



**CITY OF HUTTO, TEXAS
REGULAR CITY COUNCIL MEETING
THURSDAY, JUNE 7, 2018 AT 7:00 PM
CITY HALL - CITY COUNCIL CHAMBERS
401 WEST FRONT STREET**

CITY COUNCIL

Doug Gaul, Mayor
Tom Hines, Place 2, Mayor Pro-tem
Scott Rose, Place 1
Nathan Killough, Place 3
Tim Jordan, Place 4
Patti Turner, Place 5
Terri Grimm, Place 6

AMENDED AGENDA

1. **CALL SESSION TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **CITY COUNCIL COMMENTS**

5A. General Comments from City Council

6. **PUBLIC COMMENT**

Any citizen wishing to speak during public comment regarding an item on or off the agenda may do so after completing the required registration card. In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council. No formal action, discussion, deliberation, or comment will be made by the City Council. Each person providing public comment will be limited to 3 minutes.

6A. Remarks from visitors. *(Three-minute time limit)*

7. **APPROVAL OF MINUTES:**

7A. Consideration and possible action concerning the minutes for the May 15, 2018 City Council Special Called Meeting, and May 17, 2018 City Council Regular Meeting. (Lisa Brown)

REGULAR AGENDA ITEMS

8. **ORDINANCES:**

- 8A. Consideration and possible action on the first reading of an ordinance approving the zoning change for the property known as the RSI PUD, 315.28 acres, more or less, of land, located on between CR 119 (west boundary) and FM 1660 North (east boundary) and the Hutto parke Subdivision (south boundary), from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district. (Ashley Lumpkin)
- 8B. Consideration and possible action on the first reading of an ordinance regarding the proposed annexation of the Pollard Tracts, 65.925 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137. (Ashley Lumpkin)
- 8C. Consideration and possible action considering second reading of an ordinance approving a Fiscal Year 2017-2018 Budget Amendment concerning changes in City Council Compensation and Fund Accounts. (Anthony Emadi)

9. **RESOLUTIONS:**

- 9A. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Cross Creek Public Improvement District within the City of Hutto, TX.
- 9B. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Hutto 315 Public Improvement District within the City of Hutto, TX.
- 9C. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Packsaddle Public Improvement District within the City of Hutto, TX.
- 9D. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Hutto Co-Op Public Improvement District within the City of Hutto, TX.
- 9E. Consideration and possible action on a resolution approving the waiver of library late fees in exchange for canned and boxed goods (Eliska Padilla)

10. **CITY MANAGER COMMENTS:**

- 10A. Presentation of Quarterly Results for Hutto Has Heart. (Stacie Feller)
- 10B. Update on the results of the International Council of Shopping Centers RECON Conference.
- 10C. Presentation by Bob Wunch of MA Partners on the status of the Co-Op District.

11. **EXECUTIVE SESSION:**

- 11A. Executive Session, as authorized by Texas Government Code, Section 551.071, consultation with an attorney to discuss economic development negotiations pertaining to Project Butterfly, Co-Op District, Brooklands Development, Project Expansion and Project Manufacturing.
- 11B. The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

12. **ACTION RELATIVE TO EXECUTIVE SESSION:**

- 12A. Consideration and possible action relating to Project Manufacturing, Co-Op District and/or Brooklands.

13. **ADJOURNMENT**

CERTIFICATION

I certify that this notice of the June 7, 2018 Hutto City Council meeting was posted on the City Hall bulletin board of the City of Hutto on June 4, 2018 at _____.

Original Agenda Signed

Lisa Brown, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 759-4033 or lisa.brown@huttotx.gov for assistance.



**CITY COUNCIL REGULAR
MEETING MINUTES
MAY 17, 2018**

The Hutto City Council met in a regular session on Thursday, May 17, 2018, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 7:00 p.m.

ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Nathan Killough, Councilmember Tim Jordan, Councilmember Patti Turner and Councilmember Terri Grimm.

Members of staff that were present were Odis Jones, City Manager; Mike Shaunessy, City Attorney; Helen Ramirez, Assistant City Manager; Byron Frankland, Chief of Police; Paul Hall, Assistant Chief of Police; Ashley Lumpkin, Executive Director of Development Services; Robert Sims, City Engineer; Jessica Bullock, Director of Economic Development; Anthony Emadi, CFO; Larry Foos, Director of Parks and Recreation; Anthony Host, Director of Construction; Lynn Trumbul, Assistant City Secretary, and Lisa Brown, City Secretary.

PLEDGE OF ALLEGIANCE

Mayor Gaul led the Pledge of Allegiance and the Texas Pledge.

OTHER BUSINESS

5A. Consideration and possible action on the appointment of the Mayor Pro-tem position.

Motion: Councilmember Nathan Killough made a motion to re-appoint Tom Hines to the position of Mayor Pro-tem. Councilmember Terri Grimm seconded the motion.

Vote: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm

Nays: None

Action: The motion passed with 7 ayes and 0 nays.

CONSENT AGENDA

6A. Consideration and possible action concerning the amended minutes for April 5, 2018 City Council Regular Meeting, April 30, 2018 City Council and Hutto ISD Board of Trustees Joint Meeting, May 3, 2018 City Council Regular Meeting; and May 3, 2018 City Council and Hutto Economic development Board Type B Special Called Joint Meeting.

6B. Consideration and possible action on a resolution approving the Texas Local Gov't Code Chapter 380 Agreement for Project Oscar.

6C. Consideration and possible action on a resolution authorizing the City Manager to enter into and Advanced Funding Agreement (AFA) with Texas Department of Transportation for the purposes of reconstruction of U.S. 79 as required for the Co-Op District.

Motion: Councilmember Tom Hines made a motion to approve Items 6A through 6C. Councilmember Nathan Killough seconded the motion.

Vote: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays.

CITY MANAGER COMMENTS

7A. Presentation regarding Project Oscar and the Co-Op District.

Judge William Gravell, Chairman of the Economic Development Corporation, introduced Matt Silvers addressed the City Council and citizens of Hutto to introduce the newest tenant of the Co-Op. Flix Brewhouse is a Williamson County based company that will be opening a location in the Co-Op District. The project will be approximately 39,000 square feet and will employ 150-200, with a guarantee to employ high school students from Hutto. It is expected and average of 6000-7000 patrons will visit daily.

Councilmember Nathan Killough stated adding Flix Brewhouse was a good step to help complete the circle to make Hutto supportive of itself.

Councilmember Terri Grimm stated that it was hard to stay quiet about the project.

City Manager Odis Jones stated the City Council put a lot of time and effort on this project.

Mayor Doug Gaul stated he was excited to have Flix Brewhouse in Hutto.

7B. Update on the YMCA foundation and activity.

Bryon Borchers presented an update of the activities of the YMCA. He reminded the City Council that the City entered into an MOU with the YMCA in 2007. By entering a partnership with the YMCA the cost to the City to build and maintain the facility is \$6.75M over 30 years as opposed to the \$41M it would have cost the City to build a gym. The citizens of Hutto love the YMCA; however, they are at capacity and need to come up with alternatives. Mr. Borchers assured the Council that the YMCA wants to continue the partnership with the City but the need to expand the facility.

Mr. Hines asked what the YMCA Board is looking for from the City from a partnership aspect. Mr. Borchers responded that if the City were to build a recreation center the YMCA would be amenable to running it.

7C. Presentation of April Financial Statements and April Investment Report.

Anthony Emadi reviewed the monthly financials with the Council. He indicated that the Fund balances are healthy and the budget is on track. Mr. Emadi advised the Council that the collection of sales tax is \$300K over projection - which is 15-16% over the estimate.

Motion: Councilman Nathan Killough made a motion to move Item 12A to be heard at that time. Councilmember Tim Jordan seconded the motion.

Vote: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays.

12A. Consideration and possible action concerning a resolution changing the name of the Old Hutto Football Stadium to Tevan Lee Nguyen, Sr. Stadium.

Larry Foos, Director of Parks and Recreation, presented a resolution to change the name of the Old Hutto Football Stadium to honor a citizen of Hutto who graduated from Hutto High School in

2007 where he played football. Cpl. Nguyen died in service to his country in Afghanistan. The renaming of the stadium to Tevan Lee Nguyen, Sr. Stadium honors his memory and sacrifice.

Motion: Councilmember Terri Grimm made a motion approve the resolution to rename the Old Hutto Football Stadium to the Tevan Lee Nguyen, Sr. Stadium. Councilmember Nathan Killough seconded the motion.

Vote: Ayes: Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Council Member Nate Killough
 Councilmember Tim Jordan
 Councilmember Patti Turner
 Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays.

CITY COUNCIL COMMENTS

There were no comments from the Council.

PUBLIC COMMENTS

Steven R. Harris of 1106 Canoe Cove – Mr. Harris remarked that he is in favor of the proposed budget change. Mr. Harris stated that he is aware of the many hours Councilmembers spend away from their jobs and families. He believes the proposed compensation is reasonable.

Tom Brown of 108 Kerley Drive – Mr. Brown says he supports the proposed council compensation. He states 3.04 of the City Charter provides for it. Stated that the City Manager and Council have done more for Hutto in the last year and half than any of those before them. States the citizens voted on the measure four times in the past and passed on it four times.

Barbara Flanagan of 6002 Lone Star Court – Mrs. Flanagan states she is opposed to the proposed compensation. She believes that amount should be more modest and should be implemented in increments over time.

Bryan Lowe of 1409 Pearsall Lane – Stated he just wanted to thank the City Council for all the hard work they do for the City. He is excited about Flix Brewhouse coming to Hutto.

Michael Lambert of 1306 Creek Bend Cove – States that he has lived in Hutto for 18 years and when they recently purchased their dream home it was outside the flood plane, but is about to be moved into the flood plane. He wants to thank Councilmember Jordan for coming to his home to discuss the flooding issues. Wants to know what the City's plans are for the future with regard to flooding in the area. City Manager Odis Jones asked the City Engineer, Robert Sims, to meet with Mr. Lambert.

Lisa Rucker – withdrew her request to speak.

Mark Taylor of 1309 Creek Bend Cove – He wanted to thank Councilmember Jordan for coming out to talk with him regarding the flooding issue. States he is also in favor of the council compensation.

Raymond Fagan of 101 Lone Star – Wanted to thank the City Council for making the changes the citizens voted for. Says it's hard to work for free,

PUBLIC HEARINGS

- 10A. Open and conduct a public hearing regarding the proposed annexation of the Pollard Tracts, 65.925 acres, more or less, of land, out of the William Gatlin Survey. Abstract No. 271, located on CR 137.

Ashley Lumpkin, Executive Director of Development Services presented the item to the Council for consideration. This is step three of five in the voluntary annexation process.

Mayor Gaul opened the public hearing at 8:09 p.m. There being no public comments the hearing was closed at 8:10 p.m.

- 10B. Open and conduct a public hearing on the proposed zoning change for the property known as RSI PUD, 315.28 acres, more or less, of land, located between CR 119 (west boundary) and FM 1660 North (east boundary) and the Hutto-parke Subdivision (south boundary), from SF-1 single family residential) to Planned Unit Development (PUD) zoning district.

Ashley Lumpkin stated that although this item was noticed to be heard during this meeting she has requested a pause in the process in order to allow further negotiations with the developer.

City Manager Odis Jones advised the Council that the road that connects RM 1660 to Ed Schmidt will cost \$20M to complete; however, RSI is willing to pay for the improvements. There are statutory requirements needed for the PID that the developer has agreed to, but everything will not be ready until the June 7th meeting.

Mayor Doug Gaul opened the hearing at 8:13 p.m. There being no public comment the hearing was closed at 8:13 p.m.

ORDINANCES

- 11A. Consideration and possible action considering a first reading of an ordinance approving a Fiscal Year 2017-2018 Budget Amendment concerning changes in city Council Compensation and Fund Accounts.

Odis Jones, city Manager, addressed the public in attendance. Mr. Jones stated that contrary to rumor the City Council has never pressured him to bring this issue forward and he has had not discussion, prior to tonight, with any council member until the item was placed on the agenda for

this evening. States he was advised by the city attorney that the position of City Councilmember is not a voluntary position. It is the duty of the City Manager to recommend pay for the City Council and to include it in the budget. He cannot speak for previous city managers but the voters approved the measure by an overwhelming majority of 70 % when they voted on the Charter. He stated that the City Council spends anywhere from 100-120 hours a month on City business. In 2004 when the Charter was implemented Hutto had a population of 1200, today it is almost 30,000. Mr. Jones stated he asked his staff to define what is the skill set the citizens want for this position – its and administrative skill set, how much time, and amount of hours and they came up with a range of \$12-17 per hour. Part-time City employees in the Parks Dept. make \$13 an hour and part-time accounts payable clerks make less than that. Mr. Jones says the City Council and the City Manager did not make the determination that they be paid, it arose out of another issue. Whether anyone thinks this is a volunteer position our charter says differently. It is not the Council's position that they be paid.

Mike Shaunessy, City Attorney, stated that the word “shall” means it is mandatory, not discretionary, it is a legal obligation. Failure to include the compensation of the Council in the budget is a violation of the law. The Texas Supreme Court states that compensation must be reasonable for the position.

Anthony Emadi presented the amended budget – there are three parts: first is to true up the bond proceeds to the actual amount in the utility fund, second is to set up the PID accounts which the City will eventually receive a management fee for, third is the is the compensation for the Council. Once the expenditure is add in it increase from 20% of the budget to 21%, and represents .7% of the total budget for the General Fund. It is only .2% of the entire City Budget not related to Bond Funds. Using a basis of 90-100 hours \$1,200 breaks down to \$12-13.33 an hour for the Council, and \$1,500 breaks down to \$15-16.66 for the Mayor. The Mayor called for comments from the Council.

Councilmember Grimm stated that at this time last year before she was elected she thought councilmembers should not be paid, but she has since changed her mind. If you want to attract quality people you need to provide some compensation. She believes that no amount of money can take away the power of the citizens and their vote. This is the citizens' council. Open Record Requests – last year alone approximately \$300K was spent responding to open record requests. This is the taxpayers' money that is being spent to respond to those requests. Mrs. Grimm enumerated the various meeting she has had this week already and that does not include the amount of time she has spent preparing for the meeting. She encourages everyone to read every page in the council package and clock the time. She then asks that they clock the time spend doing research on those subjects. She chastised those people on social media for complaining about this issue and others when all they have to do is reach out to any council member to voice their concerns. She believes the Council should be paid, but she proposes an alternate amount of \$750 for Council and \$900 for the Mayor. She also agrees that a committee of 7 citizens should be formed to re-visit this issue again in a year. If the Council passes the ordinance as it is she hopes that the Councilmembers become more involved in the Boards and Commission.

Councilmember Nathan Killough states that not one of the council signed up to receive a salary as a member of the City Council. He says that twice yesterday he was cussed out over this issue,

and again this morning while filling his truck up with diesel. He pointed out that one of the individuals responsible for riling up the social media crowd has themselves been responsible for the expenditure of \$6K in taxpayers' money in responding to open record request. That same individual has a relative that has filed a lawsuit against the City. With respect to the amount of work the Council does, Mr. Killlough stated for those who feel \$1200 or \$1500 is too much then he encourages you to have him come pick you up on any Wednesday and Thursday so you can see what goes into preparing for a Council meeting.

Motion: Councilmember Tom Hines made a motion to accept the ordinance as presented. Councilmember Tim Jordan seconded the motion.

Mike Shaunessy reminded the Council that Councilwoman Grimm made a motion to amend the ordinance.

Motion: Councilmember Terri Grimm made a motion to amend the ordinance to pay the Council \$700 and the Mayor \$900 per month. Councilmember Patti Turner seconded the motion.

Vote:

Ayes:	Councilmember Terri Grimm Councilmember Patti Turner
Nays:	Mayor Doug Gaul Mayor Pro-tem Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan

Action: The amended motion failed with 2 ayes and 5 nays.

Motion: Councilmember Tom Hines made a motion to accept the ordinance as presented. Councilmember Tim Jordan seconded the motion.

Vote:

Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Tim Jordan
Nays:	Council Member Nate Killough Councilmember Patti Turner Councilmember Terri Grimm

Action: The motion passed 4 ayes, and 3 nay.

- 11B. Consideration of a public hearing and possible action on the adoption of an ordinance approving the Land Use Assumption and 10 Year Impact Fee Capital Improvement Plan and setting a public hearing for impact fees for June 21, 2018.

Helen Ramirez, Assistant City Attorney, advised the Council that the hearing has been changed from June 21, 2018 to July 5, 2018. This is a part of the Mobility Plan that will help improve the traffic circulation, pedestrian traffic and bicycle traffic.

Odis Jones also advised the Council that this shifts the burden of the cost of development and infrastructure to the developer and away from the citizens. The development community prefers this process. This will ensure that future developments set aside funds for the improvement of the roads in and around the new areas.

Carl Springer discusses the development of a plan how the City will grow over the next 20 years and what roads and infrastructure will be needed. The assumptions will be reviewed again in five years.

The 10-year Impact Fee CIP

<i>Location</i>	<i>Number of Projects</i>	<i>Total Project Cost in Service Areas</i>
<i>North of US 79</i>	<i>35</i>	<i>\$60.1 million</i>
<i>South of US 79</i>	<i>30</i>	<i>\$65.3 million</i>
<i>All Service Areas</i>	<i>65</i>	<i>\$125.4 million</i>

Matt Garrett outlined the steps that will need to be followed to adopt the impact fees.

Mayor Gaul asked if new roads can be added later. -Mr. Jones advised him the issue would need to go back to the Planning and Zoning commission for a recommendation.

Mayor Gaul opened a public hearing at 9:04 p.m. There being no public comments the hearing was closed at 9:04 p.m.

Motion: Councilmember Tim Jordan made a motion to approve the adoption of an ordinance to approve the Land Use Assumption and 10 Year Impact Fee Capital Improvement Plan and set a public hearing for July 5, 2018. Councilmember Tom Hines seconded the motion.

Vote: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm

Nays: None

Action: The motion passed 7 ayes, and 0 nays.

11C. Consideration and possible action on the second reading of an ordinance approving the right-of-way vacation of Short Street, a 50-Foot Right-of-Way, approximately (0.4099 acre) 17,796 square feet in area, located adjacent to the Co-Op District development site on US 79 West.

Helen Ramirez presented the ordinance for the second reading. Feedback from TxDot is that Short Street must be closed.

Bob Wunch, developer of the Co-Op stated that Wag-a-Bag has agreed to an alternate entrance.

Motion: Councilmember Tim Jordan made a motion approve the ordinance to vacate Short Street. Councilmember Terri Grimm seconded the motion.

Vote: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm

Nays: None

Action: The motion passed 7 ayes, and 0 nays.

12B. Consideration and possible action authorizing the City Manager to negotiate and execute a Development Agreement with MK Developments.

Mitchell Kalogridis of MK Developments made a presentation to the Council of the proposed Master Plan for the 57 acres project adjacent to the Co-Op District named "The Landing." The project will include multi-family living, senior living, single family homes retail, park space and a bio filtration water feature.

Odis Jones, stated he has reviewed some of the information with the Council. This project would be a PID where the City stays in a non-recourse position where a third party issues the debt and the City issues an assessment.

Councilmember Killough remarked that this is one of his favorite projects, it is very unique.

Motion: Councilmember Nathan Killough made a motion to authorize the City Manager to negotiate and execute a Development Agreement with MK Developments Councilmember Tim Jordan seconded the motion.

Vote: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm

Nays: None

Action: The motion passed 7 ayes, and 0 nays

EXECUTIVE SESSION

13A. Executive Session, as authorized by Texas Government Code, Section 551.071, consultation with an attorney regarding Economic Development Corporation Bylaws, Chamber of Commerce, D.R. Horton, and board member activity.

The Council recessed at 9:54 p.m. to an Executive Session. The meeting was reconvened at 11:10 p.m.

ACTION RELATIVE TO EXECUTIVE SESSION

14A. Consideration and possible action regarding Economic Development Corporation Bylaws, Chamber of Commerce, D.R. Horton, and board member activity.

Motion: Councilmember Tom Hines made a motion to appoint Councilmember Terri Grimm to the Boards and Commission former Councilmember Lucio Valdez was previously appointed to. Councilmember Scott Rose seconded the motion.

Vote: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm

Nays: None

Action: The motion passed 7 ayes, and 0 nays.

Motion: Councilmember Nathan Killough made a motion to authorize the City Manager to negotiate and execute a development agreement with D.R. Horton regarding the Lakeside Lift Station and Gibney tract development.

Vote: **Ayes:** Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Council Member Nate Killough
 Councilmember Tim Jordan
 Councilmember Patti Turner
 Councilmember Terri Grimm

Nays: None

Action: The motion passed 7 ayes, and 0 nays.

ADJOURNMENT

There being no further business the meeting was adjourned at 11:12 p.m.

CITY OF HUTTO

Doug Gaul, Mayor

APPROVED:

Lisa L. Brown, City Secretary



**CITY COUNCIL SPECIAL CALLED
MEETING MINUTES
MAY 15, 2018**

The Hutto City Council met in a special session on Tuesday, May 15, 2018, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 6:00 p.m.

ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Nathan Killough, Councilmember Tim Jordan, and Councilmember Terri Grimm. Councilmember Scott Rose and Councilmember Lucio Valdez were absent

Members of staff that were present were Odis Jones, City Manager; Helen Ramirez, Assistant City Manager; and Lisa Brown, City Secretary.

PUBLIC COMMENT

There were no public comments.

RESOLUTIONS

- 4A. Consideration and possible action on a resolution canvassing the returns and declaring the results of the May 5, 2018 General Election official.

Lisa Brown, City Secretary, presented the following results of the May 5, 2018 General Election.

<i>CITY COUNCIL, PLACE 2</i>	<i>Number of Votes</i>	<i>Percentage</i>
<i>Gay McMillan</i>	<i>110</i>	<i>24.77%</i>
<i>Tom Hines</i>	<i>334</i>	<i>75.23%</i>
 <i>CITY COUNCIL, PLACE 5</i>		
<i>Patti Turner</i>	<i>243</i>	<i>54.36%</i>
<i>Rick Hudson</i>	<i>204</i>	<i>45.64%</i>

Motion: Councilmember Nathan Killough made a motion to approve the resolution canvassing the returns and declaring the results of the May 5, 2018 General Election official. Councilmember Terri Grimm seconded the motion.

Vote: Ayes: Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Council Member Nate Killough
 Councilmember Tim Jordan
 Councilmember Terri Grimm
 Nays: None
 Absent: Councilmember Scott Rose
 Councilmember Lucio Valdez

Action: The motion passed 5 ayes, and 0 nay.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:10 p.m.

CITY OF HUTTO

Doug Gaul, Mayor

APPROVED:

Lisa L. Brown, City Secretary

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8A. **AGENDA DATE:** June 07, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration and possible action on the first reading of an ordinance approving the zoning change for the property known as the RSI PUD, 315.28 acres, more or less, of land, located on between CR 119 (west boundary) and FM 1660 North (east boundary) and the Hutto Parke Subdivision (south boundary), from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The FM 1660 Planned Unit Development is comprised of approximately 315.29 acres located between County Road 119 and FM 1660, approximately one mile north of Limmer Loop and north of the Hutto Parke subdivision.

Owner: Frances Wolter and Wallin, Hutto Family Investments, LP

Developer: RSI Communities – Texas, LLC

Current Zoning: Extra Territorial Jurisdiction (ETJ) with a Development Agreement (DA)

Proposed Zoning: Planned Unit Development

Surrounding Zoning:

North: Extra-territorial Jurisdiction (ETJ)

East: FM1660 and a future single-family development, currently in the voluntary annexation process

South: Single Family 1 (SF 1) Hutto Parke

West: Extra-territorial Jurisdiction (ETJ)

Summary of Request:

The base zoning district for the PUD is Single Family residential (SF-1) and Commercial Local/Neighborhood (B-1). This is a medium density, suburban character district with support facilities and services that are compatible with the residential use. The Development Agreement approved for the tract allows for ten dwelling units per acre net density. The applicant is proposing to use the development standards of the single household detached and two to four household residence design, as defined in the Unified Development Code (UDC), Section 10.406.3. The commercial area will adhere to the B-1 commercial standards providing for low-intensity retail uses, offices and personal services intended to serve residents of the adjacent neighborhood.

The Plan proposes a neighborhood that promotes a mix of housing styles, ranging from attached townhomes to traditional lots homes, pocket parks, a trail system, and an approximate 2 acre commercial tract at the intersection of the proposed collector roads. This PUD mixes in some of the elements of the Form Based Code to provide varied housing product, including alley loaded homes along the main collector. The neighborhood will create an east/west collector between County Road 119 and FM1660 to provide another route for residents in vicinity to utilize, in conformity with the Thoroughfare Plan.

This PUD includes two pocket parks as well as an 8-foot wide trail that winds its way through an approximate 22.3 acre portion of floodplain that will be utilized as open space. The pocket parks propose a mix of amenities for the enjoyment of the residents. In addition, Hutto 1660 provides a shared use path along the collector as well as wider sidewalks to provide connectivity throughout the development.

This proposed PUD has been reviewed by the Planning, Engineering, and Parks Departments, and also Hutto Fire Rescue.

Staff Review:

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 the UDC. Development standards are required for a parcel that would be developed as a PUD. Staff has reviewed the proposed PUD development standards against the required criteria.

- 1. 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 application is consistent with desired guidelines of the single family village district, and provides additional guidelines to allow for greater flexibility in housing types within the development. The proposed development is adjacent to the existing floodplain on the west, and will provide recreational open space along the existing floodplain.

- 2. The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.*

The area of the proposed development has been historically agricultural, with farmland and

floodplain areas. The proposed development will connect the existing neighborhood to the south to the east/west collector, thus providing additional access to the existing residents to the south in addition to providing new housing opportunities for Hutto's growing population.

3. *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.*

FM 1660 PUD is approximately 227 acres in size, with an approximate 23 acres designated as open space for floodplain and/or parks. The proposed bicycle lanes and wide sidewalks will provide ample connectivity within the neighborhood and to the future commercial corner.

4. *The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development of the site.*

This PUD combines a mix of housing densities and limited commercial within the development in a walkable design. The number of amenity options in each pocket park as well as the open space proposed will provide ample open, green areas throughout the subdivision.

