



City of Hutto

Agenda

City Council Meeting

Thursday, November 17, 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. PRESENTATIONS

5.1. Diversity & Inclusion Presentation - Commissioner Brian Thompson

5.2. SkyBox/Prologis Presentation - Bob Farley

6. CITY MANAGER COMMENTS

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

7.3. Future Agenda Item Requests

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 11/17/22. 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. Consideration and possible action on approving the November 3, 2022 City Council meeting and Work Session minutes (Angela Lewis)
- 9.2. Consideration and possible action on Ordinance No. O-2022-053 amending Article 22.07 of the Code of Ordinances to establish a school zone on FM 685 (Chris Kelley Boulevard) (First Reading) (Wayne Watts)
 - a. Consideration and possible action on Ordinance No. O-2022-053 dispensing with second reading in accordance with Hutto City Charter Section 3.13
- 9.3. Discussion and possible action to execute Individual Project Order (IPO) 2022-04 for professional engineering services with Freese & Nichols, Inc. to design the Jonah Water Special Utility District (JWSUD) Water Interconnect Project in the amount of \$640,920.00. (Wade Benton)
- 9.4. Discussion and possible action to execute Task Order (TO) 04 for professional engineering construction phase services with HNTB for construction administration, inspections, engineering, and materials testing in the amount of \$87,402.30.00 for the FM 1660 North at US 79 Project.(Wade Benton)
- 9.5. Discussion and possible action to execute Individual Project Order (IPO) 2022-02 for professional engineering services with K Friese & Associates to design the Megasite gravity wastewater line, dual forcemains, and a lift station in the amount of \$1,611,634.00. (Wade Benton)
- 9.6. Consideration and possible action on an Ordinance of the City of Hutto, Texas amending the Budget for the Fiscal Year of October 1, 2022 through September 30, 2022 by appropriating and setting aside funds for separation pay not to exceed \$50,000.00; placing additional restrictions on said funds; finding municipal purposes; providing for severability; and providing for an effective date. (First Reading) (Finance)
- 9.7. Consideration and possible action to authorize up to five (5) additional FTE's to fill staffing needs in the Engineering division, (up to two additional Engineers, up to two Project Managers and one Administration Support) to be funded by a corresponding reduction in Professional Services, not to exceed a total budget of \$775,000, and directing a future budget amendment to reflect the actual personnel costs. (James Earp)
- 9.8. Consideration and possible action on Resolution No. R-2022-099, repealing Resolution No. 2022-096 and providing the City Manager authority to execute an agreement with the Management Connection , Inc. of Bryan, Texas to provide City Council professional facilitation for individual and team leadership. (Legal)
- 9.9. Consideration and possible action on Resolution R-2022-100 of the City Council of the City of Hutto, Texas, authorizing the Bojorquez Law Firm to serve as general counsel for Tax Increment Reinvestment Zones created by the City and authorizing the City Manager to execute the engagement agreement; and providing an effective date. (Legal)
- 9.10. Consideration and possible action on Resolution No. R-2022-101, authorizing the City Manager to acknowledge an encroachment agreement between Titan Hutto VI, LLC, and Whitethorn Pipeline Company, LLC, that relates to public utility easements held by the City. (Ashley Bailey)

10. ORDINANCES

- 10.1. Public hearing, discussion, and possible action and approval of the first reading of an ordinance to create Hutto Megasite Tax Reinvestment Zone Number Three, (the “Zone”), for the purpose of promoting redevelopment within the corporate limits of the City of Hutto, providing for the expiration and duration of the Zone, the Board of Directors, the Tax Base and Tax Increment, and TIF Fund. (Legal)

- Public Hearing

- a. Consideration and possible action on Ordinance No. O-2022-054 dispensing with second reading in accordance with Hutto City Charter Section 3.13.

11. RESOLUTIONS

- 11.1. Consideration and possible action on a Resolution adopting the Investment Policy Dated November 17, 2022 for the City of Hutto, Texas (Finance)

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. Financial Report for the Quarter Ending September 30, 2022 (Finance)
- 12.3. Consideration, discussion and possible action relating to potential charter amendments and charter review process. (Legal)

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, Pending Litigation and City Council Legal Requests.
- 13.2. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to City of Hutto’s Comments on Preliminary Decision and Draft TPDES Permit No. WQ0016145001 requested by Preserve Hutto, LLC, and Request for Contested Case Hearing.
- 13.3. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to CoOp Development Agreements and related agreements; Durango Farms Amended and Restated Development Agreement as amended and Butler Loan Agreement with Cottonwood Local Government Corporation, including but not limited to default and notice of default.

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, Pending Litigation and City Council Legal Requests.
- 14.2. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to City of Hutto’s Comments on Preliminary

Decision and Draft TPDES Permit No. WQ0016145001 requested by Preserve Hutto, LLC, and Request for Contested Case Hearing.

- 14.3. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Co-Op Development Agreements and related agreements; Durango Farms Amended and Restated Development Agreement as amended and Butler Loan Agreement with Cottonwood Local Government Corporation, including but not limited to default and notice of default.

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 November 14, 2022 at 5:00 P.M.



Angela Lewis

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