



City of Hutto

Agenda

City Council Meeting

Thursday, February 25, 2021 at 6:00 PM

City Council Chambers

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

Page

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CITY COUNCIL COMMENTS

Pursuant to Texas Government Code Sec. 551.0415, a member of the governance body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

4.1. General Comments from City Council

5. PUBLIC COMMENT

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

Comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on February 25, 2021. The email must include name, address, phone # and email to be recognized properly.

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

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

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

6. CITY MANAGER COMMENTS

7. CONSENT AGENDA ITEMS

- | | | |
|------|--|----------|
| 7.1. | Consideration and possible action on approving the February 4, 2021 City Council meeting minutes.
Feb 4, 2021 Regular City Council Meeting - Minutes | 8 - 15 |
| 7.2. | Consideration and possible action on approving the February 10, 2021 Special Called City Council meeting minutes.
Feb 10, 2021 Special Called City Council Meeting - Minutes | 16 - 18 |
| 7.3. | Consideration and possible action on Resolution No. R-2021-030 approving the Highlands North Section 4 Final Plat, 21.298 acres, more or less, of land, 83 residential lots, located on Milano River Road. (Ashley Lumpkin)
Agenda Item Report - AIR-20-439 - Pdf | 19 - 23 |
| 7.4. | Consideration and possible action on Resolution No. R-2021-031 approving the Highlands North Section 5 Final Plat, 11.859 acres, more or less, of land, 43 residential lots, located on Milano River Road. (Ashley Lumpkin)
Agenda Item Report - AIR-20-440 - Pdf | 24 - 29 |
| 7.5. | Consideration and possible action on Resolution No. R-2020-148A approving a Consent Agreement between the City of Hutto, Texas and Harris & Straub, LLC creating Williamson County Municipal Utility District No. 35 and authorizing the City Manager to execute the Consent Agreement. (Wallin Tract)(City Attorney)
Consent Agreement -- Wallin Tracts Redline (1)
R-2020-148A Hutto Resolution Approving Consent Agreement Wallin MUD | 30 - 120 |

8. ORDINANCES

- | | | |
|------|---|-----------|
| 8.1. | Consideration and possible action on Ordinance No. O-2021-006, confirming and extending the Mayor Pro Tem's declaration of local disaster due to severe winter weather. (City Attorney)
Hutto Ordinance Extend Disaster Order O-2021-006 | 121 - 123 |
| 8.2. | Consideration and possible action on Ordinance No. O-2021-007, waiving the imposition or collection of late fees for municipal water utility accounts and waiving the disconnection of such services; and providing that such waivers shall expire after twenty-five (25) days. (City Attorney) | 124 - 126 |

[Waiving-Late-Fees.-Hutto Feb 25 21 O-2021-007](#)

- 8.3. Consideration and possible action on Ordinance No. O-2021-008 amending Appendix A, Fee Schedule, Article A5.000, Section A5.004, of the Hutto Code of Ordinances to update the fee schedule with the impact fees adopted by Ordinance No. O-2021-003 for plats recorded after February 4, 2021. (First Reading)(City Attorney) 127 - 129

[Hutto - Updating Fee Schedule for Impact Fees O-2021-008](#)

9. RESOLUTIONS

- 9.1. Consideration and possible action on Resolution No. R-2021-029 setting the public hearing for March 18, 2021 on the creation of the Cottonwood Creek Public Improvement District within the City of Hutto, Texas pursuant to Chapter 372 of the Texas Local Government Code and authorizing the mailing and publication of the notice of the public hearing in accordance with Chapter 372 of the Texas Local Government Code. (City Attorney) 130 - 135

[Hutto - Cottonwood Creek PID - Resolution Calling Public Hearing on Creation of PID Final 2 25 21](#)

- 9.2. Consideration and possible action on Resolution No. R-2020-141A for the **first** of two readings as required by Texas Local Government Code Section 505.158(b) authorizing the establishment of the Kronic, LLC Project after two separate readings; providing for repeal; providing for severability; and providing an effective date. (First Reading)(City Attorney). 136 - 143

[Resolution No. R-2020-141A Kronic Project 2-18-21](#)
[FINAL renegotiated Kronic LLC ED Perf Agrmnt 021221](#)

- 9.3. Consideration and possible action on Resolution No. R-2020-141A for the **second** of two readings as required by Texas Local Government Code Section 505.158(b) authorizing the establishment of the Kronic, LLC Project after two separate readings; providing for repeal; providing for severability; and providing an effective date. (Second Reading)(City Attorney). 144 - 151

[Resolution No. R-2020-141A Kronic Project 2-18-21](#)
[FINAL renegotiated Kronic LLC ED Perf Agrmnt 021221](#)