5. *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 proposed development is a single family development that is located adjacent to other residential neighborhoods. The proposed street connectivity and streetscapes are designed to minimize hazards while promoting connectivity, including the addition of an east/west collector roadway north of Limmer Loop. It does not appear that development will negatively affect the health, safety, and general welfare of the community.

6. *The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.*

The proposed street layout provides for the extension of a new east/west collector that will ultimately connect CR119 to FM1660. The new street layout provides adequate coverage for fire protection. Existing infrastructure will serve the site, with extensions provided by the developer, as needed.

7. *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.*

The proposed PUD will not have a greater burden on city services. The development includes an approximate 23 acres of floodplain and open space, extensions of existing infrastructure, and other design features to mitigate impacts. The proposed subdivision also provides a needed link to provide alternate routes from FM1660 and Limmer Loop.

8. *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.*

New construction must conform to the design guidelines as listed within the PUD, including elements of the Form Based Code. The guidelines are a blend of existing UDC guidelines and new features, which are compatible with existing development standards.

Staff and the developer continued to negotiate the language after Planning and Zoning Commission to refine the language in the standards. The PUD document and attachments represent the level of development standards being committed to by the developer. The collector street section details will need to be refined to provide the pedestrian areas at intersections. The City Engineer will have final approval of the details as the project continues through the development process.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on May 8, 2018.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the first reading of the ordinance.

SUPPORTING MATERIAL:

1. [RSI/FM 1660 PUD Ordinance](#)
2. [Notice Posted](#)

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: ADOPTING THE RSI PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE AND DEVELOPMENT PLAN DESCRIBED IN EXHIBIT "B" AND ATTACHED HERETO, FOR 315.28 ACRES, MORE OR LESS, OF LAND, IN HUTTO, WILLIAMSON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, a request has been made to the City Council of the City of Hutto, Texas to amend the Official Zoning Map to zone the properties described in **Exhibit "A"** being attached hereto and incorporated herein, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 8th day of May, 2018, and;

WHEREAS, on the 17th day of May 2018, after proper notification, the City Council held a public hearing on the requested amendment, and;

WHEREAS, the City Council determines that the zoning ordinance amendment provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and;

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Article 14.02.002, Code of Ordinances (2007 Edition), City of Hutto, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now therefore

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

SECTION I.

That the City Council has considered and made findings on the following matters regarding the proposed amendment:

- 1) 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; and
- 2) The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value; and
- 3) 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; and
- 4) 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; and

- 5) 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; and
- 6) The PUD will be served by adequate facilities including streets, fire protection, water and sanitation; and
- 7) 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 arrangements are made to mitigate impacts; and
- 8) 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.

That the Official Zoning Map of the City of Hutto, Texas, is hereby amended to include the property described in the **Exhibit "A"**, attached hereto and incorporated herein, and the Development Plan attached hereto as **Exhibit "B"** and incorporated herein.

SECTION II. Publication Clause

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.

SECTION III. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION IV. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION V. Open Meeting Clause

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 hereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VI. Effective Date

This ordinance shall take effect and be in force from and after its passage.

READ and **APPROVED** on first reading on this the **7th** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

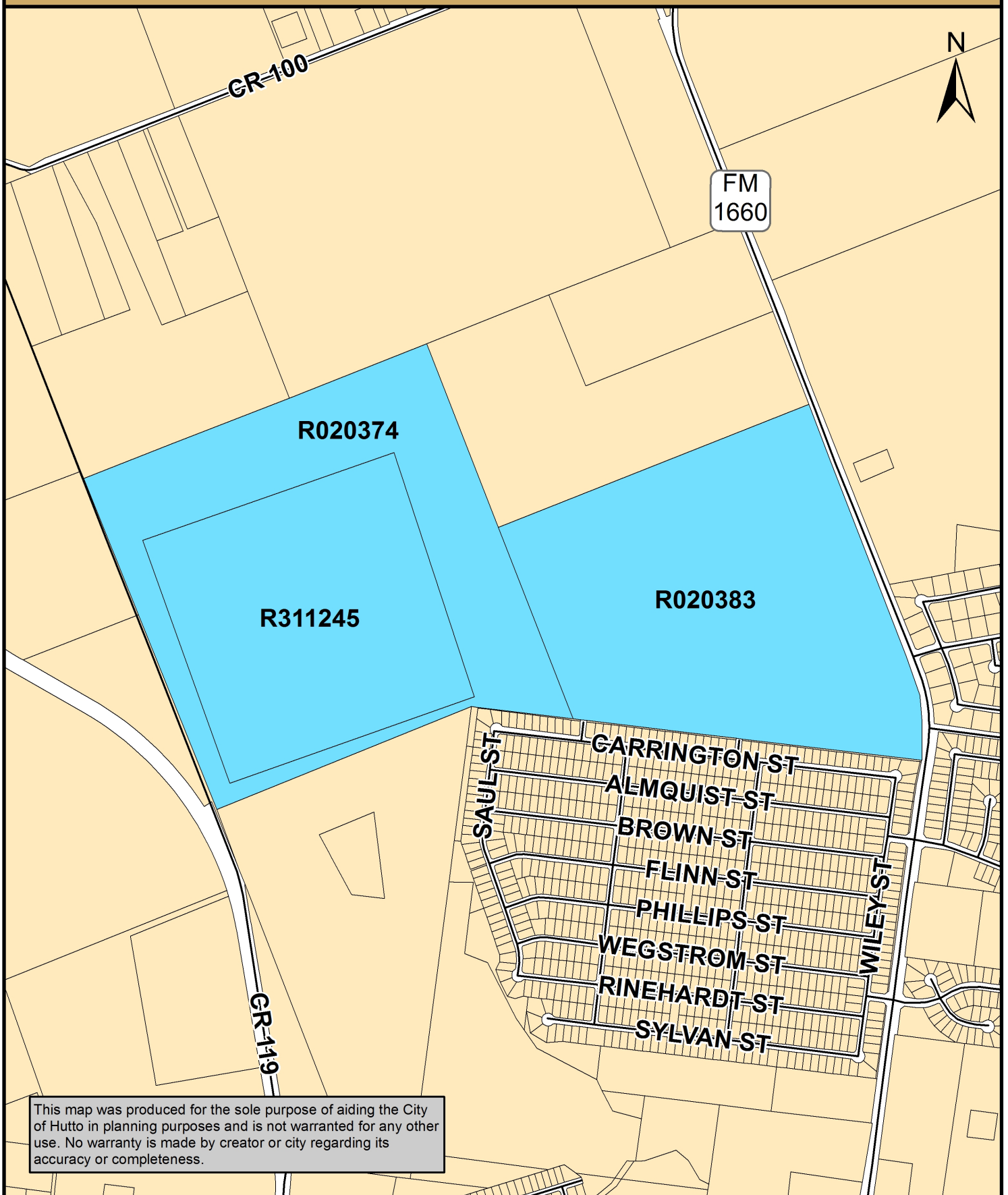
THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

Attest:

Lisa L. Brown, City Secretary

RSI PUD



NOTE: Copyright © RJ Surveying & Associates, Inc. All rights reserved. No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of the surveyor. Copies of this plan without an original signature and seal are not valid.

SCALE: 1"=150'

MARVIN AND IOLA STRUM
62.956 ACRES
VOL. 1174, PAGE 282
ORWC

(2622.22' N71°00'00"E)
2572.08'
N68°47'22"E

JOHN DYKES SURVEY
ABSTRACT 186

133.617 ACRE REMAINDER

WALLIN MANAGEMENT
COMPANY, LLC
136 ACRES
DOC. No. 2003064874
OPRWC

PATSY LOUISE
OVERTON
181.329 ACRES
DOC. No. 2013031396
OPRWC
(159817 S95°00'00"E)
5217.96'E
15889.30'

INNER WALLIN AND
LAVERNE WALLIN
293 ACRES FIRST TRACT
VOL. 541, PAGE 514
DRWC

JONAH WATER SUB
0.50 ACRE
DOCUMENT No. 2000021638
OPRWC

BLANCO DRIVE
RIVERS CROSSING SUBDIVISION
PHASE ONE, CABINET X,
SLIDES 249-252 PRWC

RIO GRAND AVENUE
BRAZOS DRIVE
RIVERS CROSSING SUBDIVISION
PHASE ONE, CABINET S,
SLIDES 235-237 PRWC

PLANTAIN DRIVE
HUTTO HIGHLANDS
SECTION 1 PHASE B-1
DOC. No. 2015053316
OPRWC

- LEGEND:
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET
 - = CONCRETE HIGHWAY MONUMENT
 - ⊙ = POWER POLE
 - ← = DOWN GUY
 - ⊕ = WATER VALVE
 - = SIGN
 - = OVERHEAD ELECTRIC LINE
 - CONC = CONCRETE DRAINAGE FEATURE
 - [] = RECORD INFORMATION VOLUME 476, PAGE 591
 - () = RECORD INFORMATION DOC. No. 2003064874
 - OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
 - ORWC = OFFICIAL RECORDS WILLIAMSON COUNTY
 - DRWC = DEED RECORDS WILLIAMSON COUNTY
 - PRWC = PLAT RECORDS WILLIAMSON COUNTY

- NOTES:
- ALL BEARINGS ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD83.
 - OWNERSHIP INFORMATION SHOWN HEREON REPRESENTS DATA OBTAINED FROM THE WILLIAMSON COUNTY APPRAISAL DISTRICT.
 - NO TITLE COMMITMENT WAS ISSUED FOR THIS SURVEY.
 - THIS PARCEL IS DESCRIBED ON A SEPARATE ATTACHMENT

CERTIFICATION:

THIS IS TO CERTIFY THAT THE BOUNDARY IS IN CONFORMANCE WITH THE GENERAL RULES AND PROCEDURES SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND IS TO THE POSITIONAL TOLERANCES REQUIRED FOR SURVEYS WITHIN INCORPORATED AREAS AND MEETS THE REQUIREMENTS OF A CATEGORY 1A, CONDITION I, SURVEY AS DEFINED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS

9/29/2017
KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741
STATE OF TEXAS



RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
DATE: 26 SEPTEMBER 2017
FIELD BOOK: 893
SCALE: 1" = 150'
JOB NO.: 2630-900-101

133.617 Acre Tract

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT No. 186, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 136 ACRE TRACT OF LAND CONVEYED TO WALLIN MANAGEMENT COMPANY, LLC, BY DEED RECORDED IN DOCUMENT No. 2003064874 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LESS THAT 2.785 ACRE TRACT OF LAND CONVEYED TO STATE OF TEXAS BY DEED RECORDED IN VOLUME 476, PAGE 591 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set on the west line of F. M. 1660, at the northwest corner of said 2.785 Acre Tract, being also at the southeast corner of 62.956 Acre Tract of land conveyed to Marvin and Iola Strum by deed recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas and on the north line of said 136 Acre Tract;

THENCE with the west line of said F. M. 1660, same being the west line of said 2.785 Acre Tract, the following four courses:

1. S.21°08'27"E. a distance of 580.93 feet to a broken TXDOT concrete monument found;
2. S.21°57'15"E. a distance of 1,624.14 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
3. Southerly, along the arc of said curve to the right a distance of 568.31 feet, said curve having a radius of 1,106.28 feet, a central angle of 29°26'00", and a chord bearing S.07°14'15"E., 562.08 feet to a 1/2" iron rod set;
4. S.07°24'10"W. a distance of 125.82 feet to a cotton spindle found on the south line of said 136 Acre Tract, at the northeast corner of Hutttoparke Section 7, according to the plat thereof recorded in Document No. 2013003893 of the Official Public Records of Williamson County, Texas, same being the northeast corner of a 10' wide road dedication of said plat;

THENCE along the south line of said 136 Acre Tract, and along the north line of said Hutttopark Section 7 the following two courses:

1. N.83°16'26"W. a distance of 1,792.21 feet to a 1/2" iron rod set;
2. N.83°10'04"W. a distance of 918.68 feet, at the southwest corner of said 136 Acre Tract, same being the southeast corner of a 181.329 Acre Tract of land conveyed to Patsy Louise Overton by deed recorded in Document No. 2013031396 of the Official Public Records of Williamson County, Texas, from which point a 1/2" iron rod found bears N.53°42'13"E., 1.30 feet;

THENCE N.21°17'36"W. along the west line of said 136 Acre Tract and the east line of said 181.329 Acre Tract a distance of 1,589.30 feet to a 1" galvanized pipe found at the northwest corner of said 136 Acre Tract and at the southwest corner of said 62.956 Acre Tract;

THENCE N.68°47'22"E. along the north line of said 136 Acre Tract and the south line of said 62.956 Acre Tract a distance of 2,572.08 feet to the said Point of Beginning.

Containing 133.617 acres, more or less, as shown on the survey attached.


J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
F-10015400



All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

181.663 Acres

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT No. 186, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 181.329 ACRE TRACT OF LAND CONVEYED TO PATSY LOUISE OVERTON BY DEED RECORDED IN DOCUMENT No. 2013031396 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found at the northwest corner of Lot 113, Block C. Hutttopark Section 7, according to the plat thereof recorded in Document No. 2013003893 of the Official Public Records of Williamson County, Texas, being also at the northeast corner of a 103.111 Acre Tract of land conveyed to Harry Hansson by deed recorded in Document No. 2006074636 of the Official Public Records of Williamson County, Texas and at an angle point in the south line of 181.329 Acre Tract;

THENCE S.68°08'47"W. along the south line of said 181.329 Acre Tract and the north line of said 103.11 Acre Tract a distance of 2,120.90 feet to a 1/2" iron rod set at the southwest corner of said 181.329 Acre Tract, and the northwest corner of said 103.111 Acre Tract;

THENCE N.22°26'10"W. along the west line of said 181.329 Acre Tract a distance of 1,614.45 feet to a 1/2" iron rod found at the southeast corner of a 57.895 Acre Tract of land conveyed to Ventana Hill, LTD by deed recorded in Document No. 2007068155 of the Official Public Records of Williamson County, Texas;

THENCE N.21°06'07"W. along the west line of said 181.329 Acre Tract and the east line of said 57.895 Acre Tract a distance of 1,137.50 feet to a 3/8" iron rod found at the northwest corner of said 181.329 Acre Tract, being also the southwest corner of a 44.37 Acre Tract of land conveyed to Ronald and Janice Smith by deed recorded in Volume 2267, Page 016 of the Official Records of Williamson County, Texas;

THENCE along the north line of said 181.329 Acre Tract and the south line of said 44.37 Acre Tract the following two courses:

1. N.68°31'55"E. a distance of 722.81 feet to a 1/2" iron rod set;
2. N.68°39'21"E. a distance of 983.13 feet 1/2" iron rod set at the southeast corner of said 44.37 Acre Tract and at the southwest corner of a 170.00 Acre Tract of land conveyed to Peterson Family Trust by deed recorded in Document No. 2011056854 of the Official Public Records of Williamson County, Texas;

THENCE N.68°19'38"E. along the north line of said 181.329 Acre Tract and the south line of said 170.00 Acre Tract a distance of 1,138.56 feet to a 1-1/2" iron pipe found at the northeast corner of said 181.329 Acre Tract and at the northwest corner of a 62.956 Acre Tract of land conveyed to Marvin and Iola Strum by deed recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas;

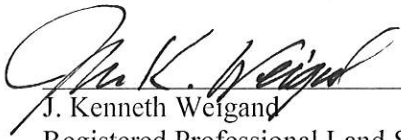
THENCE S.21°17'36"E. along the east line of said 181.329 Acre Tract and in part along the west line of said 62.956 Acre Tract and along the west line of a 136 Acre Tract of land conveyed to Wallin Management Company, LLC by deed recorded in Document No. 2003064874 of the Official Public Records of Williamson County, Texas, (pass at a distance of

181.663 Acres

1,523.86 feet a 1" galvanized pipe found at the southwest corner of said 62.956 Acre Tract, being also the northwest corner of said 136 Acre Tract) in all a distance of 3113.15 feet; to a point in the north line of said Huttupark Section 7 at the southwest corner of said 136 Acre Tract, at the southeast corner of said 181.329 Acre, from which a 1/2" iron rod found bears N.53°42'13"E., 1.30 feet;

THENCE N.83°10'04"W. along the south line of said 181.329 Acre Tract and the north line of said Huttupark Section 7, a distance of 788.38 feet to the said Point of Beginning.

Containing 181.663 acres, more or less, as shown on the survey attached.

 9/29/2017
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
F-10015400

All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

FM 1660 PUD

Planned Unit Development

1. GENERAL PROVISIONS

A. Title

This ordinance is known as the “FM 1660 & Ed Schmidt/ CR 119 Planned Unit Development Ordinances” and may be cited as “FM 1660 PUD”.

B. Purpose and Intent

The purpose of this plan is to ensure a PUD which: 1) is equal to, superior than/ or more consistent than that which would occur under the standard ordinance requirements, 2) is in compliance with the intent of the Development Agreement executed on September 21, 2017, 3) will give benefits through providing open space, parks and other amenities which outweigh the potential impact from more dense development on the site, 4) is adequately provisioned by essential public facilities and services, and 5) will be served by enhanced facilities including streets, fire protection, water and sanitation for the development and surrounding area, 6) will provide an enhanced architectural aesthetic.

C. Applicability to 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 UDC “Unified Development Code of the City of Hutto, Texas” (“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.

D. Severability

In case one or more provisions contained of the 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 not be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

E. Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor deviations from the approved PUD. The Development Services Department, or any subsequent authority, may approve minor deviations administratively, up to 10%, if the

deviations promote flexibility in design and are consistent with the intent of the original PUD approval.

An administrative approval is a ruling that would permit a practice that is not consistent with a specific provision of this ordinance but is justified by the provisions of the Section 1.B Intent and Purpose above. The Development Services Department, or subsequent authority, shall have the authority to approve or disapprove administratively a request for an administrative approval of a deviation up to 10%.

The request for an amendment to the PUD Ordinance, which is required to a public hearing, shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

F. 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.

2. DEVELOPMENT PLAN

- A. Unless otherwise modified below, the development shall meet the development standards of the base zoning districts SF-1, Residential: single household medium density, and B-1 Commercial: local/neighborhood, as illustrated on Exhibit A, and any other applicable requirements established in the UDC.

B. Permitted Uses in the PUD

- (i) The purpose of the Plan is to provide a mixed-use, walkable development including neighborhood retail and mixture of housing options. Exhibit A, the land use plan, illustrates the base zoning districts as SF-1 & B-1. Unless otherwise modified below, the uses permitted in these zoning districts by the UDC shall be permitted.
- (ii) Areas identified by SF-1, as depicted in Exhibit A, shall include single household attached (townhouse), single household detached condominium, not to exceed 10 units per acre, and single-residential with a 50' minimum lot width as a permitted use.
- (iii) The amount of each use permitted, is depicted on Exhibit A.

C. Phasing

- (i) In general, the development will be developed from west to east. A detailed phasing plan shall be reviewed and approved with the preliminary plan.
- (ii) Developer may reduce each phase size to 8% of the total number of lots in the development if it meets utility, health, and safety requirements. All other requirements in 10.605.3 apply to the development.

3. DEVELOPMENT STANDARDS

A. General standards

(i) Development Standards

	SF-1 Attached townhouse (alley loaded design)	SF-1 Detached Condominium (alley loaded design)	SF-1 (Minimum 50' Lot Width)
Lot area (min)	1,400 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Lot width at building line (min)	20'	90'	50'
Side yard setback (min)	0' for common walls	5' per UDC	5' per UDC
Side and rear yard for accessory building (min)	0' for common walls	5' per UDC	5' per UDC
Building height	35 ft. / 3 stories	35 ft. / 2.5 stories per UDC	35 ft. / 2.5 stories per UDC
Front setback	15'	15'	15' per UDC
Rear setback	5'	5'	15'
Dwelling Units Per acres (max)	N/A	10	N/A
Dwelling Units per structure (max)	N/A	1	N/A
Minimum building separation	N/A	10'	N/A
Minimum Parking	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit

B. Architectural Standards

- (i) Townhome buildings shall have three or more different exterior elevations for each of the building structure. Townhomes of the same elevation cannot be placed on adjacent lots or directly across the street from each other.
- (ii) The masonry requirements, established in 10.406.4.5.1 of the UDC, shall not be required for the attached townhome product, and instead will incorporate enhanced design features to allow for a contemporary bungalow architectural theme. The list of design feature examples is as follows, 2 features per home are required:
 - a. Masonry (brick, stone) wainscot at least 4 ft. per unit on all exterior walls, if the side and rear walls are not those materials.
 - b. Functional front porch at least 60 sq. ft. with at least 5 ft clear between any columns and a minimum of 10' in column width.

- c. One of the following green building certifications: National Association of Home Builders National Green Building Program: ANSI ICC 700-2008 National Green Building Standard, Bronze, Silver, or Gold. or U.S. Green Building Council Leadership in Energy and Environmental Design (LEED): Certified, Silver, Gold or Platinum.
- d. The use of recessed windows and the expression of columns and beams that create shadow and texture.
- e. Break up at least 30% of the front elevation to provide shadow relief by using recessed areas, offsets, wainscot, etc.
- f. Shirt fronting must not stop abruptly on the corner of the front elevation. Material must wrap a minimum of 2.5 feet around the side elevation.
- g. Pedestrian scaled/first floor entries, recessed entries, or forecourts.
- h. Any other design feature as approved by the Development Services Department, or subsequent authority.

(iii) Architectural standards for the Detached Condominium (Alley Loaded Design) and SF-1 (50' minimum lot width) are as follows:

- Unless modified below, shall comply with the architectural standards established in 10.406.3 of the UDC: Single household detached and two to four household residence design.
- May use stucco as exterior material.
- Shall have five or more different elevations for each of the detached condominium and single-family detached products. (Different trim levels on houses with a nearly identical floor plan are not considered different elevations.) Houses of the same elevation, including those with identical, similar or mirrored floor plans, cannot be placed on adjacent lots, directly across the street, or diagonally from each other.
- May have a 3-car garage. If a 3-car garage is provided, then Section 10.406.3.3.1 is modified as follows: "...A front loaded garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 60% of the house linear frontage, and must be recessed at a minimum of three (3) feet."
- The required elements established in 10.406.3.5 of the UDC, shall be replaced with the list of design features below. Two (2) features per home are required:
 - a. Side, rear, or detached garage.
 - b. Masonry (brick, stone) wainscot at least 4 ft. per unit on all exterior walls, if the side and rear walls are not those materials.
 - c. Functional front porch at least 80 sq. ft. with at least 5 ft clear between any columns and a minimum of 10' in column width.
 - d. One of the following green building certifications: National Association of Home Builders National Green Building Program: ANSI ICC 700-2008 National Green Building Standard, Bronze, Silver, or Gold. or U.S. Green Building Council Leadership in Energy and Environmental Design (LEED): Certified, Silver, Gold or Platinum.

- e. The use of recessed windows and the expression of columns and beams that create shadow and texture.
- f. Break up at least 30% of the front elevation to provide shadow relief by using recessed areas, offsets, wainscot, etc.
- g. Shirt fronting must not stop abruptly on the corner of the front elevation. Material must wrap a minimum of 2.5 feet around the side elevation.
- h. Pedestrian scaled/first floor entries, recessed entries, or forecourts
- i. Any other design feature as approved by the Development Services Department, or subsequent authority.

C. Streets

(i) Neighborhood Collector

- a. Per Section 1.3 Roadways of the DA, a minimum two (2) lane neighborhood collector with middle turn lane is to be constructed with a single roundabout at central location shall be provided extending east from the extension of C.R. 119/ Ed Schmidt through the property to F.M. 1660 and a single landscaped round-a-bout at the central intersection. The precise alignment of the neighborhood collector included in the Plan may be varied to allow adjustments that increase the compatibility to the right-of-way with existing neighborhoods or existing roadways. Exhibit A illustrates the primary circulation pattern and location of the neighborhood collector.
- b. Additional round-a-bouts may be provided as depicted on Exhibit A.
- c. Two landscaped medians, not to exceed 500' in length, at the entrances to the Project at C.R. 119 and F.M. 1660 shall be provided.

(ii) Street Cross Sections

- a. Roadway cross sections for the PUD are defined on Exhibit B.
- b. On-street parking may be provided with recessed parking that does not impede the bicycle lanes.
- c. If parking is to be prohibited, the Developer shall provide and maintain signage, or other mechanism approved by the City of Hutto, to prohibit parking along one side of the local street.

(iii) Alleys

- a. Alleys will have a 20' ROW and shall be private and maintained by the Home Owners Association as outlined in the CCNRs.

(iv) Maintenance

- a. Landscaped medians and the center of the round-a-bouts shall be maintained by the Home Owners Association (HOA) and shall be outlined in the CCNR's.

D. Common Open Space/ Parkland

- 1. To facilitate a connected trail network, a ten-foot shared use path shall be provided along the south side of the Major Collector (Neighborhood

Collector), as shown on Exhibit B and shall connect to the Multi-use trail proposed in the floodplain.

2. Common Open Space

- ii. As required by the Development Agreement, the developer shall construct a minimum of two pocket parks. Four (4) acres of publically accessible open space shall be distributed throughout the Property as depicted as Pocket Parks in Exhibit A. No pocket park shall be less than $\frac{1}{4}$ of an acre and shall conform to the Form Based Code section of the UDC.
- iii. The location and configuration of the pocket parks may be adjusted as approved by the Director of Development Services with the recommendation of the Director of Parks and Recreation.
- iv. Each park shall be furnished with at least two amenities from the list below:
 - Play scape & water fountain,
 - Swing set
 - Sports court & water fountain
 - BBQ pit & picnic table, or
 - Any other amenity as approved by the Development Services Department.
- v. The amenity center shall comply with the conditions established in 10.309.2.3 and the UDC.

(ii) Parkland

- a. 22.35 acres of flood plain shall be dedicated to the City at the time of subdivision.
- b. A multi-use trail shall be constructed within the flood plain in the location generally depicted on Exhibit A. The trails shall be:
 - Approximately 3,500 linear feet long,
 - 8 feet in width, and
 - Comprised of decomposed granite.

(iii) Maintenance

- a. The pocket parks and trail shall be maintained by the Home Owners Association and shall be outlined in the CCNR's.

