

Management's Response

The City currently only has two authorized signors on the bank account, and only one of those employees is in the finance department. The finance department will work with the

city manager to identify additional signors including one additional in the finance department.

3. FRANCHISE FEES FOR GARBAGE (10/1/19 – 6/30/20)

During our audit it came to our attention that the City was not collecting franchise fees on garbage from 10/1/19 through 6/30/20.

Recommendation

We suggest the City follow up to assure all of these payments are collected.

Management's Response

In October 2021, finance contacted the garbage service provider and requested that they pay all franchise fees owed to the city. All franchise fees owed were paid within two weeks, and the provider has remained current on their payments.

4. BUDGETING PROCESS

During our audit we noted a few issues with the budgeting process that we believe can be improved. 1. The budget entered into the City's accounting software, Incode, had differences with the adopted budget. 2. The City's established legal level of budgetary control is the department level. The department amounts approved in the budget in some cases span multiple funds. This is inconsistent with typical fund type accounting and makes the budgetary comparison process subjective as financial reporting is done by fund rather than by department. Departments should not cover multiple funds.

Recommendation

RE: #1- We suggest the City checks the budgeted figures entered into their system after entry to assure they are consistent with the adopted budget. RE#2- We suggest the City properly define what the department level is, and makes sure it is within only one fund. We also suggest the City revisit their legal level of budgetary control to assure the goals of city council and what level they want authority are being achieved and properly followed.

Management's Response

The FY22 budget was uploaded into the accounting system and a separate staff member reviewed the upload for accuracy compared to the adopted budget. This is the procedure that will be followed every year.

5. ACCOUNTS PAYABLE / PURCHASE PROCESS

- a. The City's purchasing policy requires purchase orders on purchases greater than \$3,000. Based on our walkthrough of a small sample of transactions and discussions with the finance department it does not appear this practice is occurring.

Approval of purchases with respect to budgets appeared to primarily rest with the department heads based on our understanding of the process, and the inconsistent use of PO's. There is review over budget to actuals by the senior accountant when budgets are exceeded, but this doesn't appear to be performed until after the purchase has already been made and payment is being requested.

Recommendation

We recommend the City evaluate their policy and processes to assure the two are the same, and all purchasing policies are properly implemented and adhered to.

We suggest the City assure the information relating to budget to actual standing is known by the department heads prior to purchasing, and requests are made for changes where appropriate, and prior to the purchase being made.

Management's Response

The finance department recognizes the inconsistency in the application of the purchasing policy and has been working with all departments to ensure they understand the policy and the requirements and that they are following the policy. The purchasing policy is currently being revised, and the revised policy will be communicated to all employees who participate in the purchasing process.

- b. One of our voided check selections was unavailable for review. The City was unaware of why the check was voided based on the lack of documentation. Another voided check selection, \$1,150,000, had a copy of the voided check, but no support or explanation over the reason for the void. Based on a payment made months prior, our assumption is they noted the payment was a duplicate after the check was printed. The response to our internal control questionnaire indicated that voided checks are shredded, but 2 of the 3 selections we made were kept on file and marked as void, so it is unclear when the shredding process was implemented.

Recommendation

We suggest all voided checks are kept on file and marked as void rather than shredded. Also, we suggest a brief explanation is added to the void documentation

to make it clear to a reviewer without knowledge of the transaction, why the check was voided, in addition to keeping the related support.

Management's Response

It is the city's policy to keep documentation on file for all voided checks. In FY21, the process was handled by several different employees as a result of turnover. The errors in handling voided transactions occurred as a result of the misunderstanding of the policy. The policy has been reviewed with all finance department employees, and the policy has been adhered to since discussion.

- c. Insufficient documentation and possible over billing by vendor- As a part of our testing, we vouched check #1284 to JHL Consulting for \$109,967.49. The related support included a packet with a summary invoice from JHL and their subcontractor invoices for the amounts comprising that total. The subcontractor invoices provided by JHL were incomplete. The City requested these invoices during our visit, and the vendor provided these invoices. One of the subcontractor invoices provided included a charge of \$20,540 from Texas Stage. However, the quote provided to the City indicated that a discount would be applied, and the charge would be \$16,185.

Recommendation

We suggest the City follow up on this billing to recoup the over charge of \$4,355 if this was indeed a billing error by the vendor. Further, we suggest the City review all underlying invoices for consulting arrangements such as this to assure the support is complete and consistent with the amount billed to the City.

Management's Response

When submitting a payment request to the finance department, all departments should ensure that invoices are complete and contain all backup information necessary to support the payment request. The finance department has been working with departments to make sure they understand the process and the requirements, and finance has also begun reviewing all requests for completeness.

- d. As a part of our testing, we vouched check #49274 for \$52,074.23 to the Bojorquez Law Firm. The invoices provided for this disbursement were materially

incomplete. The City followed up with the vendor for the missing invoices, which were provided to us.

Recommendation

We suggest the City review all invoices prior to payment, and keep those invoices together with the disbursement in order to provide proper backup for all disbursements.

Management's Response

When submitting a payment request to the finance department, all departments should ensure that invoices are complete and contain all backup information necessary to support the payment request. The finance department has been working with departments to make sure they understand the process and the requirements, and finance has also begun reviewing all requests for completeness.

- e. It is our understanding that checks are printed by the senior accountant at the same time the check register is printed and provided to the CFO for approval. In the event the CFO takes issue with a payment that should not be made or requires revision, this would require the related check(s) to be voided and reissued.

Recommendation

We suggest this review and approval is performed prior to printing the checks.

Management's Response

The finance department changed this procedure during the second quarter of the current fiscal year. A payment register is prepared for review prior to check printing. Checks are not printed until approved.

6. PERMITS PROCESS OVERSIGHT

During our visit we observed that one person approves permit applications and accepts payments.

Recommendation

We recommend someone from finance periodically reviews permits issued from that system and match to payments received to check completeness and accuracy.

Management's Response

The finance department will work with the planning department to establish additional processes and procedures to ensure timeliness, completeness and accuracy of payments received.

7. LACK OF REVIEW OVER VOIDED TRANSACTIONS

We note during our visit that the City wasn't currently performing reviews over voided payment transactions. Voided payments represent a significant risk to cash collecting areas, and may warrant specific procedures to monitor for potential abuse.

Recommendation

We suggest the City have someone from the finance department perform a monthly report over voided payment transactions to review for any unusual activity. This can be performed over any or all departments. We've found higher likelihood of theft in departments that accept cash and void transactions.

Management's Response

The finance department is working on an update to the cash handling policy. The update will contain procedures for voiding transactions and add additional reviews.

8. COURT DISMISSALS DOCUMENTATION

On one of the dismissals we selected, citation #131963, the dismissal had not been signed off on by the Judge/Prosecutor. At the time of our visit it was 4 months after the filed date.

Recommendation

We suggest dismissals are reviewed and signed off in a timely manner.

Management's Response

This recommendation was shared with the Judge and Prosecutor. They are working with the Court Administrator to establish a method to ensure that all dismissals are reviewed and signed off in a timely manner.

9. LONG TERM ASSETS, PIDs, and DEBT TRACKING

During our audit we found that the City previously relied upon the prior auditors for tracking capital assets, PIDs, debt, and capital lease activity. The current finance

department obtained these schedules and updated some of them, but this led to unnecessary hardships for the yearend accounting and audit over these areas.

Recommendation

We suggest the city account for and track all activities related to these areas, and maintain all relevant schedules for their annual report. The City may consider converting to a computerized system to help automating some of these processes to increase efficiency and decrease opportunities for errors.

Management's Response

During the year-end close process, the new CFO learned that the prior auditors had been preparing a number of the calculations and adjustments required to appropriately close the books. The finance staff had to rely on BrooksWatson to assist in the preparation of many of the required closing calculations and entries. This information will be shared with the CFO and the finance staff will take over all of the closing activities.

We noted the following matters related to internal controls over financial reporting, compliance, and/or operation as follows:

1. COLLATERALIZATION OF BANK DEPOSITS

During our audit we noted that bank deposits held by the City and Emory Crossing PID exceeded FDIC insurance amounts and bank collateral by a total of \$3,784,895.

Recommendation

We suggest the City review collateralization to assure all funds are fully collateralized or FDIC insured.

Management's Response

The Finance Manager was responsible for reviewing the bank account daily and should have ensured that the balance was appropriately collateralized. If there was not appropriate collateralization, the CFO should have been notified that funds needed to be transferred to maintain compliance. The Finance Manager is no longer with the City, and the Controller and CFO have established procedures to maintain compliance.

2. GOVERNMENT ACCOUNTING STANDARDS BOARD (GASB) STATEMENT NO. 87, LEASES (GASB-87)

GASB-87 is effective for reporting periods beginning after June 15, 2021. GASB-87 will replace the current operating and capital lease categories with a single model for lease accounting based on the concept that leases are a means to finance the right to use an asset. Under the new rules, the City will recognize a lease liability and an intangible asset for all noncancelable leases greater than one year while the lessor will recognize a lease receivable and a deferred inflow of resources. The intangible asset will have similar characteristics to other capital assets and may be amortized depending on various provisions of the asset (or the lease) and if need be, may be impaired.

The accounting for a lessor is complimentary. A lease receivable is established at contract inception equal to the present value of the expected payments over the lease term. As payments are received the lease receivable is reduced and interest revenue is recognized. A deferred inflow is recorded equal to the lease receivable and any payments that are made at the beginning of the lease.