- 9.4. Consideration and possible action on Resolution No. R-2020-110A for the **first** of two readings as required by Texas Local Government Code Section 505.158(b) authorizing the establishment project for the Funding and Partial Assignment of the City's rights and obligations under the Hotel Occupancy Tax Funding Agreement between the City of Hutto and GAR Broadcasting, LLC, for KOKEFEST after two separate readings; providing for repeal; providing for severability; and providing an effective date. (First Reading)(City Attorney)

- 9.5. Consideration and possible action on Resolution No. R-2020-110A for the **second** of two readings as required by Texas Local Government Code Section 505.158(b) authorizing the establishment project for the Funding and Partial Assignment of the City's rights and obligations under the Hotel Occupancy Tax Funding Agreement between the City of Hutto and GAR Broadcasting, LLC, for KOKEFEST after two separate readings; providing for repeal; providing for severability; and providing an effective date.(Second Reading)(City Attorney)

- 9.6. Consideration and possible action on Resolution No. R-2021-032 approving the 152

Amended and Restated Hutto-KOKEFEST Agreement between the City of Hutto, Texas, and Texas Music Network d/b/a Austin Radio Network.

[R-2021-032 Hutto Resolution Approving KOKEFEST Agreement](#)

10. OTHER BUSINESS

- 10.1. Discussion and possible action on amending the lease agreement between the City of Hutto and YMCA of Greater Williamson County dated December 15, 2011, as amended, for operation of the Hutto Family YMCA. (Jeff Andresen)(City Attorney)
- 10.2. Discussion and possible action on amending the management agreement between the City of Hutto and YMCA of Greater Williamson County dated December 15, 2011, regarding the lease of a building constructed by the City for recreational purposes. (Jeff Andresen)(City Attorney)
- 10.3. Presentation of Financial Statement Audit and CAFR Preparation – What to Expect (Lupe Garcia, Whitley Penn)
- 10.4. Discussion and possible action on amending the Economic Development Corporation By-Laws to Require recording of EDC Executive Sessions. (Councilmember Rose)
- 10.5. Consideration of and possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, and Local Government Corporations.(City Secretary). 153 - 156
[Boards & Commissions List 2-11-21](#)

11. 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].

- 11.1. Receive legal advice pursuant to Texas Local Government Code Section 551.071 relating to the Master Development Agreement for the Co-Op District dated August 17, 2017, as amended, between the City of Hutto and MA Partners, LLC and related agreements.
- 11.2. Executive Session in accordance with Texas Open Meetings Act Section 551.074. PERSONNEL MATTERS: CLOSED MEETING to deliberate employment and evaluation of a public officer or employee - City Manager.
- 11.3. Receive legal advice pursuant to Texas Government Code Section 551.071 relating to the release of confidential and/or privileged information that has not been made public.
- 11.4. Receive legal advice pursuant to Texas Government Code Section 551.071(2) relating to confidential information received in City Council executive sessions or Hutto CDC executive sessions.

11.5. Receive legal advice pursuant to Texas Local Government Code Section 551.071 relating to the request by property owners of 1551 Red Bud Lane, 1561 Red Bud Lane and 3800 Doris Lane for sewer CCN release to the City of Round Rock.

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

12. ACTION RELATIVE TO EXECUTIVE SESSION

12.1. Consideration and possible action on legal advice received pursuant to Texas Government Code Section 551.071 related to the Master Development Agreement for the Co-Op District dated August 17, 2017, as amended, between the City of Hutto and MA Partners, LLC and related agreements.

12.2. Discussion and Appropriate Action on Executive Session in accordance with Texas Open Meetings Act Section 551.074, PERSONNEL MATTERS: CLOSED MEETING to deliberate the employment and evaluation of a public officer or employee - City Manager.

12.3. Consideration and possible action on legal advice received pursuant to Texas Government Code Section 551.071 relating to the release of confidential and/or privileged information that has not been made public.

12.4. Consideration and possible action on legal advice received pursuant to Texas Government Code Section 551.071(2) relating to confidential information received in City Council executive sessions or Hutto CDC executive sessions.

12.5. Consideration and possible action on legal advice received pursuant to Texas Government Code Section 551.071 relating to the request by property owners of 1551 Red Bud Lane, 1561 Red Bud Lane and 3800 Doris Lane for sewer CCN release to the City of Round Rock.

12.6. Consideration and possible action on legal advice received pursuant to Texas Government Code Section 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.

13. ADJOURNMENT

14. CERTIFICATION

I certify that this notice of the **February 25, 2021** Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **February 22, 2021** at **5:00 P.M.**



Holly Nagy

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.