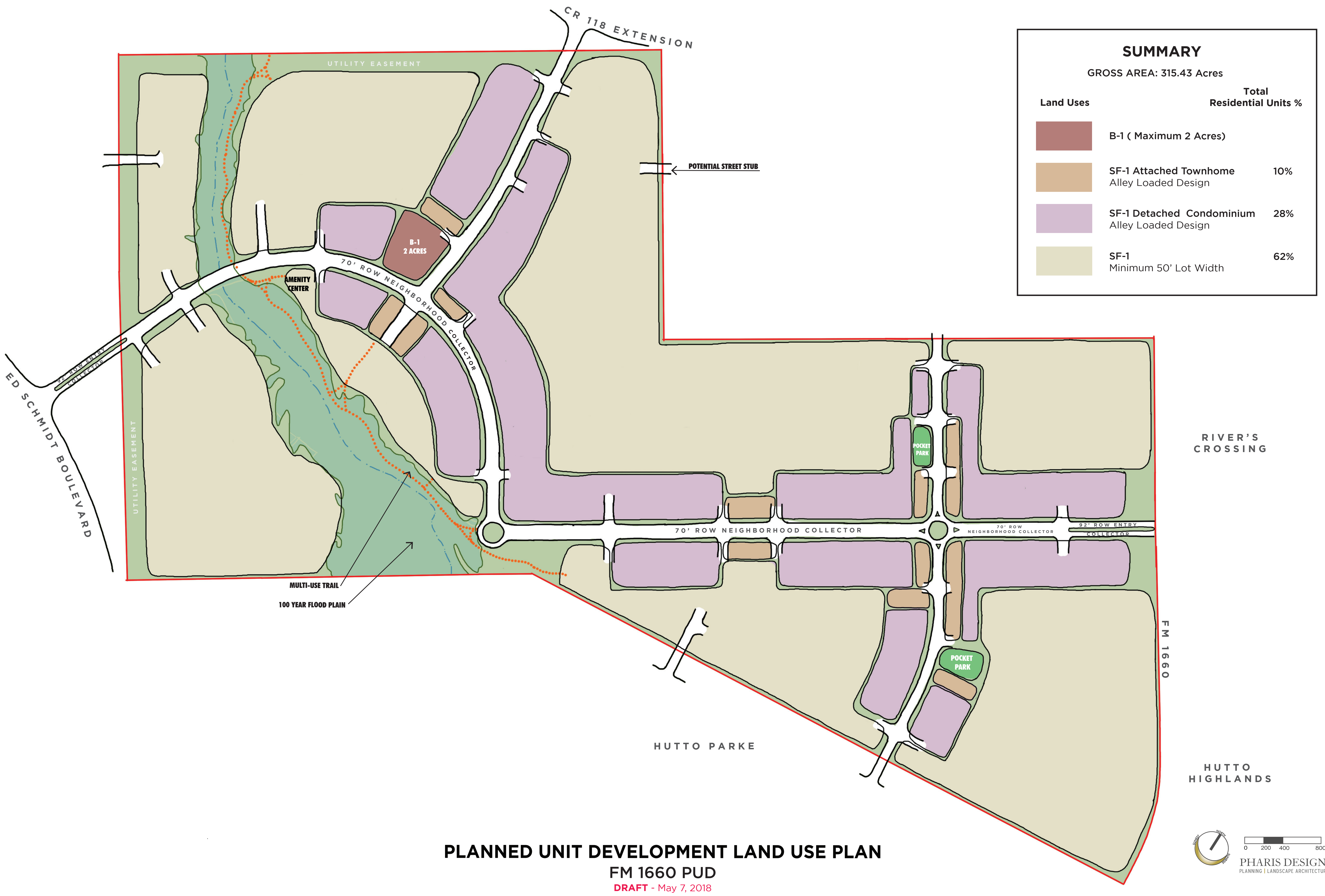
(iv) Landscape requirements for townhomes will comply with the landscaping requirements in 10.407.4 of the UDC for a structure containing four or less dwelling units and 10.407.5 for structures containing 5 or more dwelling units.

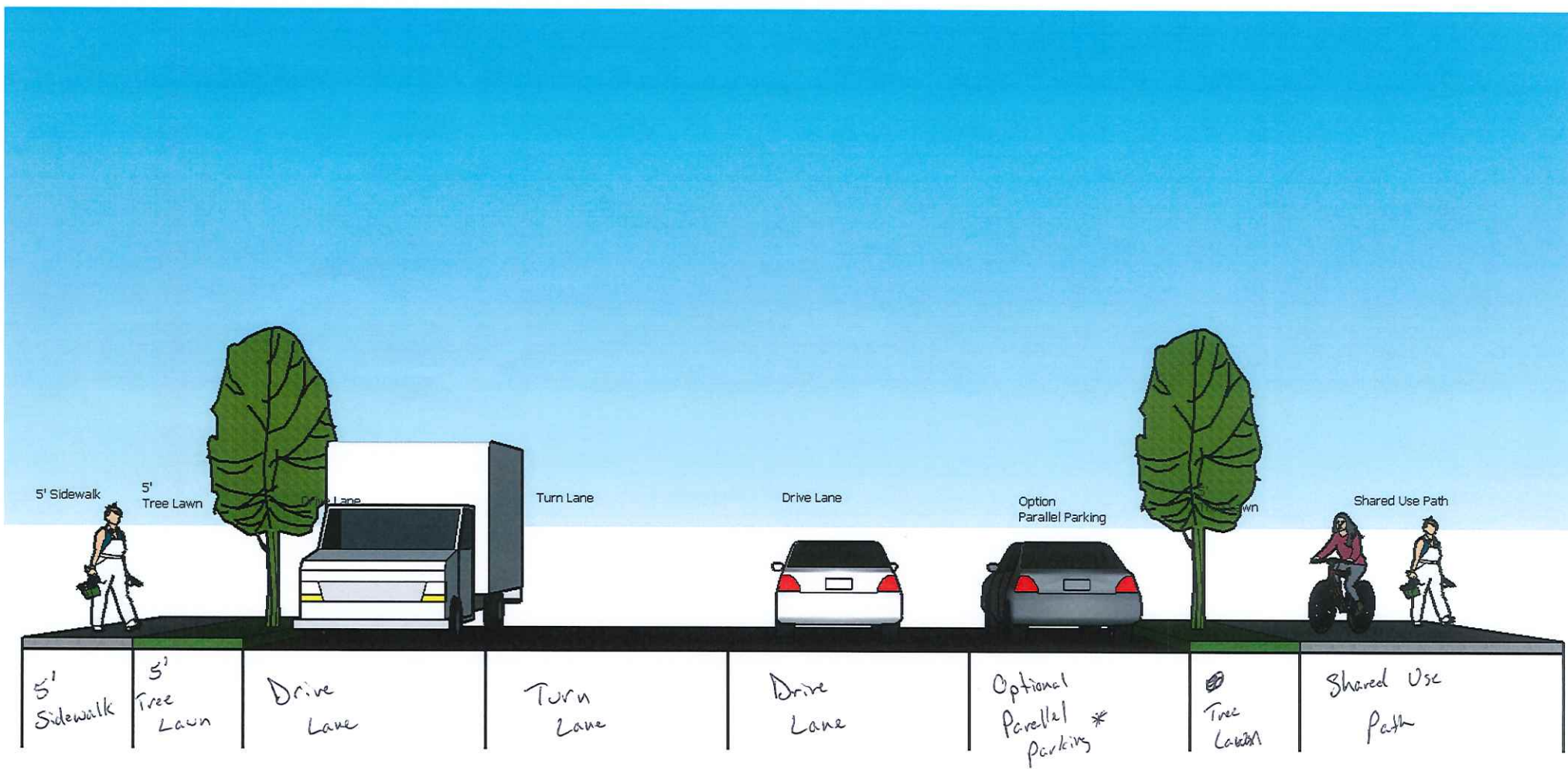
(v) Fencing requirements established in 10.408.5 of the UDC – both for residential, commercial, and perimeter fences shall apply.

4. EXHIBITS

(i) Exhibit A- Land use plan

(ii) Exhibit B- Roadway cross sections









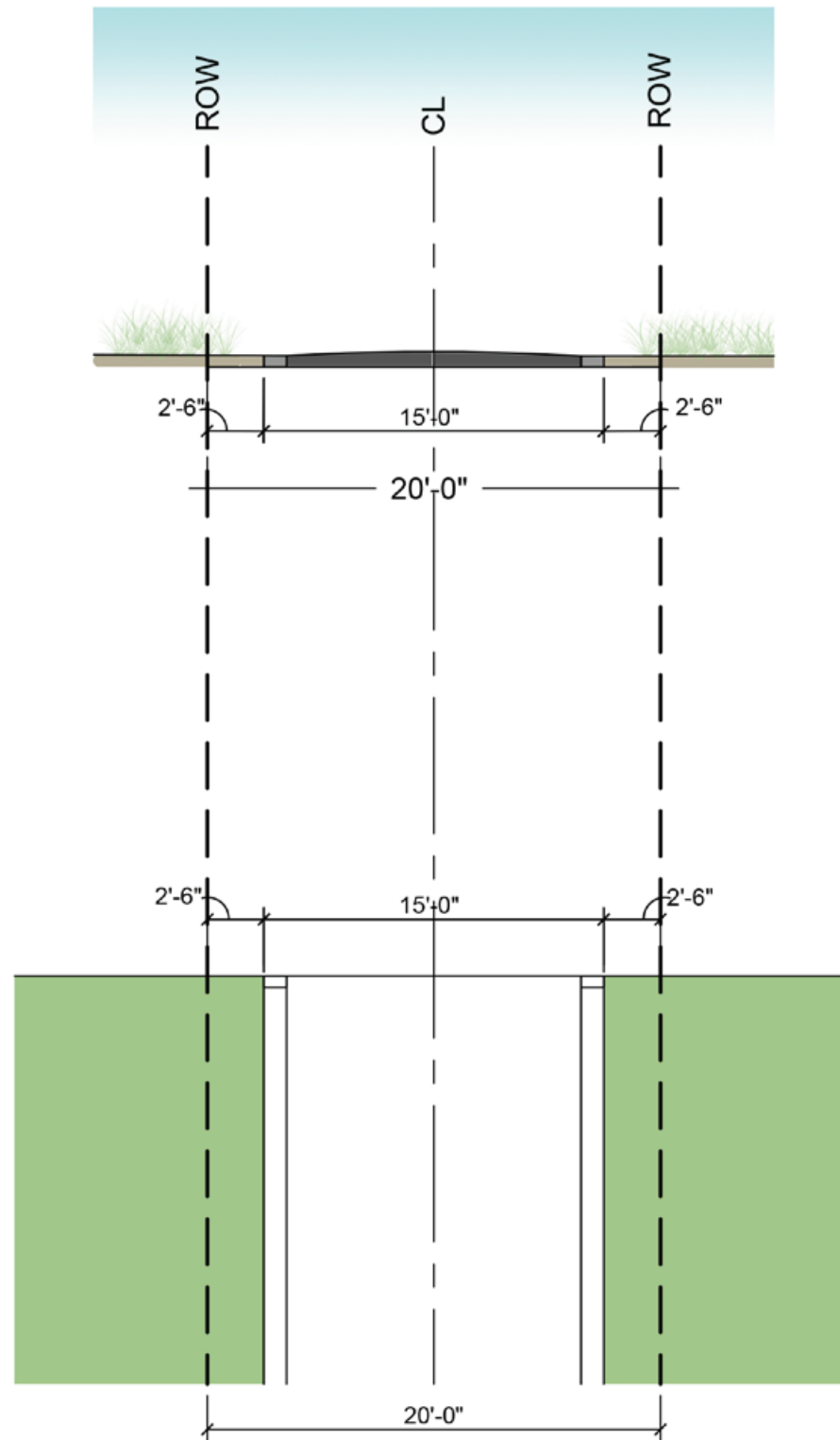






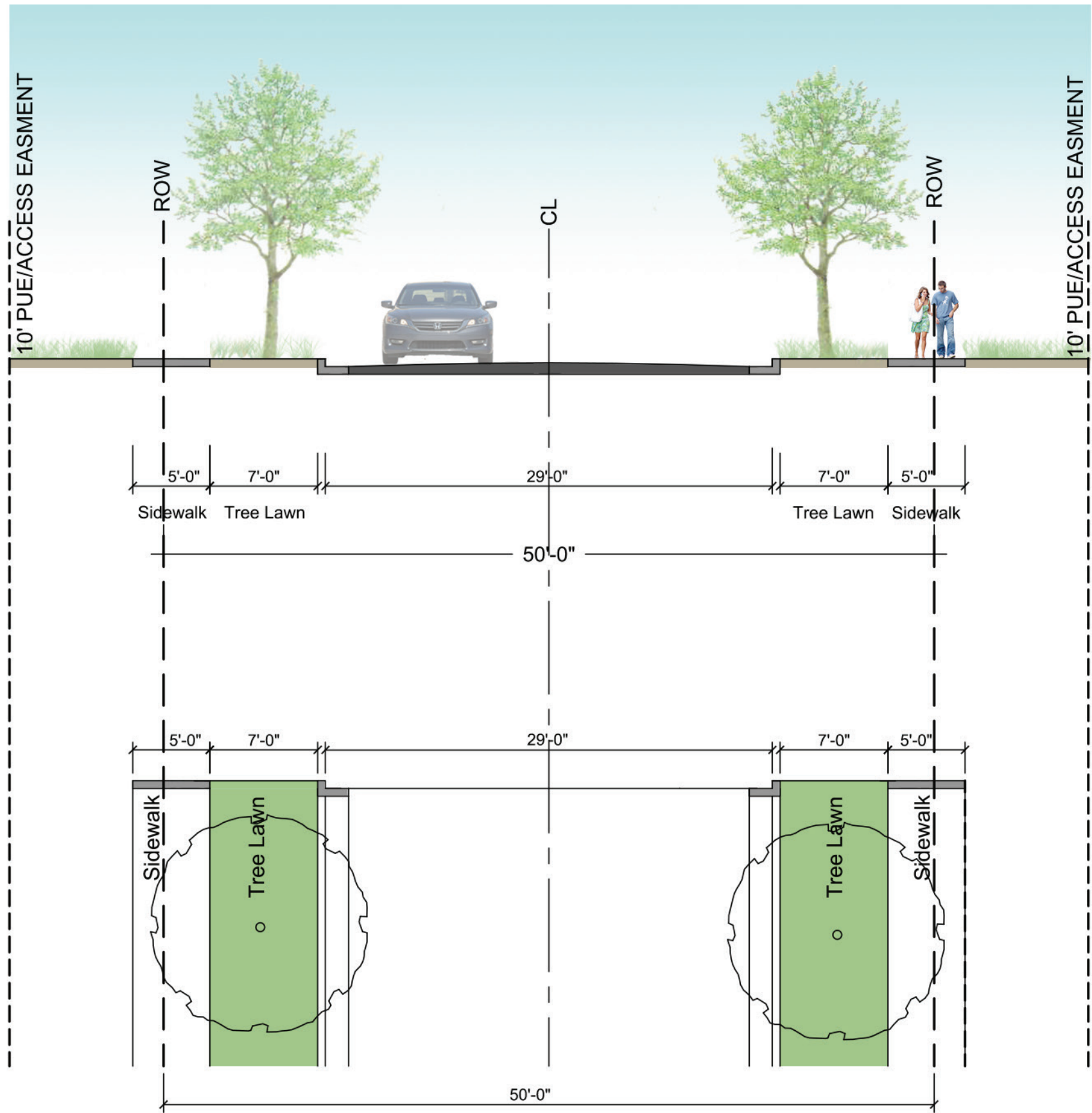


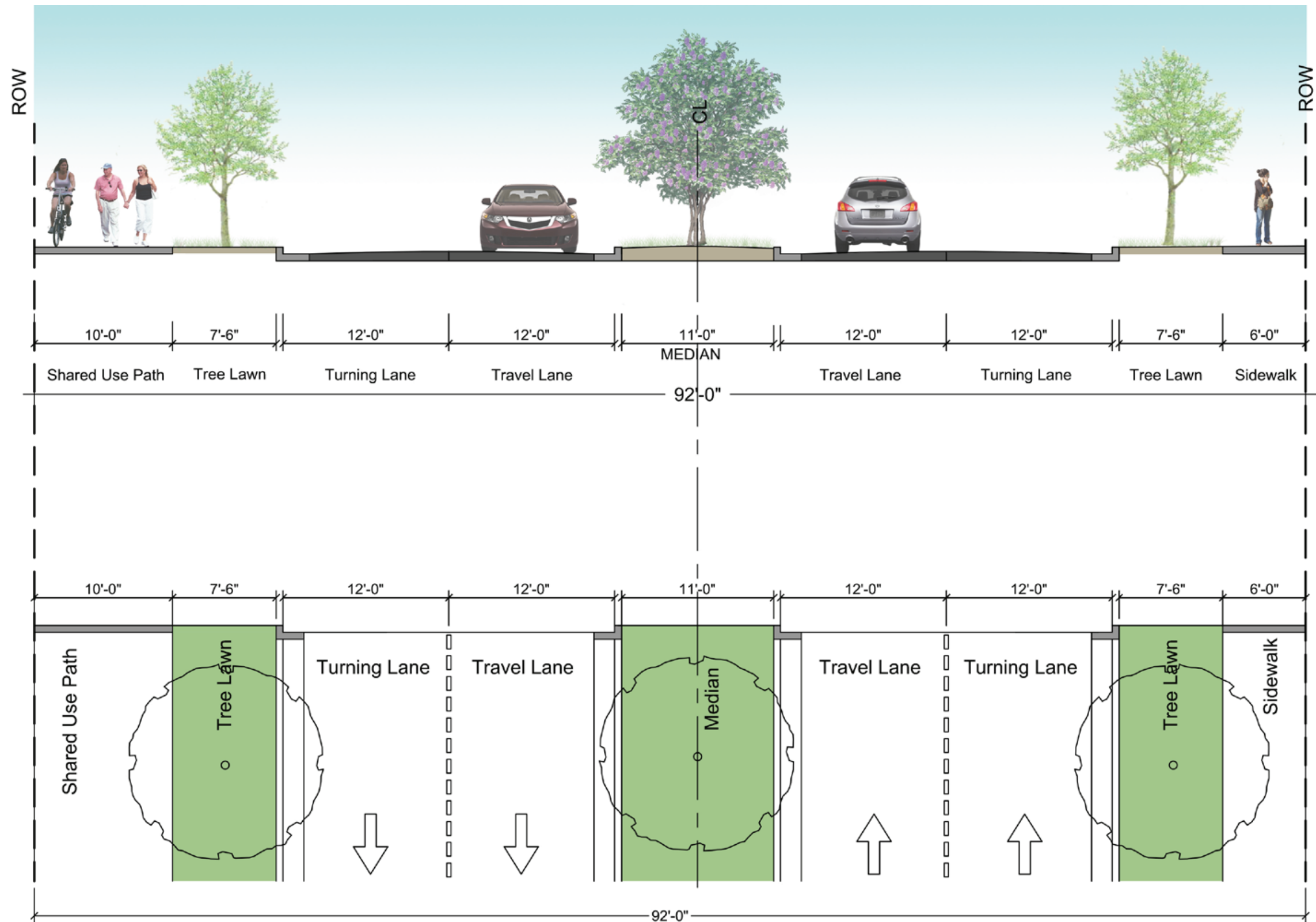


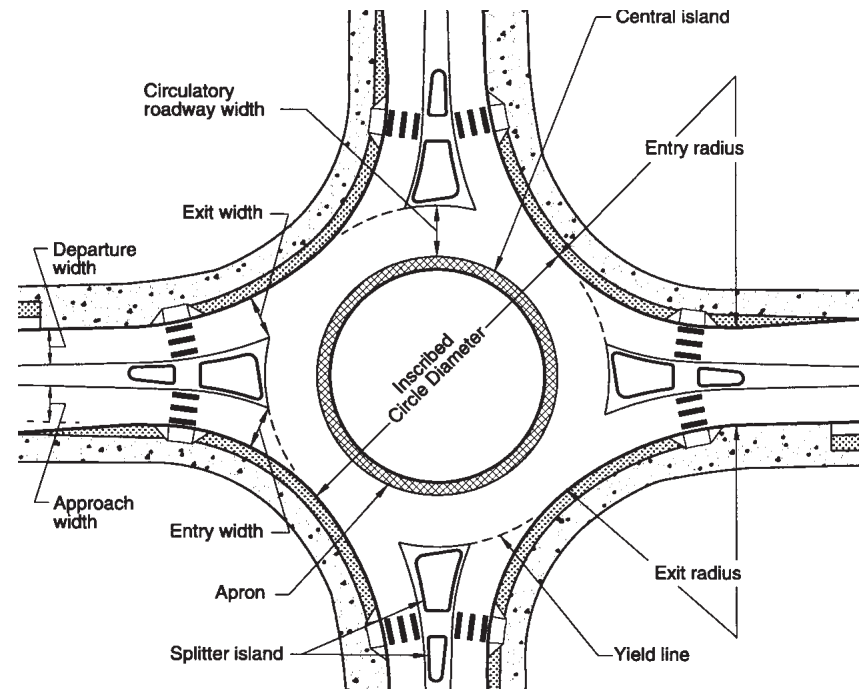


FM 1660 PUD
20' - PRIVATE DRIVE

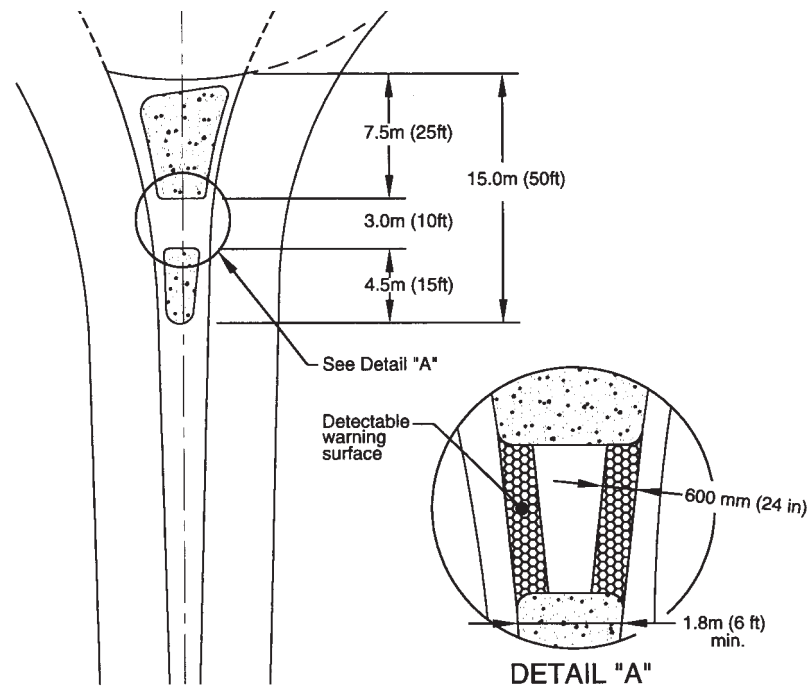
DRAFT - May 29, 2018







GEOMETRY ELEMENTS OF THE ROUNDABOUT



SPLITTER ISLAND DETAIL

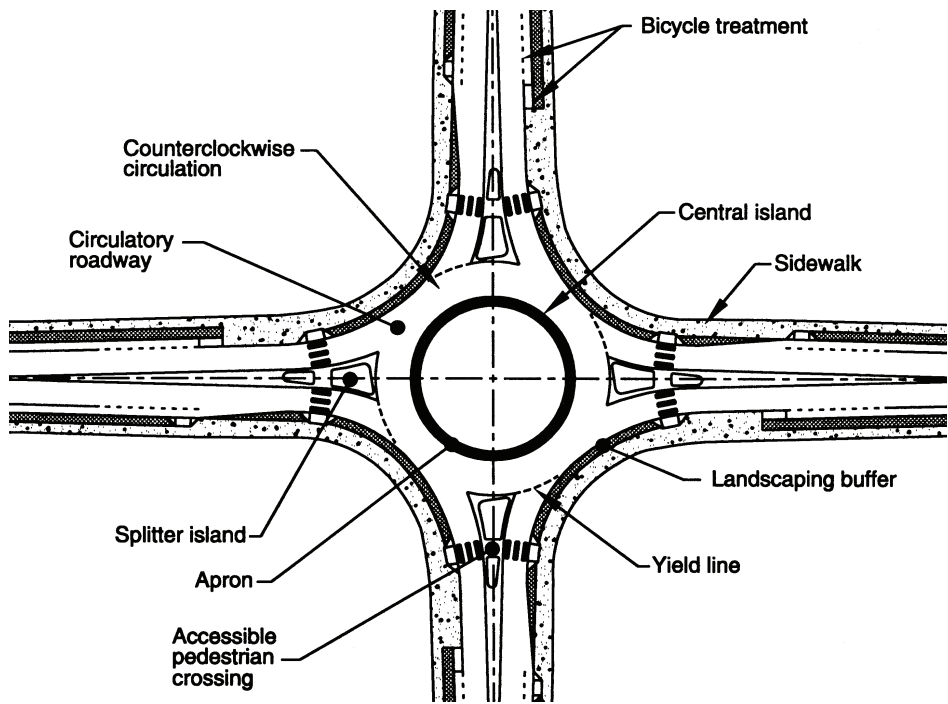
Source: Roundabouts: An informational guide, U.S. Department of Transportation, Federal Highway Administration
Publication No. FHWA-RD-00-067

FM 1660 STANDARD

Design Element	Mini-Roundabout	Urban Compact	Urban Single-Lane	Urban Double-Lane	Rural Single-Lane	Rural Double-Lane
Recommended maximum entry design speed	25 km/h (15 mph)	25 km/h (15 mph)	35 km/h (20 mph)	40 km/h (25 mph)	40 km/h (25 mph)	50 km/h (30 mph)
Maximum number of entering lanes per approach	1	1	1	2	1	2
Typical inscribed circle diameter ¹	13 m to 25 m (45 ft to 80 ft)	25 to 30 m (80 to 100 ft)	30 to 40 m (100 to 130 ft)	45 to 55 m (150 to 180 ft)	35 to 40 m (115 to 130 ft)	55 to 60 m (180 to 200 ft)
Splitter island treatment	Raised if possible, crosswalk cut if raised	Raised, with crosswalk cut	Raised, with crosswalk cut	Raised, with crosswalk cut	Raised and extended, with crosswalk cut	Raised and extended, with crosswalk cut
Typical daily service volumes on 4-leg roundabout (veh/day)	10,000	15,000	20,000	Refer to Chapter 4 procedures	20,000	Refer to Chapter 4 procedures

1. Assumes 90-degree entries and no more than four legs.

BASIC ROUNDABOUTS DESIGN CHARACTERISTICS



KEY ROUNDABOUT ELEMENTS

PUBLIC NOTICE NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO
ALL INTERESTED PERSONS
THAT THE HUTTO CITY COUNCIL WILL
HOLD A PUBLIC HEARING REGARDING:

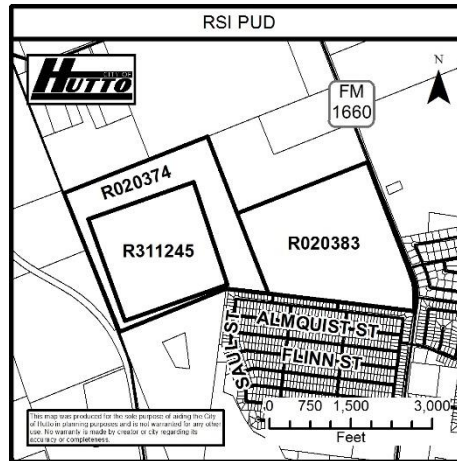
Planned Unit Development (PUD) zoning
change request for the property known as
the **RSI Planned Unit Development (PUD)**,
315.28 acres, more or less, of land, out of the
John Dykes Survey, Abstract No. 186, in
Williamson County, Texas, located between
FM 1660 North (east boundary) and
CR 119 (west boundary).