The initial application of this accounting standard will require substantial evaluation and will result in additional accounting and reporting requirements.

Recommendation

The City should begin planning for the implementation of this accounting standard by establishing a policy to 1) establish a capitalization threshold for leases, 2) define “reasonably certain” as it relates to the likelihood of a lease term to extend beyond 12 months, 3) establish a system to capture the required lease information in order to determine the applicability of the standard.

Management’s Response

The finance department has attended several trainings about GASB 87 and has begun identifying and gathering information on all of the city’s leases. Finance is also working on a system to identify all leases in the future and establishing a capitalization threshold. The City will implement GASB 87 for the fiscal year ending September 30, 2022.

3. AMERICAN RESCUE PLAN ACT

On March 11, 2021, the American Rescue Plan Act was signed into law, and established the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund, which together make up the Coronavirus State and Local Fiscal Recovery Funds (“SLFRF”) program. This program is intended to provide support to State, territorial, local, and Tribal governments in responding to the economic and public health impacts of COVID-19 and in their efforts to contain impacts on their communities, residents, and businesses. During the year, the City received grant funds from this program. The City

will have substantial discretion on how the funds are spent but they will be subject to the regulatory requirements under the Uniform Guidance (2 CRF Part 200) and the Single Audit Act. The City will be required to meet certain terms and conditions as well as administrative requirements. Any funds not spent or obligated by the designated timeline will be required to be returned to the U.S. Treasury. If the City spends \$750,000 or more in federal grant funding during the 2022 fiscal year, a single audit will be required.

Recommendation

The City should familiarize themselves with the compliance and administrative requirements associated with the American Rescue Plan Act. City finance and management are encouraged to attend trainings and/or information sessions over the eligible uses, proper reporting and timelines, as well as procurement guidelines over the expenditure of federal funds.

Management's Response

The City's finance department has been attending trainings related to the ARPA funds to ensure that they are current on all requirements.

This communication is intended solely for the information and use of the City Council and management, and others within the City, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in black ink that reads "Brooks Watson & Co." in a cursive, slightly stylized font.

BrooksWatson & Co., PLLC

AGENDA ITEM REPORT

12.3.



To: City Council
Subject: Presentation of the Second Quarter Financial Report for the quarter ending March 31, 2022. (Angie Rios)
Meeting: Thursday, May 5, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

Presentation of the financial report for the Quarter Ending March 31, 2022

SUMMARY OF REQUEST:

The second quarter revenues in the general fund were strong, coming in 34% over the projected budget. Growth in sales tax receipts and permit revenues contributed to the strong showing. General fund expenditures were at 34% of budget. The largest expenditure item in the general fund, personnel, was at only 37% of the total personnel budget due to numerous vacant positions in the City. Utility revenues and expenses were right on track through the quarter with revenues at 57% of the budget and expenses at 49% of budget through.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. March 2022 Quarterly Financial & Investment Report



MONTHLY FINANCIAL AND INVESTMENT REPORT

FOR THE MONTH ENDED MARCH 31, 2022

**Angie Rios, CPA
Chief Financial Officer**

TABLE OF CONTENTS

Dashboard	1
-----------------	---

GENERAL FUND

Sales Tax, Three Year Comparison	4
Statement of Revenues - Budget and Actual	5
Statement of Expenditures - Budget and Actual	6

GENERAL GOVERNMENT SCHEDULES

Statement of Revenues and Expenditures, Budget and Actual

Hotel Motel Fund	9
PEG Capital Fund	9
Park Improvement Fund	9
CDC	9

ENTERPRISE FUNDS

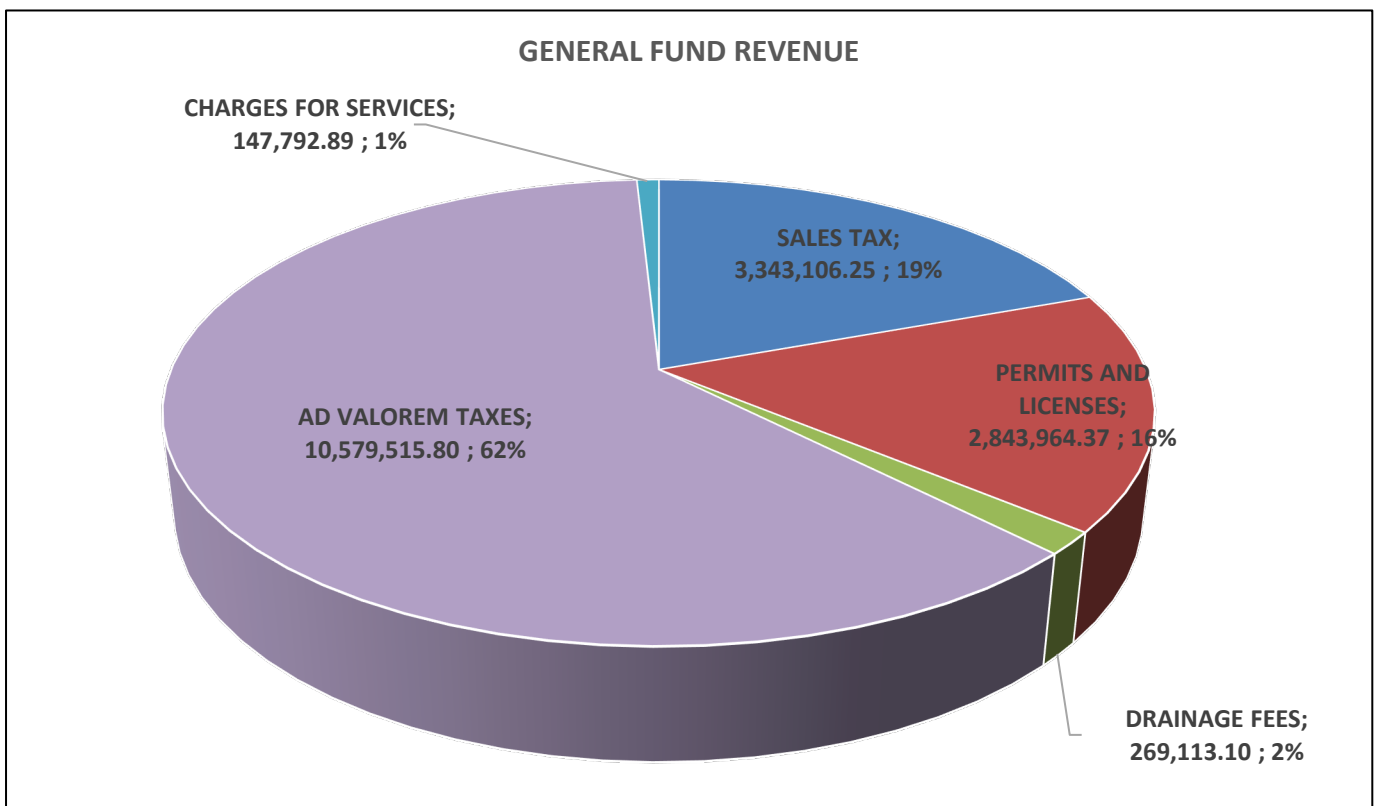
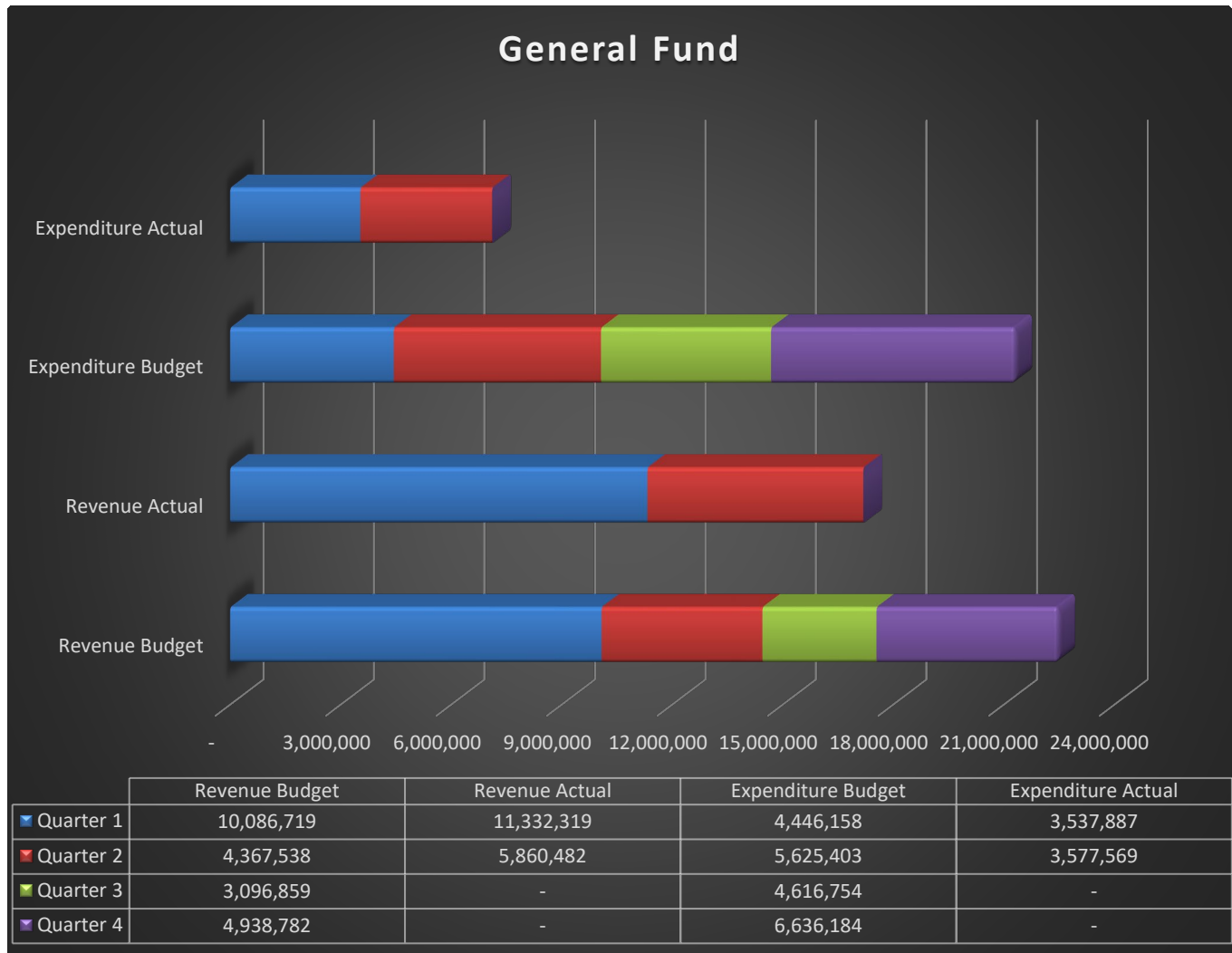
Statement of Revenues and Expenses – Budget and Actual