The public hearing will be held on:
May 17, 2018 at 7:00 p.m.

Hutto City Hall
401 W. Front St., Hutto, Texas

For additional information the public
may contact Development Services at
512-759-3479 or planning@huttotx.gov

Publication Date: April 29, 2018



CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8B. **AGENDA DATE:** June 07, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration and possible action on the first reading of an ordinance regarding the proposed annexation of the Pollard Tracts, 65.925 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

A Municipal Service Plan (MSP) has been drafted per the Council's directive from their regularly scheduled meeting on April 19, 2018.

The next step in the annexation process is to conduct the second and final reading of the annexation ordinance. An annexation ordinance requires a second reading prior to final approval.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

The City Attorney has approved the process as to form.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the first reading of the ordinance.

SUPPORTING MATERIAL:

1. [Ordinance - Pollard Tract Annexation \(65.925 ac\)](#)

ORDINANCE NO.

AN ORDINANCE ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF HUTTO, TEXAS, TO WIT: 65.925 ACRES, MORE OR LESS, OF LAND, DESCRIBED IN EXHIBIT “A”, ALL OF SAID PROPERTY BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, AND ALL ADJACENT ROADWAYS BEING FOR ANNEXATION; EXTENDING THE BOUNDARY LIMITS OF HUTTO SO AS TO INCLUDE SAID PROPERTY WITHIN HUTTO’S CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH PROPERTY SHALL BECOME A PART OF THE CITY OF HUTTO AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, the City of Hutto, Texas (the “City”) is a duly constituted home-rule municipality and, as such, is authorized to annex territory subject to the laws of the State of Texas and subject to its Charter, and;

WHEREAS, pursuant to Section 43.028 of the Texas Local Government Code, the owners of a tract of land containing 65.925 acres, more or less, of land, situated in the William Gatlin Survey, Abstract No. 271, in Williamson County, Texas (the “Property”), said Property being situated in Williamson County, Texas, and being more particularly described in **Exhibit “A”** attached hereto and made part hereof by reference for all purposes, have petitioned the City Council in writing to annex the Property, and;

WHEREAS, the procedures prescribed by the Charter of the City of Hutto and the applicable laws of the State of Texas have been duly followed with respect to the Property, and;

WHEREAS, the City Council of the City of Hutto by resolution directed the City’s Development Services Director to prepare a service plan that provided for the extension of full municipal services to the Property, and such service plan was duly prepared and described in **Exhibit “B”** attached hereto and made part hereof by reference for all purposes, and;

WHEREAS, such Property is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside, and;

WHEREAS, after considering the public testimony received at each hearing, the City Council of the City of Hutto determines that annexation of the Property is proper in all respects and that such action is in the best interests of the community and its citizens, and;

WHEREAS, and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, concerning public notices, hearings, and other procedural matters has been fully complied with, and;

WHEREAS, the City Council of the City of Hutto determines that the Property for annexation which is more fully described in **Exhibit “A”** should become annexed.

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

SECTION I.

That all of the above recitations are found to be true and correct and are incorporated into the body of this ordinance.

SECTION II.

That the Property described in the attached **Exhibit “A”**, together with adjacent roadways, be and is hereby annexed and brought within the corporate city limits of the City of Hutto, Texas, and same is hereby made an integral part hereof; and that the boundary limits of the City of Hutto be the same are hereby extended to include the above described territory within the city limits of the City of Hutto, and the same shall hereinafter be included within the territorial limits of the City of Hutto, Texas and designated as REC (Recreation) Zoning District.

SECTION III.

That the owners and present and future inhabitants of the area herein annexed be entitled to all rights and privileges of other citizens and property owners of the City of Hutto, and hereby bound by all acts, ordinances, resolutions and regulations of the City, and all other legal actions now in full force and effect and all those which may be hereafter adopted.

SECTION IV.

That the appropriate city official of the City of Hutto is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official maps and boundaries of the City of Hutto, heretofore adopted and amended, so as to include the aforementioned territory hereby annexed, be and are hereby amended as part of the City of Hutto, Texas, as required by law.

SECTION V.

That the Service Plan providing for extension of municipal services to the areas proposed to be annexed, attached hereto and incorporated herein as **Exhibit “B”**, is hereby approved.

SECTION VI.

That the City Secretary is hereby directed and authorized to file a certified copy of this ordinance in the Office of the County Clerk of Williamson County, Texas.

SECTION VII.

If any section, subsection, sentence, phrase, or word of this ordinance be found to be illegal, invalid or unconstitutional or if any portion of said Property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this ordinance or the application of any other section, sentence, phrase or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this ordinance and would have annexed the valid Property without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

SECTION VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are hereby expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. That 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 thereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION IX.

This ordinance shall take effect and be in force from and after its passage.

READ and **APPROVED** on first reading on this the **7th** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

Pollard property (65.925 acres)



CR-197

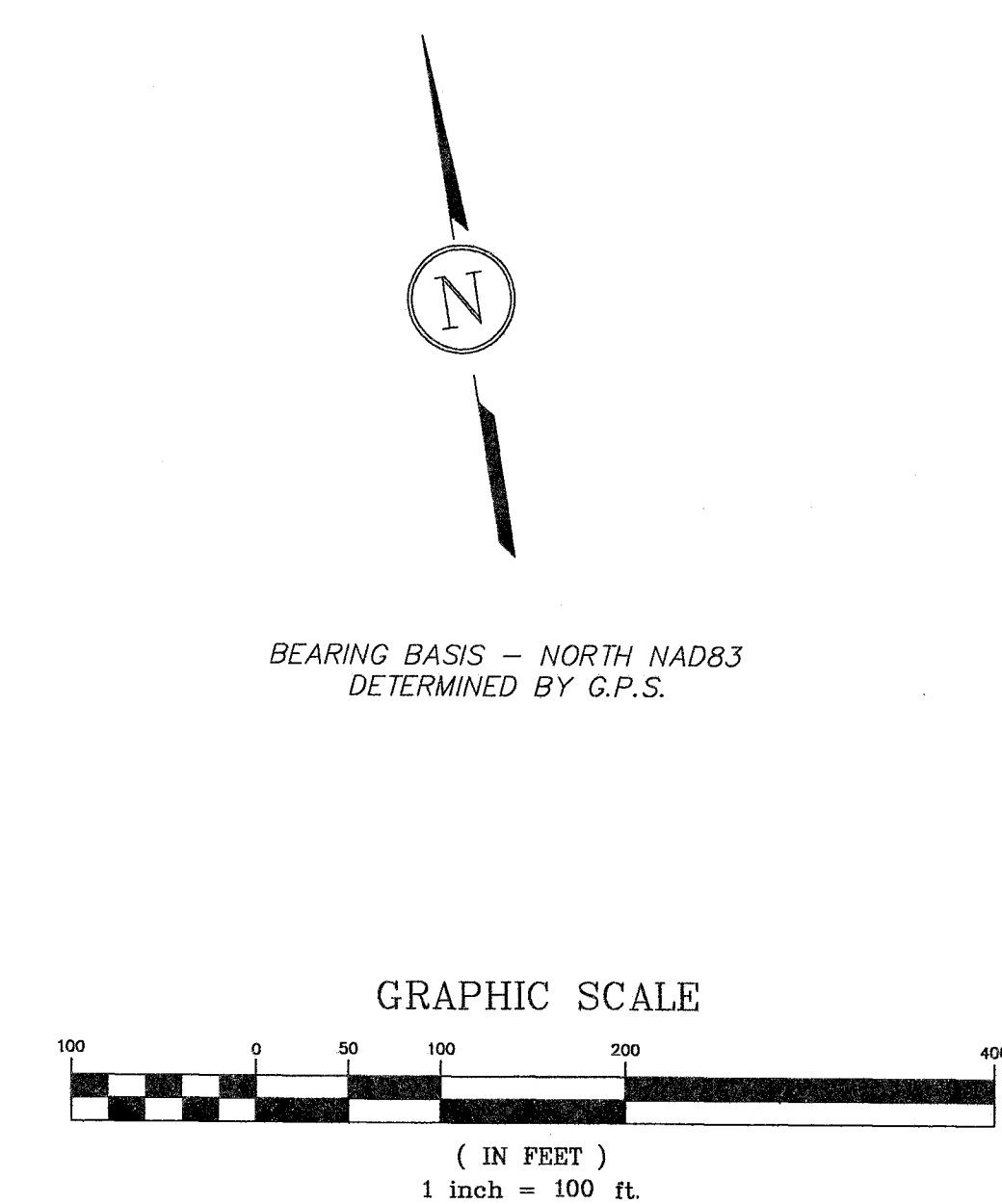
R525333
(17.26 acres)

R395205
(48.665 acres)

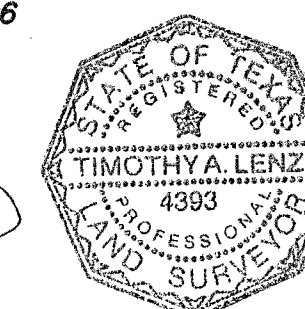
CR-137

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.





TIMOTHY A. LENZ, R.P.L.S. #4393



THIS SURVEY PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS OR RESTRICTIONS OF RECORD NOT SHOWN.

MAP OF SURVEY
65.90 ACRES

PORTION OF THE WILLIAM GATLIN SURVEY,
ABSTRACT 271, WILLIAMSON COUNTY,
TEXAS.

LENZ & ASSOCIATES, INC.

 FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
SURVEY #: 2005-1238N-1 F.B.

EXHIBIT A

TRACT 2
FIELD NOTES TO ACCOMPANY MAP OF SURVEY
48.64 ACRES
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 48.64 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 16 ACRE TRACT CALLED SIXTH PARCEL, A PORTION OF THAT CERTAIN 10.5 ACRE TRACT CALLED FOURTH PARCEL, A PORTION OF THAT CERTAIN 6.5 ACRE TRACT CALLED THIRD PARCEL AND A PORTION OF THAT CERTAIN 26.5 ACRE TRACT CALLED SECOND PARCEL - SECOND TRACT DESCRIBED IN A DEED TO STONY BROOK RANCH RECORDED IN VOLUME 611, PAGE 125 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. THE HEREIN DESCRIBED 48.64 ACRES ALSO BEING A PORTION OF THAT CERTAIN 8.749 ACRES CALLED TRACT ONE AND THAT CERTAIN 43.251 ACRES CALLED TRACT TWO IN A DEED TO ELIZABETH L. POLLARD RECORDED IN DOCUMENT NUMBER 199961968 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 48.64 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch diameter steel pin found on the east line of County Road 137 at the westerly most northwest corner of the said 43.251 acre Pollard tract, also being at the southwest corner of the remainder portion of the said 16 acre Stony Brook Ranch tract;

THENCE, with the east line of County Road 137, the following three (3) courses and distances:

- 1) N 25°48'50" E, 14.75 feet to a ½ inch diameter steel pin found;
- 2) N 12°12'49" E, at 37.95 feet passing a ½ inch diameter steel pin found at the southwest corner of the said 8.749 acre Pollard tract, the same being the northwest corner of the remainder portion of the said 16 acre Stony Brook Ranch tract, and continuing with the west line of the said 8.749 acre Pollard tract for a total distance of 114.98 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the southerly most corner of that certain 1.070 acre tract described in a deed to Williamson County, Texas recorded in Document Number 2004034196 of the Official Public Records of Williamson County, Texas;
- 3) N 23°33'16" E, crossing the said 8.749 acre Pollard tract, along the east line of the said 1.070 acre Williamson County, Texas tract, passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at 314.34 feet and continuing a total distance of 609.79 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the intersection with the east line of the said 8.749 acre Pollard tract, at an easterly corner of the said 1.070 acre Williamson County, Texas tract, the same being the southerly most corner of that certain 7.000 acre tract described in a deed to Williamson County, Texas recorded in Document Number 2009059205 of the Official Public Records of Williamson County, Texas;

Tract 2
48.64 Acres
Page 2 of 3

THENCE, S 06°40'27" E, along the east line of the said 8.749 acre Pollard tract, the same being the west line of that certain 79.93 acre tract described in a deed to BLS Strategic Investments, LLC, recorded in Document Number 2006029584 of the Official Public Records of Williamson County, Texas, passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at 371.90 feet and continuing a total distance of 866.40 feet to a ½ inch diameter steel pin found at the southeast corner of the said 8.749 acre Pollard tract, the same being the southwest corner of the said 79.93 acre BLS Strategic Investments, LLC tract, and being on the north line of the said remainder portion of the 16 acre Stony Brook Ranch tract;

THENCE, S 57°53'22" E, a distance of 851.91 feet along the north line of the remainder portion of the 16 acre and 10.5 acre Stony Brook Ranch tracts, the same being the south line of the said 79.93 acre BLS Strategic Investments, LLC tract, to a ½ inch diameter steel pin found on the west line of the said 6.5 acre Stony Brook Ranch tract at an exterior corner of the said 79.93 acre BLS Strategic Investments, LLC tract;

THENCE, N 09°11'28" E, a distance of 71.06 feet to a ½ inch diameter steel pin found at the northwest corner of the remainder portion of the said 6.5 acre Stony Brook Ranch tract, the same being an interior corner of the said 79.93 acre BLS Strategic Investments, LLC tract;

THENCE, S 80°44'44" E, a distance of 321.22 feet to a ½ inch diameter steel pin found on the west line of the said 26.5 acre Stony Brook Ranch tract at the northeast corner of the remainder portion of the said 6.5 acre Stony Brook Ranch tract, and being an exterior corner of the said 79.93 acre BLS Strategic Investments, LLC tract;

THENCE, N 09°15'39" E, a distance of 375.27 feet along the east line of the said 79.93 acre BLS Strategic Investments, LLC tract, the same being the west line of the said 26.5 acre Stony Brook Ranch tract, to a point in a 6" diameter hackberry tree, from which a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. for reference bears N 02°24' E, 0.48 feet;

THENCE, S 79°54'15" E, at 291.92 feet passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the east line of the said 26.5 acre Stony Brook Ranch tract, being a common line with the said 43.251 acre Pollard tract, and continuing a total distance of 587.71 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the east line of the said 43.251 acre Pollard tract, from which a ½ inch diameter steel pin found at the northeast corner of the said 43.251 acre Pollard tract bears N 09°31'47" E, 554.89 feet;

THENCE, S 09°31'47" W, a distance of 1439.98 feet to a point in the center of Brushy Creek at the southeast corner of the said 43.251 acre Pollard tract;

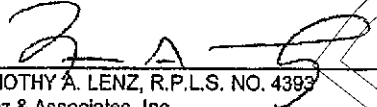
Tract 2
48.64 Acres
Page 3 of 3

THENCE, with the center of Brushy Creek and south line of the said 43.251 acre Pollard tract, the following seven (7) courses and distances:

- 1) N 77°59'38" W, 272.98 feet to a point;
- 2) N 58°28'38" W, 256.50 feet to a point;
- 3) N 64°11'38" W, 603.31 feet to a point;
- 4) N 64°35'38" W, 367.26 feet to a point;
- 5) N 35°47'38" W, 718.67 feet to a point;
- 6) N 20°39'40" W, 320.25 feet to a point;
- 7) N 14°32'14" W, 90.31 feet to a point on the east line of County Road 137;

THENCE, N 26°32'17" E, a distance of 203.60 feet along the east line of County Road 137 to the PLACE OF BEGINNING, containing 48.64 acres of land, more or less.

BEARINGS BASED ON NORTH, N.A.D. 1983


TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

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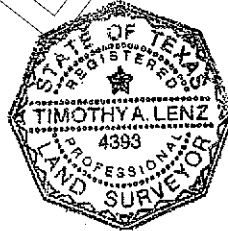


EXHIBIT B

**FIELD NOTES TO ACCOMPANY MAP OF SURVEY
17.26 ACRES
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 17.26 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 79.93 ACRE TRACT DESCRIBED IN A DEED TO BLS STRATEGIC INVESTMENTS LLC RECORDED IN DOCUMENT NUMBER 2006029584 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 17.26 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch diameter steel pin found at the southwest corner of the said 79.93 acre tract, the same being at the southeast corner of the remainder portion of that certain 8.749 acre tract called Tract One in a deed to Elizabeth L. Pollard recorded in Document Number 199961968 of the Official Public Records of Williamson County, Texas, and being on the north line of that certain 5.741 acre tract described in a deed to Elizabeth L. Pollard recorded in Document Number 2006110918 of the Official Public Records of Williamson County, Texas;

THENCE, N 06°40'27" W, a distance of 866.40 feet along a westerly line of the said 79.93-acre tract and east line of the said 8.749 acre Pollard tract to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the east right-of-way line of County Road 137 at the easterly most corner of that certain 1.070 acre portion of the said 8.749 acre Pollard tract described in a deed to Williamson County, Texas recorded in Document Number 2004034196 of the Official Public Records of Williamson County, Texas, the same being at the southerly most corner of that certain 7.000 acre tract described in a deed to Williamson County, Texas recorded in Document Number 2003059205 of the Official Public Records of Williamson County, Texas;

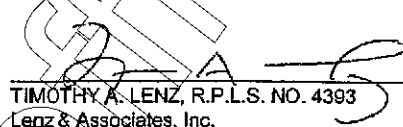
THENCE, S 52°38'34" E, a distance of 1523.60 feet, crossing the said 79.93 acre tract, to a point in a 6 inch diameter hackberry tree at an exterior corner of the said 5.741 acre Pollard tract, from which a ½ inch diameter steel pin set with cap stamped Lenz & Assoc for reference bears N 02°24' E, 0.48 feet;

THENCE, with common lines between the said 79.93-acre tract and the said 5.741 acre Pollard tract, the following four (4) courses and distances:

- 1) S 09°15'39" W, 375.27 feet to a ½ inch diameter steel pin found;
- 2) N 80°44'44" W, 321.22 feet to a ½ inch diameter steel pin found;
- 3) S 09°11'28" W, 71.06 feet to a ½ inch diameter steel pin found;
- 4) N 57°53'22" W, 851.91 feet to the **PLACE OF BEGINNING**, containing 17.26 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

DATE OF SURVEY: NOVEMBER 18, 2013


TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc.
Firm No. 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174

(2005-1238N.oc)

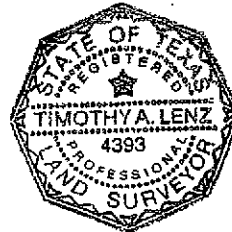


Exhibit "C"

1. Easement dated September 26, 1928, executed by W. H. Farley, Sr. to Texas Power & Light Company, recorded in Volume 239, Page 127, Deed Records, Williamson County, Texas.
2. Right of Way Easement dated November 10, 1936, executed by Hal C. Farley to Texas Power & Light Company, recorded in Volume 281, Page 598, Deed Records, Williamson County, Texas.
3. Right of Way Easement dated August 29, 1974, executed by Hal C. Farley to Jonah Water Supply Corp., recorded in Volume 598, Page 19, Deed Records, Williamson County, Texas.
4. Right of Way Easement dated April 25, 1972, executed by Dr. Jay J. Johns to Manville Water Supply Corp., recorded in Volume 598, Page 721, Deed Records, Williamson County, Texas;
5. Easement and Right of Way dated March 3, 2004, executed by Elizabeth L. Pollard to Oncor Electric Delivery Company, recorded under Document No. 2004023224, Official Public Records, Williamson County, Texas;
6. The rights of Upper Brushy Creek Water Control and Improvement District to levy taxes and issue bonds;
7. General real estate taxes for 2018 and subsequent years.

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

**CITY OF HUTTO
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF**

EXHIBIT “B”

**65.925 acres, more or less, of land, out of the
William Gatlin Survey, Abstract No. 271, in Williamson County, Texas.**

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE

Existing Services: Williamson County Emergency Service District #3

Services to be Provided:

Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE

Existing Services: Williamson County Sheriff's Department

Services to be Provided:

Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION

Existing Services: None

Services to be Provided:

The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING

Existing Services: Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:

The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto's Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services may be provided within the departments' current budgets with additional staffing as needed.

LIBRARY

Existing Services: None

Services to be Provided:

City Library privileges will be available to future residents in this area.

HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Williamson Cities and County Health District

Services to be Provided:

Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE

Existing Services: Williamson County

Services to be Provided:

Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT

Existing Services: Williamson County Flood Plain Administrator

Services to be Provided

Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City's engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING

Existing Services: Oncor Electric Delivery

Services to be Provided:

There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided:

The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE

Existing Services: None

Services to be Provided:

Water service to the properties will be provided by City of Hutto.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided:

Sanitary sewer service to the properties will be provided by City of Hutto.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided:

Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

PARKS AND TRAILS

Existing Service: None

Services to be Provided:

All City operated parks and trail systems will be available to the residents of this area upon annexation.

MISCELLANEOUS

Existing Services: None

Services to be Provided:

All other applicable municipal services will be provided to the area in accordance with the City of Hutto's established policies governing extension of municipal services to newly-annexed areas.

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8C. **AGENDA DATE:** June 07, 2018

PRESENTED BY: Anthony Emadi, CFO

ITEM:

Consideration and possible action considering second reading of an ordinance approving a Fiscal Year 2017-2018 Budget Amendment concerning changes in City Council Compensation and Fund Accounts. (Anthony Emadi)

STRATEGIC GUIDE POLICY: Fiscal Responsibility

ITEM BACKGROUND:

Hutto voters approved a Home Rule Charter with 70.43% voter approval in February 2004. The Charter includes the language in Section 3.04 saying:

The Mayor and Council members shall received compensation as may be fixed by ordinance provided, however, that they shall be entitled to all necessary expenses incurred in the performance of their official duties upon approval by the City Council.

After reviewing the compensation of other cities, including the City of Georgetown and the City of San Marcos, the compensation recommended is conservative.

BUDGETARY AND FINANCIAL SUMMARY:

An increase in the expenses of the City Council Division of the City Manager's Office Department.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

N/A

CITY ATTORNEY REVIEW:

City Attorney recommends approval of the compensation pursuant to Section 3.04 Article 3 of the Hutto City Charter.

STAFF RECOMMENDATION:

Staff recommends approval of the City Council and Mayor Stipend.