Water/Wastewater Fund	10
Impact Fees Fund	11
Utility CIP Fund	11
Solid Waste Fund	11

MONTHLY INVESTMENT REPORT

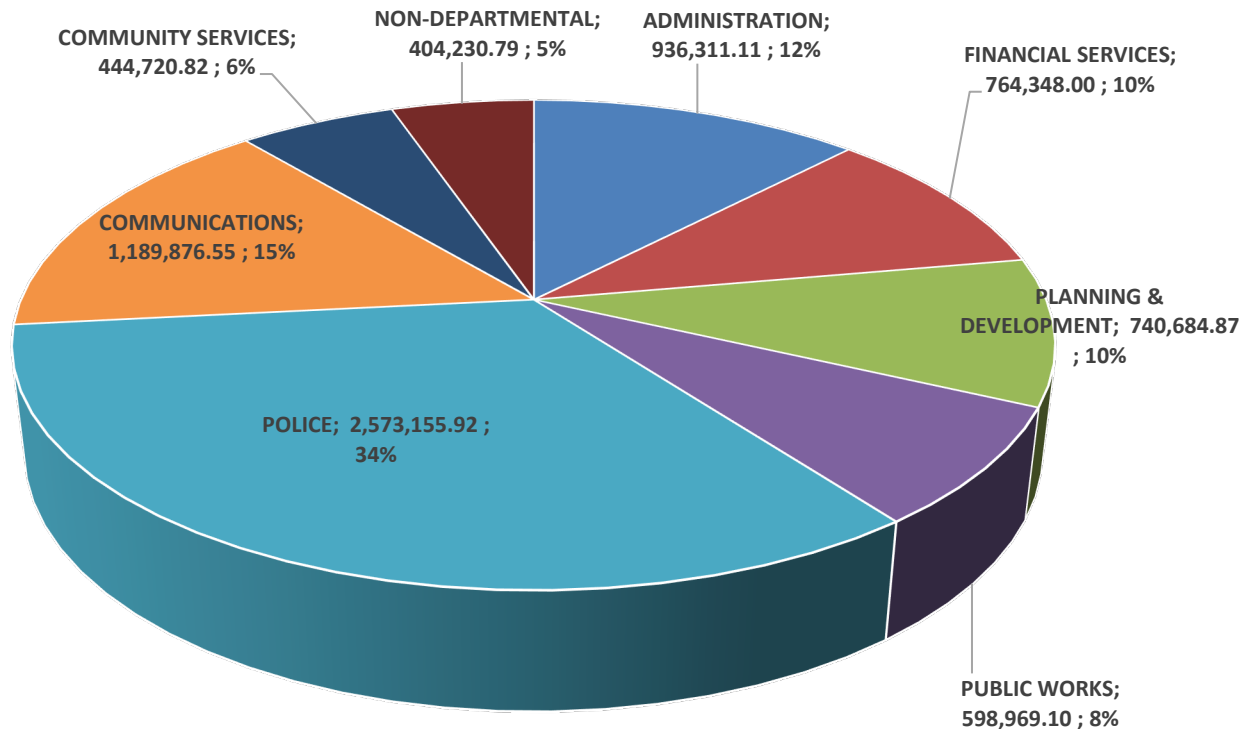
Monthly Investment Report	12
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FINANCIAL DASHBOARD FOR THE QUARTER ENDING MARCH 31, 2022