SUPPORTING MATERIAL:

1. [Exhibit A Council Compensation](#)
2. [Budget Amendment Ordinance](#)

UTILITY FUND SUMMARY

	2017-18 BUDGET	2017-18 BA#3	Change	Notes
REVENUES				
Water Revenues	4,482,500	4,482,500	-	
Wastewater Revenues	4,655,000	4,655,000	-	
Connection Fees	175,000	175,000	-	
Bond Proceeds	7,373,340	63,561,842	56,188,502	Add Budget to Revenue to match Fiscal Activity
Other	454,750	354,750	(100,000)	EDC Agreement Cancelled
Total Revenues	17,140,590	73,229,092	56,088,502	
EXPENSES				
Engineering & Public Works				
Water Services	5,536,400	5,866,600	330,200	Add Budget to cover monthly expenses
Wastewater Services	2,354,258	2,354,258	-	
Total - Public Works	7,890,658	8,220,858	330,200	
Financial Services				
Utility Billing	870,447	870,446	(0)	
Total - Financial Services	870,447	870,446	(0)	
UTILITY FUND CAPITAL IMPROVEMENTS				
Water Capital Outlay System				
FM112 Waterline Relocation	-	-	-	
Front St. Waterline	1,186,640	1,186,640	-	
Co-Op Water Line Improvements	300,000	300,000	-	
Fire Station Water Line Improvements	-	-	-	
Innovation Business Park Water Line	470,000	470,000	-	
East Street Improvements Water Line	67,753	67,753	-	
HOT Purchase	-	55,389,831	55,389,831	
Wastewater Capital Outlay System				
HWY 79 WW Interceptor	-	-	-	
Lakeside Estates Abandon Lift Station	500,000	500,000	-	
Avery Lake WW Interceptor	511,700	511,700	-	
Hutto South WWTP	-	-	-	
Carmel Crossings	181,851	181,851	-	
Enclave Pump Force Main	-	-	-	
WW North of Limmer Loop	3,000,000	3,000,000	-	
Co-Op WW Improvements	400,000	400,000	-	
Fire Station WW Improvements	-	-	-	

Innovation Business Park WW	430,000	430,000	
Total UF CIP	7,047,944	62,906,246	55,389,831
NON-DEPARTMENTAL			
Bond Issuance Costs	54,238	54,238	
Total Expenditures	635,434	1,103,905	468,471
	16,967,191	73,155,693	56,188,502
TRANSFERS			
Transfers In	1,200,000	1,200,000	
Transfers Out	(6,632,177)	(6,632,177)	
Total Transfers (Expenses)	(5,432,177)	(5,432,177)	
NET CHANGE IN WORKING CAPITAL	(5,258,778)	(5,358,779)	

Add Budget to Match Fiscal Activity

GENERAL FUND SUMMARY

	2017-18	2017-18			
	BUDGET	BA#3	Notes	Budget vs. Actual	BA#3 Changes
REVENUES					
Property Taxes	6,824,740	6,824,740		6,824,740	-
Sales Taxes	3,297,198	3,297,198		3,297,198	-
Franchise Fees	834,655	834,655		834,655	-
Permit & Inspection Fees	949,075	949,075		949,075	-
General Fines	347,163	347,163		347,163	-
Intergovernmental	-	-		-	-
Trash Collection Fees	-	-		-	-
Charges for Services (Governmental)	275,850	275,850		275,850	-
Interest & Other	473,250	450,266	Rental Agreement Cancelled	473,250	(22,984)
Total Revenues	13,001,930	12,978,946		13,001,930	(22,984)
EXPENDITURES					
City Administration					
City's Manager's Office	978,794	978,794		978,794	-
City Council	777,400	820,900	Council Compensation	777,400	43,500
Human Resources	411,373	411,373		411,373	-
Economic & Convention	424,508	424,508		424,508	-
Capital Lease Interest	-	-		-	-
Total Administration	2,592,075	2,635,575		2,592,075	43,500
Communications					
Communications Administration	296,552	296,552		296,552	(0)
City Secretary	346,050	346,050		346,050	0
Library	291,281	291,281		291,281	-
Information Technology	714,415	714,415		714,415	-
Total Communications	1,648,298	1,648,298		1,648,298	0
Financial Services					
Finance	819,774	819,774		819,774	-
Municipal Court	244,421	244,421		244,421	-
Total Financial Services	1,064,195	1,064,195		1,064,195	-
Business & Development Services & Engineering					
Planning & GIS	927,863	927,863		927,863	-
Building & Code Enforcement	442,865	442,865		442,865	-
Total Business & Development Services	1,370,728	1,370,728		1,370,728	-
Engineering & Public Works					
Administration	317,941	317,941		317,941	-
Engineering	405,870	405,870		405,870	-

NEW PATROL AND \$6,000 INCREASE FOR PATROL

Total Engineering & Public Works	723,811	723,811	317,941	-
Community Services				
Parks & Recreation	565,963	565,963	565,963	-
Animal Control	176,933	176,933	176,933	-
Fleet & Facility Maintenance	185,733	185,733	185,733	-
Total Community Services	928,629	928,629	928,629	-
Police				
Administration	558,978	558,978	558,978	(0)
Patrol	2,998,788	2,998,788	2,998,788	0
Criminal Investigations	633,685	633,685	633,685	-
Support Services	521,908	521,908	521,908	-
Total Police	4,713,359	4,713,359	4,713,359	(0)
Non-Departmental				
Capital Lease Interest	-	-	-	-
Total Non-Departmental				
Total Expenditures	13,041,093	13,084,593	12,317,283	20,516
OTHER FINANCING SOURCES(USES)				
Transfers In	185,000	185,000	185,000	-
Transfers Out	(680,000)	(220,000)		
Total Other Financial Sources	(495,000)	(35,000)		
NET CHANGE IN FUND BALANCE	(534,163)	(140,647)	684,647	(43,500)
Beginning Fund Balance	7,042,926	3,349,484		
Ending Fund Balance	6,508,763	3,208,837		
Contingency Reserves	3,260,273	3,271,148		
Unreserved Ending Funding Balance	3,248,489	(62,311)		

PUBLIC IMPROVEMENT DISTRICTS

	2017-18 BUDGET	2017-18 ACTUAL	2017-18 BA#3	Notes	Budget vs. Actual	BA#3 Changes
REVENUES						
PID Revenue			200,000	Money Recvd From Developers		200,000
Total Revenues			200,000			200,000
EXPENDITURES						
FA Fees			30,000			30,000
Appraisal			30,000			30,000
Legal & Attorney Fees			80,000			80,000
Notices			5,000			5,000
Admin Fees						
Consulting Fees			25,000			25,000
Public Hearing Fees			5,000			5,000
Bond Issuance Cost			20,000			20,000
Other Fees			5,000			5,000
Total Fees			200,000			200,000
Beginning Fund Balance			200,000			
Ending Fund Balance			0			
Contingency Reserves						

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE FISCAL YEAR 2017-18 BUDGET TO REFLECT CITY COUNCIL COMPENSATION, UPDATE OF FUND ACCOUNTS, AND OTHER MISCELLANEOUS ADJUSTMENTS.

WHEREAS, the Hutto City Charter was adopted by a vote of the citizens on February 7, 2004;
and

WHEREAS, according to the Hutto City Charter, Article 3, Section 3.04; Compensation, the Mayor and Councilmembers shall receive compensation as may be fixed by ordinance; provided, however, that they shall be entitled to all necessary expense incurred in the performance of their official council duties upon approval by the City Council; and

WHEREAS, the Mayor and Councilmembers selflessly devote their personal time to be available to their constituents at all times of the day and night, carry an added workload of studying council material, and participate in frequent and long late-night council meetings throughout the year; and

WHEREAS, the City Attorney has provided legal advice that the City Manager has a duty pursuant to the City Charter to propose compensation as part of the budget to the Mayor and City Council, Now therefore

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

SECTION I.

That the appropriations for the fiscal year beginning October 1, 2017, and ending September 30, 2018, for the support of the general government of the City of Hutto, Texas, be amended for said term in accordance with the change in expenditures shown in the attached Exhibit A.

SECTION II.

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, 2017, and ending September 30, 2018.

SECTION III.

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 IV.

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 V.

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 VI.

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 VII.

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, APPROVED and ADOPTED on **second and final reading** this __ day of ____ **2018**, at a regular meeting of the City Council of the City of Hutto, there being a quorum present.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa Brown, City Secretary

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 9A. **AGENDA DATE:** June 07, 2018

PRESENTED BY: Odis Jones, City Manager

ITEM:

Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Cross Creek Public Improvement District within the City of Hutto, TX.

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the "Act"), notice is hereby given that the City Council of the City of Hutto, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Charles Shell, Trustee (the "Owner"), requesting that the City create a public improvement district (the "District") to include property owned by the Owner.

General Nature of the Proposed Public Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the "Authorized Improvements").

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$10,000,000.00 (including issuance and other financing costs).

Proposed District Boundaries. The District is proposed to include approximately 167.39 acres of land generally located in Hutto, Williamson County, Texas, as more particularly described by a metes and bounds description available at Hutto City Hall and available for public inspection.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. No municipal property in the public improvement district shall be assessed. Owner may also pay certain costs of the improvements from other funds available to the Owner.

BUDGETARY AND FINANCIAL SUMMARY:

The City will not be obligated to provide any funds to finance the Public Improvements, other than from assessments levied on the public improvement district property. No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.

The City will consent to a third party issuer of the Bonds. For example, the Wisconsin Finance Authority.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable

CITY ATTORNEY REVIEW:

City Attorney has reviewed attached documents.

STAFF RECOMMENDATION:

Staff recommends adoption of the resolution regarding the creation of the Cross Creek Public Improvement District within the City of Hutto, Texas.

SUPPORTING MATERIAL:

1. [Resolution](#)
2. [Newspaper Notice](#)
3. [PID Creation Notice - Robert Neal](#)
4. [PID Creation Notice - Charles Shell](#)
5. [PID Petition](#)

CITY OF HUTTO

RESOLUTION NO. - _____

**RESOLUTION OF THE CITY OF HUTTO, TEXAS, AUTHORIZING AND
CREATING THE CROSS CREEK PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF HUTTO PURSUANT TO CHAPTER 372 TEXAS
LOCAL GOVERNMENT CODE**

WHEREAS, the City Council of the City (the “City Council”) of Hutto, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district (the “District”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Williamson County) in the proposed District and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment under the proposal; and

WHEREAS, the Petition, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed District are described in as Exhibit A attached hereto, said area for the District being within the boundaries and/or the extraterritorial jurisdiction of the City; and

WHEREAS, after providing all notices required by the Act, the City conducted a public hearing on the advisability of the improvements and services described in the Petition;

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

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

SECTION 2: The Petition submitted to the City was filed with the City Secretary and complies with Subchapter A of the Act.

SECTION 3. Pursuant to the requirements of the Act, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing, hereby finds and declares:

- (a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements described in the Petition and this Resolution. The Authorized Improvements will promote the interests of the City and will confer a special benefit on the District.
- (b) General Nature of the Improvements. The public improvements for the District (the “Authorized Improvements”) may consist of one or more of the public improvements

included in Section 372.003(b) of the Act. The general nature of the Authorized Improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

(c) Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$10,000,000.00 (including issuance and other financing costs).

(d) Boundaries. The boundaries of the District are set forth in Exhibit A.

(e) Proposed Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the Authorized Improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the Authorized Improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the Authorized Improvements provided with the assessments based on the special benefits received by the property from the Authorized Improvements and property equally situated paying equal shares of the costs of the Authorized Improvements.

(f) Apportionment of Cost between the City and the District. Approval and creation of the District will not obligate the City to provide any funds to finance the proposed Authorized Improvements. All of the costs of the proposed Authorized Improvements will be paid by issuance of bonds by a party other than the City secured by, or directly by, assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

(g) Management of the District. The District shall be managed by the City. The City may contract with a consultant or third-party administrator, who shall, from time to time, advise the City regarding certain operations of the District.

- (h) Advisory Body. The District shall be currently managed without the creation of an advisory body. The City Council reserves the right to appoint an advisory body in the future.

SECTION 4. The Cross Creek Public Improvement District is hereby authorized and created as a Public Improvement District under the Act in accordance with the findings as to the advisability of the Authorized Improvements contained in this Resolution.

SECTION 5. The City's staff is directed to give notice of the authorization for the establishment of the Cross Creek Public Improvement District by publishing a copy of this Resolution once in a newspaper of general circulation within the City. Such authorization shall take effect and the Cross Creek Public Improvement District shall be deemed to be established effective upon the publication of such notice. The Cross Creek Public Improvement District shall exist until dissolved or terminated as provided by law.

SECTION 6. This Resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

[Signature page follows]

PASSED & APPROVED by the **CITY COUNCIL** of the **CITY OF HUTTO** on the ____ day
of June 7, 2018 on vote of ____ **AYES**; ____ **NAYS**; ____ **ABSTENTIONS**.

MAYOR
CITY OF HUTTO

ATTEST:

CITY SECRETARY
CITY OF HUTTO

EXHIBIT A
BOUNDARIES



Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Registered Firm #10015100

Page 1 of 5

METES AND BOUNDS DESCRIPTION

BEING 167.39 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271 IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED 167.375 ACRES AS CONVEYED TO ROBERT DERRELL NEAL, TRUSTEE BY INSTRUMENT OF RECORD IN VOLUME 2481, PAGE 383 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northwest corner of said 167.375 acre tract, being the northeast corner of a 4.46 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2003018508 of the Official Public Records of Williamson County, Texas and also being in the south right-of-way line of Williamson County Road Number 199 (R.O.W. unspecified);

THENCE along the north line of the 167.375 acre tract and the south right-of-way line of said Williamson County Road Number 199 the following two (2) courses:

1. North 77°10'16" East a distance of 105.46 feet (record: North 79°21'45" East a distance of 105.46 feet) to a 1/2" set with plastic cap, stamped "BASELINE, INC.";
2. South 82°37'14" East a distance of 1534.95 feet (record: South 80°25'45" East a distance of 1534.95 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the 167.375 acre tract, being the northwest corner of a 46.14 acre tract of land conveyed in percentage to Leschber Investments, LP by instrument of record in Document Number 2010007503 and to Myron Thomas Johnston, II by instrument of record in Document Number 2011057142; both of the Official Public Records of Williamson County, Texas; from which a 1/2" rebar found with an illegible cap bears North 47°53'50" East a distance of 55.20 feet;

THENCE South 07°45'57" West (record: South 09°56'45" West), along the east line of the 167.375 acre tract and the west line of said 46.14 acre tract, passing at a distance of 2590.62 feet (record: 2604.35 feet) a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the southwest corner of the 46.14 acre tract, being an angle point in the west line of the remainder of a 372.72 acre tract of land conveyed in percentage to Hutto 372, Ltd. by instruments of record in Documents Numbered 2003097296, 2003097297 and 2003219598; all of the Official Public Records of Williamson County, Texas and continuing along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract for a total distance of 4156.71 feet (record: 4157.08 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the east line of the 167.375 acre tract, being in the west line of said remainder of a 372.72 acre tract;

THENCE South 07°32'42" West (record: South 09°43'30" West), along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract, passing at a distance of 643.33 feet (record: 643.49 feet) a 1/2" rebar found for the northwest corner of Lot 32, Block L, Glenwood

Phase 5; a subdivision of record in Document Number 2015064417 of the Official Public Records of Williamson County, Texas and continuing for a total distance of 854.58 feet (record: 854.58 feet) to a 1/2 rebar found with cap, stamped "RJ" for the southeast corner of the 167.375 acre tract, being the southwest corner of said Lot 32, Block L, Glenwood Phase 5 and being the northwest corner of Lot 26, Block L, Glenwood Phase 5 and also being the northeast corner of Lot 25, Block L, Glenwood Phase 6A; a subdivision of record in Document Number 2014095379 of the Official Public Records of Williamson County, Texas;

THENCE North 82°12'38" West (record: North 80°00'45" West), along the south line of the 167.375 acre tract and the north line of Lots 18 through said Lot 25, Block L of said Glenwood Phase 6A and the north line of the remainder of a 35.444 acre tract of land conveyed to FB, Ltd. by instrument of record in Document Number 2005027389 of the Official Public Records of Williamson County, Texas a distance of 791.28 feet (record: 791.27 feet) to a 1/2" rebar found with cap, stamped "RJ" for the southwest corner the 167.375 acre tract, being in the north line of said remainder of a 35.444 acre tract, and being the southeast corner of a 20' wide Public Roadway dedicated to the public of Williamson County, Texas by instrument of record in Volume 271, Page 110 of the Deed Records of Williamson County, Texas;

THENCE North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract and the east line of said 20' wide Public Roadway a distance of 20.45 feet (record: 20') to a 1/2" rebar found with cap, stamped "RJ" for the northeast corner of the 20' wide Public Roadway, being the southeast corner of Lot 14, Block "K", Creek Bend, Section Two; a subdivision of record in Document Number 2003111865 of the Official Public Records of Williamson County, Texas and being the southerly terminus of a line described by metes and bounds in that certain Boundary Agreement between Larry W. Beran and wife, Sharon A. Beran ("Owner One") and Helmer Dahl and wife Kathryn Dahl ("Owner Two") of record in Volume 2481, Page 376 of the Official Records of Williamson County, Texas ;

THENCE continue North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract, as defined per said Boundary Agreement and the east line of said Lot 14, Block "K", Creek Bend, Section Two, passing at a distance of 120.15 feet (record: 119.97 feet) a 1/2" rebar found with cap, stamped "LENZ & ASSOC." for the northeast corner of Lot 14, Block "K", Creek Bend, Section Two and being the southeast corner of the area designated as right-of-way for Mossy Rock Drive (50' R.O.W.) and continuing along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of the right-of-way of said Mossy Rock Drive, passing at an additional distance of 49.77 feet (record: 50.00') a 1/2" rebar found with cap, stamped "G&R SURVEYING" for the northeast corner of the area designated as right-of-way for Mossy Rock Drive, being the southeast corner of Lot 1, Block "G", Creek Bend, Section Two and continuing 120.30 feet further (record: 120.00 feet) to an iron pipe found for the northeast corner of said Lot 1, Block "G", Creek Bend, Section Two, being the southeast corner of Lot 12, Block "G", Creek Bend Section Two and continuing for a total distance of 558.30 feet (record: 558.24 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC" for an angle point in the west line of the 167.375 acre tract, being the northeast corner of said Lot 12, Block "G" Creek Bend, Section Two;

THENCE North 30°05'39" West (record: North 27°55'00" West), along the west line of the 167.375 acre tract as defined per Boundary Agreement and the northeast line of Lot 12, Block "G", Creek Bend, Section Two, the east line of the area designated as right-of-way for Carl Stern Drive (R.O.W. varies) and the east line of Lot 28, Block "B", Creek Bend, Section Five; a subdivision of record in Document Number 2007058323 of the Official Public Records of Williamson County, Texas a distance of 499.67 feet (record: 499.67 feet) to a 1/2" rebar set with plastic cap, stamped

“BASELINE, INC.” for an angle point in the east line of said Lot 28, Block “B”, Creek Bend, Section five;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east and north lines of said Lot 28, Block “B”, Creek Bend, Section Five the following nine (9) courses:

1. North 01°41'29" East a distance of 187.78 feet (record: North 03°20'20" East a distance of 187.09 feet) to a 1/2" rebar set with plastic cap, stamped “BASELINE, INC.”;
2. North 06°15'17" East a distance of 175.60 feet (record: North 08°22'30" East a distance of 175.60 feet) to a 1/2" rebar found;
3. North 18°52'13" West a distance of 226.12 feet (record: North 16°45'00" West a distance of 226.20 feet) to a 1/2" rebar found;
4. North 05°31'43" West a distance of 296.90 feet (record: North 03°28'00" West a distance of 297.08 feet) to a 1/2" rebar found for the northeast corner of Lot 28, Block “B”, Creek Bend, Section Five;
5. North 58°02'33" West a distance of 73.65 feet (record: North 55°58'50" West a distance of 73.65 feet) to a 1/2" rebar set with plastic cap, stamped “BASELINE, INC.”;
6. North 62°13'27" West a distance of 172.45 feet (record: North 60°30'40" West a distance of 173.13 feet) to a 1/2" rebar found with cap, stamped “M MEADOWS RPLS 1966”;
7. North 62°02'37" West a distance of 132.71 feet (record: North 59°45'00" West a distance of 132.69 feet) to a 1/2" rebar found;
8. North 60°06'13" West a distance of 94.63 feet (record: North 57°59'40" West a distance of 94.64 feet) to a 1/2" rebar found;
9. North 46°10'55" West a distance of 133.46 feet (record: North 44°31'00" West a distance of 133.67 feet) to a 1/2" rebar found for the northwest corner of Lot 28, Block “B”, Creek Bend, Section Five, being an angle point in the east line of Lot 16, Block “B”, Creek Bend Section Four; a subdivision of record in Document Number 2005093870 of the Official Public Records of Williamson County, Texas ;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of said Lot 16, Block “B”, Creek Bend, Section Four the following two (2) courses:

1. North 10°27'56" West a distance of 73.65 feet (record: North 08°14'40" West a distance of 73.46 feet) to a 1/2" rebar set with plastic cap, stamped “BASELINE, INC.”;
2. North 36°23'16" West a distance of 4.89 feet (record: North 34°10'00" West a distance of 4.89 feet) to a 1/2" rebar found for the northerly terminus of the line described by metes and bounds per the Boundary Agreement, being the northeast corner of Lot 16, Block “B”, Creek Bend, Section Four and being the southeast corner of Lot 21, Block “B”, Creekside Estates Section One; a subdivision of record in Document Number 199984644 of the Official Public Records of Williamson County, Texas;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of said Lot 21 and Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 19°34'16" West a distance of 73.44 feet (record: North 17°13'45" West a distance of 73.44 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 12°18'31" West a distance of 120.00 feet (record: North 09°58'00" West a distance of 120.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being an angle point in the east line of said Lot 22, Block "B", Creekside Estates Section One;

THENCE North 60°41'53" East (record: North 63°00'00" East), along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One a distance of 95.67 feet (record: 96.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 23°05'09" East a distance of 95.15 feet (record: North 25°11'00" East a distance of 95.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 07°20'43" East a distance of 701.65 feet (record: North 09°32'15" East a distance of 701.65 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates, Section One;

THENCE continue along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One and the east line of the 60.738 acre tract the following two (2) courses:

1. North 59°29'47" West a distance of 79.15 feet (record: North 57°18'15" West a distance of 79.15 feet) to a 1/2" rebar found;
2. North 02°11'55" East a distance of 69.50 feet (record: North 04°14'00" East a distance of 69.18 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and being the southwest corner of a 14.463 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2010009249 of the Official Public Records of Williamson County, Texas;

THENCE North 44°58'10" East (record: North 47°06'45" East), along the west line of the 167.375 acre tract, the south line of said 14.463 acre tract and the south line of the remainder of a 15.52 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Volume 875, Page 443 of the Deed Records of Williamson County, Texas a distance of 678.63 feet (record: 678.63 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being the southeast corner of said remainder of a 15.52 acre tract;

THENCE continue along the west line of the 167.375 acre tract and the east and north lines of the remainder of a 15.52 acre tract the following three (3) courses:

1. North 17°07'13" East a distance of 35.11 feet (record: North 19°29'15" East a distance of 35.39 feet) to a 1/2" rebar found;
2. North 03°27'42" West a distance of 217.99 feet (record: North 01°17'45" West a distance of 218.23 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the remainder of a 15.52 acre tract;
3. North 77°02'29" West a distance of 66.00 feet (record: North 74°51'00" West a distance of 66.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract, and being the southeast corner of said 4.46 acre tract;

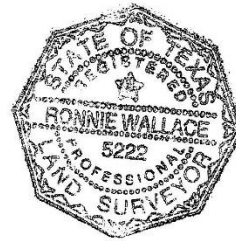
THENCE North 06°32'01" East (record: North 08°43'30" East), along the west line of the 167.375 acre tract and the east line of the 4.46 tract a distance of 890.76 feet (record: 891.12 feet) to the POINT OF BEGINNING.

This tract contains 167.39 acres of land, more or less, out of the William Gatlin Survey, Abstract Number 271 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

Ronnie Wallace 17 June 2016
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222

File: S:\Projects\Hutto East\Docs\Fieldnotes\Boundary Neal_fn.doc



NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Hutto, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Charles Shell, Trustee (the “Owner”), requesting that the City create a public improvement district (the “District”) to include property owned by the Owner.

Time and Place of the Hearing. The public hearing will be held at Hutto City Council Chambers, 401 W. Front St., Hutto, Texas at 7 p.m. on June 7, 2018

General Nature of the Proposed Public Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the “Authorized Improvements”).

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$10,000,000.00 (including issuance and other financing costs).

Proposed District Boundaries. The District is proposed to include approximately 167.39 acres of land generally located in Hutto, Williamson County, Texas, as more particularly described by a metes and bounds description available at Hutto City Hall and available for public inspection.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. No municipal property in the public improvement district shall be assessed. Owner may also pay certain costs of the improvements from other funds available to the Owner.



Mayor
Doug Gaul

Mayor Pro-tem
Tom Hines

Council Members
Scott Rose, Place 1
Tom Hines, Place 2
Nate Killough, Place 3
Tim Jordan, Place 4
Patti Turner, Place 5
Terri Grimm, Place 6

City Manager
Odis Jones

May 18, 2018

Robert Neal
301 W. Esparada Drive
Georgetown, Texas 78628

Dear Mr. Neal;

The City of Hutto ("Hutto") is considering the creation of the Cross Creek Public Improvement District ("District"). The boundaries of the District are described in Exhibit A attached hereto. According to the Williamson County Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact me at 512-759-4033.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009, that the City Council of Hutto will hold a public hearing beginning at 7 p.m. on June 7, 2018 at City Council Chambers, 401 W. Front St., Hutto, Texas, to consider the creation of the District.

A copy of the Cross Creek PID petition is available for public review at the office of the City Secretary, 401 W. Front St, Hutto Texas 78634.

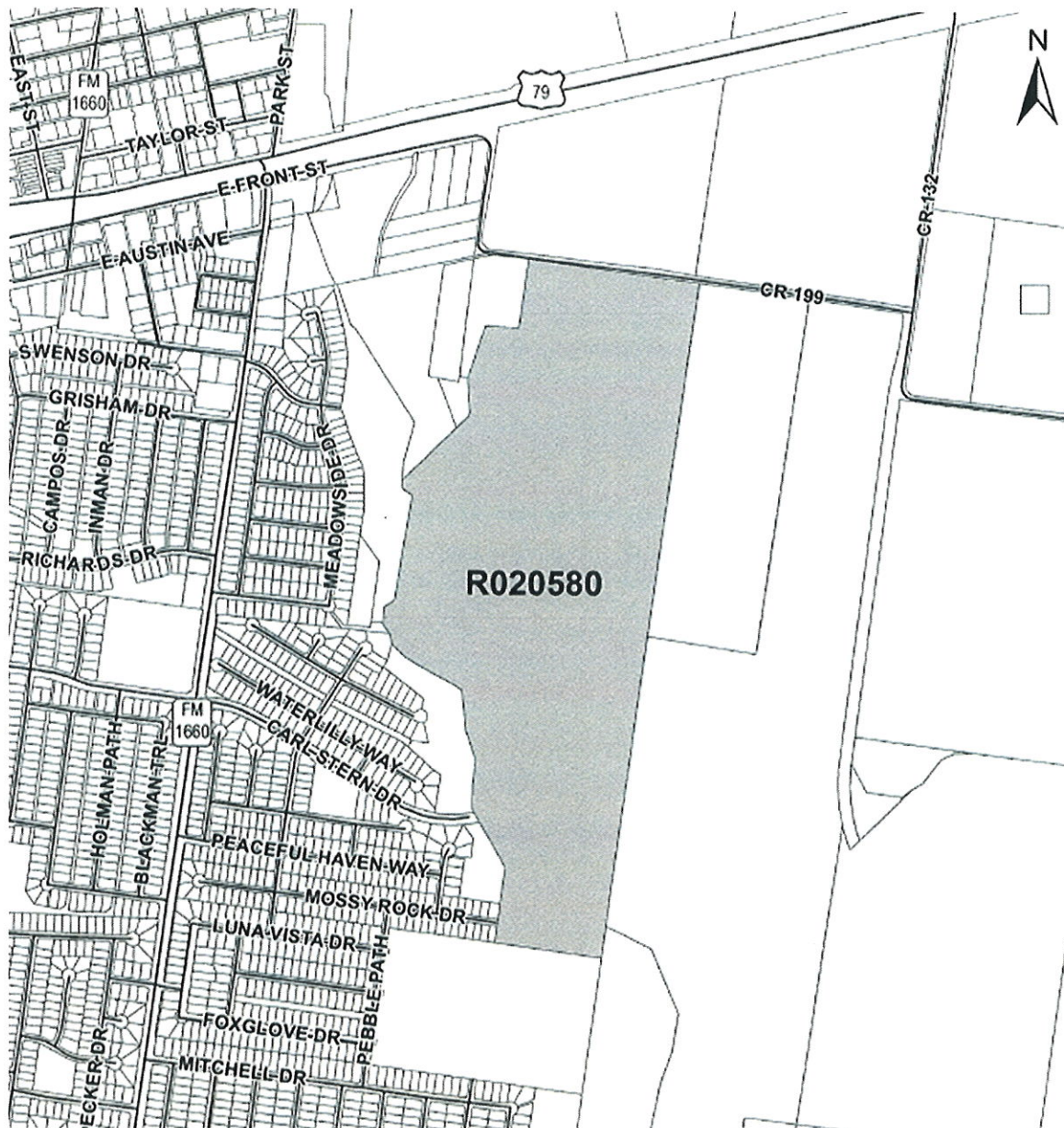
Very Truly Yours,

A blue ink signature of Lisa Brown, written in a cursive style.