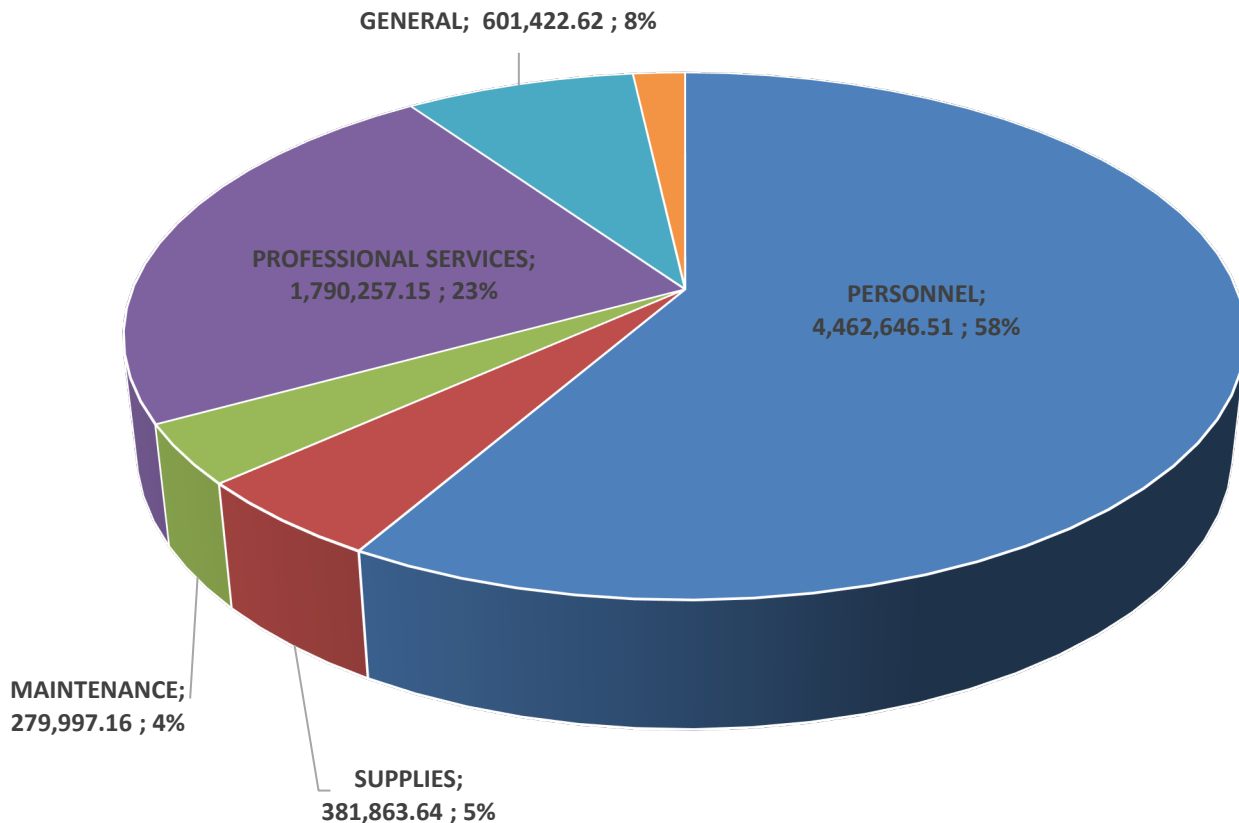


FINANCIAL DASHBOARD FOR THE QUARTER ENDING MARCH 31, 2022

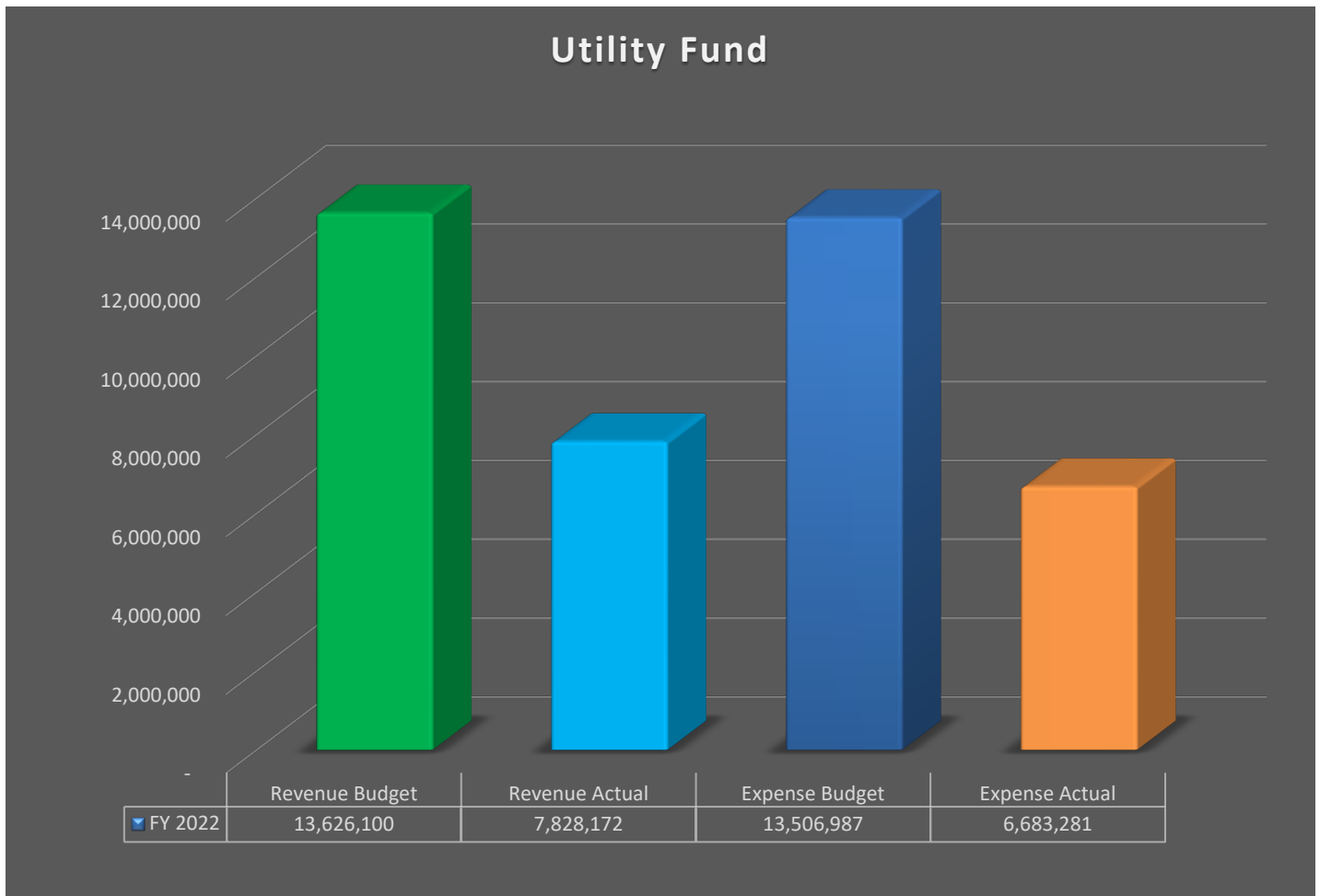
GENERAL FUND EXPENDITURES BY DEPARTMENT



GENERAL FUND EXPENDITURES BY TYPE



FINANCIAL DASHBOARD FOR THE QUARTER ENDING MARCH 31, 2022

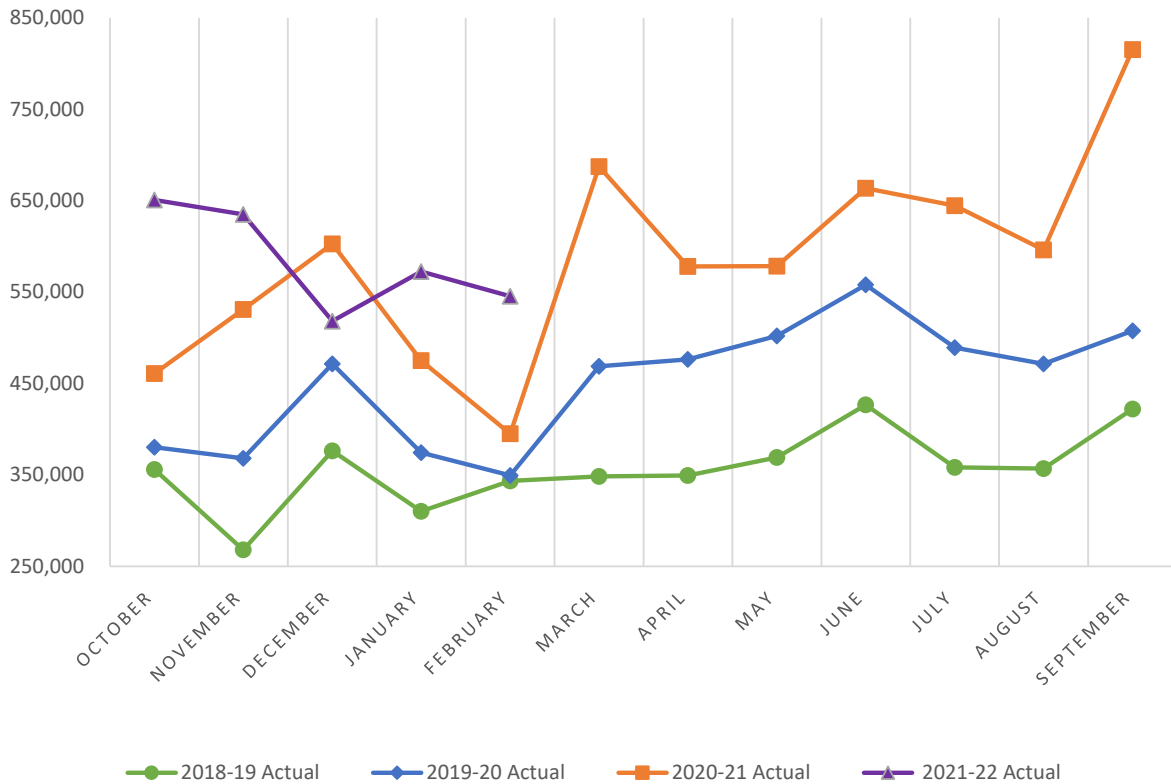


- Utility revenues were at 57.45% of budget
- Expenses were at 49.48% of budget

CITY ONLY Monthly Sales Tax Revenue

Received Month	FY Accrual Month	2018-19	2019-20	2020-21	2021-22	
		Actual	Actual	Actual	Estimate	Actual
December	October	355,906	380,217	460,839	440,696	650,779
January	November	268,005	368,031	531,091	426,572	635,102
February	December	376,485	471,312	602,713	546,281	518,338
March	January	310,216	374,496	475,083	434,064	572,428
April	February	343,422	349,480	395,000	405,070	545,417
May	March	348,258	468,816	687,438	543,387	-
June	April	349,284	476,524	578,119	552,322	-
July	May	369,062	501,930	578,444	581,769	-
August	June	426,662	558,000	663,684	646,758	-
September	July	358,298	489,116	644,647	566,917	-
October	August	356,908	471,586	596,256	546,598	-
November	September	422,002	507,797	815,296	588,569	-
% Y-T-D Change		17.3%	26.4%	29.7%	6,279,002	2,922,065

SALES TAX COMPARISON



CITY OF HUTTO
GENERAL FUND
STATEMENT OF REVENUES
FOR THE MONTH ENDED MARCH 31, 2022

REVENUES	BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
AD VALOREM TAXES	\$ 10,873,091	\$ 76,920	\$ 10,579,516	\$ (293,575)	97.30%
SALES TAX	6,229,002	685,277	3,343,106	(2,885,896)	53.67%
FRANCHISE FEES	952,355	672	65,148	(887,207)	6.84%
PERMITS AND LICENSES	3,285,200	474,231	2,843,964	(441,236)	86.57%
CHARGES FOR SERVICES	67,250	14,671	147,793	80,543	219.77%
FINES	238,000	41,130	193,038	(44,962)	81.11%
DRAINAGE FEES	450,000	45,419	269,113	(180,887)	59.80%
GRANT REVENUE	-	6,843	26,872	26,872	0.00%
OTHER REVENUES	100,000	1,152	11,901	(88,100)	11.90%
INTEREST	20,000	4,855	7,448	(12,552)	37.24%
SUB - TOTAL	\$ 22,214,898	\$ 1,351,170	\$ 17,487,899	\$ (4,726,999)	78.72%
TRANSFER FROM OTHER FUNDS	275,000	-	39,231	(235,769)	14.27%
FUND BALANCE	-	-	-	-	0.00%
TOTAL REVENUES	\$ 22,489,898	\$ 1,351,170	\$ 17,527,130	\$ (4,962,768)	77.93%

GENERAL FUND SUMMARY

TOTAL REVENUE INCLUDING TRANSFERS	\$ 22,489,898	\$ 1,351,170	\$ 17,527,130	\$ (21,138,728)	77.93%
GENERAL FUND EXPENDITURES	22,171,082	1,404,123	7,652,297	20,766,959	34.51%
BUDGETED FUND BALANCE	-	-	-	-	
BALANCE	\$ 318,816	\$ (52,954)	\$ 9,874,832	\$ (371,770)	

NOTES:

The General Fund accounts for the resources used to finance the fundamental operations of the City.
It is the basic fund of the City and covers all activities for which a separate fund has not been established.

CITY OF HUTTO
GENERAL FUND
STATEMENT OF EXPENDITURES
FOR THE MONTH ENDED MARCH 31, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
ADMINISTRATION					
PERSONNEL	\$ 799,406	\$ 30,794	\$ 394,893	\$ 404,513	49.40%
SUPPLIES	2,650	117	1,565	1,085	59.06%
PROFESSIONAL SERVICES	25,050	33,462	97,758	(72,708)	390.25%
GENERAL	17,750	465	11,680	6,070	65.80%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL ADMINISTRATION	\$ 844,856	\$ 64,838	\$ 505,896	\$ 338,960	59.88%
CITY COUNCIL					
PERSONNEL	\$ 74,942	\$ 5,957	\$ 34,268	\$ 40,675	45.73%
SUPPLIES	2,500	52	1,368	1,132	54.74%
PROFESSIONAL SERVICES	4,000	-	-	4,000	0.00%
GENERAL	225,600	3,750	83,970	141,630	37.22%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL CITY COUNCIL	\$ 307,042	\$ 9,758	\$ 119,607	\$ 187,436	38.95%
HUMAN RESOURCES					
PERSONNEL	\$ 331,390	\$ 25,857	\$ 124,054	\$ 207,337	37.43%
SUPPLIES	2,250	-	792	1,458	35.20%
PROFESSIONAL SERVICES	176,700	3,339	72,478	104,222	41.02%
GENERAL	12,100	-	2,500	9,600	20.66%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL HUMAN RESOURCES	\$ 522,440	\$ 29,196	\$ 199,824	\$ 322,616	38.25%
ECONOMIC DEVELOPMENT					
PERSONNEL	\$ 209,364	\$ 15,876	\$ 90,789	\$ 118,574	43.36%
SUPPLIES	13,350	-	17,730	(4,380)	132.81%
PROFESSIONAL SERVICES	40,000	350	377	39,623	0.94%
GENERAL	10,100	-	2,089	8,011	20.68%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL ECONOMIC DEVELOPMENT	\$ 272,814	\$ 16,226	\$ 110,985	\$ 161,829	40.68%
FINANCE					
PERSONNEL	\$ 973,770	\$ 45,342	\$ 323,101	\$ 650,669	33.18%
SUPPLIES	7,500	-	5,496	2,004	73.28%
PROFESSIONAL SERVICES	299,250	20,050	112,424	186,826	37.57%
GENERAL	387,600	15,523	199,164	188,436	51.38%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL FINANCE	1,668,120	80,915	640,185	1,027,935	38.38%
MUNICIPAL COURT					
PERSONNEL	\$ 222,428	\$ 14,996	\$ 107,457	\$ 114,971	48.31%
SUPPLIES	1,550	-	1,216	334	78.47%
PROFESSIONAL SERVICES	24,250	100	8,581	15,669	35.38%
GENERAL	20,200	1,622	6,909	13,291	34.20%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL MUNICIPAL COURT	\$ 268,428	\$ 16,718	\$ 124,163	\$ 144,265	46.26%
PLANNING & DEVELOPMENT					
PERSONNEL	\$ 1,184,585	\$ 50,937	\$ 418,634	\$ 765,951	35.34%
SUPPLIES	27,150	490	4,680	22,470	17.24%
PROFESSIONAL SERVICES	890,550	82,179	312,911	577,639	35.14%
GENERAL	32,150	297	4,459	27,691	13.87%
CAPITAL OUTLAY	40,000	-	-	40,000	0.00%
TOTAL PLANNING & DEVELOPMENT	\$ 2,174,435	\$ 133,903	\$ 740,685	\$ 1,433,750	34.06%

CITY OF HUTTO
GENERAL FUND
STATEMENT OF EXPENDITURES
FOR THE MONTH ENDED MARCH 31, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
CONSTRUCTION INSPECTION					
PERSONNEL	\$ 162,945	\$ 7,544	\$ 64,566	\$ 98,378	39.62%
SUPPLIES	13,500	439	3,048	10,452	22.58%
MAINTENANCE	750	-	-	750	0.00%
PROFESSIONAL SERVICES	10,247	856	5,038	5,209	49.17%
GENERAL	6,000	-	-	6,000	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL CONSTRUCTION INSPECTION	\$ 193,442	\$ 8,839	\$ 72,652	\$ 120,790	37.56%
STREETS & DRAINAGE					
PERSONNEL	\$ 771,115	\$ 29,946	\$ 191,599	\$ 579,515	24.85%
SUPPLIES	68,000	5,724	25,971	42,029	38.19%
MAINTENANCE	130,000	7,415	25,019	104,981	19.25%
PROFESSIONAL SERVICES	434,000	14,581	82,633	351,367	19.04%
GENERAL	225,000	18,252	94,570	130,430	0.00%
CAPITAL OUTLAY	1,844,075	106,524	106,524	1,737,551	0.00%
TOTAL STREETS & DRAINAGE	\$ 3,472,190	\$ 182,442	\$ 526,317	\$ 2,945,873	15.16%
POLICE					
PERSONNEL	\$ 5,212,894	\$ 324,983	\$ 2,096,559	\$ 3,116,335	40.22%
SUPPLIES	486,900	42,601	185,343	301,557	38.07%
MAINTENANCE	18,200	53,597	99,551	(81,351)	546.98%
PROFESSIONAL SERVICES/FEES	273,500	3,204	138,692	134,808	50.71%
GENERAL	114,600	5,356	23,426	91,174	0.00%
CAPITAL OUTLAY	690,000	738	29,586	660,414	0.00%
TOTAL POLICE	\$ 6,796,094	\$ 430,479	\$ 2,573,156	\$ 4,222,938	37.86%
CITY SECRETARY					
PERSONNEL	\$ 218,189	\$ 5,631	\$ 64,966	\$ 153,223	29.78%
SUPPLIES	950	-	-	950	0.00%
PROFESSIONAL SERVICES	120,000	6,376	60,661	59,339	50.55%
GENERAL	6,700	-	1,226	5,474	18.30%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL CITY SECRETARY	\$ 345,839	\$ 12,006	\$ 126,853	\$ 218,986	36.68%
COMMUNICATIONS					
PERSONNEL	\$ 287,711	\$ 15,198	\$ 93,713	\$ 193,998	32.57%
SUPPLIES	3,200	230	1,618	1,582	50.55%
PROFESSIONAL SERVICES	119,826	7,185	34,593	85,234	28.87%
GENERAL	4,000	67	1,594	2,406	39.85%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL COMMUNICATIONS	\$ 414,737	\$ 22,680	\$ 131,517	\$ 283,220	31.71%
LIBRARY					
PERSONNEL	\$ 182,182	\$ 13,236	\$ 73,061	\$ 109,121	40.10%
SUPPLIES	50,000	3,607	17,789	32,211	35.58%
PROFESSIONAL SERVICES	4,100	-	2,000	2,100	48.78%
GENERAL	3,500	390	1,524	1,976	43.54%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL LIBRARY	\$ 239,782	\$ 17,233	\$ 94,374	\$ 145,407	39.36%
COMMUNITY RELATIONS					
PERSONNEL	\$ 173,008	\$ 12,190	\$ 76,565	\$ 96,443	44.26%
SUPPLIES	240,900	859	64,544	176,356	26.79%
PROFESSIONAL SERVICES	430,500	200,000	261,755	168,745	60.80%
GENERAL	5,000	-	3,531	1,469	70.62%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL COMMUNITY RELATIONS	\$ 849,408	\$ 213,050	\$ 406,395	\$ 443,013	47.84%

CITY OF HUTTO
GENERAL FUND
STATEMENT OF EXPENDITURES
FOR THE MONTH ENDED MARCH 31, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
INFORMATION TECHNOLOGY					
PERSONNEL	\$ 243,611	\$ 11,822	\$ 74,770	\$ 168,841	30.69%
SUPPLIES	64,600	-	33,391	31,209	51.69%
PROFESSIONAL SERVICES	648,200	30,016	322,401	325,799	49.74%
GENERAL	10,600	-	175	10,425	1.65%
CAPITAL OUTLAY	40,000	-	-	40,000	0.00%
TOTAL INFORMATION TECHNOLOGY	\$ 1,007,011	\$ 41,838	\$ 430,737	\$ 576,274	42.77%
PARKS MAINTENANCE					
PERSONNEL	\$ 409,996	\$ 24,912	\$ 128,471	\$ 281,525	31.33%
SUPPLIES	9,750	886	5,394	4,356	55.32%
MAINTENANCE	81,500	7,827	22,709	58,791	27.86%
PROFESSIONAL SERVICES	260,000	5,954	46,801	213,199	18.00%
GENERAL	25,000	-	-	25,000	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL PARKS MAINTENANCE	\$ 786,246	\$ 39,579	\$ 203,375	\$ 582,871	25.87%
PARKS & RECREATION					
PERSONNEL	\$ 91,628	\$ 2,408	\$ 15,018	\$ 76,610	16.39%
SUPPLIES	3,800	95	422	3,378	11.10%
PROFESSIONAL SERVICES	11,500	-	6,011	5,489	52.27%
GENERAL	20,750	3,189	12,626	8,125	60.85%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL PARKS & RECREATION	\$ 127,678	\$ 5,692	\$ 34,077	\$ 93,602	26.69%
FLEET MAINTENANCE					
PERSONNEL	\$ 77,871	\$ 5,605	\$ 35,923	\$ 41,948	46.13%
SUPPLIES	32,450	161	2,291	30,159	7.06%
MAINTENANCE	130,000	7,496	36,537	93,463	28.11%
PROFESSIONAL SERVICES	5,000	-	1,233	3,767	24.66%
GENERAL	250	-	447	(197)	178.80%
CAPITAL OUTLAY	45,000	-	-	45,000	0.00%
TOTAL FLEET MAINTENANCE	\$ 290,571	\$ 13,262	\$ 76,431	\$ 214,140	26.30%
FACILITY MAINTENANCE					
PERSONNEL	\$ 183,129	\$ 8,888	\$ 54,238	\$ 128,891	29.62%
SUPPLIES	28,950	174	4,756	24,194	16.43%
MAINTENANCE	600,000	380	25,810	574,190	4.30%
PROFESSIONAL SERVICES	88,500	6,400	46,033	42,467	52.01%
GENERAL	2,000	-	-	2,000	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL FACILITY MAINTENANCE	\$ 902,579	\$ 15,843	\$ 130,838	\$ 771,741	14.50%
NON-DEPARTMENTAL					
SUPPLIES	\$ 12,000	\$ 946	\$ 4,449	\$ 7,551	37.08%
MAINTENANCE	70,371	-	70,371	-	0.00%
PROFESSIONAL SERVICES	350,000	39,027	177,879	172,121	50.82%
GENERAL	255,000	9,652	151,532	103,468	59.42%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL NON-DEPARTMENTAL	\$ 687,371	\$ 49,626	\$ 404,231	\$ 283,140	58.81%
TOTAL EXPENDITURES	\$ 22,171,082	\$ 1,404,123	\$ 7,652,297	\$ 14,518,785	34.51%