Lisa Brown
City Secretary



Exhibit A
Description of the Property





Mayor
Doug Gaul

Mayor Pro-tem
Tom Hines

Council Members
Scott Rose, Place 1
Tom Hines, Place 2
Nate Killough, Place 3
Tim Jordan, Place 4
Patti Turner, Place 5
Terri Grimm, Place 6

City Manager
Odis Jones

May 18, 2018

Charles Shell
301 W. Esparada Drive
Georgetown, Texas 78628

Dear Mr. Shell;

The City of Hutto ("Hutto") is considering the creation of the Cross Creek Public Improvement District ("District"). The boundaries of the District are described in Exhibit A attached hereto. According to the Williamson County Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact me at 512-759-4033.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009, that the City Council of Hutto will hold a public hearing beginning at 7 p.m. on June 7, 2018 at City Council Chambers, 401 W. Front St., Hutto, Texas, to consider the creation of the District.

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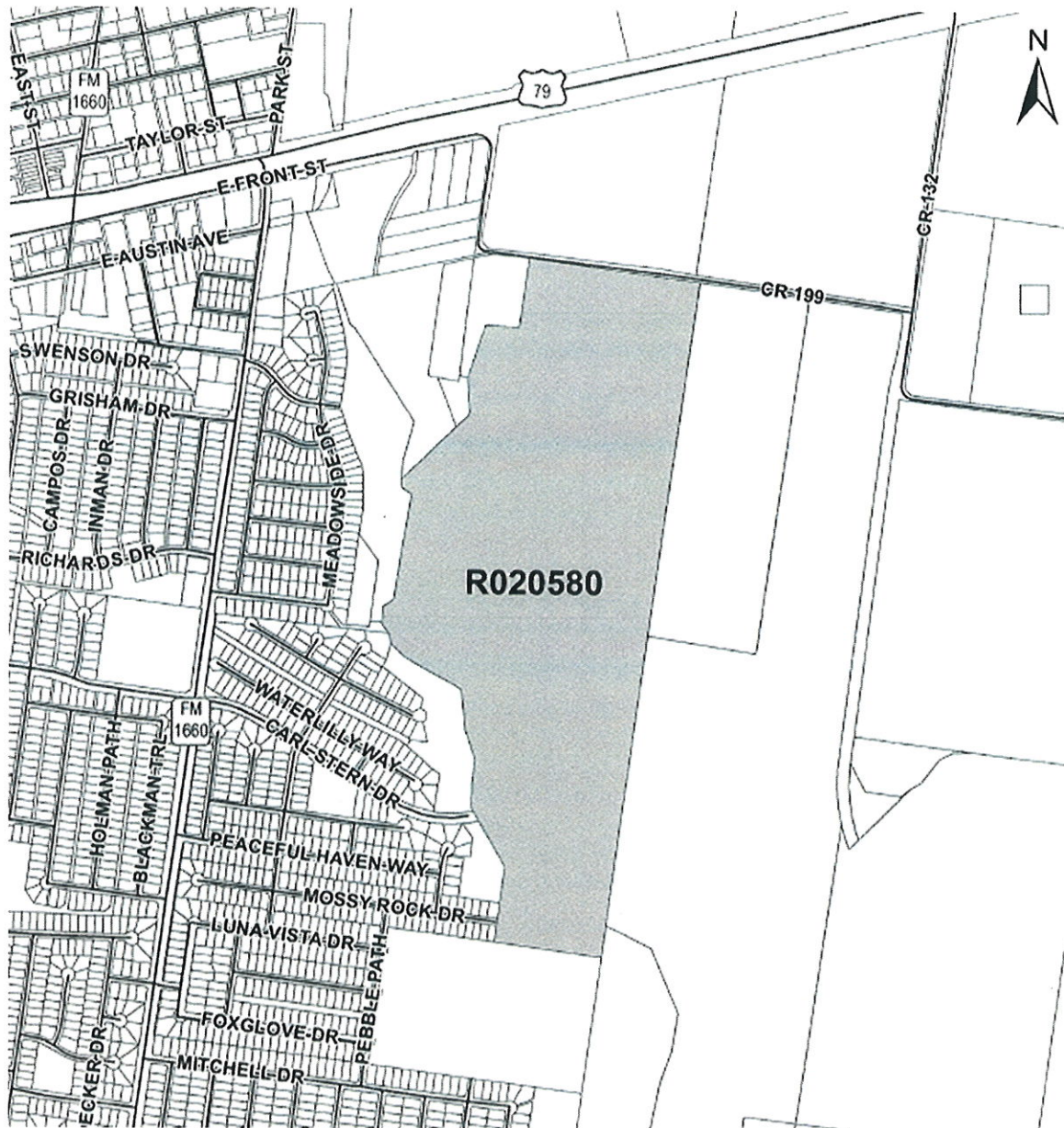
Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Lisa Brown', followed by a long horizontal flourish.

Lisa Brown
City Secretary



Exhibit A
Description of the Property



AMENDED PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
TO FINANCE IMPROVEMENTS TO CROSS CREEK PUBLIC IMPROVEMENT DISTRICT

THE STATE OF TEXAS §
 §
CITY OF HUTTO §

RECEIVED

MAY 21 2018

City Secretary
Hutto, TX

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF HUTTO

The undersigned petitioners (the "*Petitioners*"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "*Act*"), request that the City of Hutto create a public improvement district (the "*District*") in the territory described in Exhibit A attached hereto (the "*Land*") within the City of Hutto, Texas (the "*City*"), and in support of this amended petition the *Petitioners* would present the following:

Section 1. Standing of Petitioners. In compliance with the requirements of Texas Local Government Code, Section 372.005(b), as determined by the current tax roll of the Williamson County Central Appraisal District, the *Petitioners* constitute: (i) the owners of taxable real property representing more than 50% of the appraised value of real property liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under such proposal.

Section 2. General Nature of the Proposed Construction and Maintenance of the Public Improvements. The general nature of the proposed public improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, swimming pools, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the *District*.

Section 3. Estimated Cost of the Proposed Construction of the Public Improvements: The estimated cost of the proposed construction is \$10,000,000.00 (including issuance and other financing costs).

Section 4. Boundaries. The proposed boundaries of the *District* are described on Exhibit A attached hereto.

Section 5. Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the *District*, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the *District*). Additionally, a report will be prepared showing the special benefits

accruing to property in the District and how the costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

Section 6. Apportionment of Cost between the City and the District. Approval and creation of the PID will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization including a Public Facilities Corporation created by the City pursuant to Chapter 303, Texas Local Government Code, to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

Section 8. Advisory Board. An advisory board will not be established by the City Council of the City (the "*City Council*").

Section 9. Amendment. This petition replaces and supersedes the PID Petition submitted to the City by Petitioners on January 26, 2018.

The signers of this amended petition request the establishment for the District and this amended petition will be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.

[Signature on following page]

PETITIONERS:

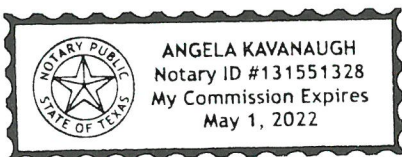
CHARLES SHELL, TRUSTEE

Signature: Charles Shell
Name: CHARLES SHELL
Date: 5-21-18

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT is acknowledged before me on this 21 day of May, 2018, by Charles Shell, Trustee.

[SEAL]



Angela Kavanaugh
Notary Public, State of Texas

{Signatures Continued on Next Page}

cc 5/21/18

EXHIBIT A

LAND

CE8
5/21/18



Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Registered Firm #10015100

Page 1 of 5

METES AND BOUNDS DESCRIPTION

BEING 167.39 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271 IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED 167.375 ACRES AS CONVEYED TO ROBERT DERRELL NEAL, TRUSTEE BY INSTRUMENT OF RECORD IN VOLUME 2481, PAGE 383 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northwest corner of said 167.375 acre tract, being the northeast corner of a 4.46 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2003018508 of the Official Public Records of Williamson County, Texas and also being in the south right-of-way line of Williamson County Road Number 199 (R.O.W. unspecified);

THENCE along the north line of the 167.375 acre tract and the south right-of-way line of said Williamson County Road Number 199 the following two (2) courses:

1. North $77^{\circ}10'16''$ East a distance of 105.46 feet (record: North $79^{\circ}21'45''$ East a distance of 105.46 feet) to a 1/2" set with plastic cap, stamped "BASELINE, INC.";
2. South $82^{\circ}37'14''$ East a distance of 1534.95 feet (record: South $80^{\circ}25'45''$ East a distance of 1534.95 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the 167.375 acre tract, being the northwest corner of a 46.14 acre tract of land conveyed in percentage to Leschber Investments, LP by instrument of record in Document Number 2010007503 and to Myron Thomas Johnston, II by instrument of record in Document Number 2011057142; both of the Official Public Records of Williamson County, Texas; from which a 1/2" rebar found with an illegible cap bears North $47^{\circ}53'50''$ East a distance of 55.20 feet;

THENCE South $07^{\circ}45'57''$ West (record: South $09^{\circ}56'45''$ West), along the east line of the 167.375 acre tract and the west line of said 46.14 acre tract, passing at a distance of 2590.62 feet (record: 2604.35 feet) a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the southwest corner of the 46.14 acre tract, being an angle point in the west line of the remainder of a 372.72 acre tract of land conveyed in percentage to Hutto 372, Ltd. by instruments of record in Documents Numbered 2003097296, 2003097297 and 2003219598; all of the Official Public Records of Williamson County, Texas and continuing along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract for a total distance of 4156.71 feet (record: 4157.08 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the east line of the 167.375 acre tract, being in the west line of said remainder of a 372.72 acre tract;

THENCE South $07^{\circ}32'42''$ West (record: South $09^{\circ}43'30''$ West), along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract, passing at a distance of 643.33 feet (record: 643.49 feet) a 1/2" rebar found for the northwest corner of Lot 32, Block L, Glenwood

CLB
5/21/18

Phase 5; a subdivision of record in Document Number 2015064417 of the Official Public Records of Williamson County, Texas and continuing for a total distance of 854.58 feet (record: 854.58 feet) to a 1/2 rebar found with cap, stamped "RJ" for the southeast corner of the 167.375 acre tract, being the southwest corner of said Lot 32, Block L, Glenwood Phase 5 and being the northwest corner of Lot 26, Block L, Glenwood Phase 5 and also being the northeast corner of Lot 25, Block L, Glenwood Phase 6A; a subdivision of record in Document Number 2014095379 of the Official Public Records of Williamson County, Texas;

THENCE North 82°12'38" West (record: North 80°00'45" West), along the south line of the 167.375 acre tract and the north line of Lots 18 through said Lot 25, Block L of said Glenwood Phase 6A and the north line of the remainder of a 35.444 acre tract of land conveyed to FB, Ltd. by instrument of record in Document Number 2005027389 of the Official Public Records of Williamson County, Texas a distance of 791.28 feet (record: 791.27 feet) to a 1/2" rebar found with cap, stamped "RJ" for the southwest corner the 167.375 acre tract, being in the north line of said remainder of a 35.444 acre tract, and being the southeast corner of a 20' wide Public Roadway dedicated to the public of Williamson County, Texas by instrument of record in Volume 271, Page 110 of the Deed Records of Williamson County, Texas;

THENCE North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract and the east line of said 20' wide Public Roadway a distance of 20.45 feet (record: 20') to a 1/2" rebar found with cap, stamped "RJ" for the northeast corner of the 20' wide Public Roadway, being the southeast corner of Lot 14, Block "K", Creek Bend, Section Two; a subdivision of record in Document Number 2003111865 of the Official Public Records of Williamson County, Texas and being the southerly terminus of a line described by metes and bounds in that certain Boundary Agreement between Larry W. Beran and wife, Sharon A. Beran ("Owner One") and Helmer Dahl and wife Kathryn Dahl ("Owner Two") of record in Volume 2481, Page 376 of the Official Records of Williamson County, Texas ;

THENCE continue North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract, as defined per said Boundary Agreement and the east line of said Lot 14, Block "K", Creek Bend, Section Two, passing at a distance of 120.15 feet (record: 119.97 feet) a 1/2" rebar found with cap, stamped "LENZ & ASSOC." for the northeast corner of Lot 14, Block "K", Creek Bend, Section Two and being the southeast corner of the area designated as right-of-way for Mossy Rock Drive (50' R.O.W.) and continuing along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of the right-of-way of said Mossy Rock Drive, passing at an additional distance of 49.77 feet (record: 50.00') a 1/2" rebar found with cap, stamped "G&R SURVEYING" for the northeast corner of the area designated as right-of-way for Mossy Rock Drive, being the southeast corner of Lot 1, Block "G", Creek Bend, Section Two and continuing 120.30 feet further (record: 120.00 feet) to an iron pipe found for the northeast corner of said Lot 1, Block "G", Creek Bend, Section Two, being the southeast corner of Lot 12, Block "G", Creek Bend Section Two and continuing for a total distance of 558.30 feet (record: 558.24 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC" for an angle point in the west line of the 167.375 acre tract, being the northeast corner of said Lot 12, Block "G" Creek Bend, Section Two;

THENCE North 30°05'39" West (record: North 27°55'00" West), along the west line of the 167.375 acre tract as defined per Boundary Agreement and the northeast line of Lot 12, Block "G", Creek Bend, Section Two, the east line of the area designated as right-of-way for Carl Stern Drive (R.O.W. varies) and the east line of Lot 28, Block "B", Creek Bend, Section Five; a subdivision of record in Document Number 2007058323 of the Official Public Records of Williamson County, Texas a distance of 499.67 feet (record: 499.67 feet) to a 1/2" rebar set with plastic cap, stamped

"BASELINE, INC." for an angle point in the east line of said Lot 28, Block "B", Creek Bend, Section five;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east and north lines of said Lot 28, Block "B", Creek Bend, Section Five the following nine (9) courses:

1. North 01°41'29" East a distance of 187.78 feet (record: North 03°20'20" East a distance of 187.09 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 06°15'17" East a distance of 175.60 feet (record: North 08°22'30" East a distance of 175.60 feet) to a 1/2" rebar found;
3. North 18°52'13" West a distance of 226.12 feet (record: North 16°45'00" West a distance of 226.20 feet) to a 1/2" rebar found;
4. North 05°31'43" West a distance of 296.90 feet (record: North 03°28'00" West a distance of 297.08 feet) to a 1/2" rebar found for the northeast corner of Lot 28, Block "B", Creek Bend, Section Five;
5. North 58°02'33" West a distance of 73.65 feet (record: North 55°58'50" West a distance of 73.65 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
6. North 62°13'27" West a distance of 172.45 feet (record: North 60°30'40" West a distance of 173.13 feet) to a 1/2" rebar found with cap, stamped "M MEADOWS RPLS 1966";
7. North 62°02'37" West a distance of 132.71 feet (record: North 59°45'00" West a distance of 132.69 feet) to a 1/2" rebar found;
8. North 60°06'13" West a distance of 94.63 feet (record: North 57°59'40" West a distance of 94.64 feet) to a 1/2" rebar found;
9. North 46°10'55" West a distance of 133.46 feet (record: North 44°31'00" West a distance of 133.67 feet) to a 1/2" rebar found for the northwest corner of Lot 28, Block "B", Creek Bend, Section Five, being an angle point in the east line of Lot 16, Block "B", Creek Bend Section Four; a subdivision of record in Document Number 2005093870 of the Official Public Records of Williamson County, Texas ;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of said Lot 16, Block "B", Creek Bend, Section Four the following two (2) courses:

1. North 10°27'56" West a distance of 73.65 feet (record: North 08°14'40" West a distance of 73.46 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 36°23'16" West a distance of 4.89 feet (record: North 34°10'00" West a distance of 4.89 feet) to a 1/2" rebar found for the northerly terminus of the line described by metes and bounds per the Boundary Agreement, being the northeast corner of Lot 16, Block "B", Creek Bend, Section Four and being the southeast corner of Lot 21, Block "B", Creekside Estates Section One; a subdivision of record in Document Number 199984644 of the Official Public Records of Williamson County, Texas;

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5/21/18

THENCE continue along the west line of the 167.375 acre tract, departing the east line of said Lot 21 and Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 19°34'16" West a distance of 73.44 feet (record: North 17°13'45" West a distance of 73.44 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 12°18'31" West a distance of 120.00 feet (record: North 09°58'00" West a distance of 120.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being an angle point in the east line of said Lot 22, Block "B", Creekside Estates Section One;

THENCE North 60°41'53" East (record: North 63°00'00" East), along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One a distance of 95.67 feet (record: 96.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 23°05'09" East a distance of 95.15 feet (record: North 25°11'00" East a distance of 95.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 07°20'43" East a distance of 701.65 feet (record: North 09°32'15" East a distance of 701.65 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates, Section One;

THENCE continue along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One and the east line of the 60.738 acre tract the following two (2) courses:

1. North 59°29'47" West a distance of 79.15 feet (record: North 57°18'15" West a distance of 79.15 feet) to a 1/2" rebar found;
2. North 02°11'55" East a distance of 69.50 feet (record: North 04°14'00" East a distance of 69.18 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and being the southwest corner of a 14.463 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2010009249 of the Official Public Records of Williamson County, Texas;

THENCE North 44°58'10" East (record: North 47°06'45" East), along the west line of the 167.375 acre tract, the south line of said 14.463 acre tract and the south line of the remainder of a 15.52 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Volume 875, Page 443 of the Deed Records of Williamson County, Texas a distance of 678.63 feet (record: 678.63 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being the southeast corner of said remainder of a 15.52 acre tract;

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5/21/18

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 9B. **AGENDA DATE:** June 07, 2018

PRESENTED BY: Odis Jones, City Manager

ITEM:

Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Hutto 315 Public Improvement District within the City of Hutto, TX.

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the "Act"), notice is hereby given that the City Council of the City of Hutto, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Patsy Overton, Frances Wolter, and Wallin Family Hutto Investments, L.P. (collectively the "Owners"), requesting that the City create a public improvement district (the "District") to include property owned by the Owners.

General Nature of the Proposed Public Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the "Authorized Improvements").

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$40,000,000.00 (including issuance and other financing costs).

Proposed District Boundaries. The District is proposed to include approximately 315.28 acres of land generally located in Hutto, Williamson County, Texas, as more particularly described by a metes and bounds description available at Hutto City Hall and available for public inspection.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.

BUDGETARY AND FINANCIAL SUMMARY:

The City will not be obligated to provide any funds to finance the Public Improvements, other than from assessments levied on the public improvement district property. No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.

The City will consent to a third party issuer of the Bonds. For example, the Wisconsin Finance Authority.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable

CITY ATTORNEY REVIEW:

City Attorney has reviewed attached documents.

STAFF RECOMMENDATION:

Staff recommends adoption of the resolution regarding the creation of the Hutto 315 Public Improvement District within the City of Hutto, Texas.

SUPPORTING MATERIAL:

1. [Resolution](#)
2. [Newspaper Notice](#)
3. [PID Creation Notice - Patsy Louise Overton](#)
4. [PID Creation Notice - Wallin Family Hutto Investments](#)
5. [PID Petition](#)

CITY OF HUTTO

RESOLUTION NO. - _____

RESOLUTION OF THE CITY OF HUTTO, TEXAS, AUTHORIZING AND CREATING THE HUTTO 315 PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF HUTTO PURSUANT TO CHAPTER 372 TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the City Council of the City (the “City Council”) of Hutto, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district (the “District”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Williamson County) in the proposed District and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment under the proposal; and

WHEREAS, the Petition, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed District are described in as Exhibit A attached hereto, said area for the District being within the boundaries and/or the extraterritorial jurisdiction of the City; and

WHEREAS, after providing all notices required by the Act, the City conducted a public hearing on the advisability of the improvements and services described in the Petition;

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

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

SECTION 2: The Petition submitted to the City was filed with the City Secretary and complies with Subchapter A of the Act.

SECTION 3. Pursuant to the requirements of the Act, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing, hereby finds and declares:

- (a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements described in the Petition and this Resolution. The Authorized Improvements will promote the interests of the City and will confer a special benefit on the District.
- (b) General Nature of the Improvements. The public improvements for the District (the “Authorized Improvements”) may consist of one or more of the public improvements

included in Section 372.003(b) of the Act. The general nature of the Authorized Improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

(c) Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$40,000,000.00 (including issuance and other financing costs).

(d) Boundaries. The boundaries of the District are set forth in Exhibit A.

(e) Proposed Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the Authorized Improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the Authorized Improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the Authorized Improvements provided with the assessments based on the special benefits received by the property from the Authorized Improvements and property equally situated paying equal shares of the costs of the Authorized Improvements.

(f) Apportionment of Cost between the City and the District. Approval and creation of the District will not obligate the City to provide any funds to finance the proposed Authorized Improvements. All of the costs of the proposed Authorized Improvements will be paid by issuance of bonds secured by a party other than the City, or directly by, assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

(g) Management of the District. The District shall be managed by the City. The City may contract with a consultant or third-party administrator, who shall, from time to time, advise the City regarding certain operations of the District.

- (h) Advisory Body. The District shall be currently managed without the creation of an advisory body. The City Council reserves the right to appoint an advisory body in the future.

SECTION 4. The Hutto 315 Public Improvement District is hereby authorized and created as a Public Improvement District under the Act in accordance with the findings as to the advisability of the Authorized Improvements contained in this Resolution.

SECTION 5. The City's staff is directed to give notice of the authorization for the establishment of the Hutto 315 Public Improvement District by publishing a copy of this Resolution once in a newspaper of general circulation within the City. Such authorization shall take effect and the Hutto 315 Public Improvement District shall be deemed to be established effective upon the publication of such notice. The Hutto 315 Public Improvement District shall exist until dissolved or terminated as provided by law.

SECTION 6. This Resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

[Signature page follows]

PASSED & APPROVED by the **CITY COUNCIL** of the **CITY OF HUTTO** on the ____ day
of June 7, 2018 on vote of ____ **AYES**; ____ **NAYS**; ____ **ABSTENTIONS**.

MAYOR
CITY OF HUTTO

ATTEST:

CITY SECRETARY
CITY OF HUTTO

EXHIBIT A BOUNDARIES

181.663 Acres

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT No. 186, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 181.329 ACRE TRACT OF LAND CONVEYED TO PATSY LOUISE OVERTON BY DEED RECORDED IN DOCUMENT No. 2013031396 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod fund at the northwest corner of Lot 113, Block C. Huttonpark Section 7, according to the plat thereof recorded in Document No. 2013003893 of the Official Public Records of Williamson County, Texas, being also at the northeast corner of a 103.111 Acre Tract of land conveyed to Harry Hansson by deed recorded in Document No. 2006074636 of the Official Public Records of Williamson County, Texas and at an angle point in the south line of 181.329 Acre Tract;

THENCE S.68°08'47"W. along the south line of said 181.329 Acre Tract and the north line of said 103.11 Acre Tract a distance of 2,120.90 feet to a 1/2" iron rod set at the southwest corner of said 181.329 Acre Tract, and the northwest corner of said 103.111 Acre Tract;

THENCE N.22°26'10"W. along the west line of said 181.329 Acre Tract a distance of 1,614.45 feet to a 1/2" iron rod found at the southeast corner of a 57.895 Acre Tract of land conveyed to Ventana Hill, LTD by deed recorded in Document No. 2007068155 of the Official Public Records of Williamson County, Texas;

THENCE N.21°06'07"W. along the west line of said 181.329 Acre Tract and the east line of said 57.895 Acre Tract a distance of 1,137.50 feet to a 3/8" iron rod found at the northwest corner of said 181.329 Acre Tract, being also the southwest corner of a 44.37 Acre Tract of land conveyed to Ronald and Janice Smith by deed recorded in Volume 2267, Page 016 of the Official Records of Williamson County, Texas;

THENCE along the north line of said 181.329 Acre Tract and the south line of said 44.37 Acre Tract the following two courses:

1. N.68°31'55"E. a distance of 722.81 feet to a 1/2" iron rod set;
2. N.68°39'21"E. a distance of 983.13 feet 1/2" iron rod set at the southeast corner of said 44.37 Acre Tract and at the southwest corner of a 170.00 Acre Tract of land conveyed to Peterson Family Trust by deed recorded in Document No. 2011056854 of the Official Public Records of Williamson County, Texas;

THENCE N.68°19'38"E. along the north line of said 181.329 Acre Tract and the south line of said 170.00 Acre Tract a distance of 1,138.56 feet to a 1-1/2" iron pipe found at the northeast corner of said 181.329 Acre Tract and at the northwest corner of a 62.956 Acre Tract of land conveyed to Marvin and Lola Strum by deed recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas;

THENCE S.21°17'36"E. along the east line of said 181.329 Acre Tract and in part along the west line of said 62.956 Acre Tract and along the west line of a 136 Acre Tract of land conveyed to Wallin Management Company, LLC by deed recorded in Document No. 2003064874 of the Official Public Records of Williamson County, Texas, (pass at a distance of

181.663 Acres

1,523.86 feet a 1" galvanized pipe found at the southwest corner of said 62.956 Acre Tract, being also the northwest corner of said 136 Acre Tract) in all a distance of 3113.15 feet; to a point in the north line of said Hutto Park Section 7 at the southwest corner of said 136 Acre Tract, at the southeast corner of said 181.329 Acre, from which a 1/2" iron rod found bears N.53°42'13"E., 1.30 feet;

THENCE N.83°10'04"W. along the south line of said 181.329 Acre Tract and the north line of said Hutto Park Section 7, a distance of 788.38 feet to the said Point of Beginning.