CITY OF HUTTO
SPECIAL REVENUE FUNDS
STATEMENT OF REVENUES AND EXPENDITURES
FOR THE MONTH ENDED MARCH 31, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
HOTEL TAX FUND					
REVENUES	\$ 175,000	\$ 7,225	\$ 102,187	\$ (72,813)	58.39%
EXPENDITURES	175,000	-	-	175,000	0.00%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ -</u>	<u>\$ 7,225</u>	<u>\$ 102,187</u>	<u>\$ 102,186.52</u>	
PEG CAPITAL FUND					
REVENUES	\$ 70,000	\$ -	\$ 11,326	\$ (58,674)	16.18%
EXPENDITURES	45,000	-	-	45,000	0.00%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ 25,000</u>	<u>\$ -</u>	<u>\$ 11,326</u>	<u>\$ (13,674)</u>	
PARK IMPROVEMENT FUND					
REVENUES	\$ 251,500	\$ 67,864	\$ 340,786	\$ 89,286	135.50%
EXPENDITURES	1,000,000	-	-	1,000,000	0.00%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ 1,251,500</u>	<u>\$ 67,864</u>	<u>\$ 340,786</u>	<u>\$ 1,089,286</u>	
COMMUNITY PID FEES					
REVENUES	\$ -	\$ 698	\$ 2,376,179	\$ 2,376,179	0.00%
EXPENDITURES	-	-	-	-	0.00%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ -</u>	<u>\$ 698</u>	<u>\$ 2,376,179</u>	<u>\$ 2,376,179</u>	
COMMUNITY DEVELOPMENT CORPORATION					
REVENUES	\$ 2,307,651	\$ 227,577	\$ 1,603,673	\$ (703,978)	69.49%
EXPENDITURES	2,644,086	168,789	1,222,475	1,421,611	46.23%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ (336,435)</u>	<u>\$ 58,788</u>	<u>\$ 381,198</u>	<u>\$ (2,125,590)</u>	

CITY OF HUTTO
UTILITY FUND
STATEMENT OF REVENUES & EXPENSES
FOR THE MONTH ENDED MARCH 31, 2022

	BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
REVENUES					
CHARGES FOR SERVICES	\$ 13,480,000	\$ 1,058,560	\$ 7,143,189	\$ (6,336,811)	52.99%
FEES	131,000	31,469	198,131	67,131	151.24%
OTHER REVENUES	15,000	481,775	485,903	470,903	3239.36%
INTEREST	100	485	949	849	948.80%
SUB - TOTAL	<u>\$ 13,626,100</u>	<u>\$ 1,572,291</u>	<u>\$ 7,828,172</u>	<u>\$ (5,797,928)</u>	57.45%
TRANSFER FROM OTHER FUNDS	-	-	-	-	0.00%
FUND BALANCE	-	-	-	-	0.00%
TOTAL REVENUES	<u>\$ 13,626,100</u>	<u>\$ 1,572,291</u>	<u>\$ 7,828,172</u>	<u>\$ (5,797,928)</u>	57.45%
EXPENSES					
UTILITY BILLING					
PERSONNEL	\$ 413,422	\$ 23,988	\$ 125,212	\$ 288,210	30.29%
SUPPLIES	132,350	25,002	56,449	75,901	42.65%
MAINTENANCE	2,000	-	120	1,880	6.00%
PROFESSIONAL SERVICES	63,000	968	37,478	25,522	59.49%
GENERAL	322,000	21,224	164,037	157,963	50.94%
CAPITAL OUTLAY	60,000	46,400	46,400	13,600	77.33%
TOTAL UTILITY BILLING	<u>\$ 992,772</u>	<u>\$ 117,582</u>	<u>\$ 429,696</u>	<u>\$ 563,076</u>	43.28%
PUBLIC WORKS ADMIN					
PERSONNEL	\$ 526,481	\$ 26,701	\$ 121,733	\$ 404,748	23.12%
SUPPLIES	10,500	417	3,763	6,737	35.84%
PROFESSIONAL SERVICES	-	-	-	-	0.00%
GENERAL	1,600	-	104	1,496	6.51%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL PUBLIC WORKS ADMIN	<u>\$ 538,581</u>	<u>\$ 27,118</u>	<u>\$ 125,600</u>	<u>\$ 412,981</u>	23.32%
UTILITY OPERATIONS					
PERSONNEL	\$ 833,710	\$ 62,199	\$ 403,907	\$ 429,803	48.45%
SUPPLIES	212,250	8,037	86,534	125,716	40.77%
MAINTENANCE	468,000	16,935	108,665	359,335	23.22%
PROFESSIONAL SERVICES	3,397,500	376,988	1,722,266	1,675,234	50.69%
GENERAL	394,500	22,507	197,232	197,268	50.00%
CAPITAL OUTLAY	275,000	-	429,864	(154,864)	156.31%
TOTAL UTILITY OPERATIONS	<u>\$ 5,580,960</u>	<u>\$ 486,667</u>	<u>\$ 2,948,468</u>	<u>\$ 2,632,492</u>	52.83%
NON-DEPARTMENTAL					
PROFESSIONAL SERVICES	\$ 75,000	\$ 7,870	\$ 23,544	\$ 51,456	31.39%
GENERAL	110,000	8,523	51,135	58,865	46.49%
TRANSFERS TO OTHER FUNDS	6,209,675	517,473	3,104,838	3,104,838	50.00%
TOTAL NON-DEPARTMENTAL	<u>\$ 6,394,675</u>	<u>\$ 533,865</u>	<u>\$ 3,179,517</u>	<u>\$ 3,215,158</u>	49.72%
TOTAL EXPENSES	<u>\$ 13,506,987</u>	<u>\$ 1,165,232</u>	<u>\$ 6,683,281</u>	<u>\$ 6,823,706</u>	49.48%
NET CHANGE IN FUND BALANCE	\$ 119,113	\$ 407,059	\$ 1,144,891	\$ (1,025,778)	

CITY OF HUTTO
UTILITY FUNDS
STATEMENT OF REVENUES AND EXPENSES
FOR THE MONTH ENDED MARCH 31, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
UTILITY IMPACT FEES FUND					
REVENUES	\$ 3,800,000	\$ 3,291,340	\$ 8,648,504	\$ 4,848,504	227.59%
EXPENSES	1,500,000	125,000	750,000	750,000	50.00%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ 2,300,000</u>	<u>\$ 3,166,340</u>	<u>\$ 7,898,504</u>	<u>\$ 5,598,504</u>	
UTILITY CIP FUND					
REVENUES	\$ 50,000	\$ 1,520	\$ 2,461	\$ (47,539)	4.92%
EXPENSES	5,805,192	165,096	165,351	5,639,841	2.85%
BUDGETED FUND BALANCE	5,755,192	-	-	(5,755,192)	
NET CHANGE	<u>\$ -</u>	<u>\$ (163,575)</u>	<u>\$ (162,889)</u>	<u>\$ (162,889)</u>	
SOLID WASTE FUND					
REVENUES	\$ 2,000,000	\$ 181,029	\$ 1,150,612	\$ (849,388)	57.53%
EXPENSES	2,000,000	162,425	790,439	1,209,562	39.52%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ -</u>	<u>\$ 18,604</u>	<u>\$ 360,174</u>	<u>\$ 360,174</u>	



QUARTERLY INVESTMENT REPORT

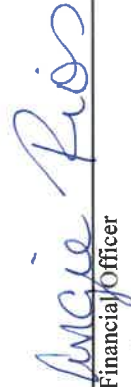
For the Quarter Ended

March 31, 2022

Prepared by

Valley View Consulting, L.L.C.

The investment portfolio of the City of Hutto is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.



Chief Financial Officer



Controller

These reports were compiled using information provided by the City. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

Asset Type	December 31, 2021		March 31, 2022	
	Book Value	Market Value	Book Value	Market Value
Bank Deposits	\$ 5,934,458	\$ 5,934,458	\$ 8,235,355	\$ 8,235,355
MMF Sweep/MMA	1,873,296	1,873,296	1,873,416	1,873,416
LGIPs	58,687,224	58,687,224	62,583,218	62,583,218
Totals	\$ 66,494,978	\$ 66,494,978	\$ 72,691,990	\$ 72,691,990

Average Yield - Current Quarter (1)

Total Portfolio	0.12%
Rolling Three Month Treasury	0.31%
Rolling Six Month Treasury	0.36%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio	0.07%
Rolling Three Month Treasury	0.18%
Rolling Six Month Treasury	0.22%
TexPool	0.10%

Interest Earnings

Quarterly Interest Income	\$ 11,012	Approximate
Year-to-date Interest Income	\$ 13,026	Approximate

(1) Average Yield calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

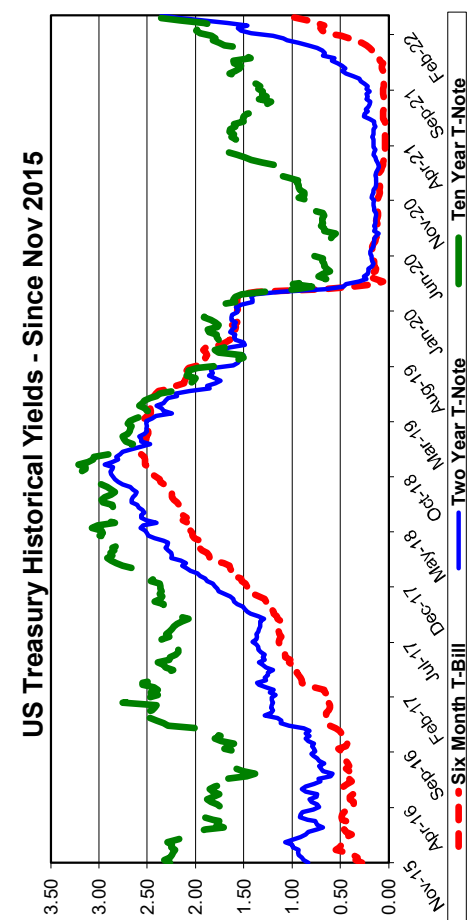
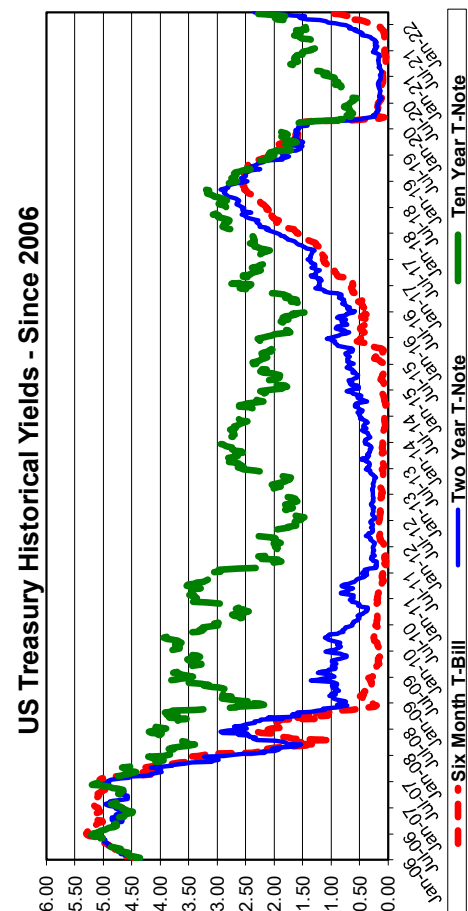
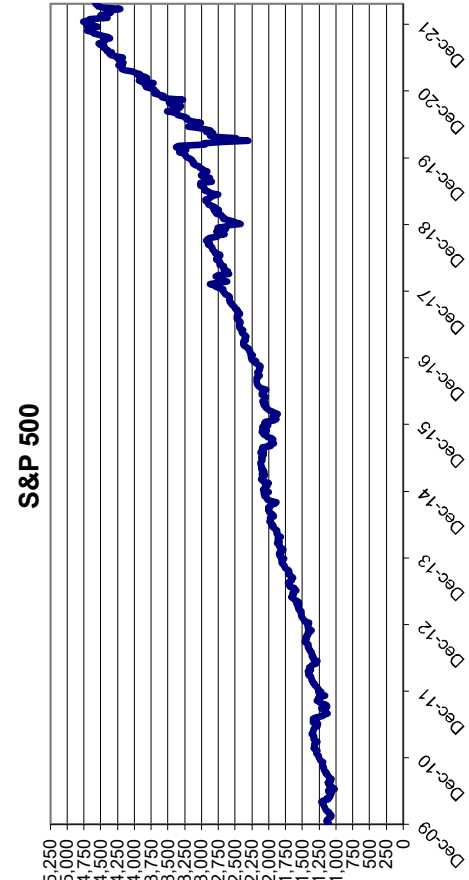
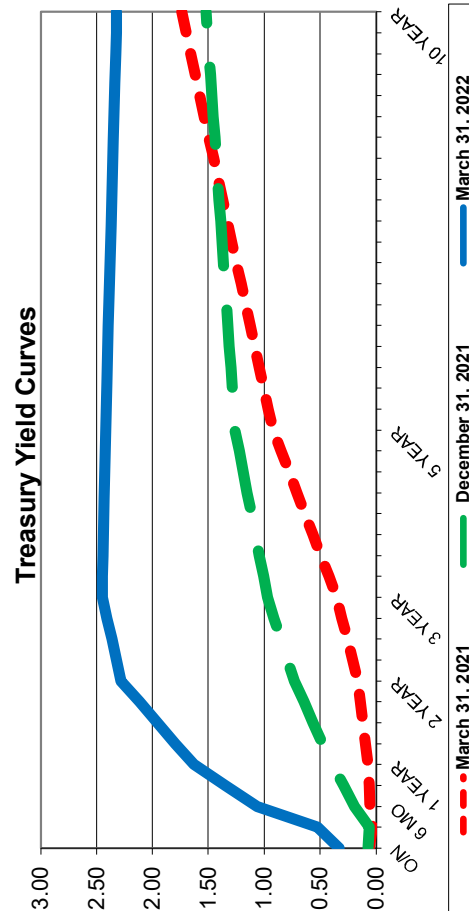
(2) Fiscal Year-to-Date Average Yields calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

Note: Portfolio values within this report prior to January 1, 2019 were obtained from previous quarterly reports prepared on behalf of the City and were not checked for accuracy or completeness.

Economic Overview

3/31/2022

The Federal Open Market Committee (FOMC) **raised** the Fed Funds target range to 0.25% to 0.50% (Effective Fed Funds are trading +/-0.30%). The FOMC ended monthly security purchases and may begin reducing their balance sheet. The market projection 4 to 6 more increases this calendar year. Final Fourth Quarter GDP recorded +6.9%. March Non-Farm Payroll missed estimates adding 431k net new jobs. Decreasing the Three Month Average NFP to 562k. Crude oil declined to +/- \$100 per barrel. The Stock Markets have recovered from the "correction" and slowly regained some lost ground. Some domestic economic indicators, including housing, softened. Inflation remained well over the FOMC 2% target (Core PCE +/-5.4%). The FOMC Fed Funds target projections pushed the yield curve to a Three Year Maturity peak.