Containing 181.663 acres, more or less, as shown on the survey attached.

 9/29/2017
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
F-10015400

All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

133.617 Acre Tract

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT No. 186, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 136 ACRE TRACT OF LAND CONVEYED TO WALLIN MANAGEMENT COMPANY, LLC, BY DEED RECORDED IN DOCUMENT No. 2003064874 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LESS THAT 2.785 ACRE TRACT OF LAND CONVEYED TO STATE OF TEXAS BY DEED RECORDED IN VOLUME 476, PAGE 591 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set on the west line of F. M. 1660, at the northwest corner of said 2.785 Acre Tract, being also at the southeast corner of 62.956 Acre Tract of land conveyed to Marvin and Lola Strum by deed recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas and on the north line of said 136 Acre Tract;

THENCE with the west line of said F. M. 1660, same being the west line of said 2.785 Acre Tract, the following four courses:

1. S.21°08'27"E. a distance of 580.93 feet to a broken TXDOT concrete monument found;
2. S.21°57'15"E. a distance of 1,624.14 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
3. Southerly, along the arc of said curve to the right a distance of 568.31 feet, said curve having a radius of 1,106.28 feet, a central angle of 29°26'00", and a chord bearing S.07°14'15"E., 562.08 feet to a 1/2" iron rod set;
4. S.07°24'10"W. a distance of 125.82 feet to a cotton spindle found on the south line of said 136 Acre Tract, at the northeast corner of Hutto Parke Section 7, according to the plat thereof recorded in Document No. 2013003893 of the Official Public Records of Williamson County, Texas, same being the northeast corner of a 10' wide road dedication of said plat;

THENCE along the south line of said 136 Acre Tract, and along the north line of said Hutto Park Section 7 the following two courses:

1. N.83°16'26"W. a distance of 1,792.21 feet to a 1/2" iron rod set;
2. N.83°10'04"W. a distance of 918.68 feet, at the southwest corner of said 136 Acre Tract, same being the southeast corner of a 181.329 Acre Tract of land conveyed to Patsy Louise Overton by deed recorded in Document No. 2013031396 of the Official Public Records of Williamson County, Texas, from which point a 1/2" iron rod found bears N.53°42'13"E., 1.30 feet;

THENCE N.21°17'36"W. along the west line of said 136 Acre Tract and the east line of said 181.329 Acre Tract a distance of 1,589.30 feet to a 1" galvanized pipe found at the northwest corner of said 136 Acre Tract and at the southwest corner of said 62.956 Acre Tract;

THENCE N.68°47'22"E. along the north line of said 136 Acre Tract and the south line of said 62.956 Acre Tract a distance of 2,572.08 feet to the said Point of Beginning.

Containing 133.617 acres, more or less, as shown on the survey attached.


J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
F-10015400



All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

2630-900-101 WALLING TRACT.RTF

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Hutto, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Patsy Overton, Frances Wolter, and Wallin Family Hutto Investments, L.P. (collectively the “Owners”), requesting that the City create a public improvement district (the “District”) to include property owned by the Owners.

Time and Place of the Hearing. The public hearing will be held at Hutto City Council Chambers, 401 W. Front St., Hutto, Texas at 7 p.m. on June 7, 2018.

General Nature of the Proposed Public Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the “Authorized Improvements”).

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$40,000,000.00 (including issuance and other financing costs).

Proposed District Boundaries. The District is proposed to include approximately 315.28 acres of land generally located in Hutto, Williamson County, Texas, as more particularly described by a metes and bounds description available at Hutto City Hall and available for public inspection.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.



Mayor
Doug Gaul

Mayor Pro-tem
Tom Hines

Council Members
Scott Rose, Place 1
Tom Hines, Place 2
Nate Killough, Place 3
Tim Jordan, Place 4
Patti Turner, Place 5
Terri Grimm, Place 6

City Manager
Odis Jones

May 18, 2018

Patsy Louise Overton
Frances Overton Wolter
325 Santa Monica Place
Corpus Christi, TX 78411

Dear Ms. Overton and Ms. Wolter,

The City of Hutto ("Hutto") is considering the creation of the Hutto 315 Public Improvement District ("District"). The boundaries of the District are described in Exhibit A attached hereto. According to the Williamson County Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact me at 512-759-4033.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009, that the City Council of Hutto will hold a public hearing beginning at 7 p.m. on June 7, 2018 at City Council Chambers, 401 W. Front St., Hutto, Texas, to consider the creation of the District.

A copy of the Hutto 315 PID petition is available for public review at the office of the City Secretary, 401 W. Front St, Hutto Texas 78634.

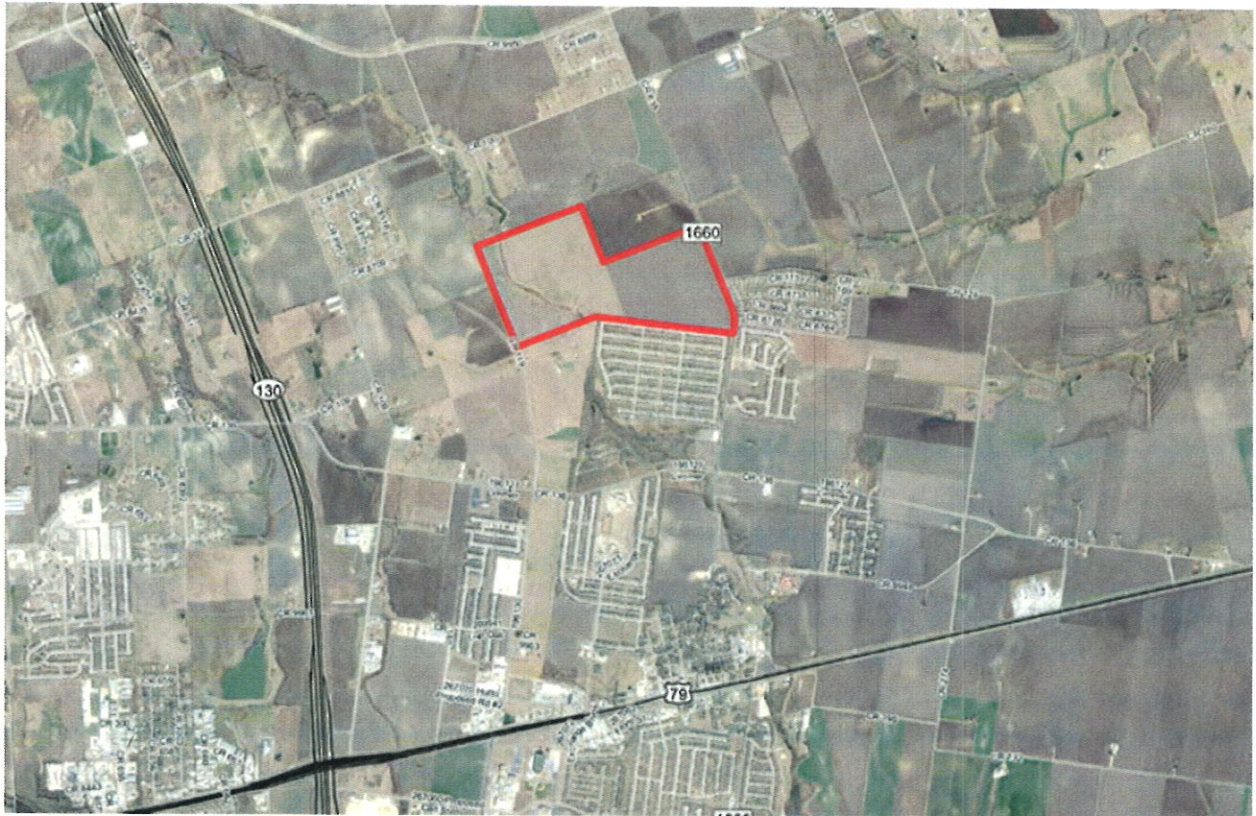
Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Lisa Brown', written over the typed name and title.

Lisa Brown
City Secretary



Exhibit A
Description of the Property





Mayor
Doug Gaul

Mayor Pro-tem
Tom Hines

Council Members
Scott Rose, Place 1
Tom Hines, Place 2
Nate Killough, Place 3
Tim Jordan, Place 4
Patti Turner, Place 5
Terri Grimm, Place 6

City Manager
Odis Jones

May 18, 2018

Wallin Family Hutto Investments, LP
Vernell Bradley
500 CR 202
Llano, Texas 78643

Dear Mr. Bradley,

The City of Hutto ("Hutto") is considering the creation of the Hutto 315 Public Improvement District ("District"). The boundaries of the District are described in Exhibit A attached hereto. According to the Williamson County Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact me at 512-759-4033.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009, that the City Council of Hutto will hold a public hearing beginning at 7 p.m. on June 7, 2018 at City Council Chambers, 401 W. Front St., Hutto, Texas, to consider the creation of the District.

A copy of the Hutto 315 PID petition is available for public review at the office of the City Secretary, 401 W. Front St, Hutto Texas 78634.

Very Truly Yours,

Lisa Brown
City Secretary



Exhibit A
Description of the Property



PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO FINANCE
IMPROVEMENTS TO HUTTO 315

THE STATE OF TEXAS §
 §
CITY OF HUTTO §

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF HUTTO

The undersigned petitioners (the "*Petitioners*"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "*Act*"), request that the City of Hutto create a public improvement district (the "*District*") in the territory described in Exhibit A attached hereto (the "*Land*") within the City of Hutto, Texas (the "*City*"), and in support of this petition the Petitioners would present the following:

Section 1. Standing of Petitioners. In compliance with the requirements of Texas Local Government Code, Section 372.005(b), as determined by the current tax roll of the Williamson County Central Appraisal District, the Petitioners constitute: (i) the owners of taxable real property representing more than 50% of the appraised value of real property liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under such proposal.

Section 2. General Nature of the Proposed Construction and Maintenance of the Public Improvements. The general nature of the proposed public improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, swimming pools, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

Section 3. Estimated Cost of the Proposed Construction of the Public Improvements: \$40,000,000.00 (including issuance and other financing costs).

Section 4. Boundaries. The proposed boundaries of the District are described on Exhibit A attached hereto.

Section 5. Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to

How

PLO

property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

Section 6. Apportionment of Cost between the City and the District. Approval and creation of the PID will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization including a Public Facilities Corporation created by the City pursuant to Chapter 303, Texas Local Government Code, to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

Section 8. Advisory Board. An advisory board will not be established by the City Council of the City (the "*City Council*").

The signers of this petition request the establishment for the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.

JOW
PLO

[Signature on following page]

PETITIONERS:

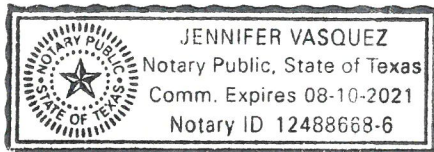
Patsy Louise Overton
Patsy Louise Overton

THE STATE OF TEXAS §

COUNTY OF Brazoria §

THIS INSTRUMENT is acknowledged before me on this 5th day of February, 2018, by Patsy Louise Overton.

[SEAL]



Jennifer Vasquez
Notary Public, State of Texas

Frances Overton Wolter
Frances Overton Wolter

THE STATE OF TEXAS §

COUNTY OF Wheeler §

THIS INSTRUMENT is acknowledged before me on this 26 day of January, 2018, by Frances Overton Wolter.

[SEAL]



Michelle Giles
Notary Public, State of Texas

WALLIN FAMILY HUTTO INVESTMENTS, L.P.
a Texas limited partnership

By: Wallin management company, LLC
Its: General Partner

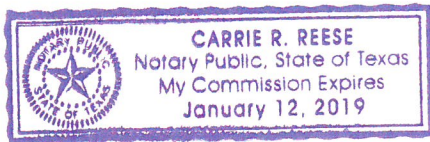
By: Jimmy Wallin
Name: Jimmy Wallin
Title: President

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT is acknowledged before me on this 14th day of February, ²⁰¹⁸~~2017~~, by
Jimmy Wallin, President of Wallin Management Company
a LLC, the general partner of Wallin Family Hutto Investments, L.P., a Texas
Limited Partnership, on behalf of said entities.

[SEAL]



Carrie Reese
Notary Public, State of Texas

EXHIBIT A

LAND

181.663 Acres

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT No. 186, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 181.329 ACRE TRACT OF LAND CONVEYED TO PATSY LOUISE OVERTON BY DEED RECORDED IN DOCUMENT No. 2013031396 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod fund at the northwest corner of Lot 113, Block C. Huttupark Section 7, according to the plat thereof recorded in Document No. 2013003893 of the Official Public Records of Williamson County, Texas, being also at the northeast corner of a 103.111 Acre Tract of land conveyed to Harry Hansson by deed recorded in Document No. 2006074636 of the Official Public Records of Williamson County, Texas and at an angle point in the south line of 181.329 Acre Tract;

THENCE S.68°08'47"W. along the south line of said 181.329 Acre Tract and the north line of said 103.11 Acre Tract a distance of 2,120.90 feet to a 1/2" iron rod set at the southwest corner of said 181.329 Acre Tract, and the northwest corner of said 103.111 Acre Tract;

THENCE N.22°26'10"W. along the west line of said 181.329 Acre Tract a distance of 1,614.45 feet to a 1/2" iron rod found at the southeast corner of a 57.895 Acre Tract of land conveyed to Ventana Hill, LTD by deed recorded in Document No. 2007068155 of the Official Public Records of Williamson County, Texas;

THENCE N.21°06'07"W. along the west line of said 181.329 Acre Tract and the east line of said 57.895 Acre Tract a distance of 1,137.50 feet to a 3/8" iron rod found at the northwest corner of said 181.329 Acre Tract, being also the southwest corner of a 44.37 Acre Tract of land conveyed to Ronald and Janice Smith by deed recorded in Volume 2267, Page 016 of the Official Records of Williamson County, Texas;

THENCE along the north line of said 181.329 Acre Tract and the south line of said 44.37 Acre Tract the following two courses:

1. N.68°31'55"E. a distance of 722.81 feet to a 1/2" iron rod set;
2. N.68°39'21"E. a distance of 983.13 feet 1/2" iron rod set at the southeast corner of said 44.37 Acre Tract and at the southwest corner of a 170.00 Acre Tract of land conveyed to Peterson Family Trust by deed recorded in Document No. 2011056854 of the Official Public Records of Williamson County, Texas;

THENCE N.68°19'38"E. along the north line of said 181.329 Acre Tract and the south line of said 170.00 Acre Tract a distance of 1,138.56 feet to a 1-1/2" iron pipe found at the northeast corner of said 181.329 Acre Tract and at the northwest corner of a 62.956 Acre Tract of land conveyed to Marvin and Iola Strum by deed recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas;

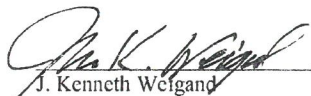
THENCE S.21°17'36"E. along the east line of said 181.329 Acre Tract and in part along the west line of said 62.956 Acre Tract and along the west line of a 136 Acre Tract of land conveyed to Wallin Management Company, LLC by deed recorded in Document No. 2003064874 of the Official Public Records of Williamson County, Texas, (pass at a distance of

181.663 Acres

1,523.86 feet a 1" galvanized pipe found at the southwest corner of said 62.956 Acre Tract, being also the northwest corner of said 136 Acre Tract) in all a distance of 3113.15 feet; to a point in the north line of said Hutto Park Section 7 at the southwest corner of said 136 Acre Tract, at the southeast corner of said 181.329 Acre, from which a 1/2" iron rod found bears N.53°42'13"E., 1.30 feet;

THENCE N.83°10'04"W. along the south line of said 181.329 Acre Tract and the north line of said Hutto Park Section 7, a distance of 788.38 feet to the said Point of Beginning.

Containing 181.663 acres, more or less, as shown on the survey attached.

 9/29/2017
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
F-10015400

All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

133.617 Acre Tract

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT No. 186, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 136 ACRE TRACT OF LAND CONVEYED TO WALLIN MANAGEMENT COMPANY, LLC, BY DEED RECORDED IN DOCUMENT No. 2003064874 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LESS THAT 2.785 ACRE TRACT OF LAND CONVEYED TO STATE OF TEXAS BY DEED RECORDED IN VOLUME 476, PAGE 591 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set on the west line of F. M. 1660, at the northwest corner of said 2.785 Acre Tract, being also at the southeast corner of 62.956 Acre Tract of land conveyed to Marvin and Lola Strum by deed recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas and on the north line of said 136 Acre Tract;

THENCE with the west line of said F. M. 1660, same being the west line of said 2.785 Acre Tract, the following four courses:

1. S.21°08'27"E. a distance of 580.93 feet to a broken TXDOT concrete monument found;
2. S.21°57'15"E. a distance of 1,624.14 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
3. Southerly, along the arc of said curve to the right a distance of 568.31 feet, said curve having a radius of 1,106.28 feet, a central angle of 29°26'00", and a chord bearing S.07°14'15"E., 562.08 feet to a 1/2" iron rod set;
4. S.07°24'10"W. a distance of 125.82 feet to a cotton spindle found on the south line of said 136 Acre Tract, at the northeast corner of Hutto Parke Section 7, according to the plat thereof recorded in Document No. 2013003893 of the Official Public Records of Williamson County, Texas, same being the northeast corner of a 10' wide road dedication of said plat;

THENCE along the south line of said 136 Acre Tract, and along the north line of said Hutto Park Section 7 the following two courses:

1. N.83°16'26"W. a distance of 1,792.21 feet to a 1/2" iron rod set;
2. N.83°10'04"W. a distance of 918.68 feet, at the southwest corner of said 136 Acre Tract, same being the southeast corner of a 181.329 Acre Tract of land conveyed to Patsy Louise Overton by deed recorded in Document No. 2013031396 of the Official Public Records of Williamson County, Texas, from which point a 1/2" iron rod found bears N.53°42'13"E., 1.30 feet;

THENCE N.21°17'36"W. along the west line of said 136 Acre Tract and the east line of said 181.329 Acre Tract a distance of 1,589.30 feet to a 1" galvanized pipe found at the northwest corner of said 136 Acre Tract and at the southwest corner of said 62.956 Acre Tract;

THENCE N.68°47'22"E. along the north line of said 136 Acre Tract and the south line of said 62.956 Acre Tract a distance of 2,572.08 feet to the said Point of Beginning.

Containing 133.617 acres, more or less, as shown on the survey attached.

J. Kenneth Weigand 9/29/2017
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
F-10015400



All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

2630-900-101 WALLING TRACT.RTF

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 9C. **AGENDA DATE:** June 07, 2018

PRESENTED BY: Odis Jones, City Manager

ITEM:

Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Packsaddle Public Improvement District within the City of Hutto, TX.

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the "Act"), notice is hereby given that the City Council of the City of Hutto, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Joyline Wallin Kovar, Executrix. (the "Owner"), requesting that the City create a public improvement district (the "District") to include property owned by the Owners.

General Nature of the Proposed Public Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the "Authorized Improvements").

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$30,000,000.00 (including issuance and other financing costs).

Proposed District Boundaries. The District is proposed to include approximately 169.99 acres of land generally located in Hutto, Williamson County, Texas, as more particularly described by a metes and bounds description available at Hutto City Hall and available for public inspection.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.

BUDGETARY AND FINANCIAL SUMMARY:

The City will not be obligated to provide any funds to finance the Public Improvements, other than from assessments levied on the public improvement district property. No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.

The City will consent to a third party issuer of the Bonds. For example, the Wisconsin Finance Authority.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable.

CITY ATTORNEY REVIEW:

City Attorney has reviewed attached documents.

STAFF RECOMMENDATION:

Staff recommends adoption of the resolution regarding the creation of the Packsaddle Public Improvement District within the City of Hutto, Texas.

SUPPORTING MATERIAL:

1. [Resolution](#)
2. [Newspaper Notice](#)
3. [PID Creation Notice - Joyline Wallin Kovar](#)
4. [PID Petition](#)

CITY OF HUTTO

RESOLUTION NO. - _____

RESOLUTION OF THE CITY OF HUTTO, TEXAS, AUTHORIZING AND CREATING THE MUSTANG CREEK PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF HUTTO PURSUANT TO CHAPTER 372 TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the City Council of the City (the “City Council”) of Hutto, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district (the “District”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Williamson County) in the proposed District and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment under the proposal; and

WHEREAS, the Petition, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed District are described in as Exhibit A attached hereto, said area for the District being within the boundaries and/or the extraterritorial jurisdiction of the City; and

WHEREAS, after providing all notices required by the Act, the City conducted a public hearing on the advisability of the improvements and services described in the Petition;

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

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

SECTION 2: The Petition submitted to the City was filed with the City Secretary and complies with Subchapter A of the Act.

SECTION 3. Pursuant to the requirements of the Act, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing, hereby finds and declares:

- (a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements described in the Petition and this Resolution. The Authorized Improvements will promote the interests of the City and will confer a special benefit on the District.
- (b) General Nature of the Improvements. The public improvements for the District (the “Authorized Improvements”) may consist of one or more of the public improvements

included in Section 372.003(b) of the Act. The general nature of the Authorized Improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

(c) Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$30,000,000.00 (including issuance and other financing costs).

(d) Boundaries. The boundaries of the District are set forth in Exhibit A.

(e) Proposed Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the Authorized Improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the Authorized Improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the Authorized Improvements provided with the assessments based on the special benefits received by the property from the Authorized Improvements and property equally situated paying equal shares of the costs of the Authorized Improvements.

(f) Apportionment of Cost between the City and the District. Approval and creation of the District will not obligate the City to provide any funds to finance the proposed Authorized Improvements. All of the costs of the proposed Authorized Improvements will be paid by issuance of bonds secured by a party other than the City, or directly by, assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

(g) Management of the District. The District shall be managed by the City. The City may contract with a consultant or third-party administrator, who shall, from time to time, advise the City regarding certain operations of the District.

- (h) Advisory Body. The District shall be currently managed without the creation of an advisory body. The City Council reserves the right to appoint an advisory body in the future.

SECTION 4. The Mustang Creek Public Improvement District is hereby authorized and created as a Public Improvement District under the Act in accordance with the findings as to the advisability of the Authorized Improvements contained in this Resolution.

SECTION 5. The City's staff is directed to give notice of the authorization for the establishment of the Mustang Creek Public Improvement District by publishing a copy of this Resolution once in a newspaper of general circulation within the City. Such authorization shall take effect and the Mustang Creek Public Improvement District shall be deemed to be established effective upon the publication of such notice. The Mustang Creek Public Improvement District shall exist until dissolved or terminated as provided by law.

SECTION 6. This Resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

[Signature page follows]

PASSED & APPROVED by the **CITY COUNCIL** of the **CITY OF HUTTO** on the ____ day
of June 7, 2018 on vote of ____ **AYES**; ____ **NAYS**; ____ **ABSTENTIONS**.