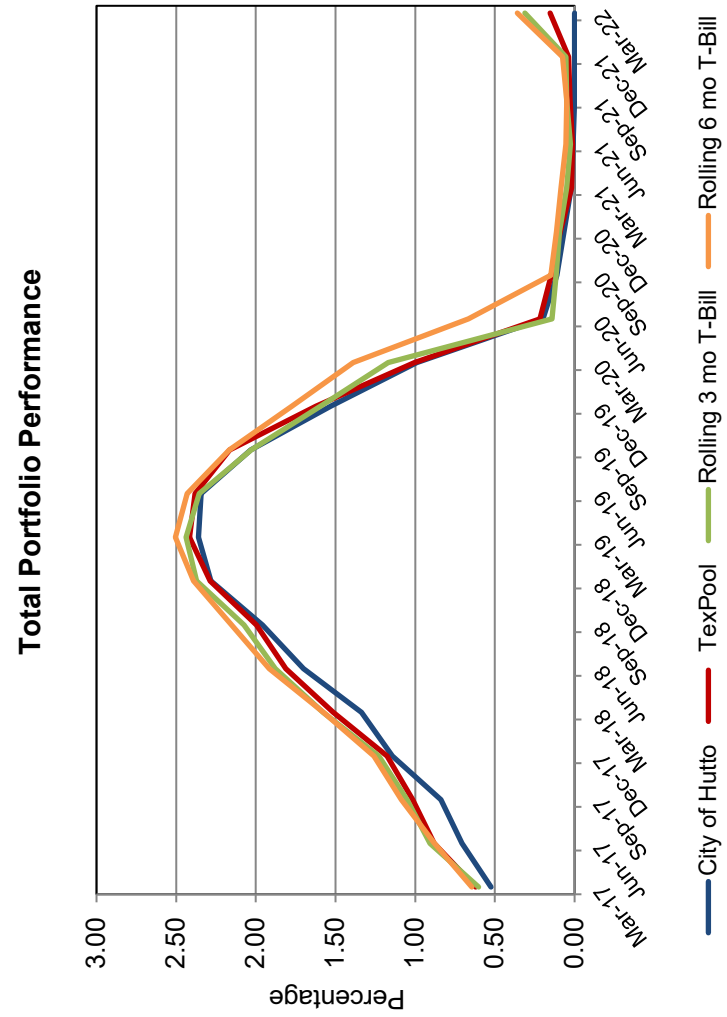
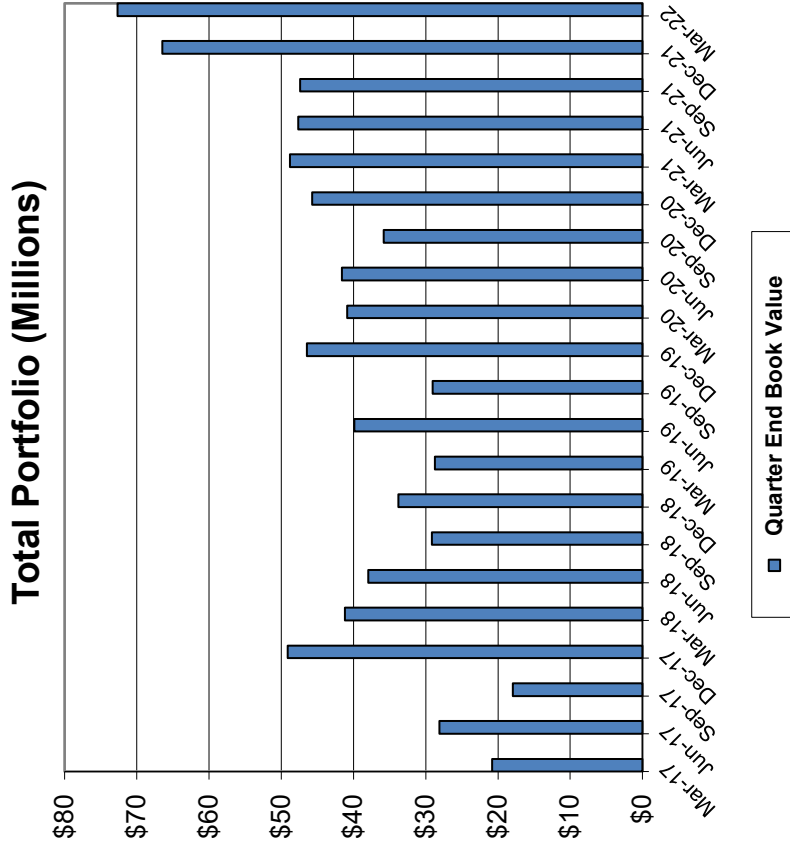
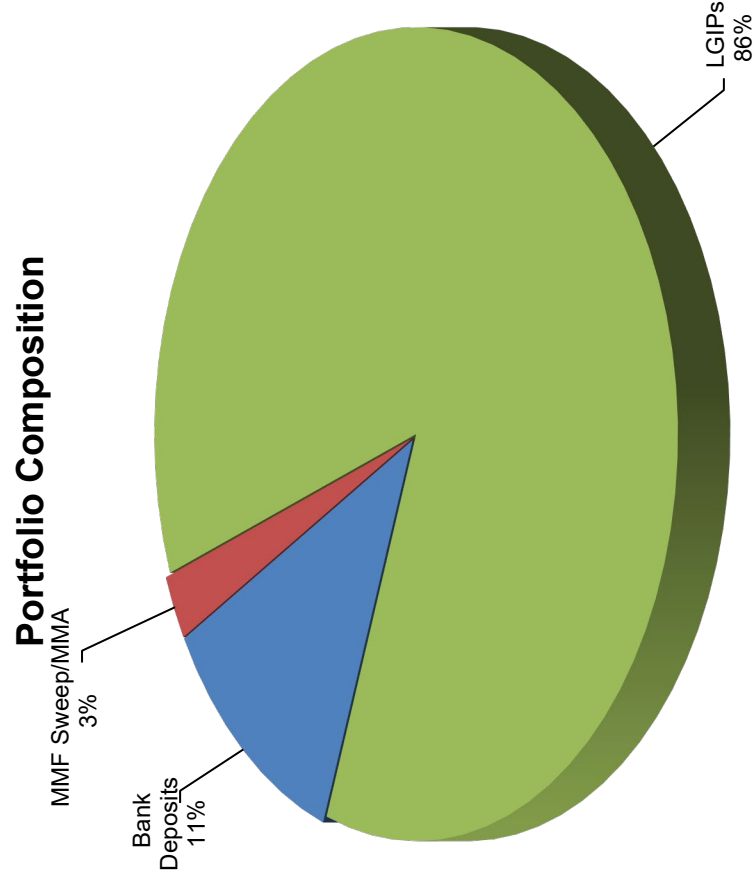


Investment Holdings
March 31, 2022

Description	Ratings	Coupon/ Discount	Maturity		Settlement Date	Par Value	Book		Market Price	Market Value	Life (days)	Yield
			Date	Date			Value	Value				
Wells Fargo Bank		0.00%	04/01/22	03/31/22	\$	8,028,957	\$ 8,028,957	\$ 8,028,957	1.00	\$ 8,028,957	1	0.00%
Bancorp South		0.10%	04/01/22	03/31/22		206,398	206,398	206,398	1.00	206,398	1	0.10%
Bank of Texas MMF		0.03%	04/01/22	03/31/22		1,873,416	1,873,416	1,873,416	1.00	1,873,416	1	0.03%
TexPool	AAAm	0.15%	04/01/22	03/31/22		20,220,363	20,220,363	20,220,363	1.00	20,220,363	1	0.15%
Texas Class	AAAm	0.29%	04/01/22	03/31/22		6,878,077	6,878,077	6,878,077	1.00	6,878,077	1	0.29%
TexSTAR	AAAm	0.11%	04/01/22	03/31/22		35,484,778	35,484,778	35,484,778	1.00	35,484,778	1	0.11%
							<u><u>\$ 72,691,990</u></u>	<u><u>\$ 72,691,990</u></u>				
										<u><u>1</u></u>	<u><u>(1)</u></u>	<u><u>0.12%</u></u>
											<u><u>(2)</u></u>	

(1) **Weighted average life** - For purposes of calculating weighted average life, bank accounts, pools and money market funds are assumed to have an one day maturity.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank accounts, pools and money market funds.



Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 12/31/21	Increases	Decreases	Book Value 03/31/22	Market Value 12/31/21	Change in Market Value	Market Value 03/31/22
Wells Fargo Bank	0.00%	04/01/22	\$ 5,728,111	\$ 2,300,846	\$ -	\$ 8,028,957	\$ 5,728,111	\$ 2,300,846	\$ 8,028,957
Bancorp South	0.10%	04/01/22	206,347	51	-	206,398	206,347	51	206,398
Bank of Texas MMF	0.03%	04/01/22	1,873,296	121	-	1,873,416	1,873,296	121	1,873,416
TexPool	0.15%	04/01/22	16,331,057	3,889,306	-	20,220,363	16,331,057	3,889,306	20,220,363
Texas Class	0.29%	04/01/22	6,875,197	2,880	-	6,878,077	6,875,197	2,880	6,878,077
TexSTAR	0.11%	04/01/22	35,480,971	3,807	-	35,484,778	35,480,971	3,807	35,484,778
TOTAL / AVERAGE	0.12%		\$ 66,494,978	\$ 6,197,011	\$ -	\$ 72,691,990	\$ 66,494,978	\$ 6,197,011	\$ 72,691,990

Fund Allocation - Book & Market Value
March 31, 2022

	Total	Operating Funds	Debt Service	Capital Projects	Grant Funds	PID Funds	Utility Funds	2014 TWDB
Wells Fargo Bank	\$ 8,028,957	\$ 8,028,957						
Bancorp South	206,398	206,398						
Bank of Texas MMF	1,873,416							1,873,416
TexPool	20,220,363	20,220,363						
Texas Class	6,878,077							
TexSTAR	35,484,778	5,589,090	1,090,946	25,341,800	3,462,942	2,876,179	4,001,898	
Total	\$ 72,691,990	\$ 34,044,808	\$ 1,090,946	\$ 25,341,800	\$ 3,462,942	\$ 2,876,179	\$ 4,001,898	\$ 1,873,416

**Fund Allocation - Book & Market Value
December 31, 2021**

	Total	Operating Funds	Debt Service	Capital Projects	Grant Funds	PID Funds	Utility Funds	2014 TWDB
Wells Fargo Bank	\$ 5,728,111	\$ 5,728,111						
Bancorp South	206,347	206,347						
Bank of Texas MMF	1,873,296							1,873,295.56
TexPool	16,331,057	16,331,057						
Texas Class	6,875,197							
TexSTAR	35,480,971	5,588,490	1,090,829	25,339,081	3,462,570	2,874,975	\$ 4,000,222	
Total	\$ 66,494,978	\$ 27,854,005	\$ 1,090,829	\$ 25,339,081	\$ 3,462,570	\$ 2,874,975	\$ 4,000,222	\$ 1,873,296