MAYOR
CITY OF HUTTO

ATTEST:

CITY SECRETARY
CITY OF HUTTO

EXHIBIT A
BOUNDARIES

EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION

BEING 169.99 ACRES OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 238 ACRE TRACT, CALLED TRACT 1, AND THE REMAINDER OF THAT CERTAIN 100 ACRE TRACT, CALLED TRACT 2, CONVEYED TO IVER E. WALLIN IN DOCUMENT 2001059720 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 169.99 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1660, BEING THE NORTHWEST CORNER OF THAT CERTAIN 0.50 OF AN ACRE TRACT CONVEYED TO JONAH WATER SPECIAL UTILITY DISTRICT IN DOCUMENT 2000040392 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE SOUTHWEST CORNER OF SAID REMAINDER OF TRACT 1, BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 22°34'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD, AND THE WEST LINE OF SAID REMAINDER OF TRACT 1, FOR A DISTANCE OF 937.19 FEET TO CONCRETE MONUMENT FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 20°53'50" WEST, A DISTANCE OF 1585.78 FEET TO AN IRON ROD FOUND IN SAID EAST RIGHT-OF-WAY LINE, BEING THE SOUTHWEST CORNER OF THAT CERTAIN 65.00 ACRE TRACT CONVEYED TO HUTTO ISD IN DOCUMENT 2009044814 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT (FROM WHICH A TXDOT CONCRETE RIGHT-OF-WAY MONUMENT BEARS NORTH 21°31'02" WEST, AT A DISTANCE OF 1767.21 FEET);

THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 68°21'20" EAST, ALONG THE SOUTH LINE OF SAID HUTTO ISD TRACT AND ALONG THE NORTH LINE OF THE SAID REMAINDER OF TRACT 1 AND TRACT 2, FOR A DISTANCE OF 2,601.32 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN 41.36 ACRE TRACT CONVEYED TO HOWARD SLADEK IN VOLUME 866, PAGE 661 (27.36 ACRES) AND VOLUME 867, PAGE 747 (14.00 ACRES) BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID HUTTO ISD TRACT, AND THE NORTHEAST CORNER OF SAID REMAINDER OF TRACT 2 AND THE HEREIN DESCRIBED TRACT (FROM WHICH AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID HUTTO ISD TRACT BEARS NORTH 21°41'15" WEST, FOR A DISTANCE OF 1,087.61 FEET);

THENCE, SOUTH 21°38'22" EAST, ALONG THE WEST LINES OF SAID SLADEK TRACT, AND THE REMAINDER OF A CERTAIN 107 ACRE TRACT CONVEYED TO HARVEY I. JOHNSON IN VOLUME 309, PAGE 269, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (W.C.A.D SHOWS CURRENT OWNERS AS ALBERT JOHNSON AND NANCY WENDLAND), AND THAT CERTAIN 10.00 ACRE TRACT CONVEYED TO LEANN PERROW IN DOCUMENT 2008053240 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS ALSO BEING ALONG THE EAST LINE OF SAID REMAINDER OF TRACT 1 AND SAID REMAINDER OF TRACT 2, FOR A DISTANCE OF 3370.41 FEET TO AN IRON ROD FOUND IN THE NORTH LINE OF RIVERS CROSSING SUBDIVISION PHASE 3 RECORDED IN CABINET X, SLIDE 249

Packsaddle 169.99 Acre Tract
783-17-01

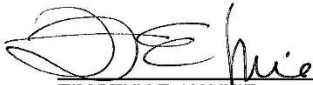
Hutto, Williamson County, Texas

OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID PERROW TRACT, AND THE SOUTHEAST CORNER OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT (FROM WHICH AN IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 132, BEING THE NORTHEAST CORNER OF SAID RIVERS CROSSING SUBDIVISION, PHASE 3 BEARS SOUTH 82°25'10" EAST, FOR A DISTANCE OF 510.52 FEET);

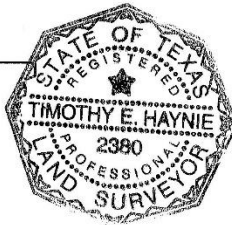
THENCE, ALONG THE NORTH LINE OF SAID RIVERS CROSSING SUBDIVISION PHASE 3 AND SAID JONAH WATER SPECIAL UTILITY DISTRICT TRACT, ALSO BEING THE SOUTH LINE OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 82°25'10" WEST, FOR A DISTANCE OF 653.47 FEET TO AN IRON ROD FOUND;
- 2) NORTH 83°19'35" WEST, FOR A DISTANCE OF 452.97 FEET TO AN IRON ROD FOUND;
- 3) SOUTH 79°28'28" WEST, FOR A DISTANCE OF 895.03 FEET TO AN IRON ROD FOUND;
- 4) SOUTH 78°53'12" WEST, FOR A DISTANCE OF 772.35 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 169.99 ACRES, MORE OR LESS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND, TOGETHER WITH RECORD INFORMATION, UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



TIMOTHY E. HAYNIE
R.P.L.S. No. 2380, State of Texas
Haynie Consulting, Inc.
Engineers – Surveyors
1010 Provident Lane
Round Rock, Texas 78664
TBPLS Firm No. 100250-00



Date

10-02-17

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Hutto, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Joyline Wallin Kovar, Executrix. (the “Owner”), requesting that the City create a public improvement district (the “District”) to include property owned by the Owners.

Time and Place of the Hearing. The public hearing will be held at Hutto City Council Chambers, 401 W. Front St., Hutto, Texas at 7 p.m. on June 7, 2018

General Nature of the Proposed Public Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the “Authorized Improvements”).

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$30,000,000.00 (including issuance and other financing costs).

Proposed District Boundaries. The District is proposed to include approximately 169.99 acres of land generally located in Hutto, Williamson County, Texas, as more particularly described by a metes and bounds description available at Hutto City Hall and available for public inspection.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.



Mayor
Doug Gaul

Mayor Pro-tem
Tom Hines

Council Members
Scott Rose, Place 1
Tom Hines, Place 2
Nate Killough, Place 3
Tim Jordan, Place 4
Patti Turner, Place 5
Terri Grimm, Place 6

City Manager
Odis Jones

May 18, 2018

Joyline Wallin Kovar, Executrix
Iver Earnest Wallin Estate
PO Box 232
Hutto, TX 78634

Dear Ms. Kovar,

The City of Hutto ("Hutto") is considering the creation of the Packsaddle Public Improvement District ("District"). The boundaries of the District are described in Exhibit A attached hereto. According to the Williamson County Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact me at 512-759-4033.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009, that the City Council of Hutto will hold a public hearing beginning at 7 p.m. on June 7, 2018 at City Council Chambers, 401 W. Front St., Hutto, Texas, to consider the creation of the District.

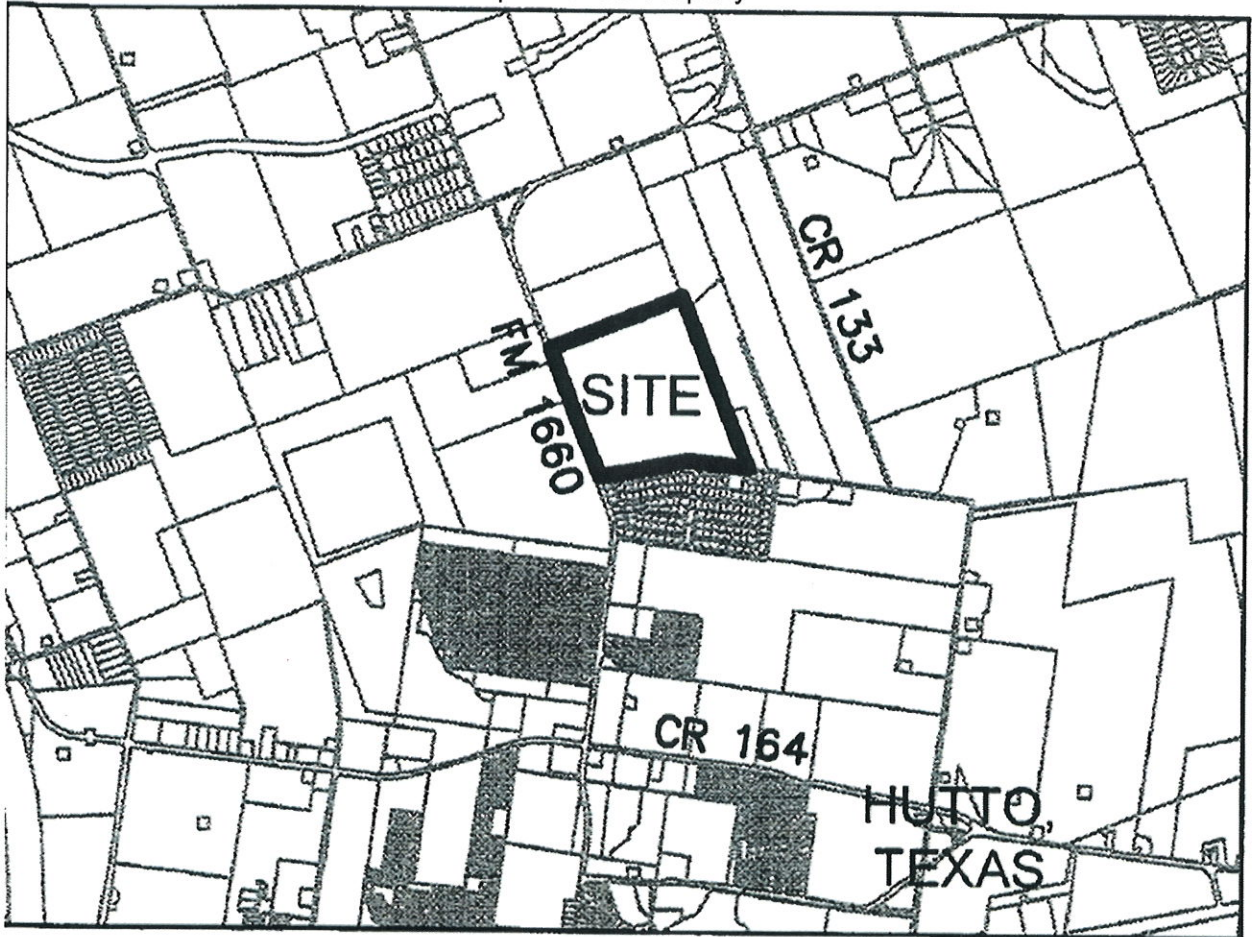
A copy of the Packsaddle PID petition is available for public review at the office of the City Secretary, 401 W. Front St, Hutto Texas 78634.

Very Truly Yours,

Lisa Brown
City Secretary



Exhibit A
Description of the Property



LOCATION MAP

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO FINANCE
IMPROVEMENTS TO PACKSADDLE PUBLIC IMPROVEMENT DISTRICT

THE STATE OF TEXAS §

§

CITY OF HUTTO §

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF HUTTO

The undersigned petitioners (the "*Petitioners*"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "*Act*"), request that the City of Hutto create a public improvement district (the "*District*") in the territory described in Exhibit A attached hereto (the "*Land*") within the City of Hutto, Texas (the "*City*"), and in support of this petition the Petitioners would present the following:

Section 1. Standing of Petitioners. In compliance with the requirements of Texas Local Government Code, Section 372.005(b), as determined by the current tax roll of the Williamson County Central Appraisal District, the Petitioners constitute: (i) the owners of taxable real property representing more than 50% of the appraised value of real property liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under such proposal.

Section 2. General Nature of the Proposed Construction and Maintenance of the Public Improvements. The general nature of the proposed public improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, swimming pools, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

Section 3. Estimated Cost of the Proposed Construction of the Public Improvements: \$30,000,000.00 (including issuance and other financing costs).

Section 4. Boundaries. The proposed boundaries of the District are described on Exhibit A attached hereto.

Section 5. Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to

property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

Section 6. Apportionment of Cost between the City and the District. Approval and creation of the PID will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization including a Public Facilities Corporation created by the City pursuant to Chapter 303, Texas Local Government Code, to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

Section 8. Advisory Board. An advisory board will not be established by the City Council of the City (the "*City Council*").

The signers of this petition request the establishment for the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.

[Signature on following page]

PETITIONER:

Iver Earnest Wallin Estate

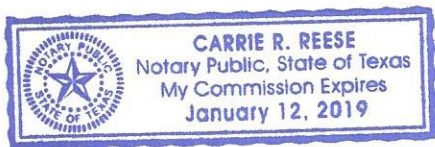
Joyline Wallin Kovar
Joyline Wallin Kovar, Executrix

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT is acknowledged before me on this 18th day of April, 2018, by Joyline Wallin Kovar, as Executrix of the Iver Earnest Wallin Estate.

[SEAL]



Carrie Reese
Notary Public, State of Texas

EXHIBIT A

LAND

Packsaddle 169.99 Acre Tract
783-17-01

Hutto, Williamson County, Texas

EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION

BEING 169.99 ACRES OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 238 ACRE TRACT, CALLED TRACT 1, AND THE REMAINDER OF THAT CERTAIN 100 ACRE TRACT, CALLED TRACT 2, CONVEYED TO IVER E. WALLIN IN DOCUMENT 2001059720 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 169.99 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1660, BEING THE NORTHWEST CORNER OF THAT CERTAIN 0.50 OF AN ACRE TRACT CONVEYED TO JONAH WATER SPECIAL UTILITY DISTRICT IN DOCUMENT 2000040392 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE SOUTHWEST CORNER OF SAID REMAINDER OF TRACT 1, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 22°34'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD, AND THE WEST LINE OF SAID REMAINDER OF TRACT 1, FOR A DISTANCE OF 937.19 FEET TO CONCRETE MONUMENT FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 20°53'50" WEST, A DISTANCE OF 1585.78 FEET TO AN IRON ROD FOUND IN SAID EAST RIGHT-OF-WAY LINE, BEING THE SOUTHWEST CORNER OF THAT CERTAIN 65.00 ACRE TRACT CONVEYED TO HUTTO ISD IN DOCUMENT 2009044814 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT (FROM WHICH A TXDOT CONCRETE RIGHT-OF-WAY MONUMENT BEARS NORTH 21°31'02" WEST, AT A DISTANCE OF 1767.21 FEET);

THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 68°21'20" EAST, ALONG THE SOUTH LINE OF SAID HUTTO ISD TRACT AND ALONG THE NORTH LINE OF THE SAID REMAINDER OF TRACT 1 AND TRACT 2, FOR A DISTANCE OF 2,601.32 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN 41.36 ACRE TRACT CONVEYED TO HOWARD SLADEK IN VOLUME 866, PAGE 661 (27.36 ACRES) AND VOLUME 867, PAGE 747 (14.00 ACRES) BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID HUTTO ISD TRACT, AND THE NORTHEAST CORNER OF SAID REMAINDER OF TRACT 2 AND THE HEREIN DESCRIBED TRACT (FROM WHICH AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID HUTTO ISD TRACT BEARS NORTH 21°41'15" WEST, FOR A DISTANCE OF 1,087.61 FEET);

THENCE, SOUTH 21°38'22" EAST, ALONG THE WEST LINES OF SAID SLADEK TRACT, AND THE REMAINDER OF A CERTAIN 107 ACRE TRACT CONVEYED TO HARVEY I. JOHNSON IN VOLUME 309, PAGE 269, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (W.C.A.D SHOWS CURRENT OWNERS AS ALBERT JOHNSON AND NANCY WENDLAND), AND THAT CERTAIN 10.00 ACRE TRACT CONVEYED TO LEANN PERROW IN DOCUMENT 2008053240 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS ALSO BEING ALONG THE EAST LINE OF SAID REMAINDER OF TRACT 1 AND SAID REMAINDER OF TRACT 2, FOR A DISTANCE OF 3370.41 FEET TO AN IRON ROD FOUND IN THE NORTH LINE OF RIVERS CROSSING SUBDIVISION PHASE 3 RECORDED IN CABINET X, SLIDE 249

1 of 3

Packsaddle 169.99 Acre Tract
783-17-01

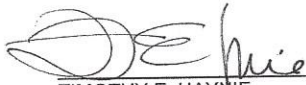
Hutto, Williamson County, Texas

OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID PERROW TRACT, AND THE SOUTHEAST CORNER OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT (FROM WHICH AN IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 132, BEING THE NORTHEAST CORNER OF SAID RIVERS CROSSING SUBDIVISION, PHASE 3 BEARS SOUTH 82°25'10" EAST, FOR A DISTANCE OF 510.52 FEET);

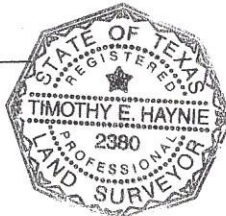
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- 1) NORTH 82°25'10" WEST, FOR A DISTANCE OF 653.47 FEET TO AN IRON ROD FOUND;
- 2) NORTH 83°19'35" WEST, FOR A DISTANCE OF 452.97 FEET TO AN IRON ROD FOUND;
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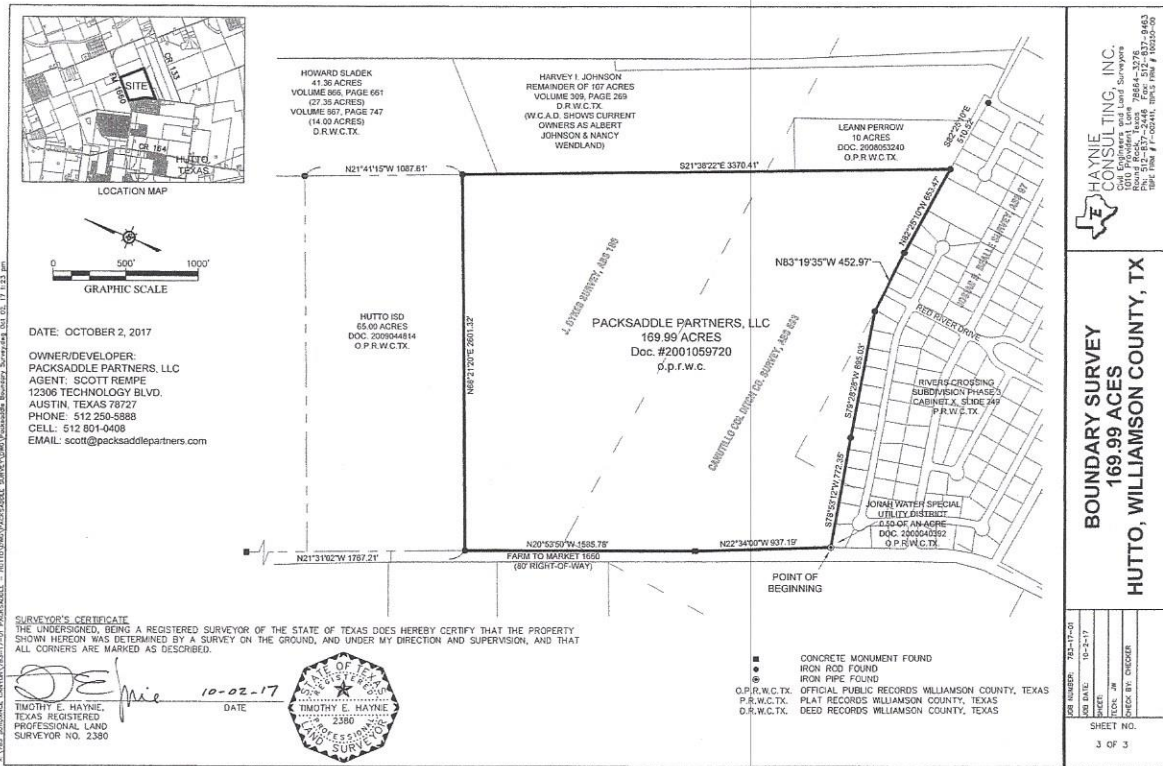
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND, TOGETHER WITH RECORD INFORMATION, UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



TIMOTHY E. HAYNIE
R.P.L.S. No. 2380, State of Texas
Haynie Consulting, Inc.
Engineers - Surveyors
1010 Provident Lane
Round Rock, Texas 78664
TBPLS Firm No. 100250-00



10-02-17
Date



**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 9D. **AGENDA DATE:** June 07, 2018

PRESENTED BY: Odis Jones, City Manager

ITEM:

Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Hutto Co-Op Public Improvement District within the City of Hutto, TX.

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The City of Hutto has entered into an Amended and Restated Master Development Agreement for the development of the Co-Op Project into a mixed-use site in the center of the City. The project is intended to provide economic benefits and general improvements for the benefit of the citizens of the city. The site is to be anchored by the new City Hall and commercial tenants. The project includes the construction of new roadways, regional drainage and parking structures.

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice has been given that the City Council of the City of Hutto, Texas, will hold a public hearing to accept public comments and discuss the petition, filed by the owners requesting that the City create a public improvement district to include property owned by the Owners.

General Nature of the Proposed Public Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking structures, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the “Authorized Improvements”).

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$35,000,000.00 (including issuance and other financing costs).

Proposed District Boundaries. The District is proposed to include approximately 34.69 acres of land generally located in Hutto, Williamson County, Texas, as more particularly described by a metes and bounds description.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. The City will not be obligated to provide any funds to finance the Public Improvements, other than from assessments levied on the public improvement district property. No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.

BUDGETARY AND FINANCIAL SUMMARY:

The City will not be obligated to provide any funds to finance the Public Improvements, other than from assessments levied on the public improvement district property. No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.

Another party, other than the City, will be issuing bonds.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable.

CITY ATTORNEY REVIEW:

City Attorney has reviewed as to form.

STAFF RECOMMENDATION:

Staff recommends adoption of the resolution regarding the creation of the Hutto Co-Op Public Improvement District within the City of Hutto, Texas.

SUPPORTING MATERIAL:

1. [Newspaper Notice of PID Hearing - Hutto Co OP Public Improvement District](#)
2. [PID Creation Notice HuttoBibleChurch](#)
3. [PID Creation Notice Williamson County](#)
4. [PID Creation Notice City of Hutto](#)
5. [PID Creation Notice 420 US 79 LTD](#)
6. [PID Resolution Co Op](#)
7. [PID Petition Co Op District](#)

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Hutto, Texas (“City”), will hold a public hearing to accept public comments and discuss a request that the City create a public improvement district (the “District”) to include property owned by the Owners.

Time and Place of the Hearing. The public hearing will be held at Hutto City Council Chambers, 401 W. Front St., Hutto, Texas at 7 p.m. on June 7, 2018.

General Nature of the Proposed Public Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking structures, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the “Authorized Improvements”).

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$35,000,000.00 (including issuance and other financing costs).

Proposed District Boundaries. The District is proposed to include approximately 34.69 acres of land generally located in Hutto, Williamson County, Texas, as more particularly described by a metes and bounds description available at Hutto City Hall and available for public inspection.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. The City will not be obligated to provide any funds to finance the Public Improvements, other than from assessments levied on the public improvement district property. No municipal property in the public improvement district shall be assessed. Owners of property in the proposed District may also pay certain costs of the improvements from other funds available to the Owners.



Mayor
Doug Gaul

Mayor Pro-tem
Tom Hines

Council Members
Scott Rose, Place 1
Tom Hines, Place 2
Nate Killough, Place 3
Tim Jordan, Place 4
Lucio Valdez, Place 5
Terri Grimm, Place 6

City Manager
Odis Jones

April 13, 2018

Hutto Bible Church
Attn: Jeanene Hill
301 West St
Hutto, TX 78634

Dear Ms. Hill,

The City of Hutto ("Hutto") is considering the creation of the Hutto Co-Op Public Improvement District ("District"). The boundaries of the District are described in Exhibit A attached hereto. According to the Williamson County Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact me at 512-759-4033.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009, of the following:

The City Council of Hutto will hold a public hearing beginning at 7 p.m. on May 3, 2018 at City Council Chambers, 401 W. Front St., Hutto, Texas, to consider the creation of the District.

The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking structures, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the "Authorized Improvements").



The estimated cost to design, acquire and construct the Authorized Improvements is \$35,000,000.00 (including issuance and other financing costs).

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

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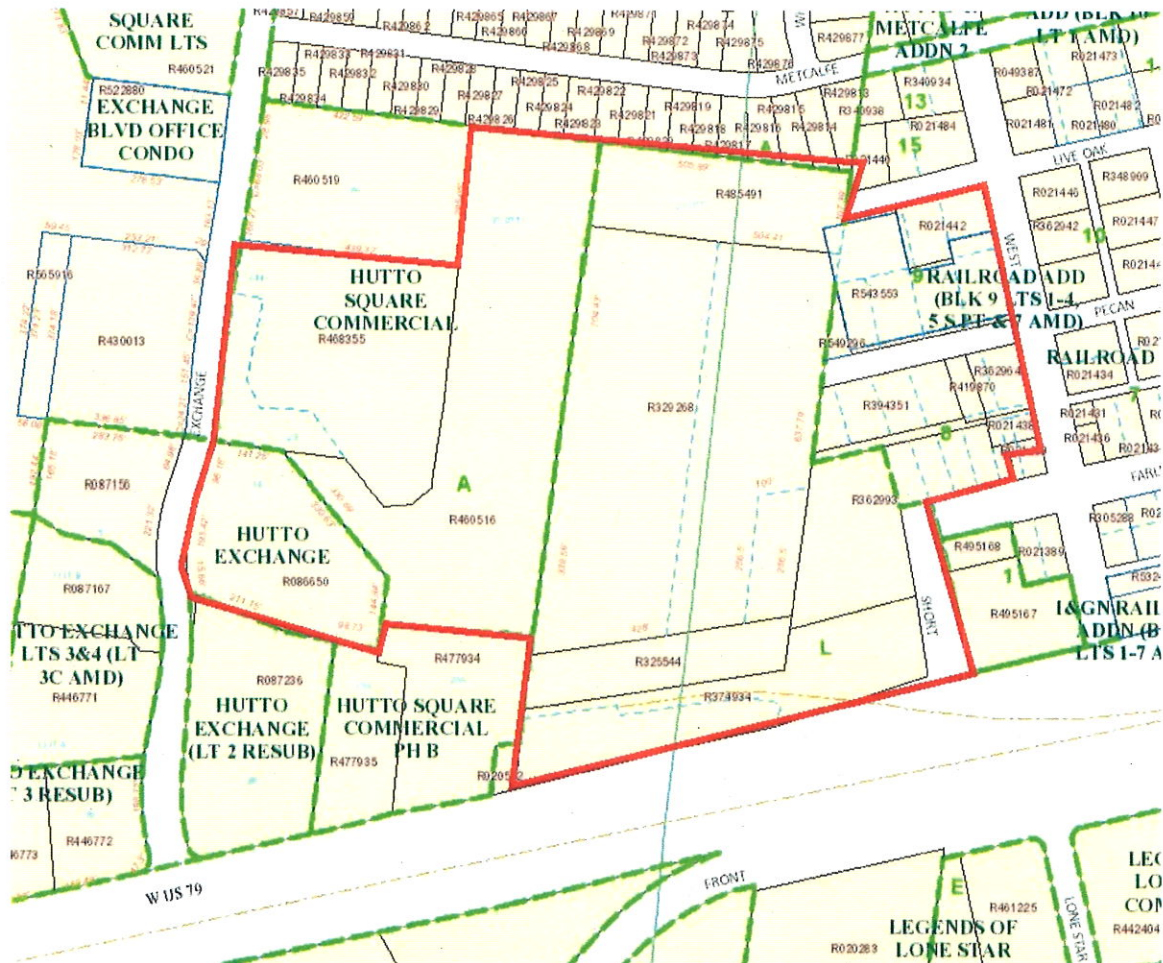
Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Lisa Brown', written over the typed name and title.

Lisa Brown
City Secretary

Exhibit A

Description of the Property





Mayor
Doug Gaul

Mayor Pro-tem
Tom Hines

Council Members
Scott Rose, Place 1
Tom Hines, Place 2
Nate Killough, Place 3
Tim Jordan, Place 4
Lucio Valdez, Place 5
Terri Grimm, Place 6

City Manager
Odis Jones

April 13, 2018

Larry Madsen
Commissioner Precinct Four
350 Exchange Boulevard,
Suite 100
Hutto, TX 78634

Dear Commissioner Madsen,

The City of Hutto ("Hutto") is considering the creation of the Hutto Co-Op Public Improvement District ("District"). The boundaries of the District are described in Exhibit A attached hereto. According to the Williamson County Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact me at 512-759-4033.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009, of the following:

The City Council of Hutto will hold a public hearing beginning at 7 p.m. on May 3, 2018 at City Council Chambers, 401 W. Front St., Hutto, Texas, to consider the creation of the District.

The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking structures, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the "Authorized Improvements").



The estimated cost to design, acquire and construct the Authorized Improvements is \$35,000,000.00 (including issuance and other financing costs).

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.

Very Truly Yours,

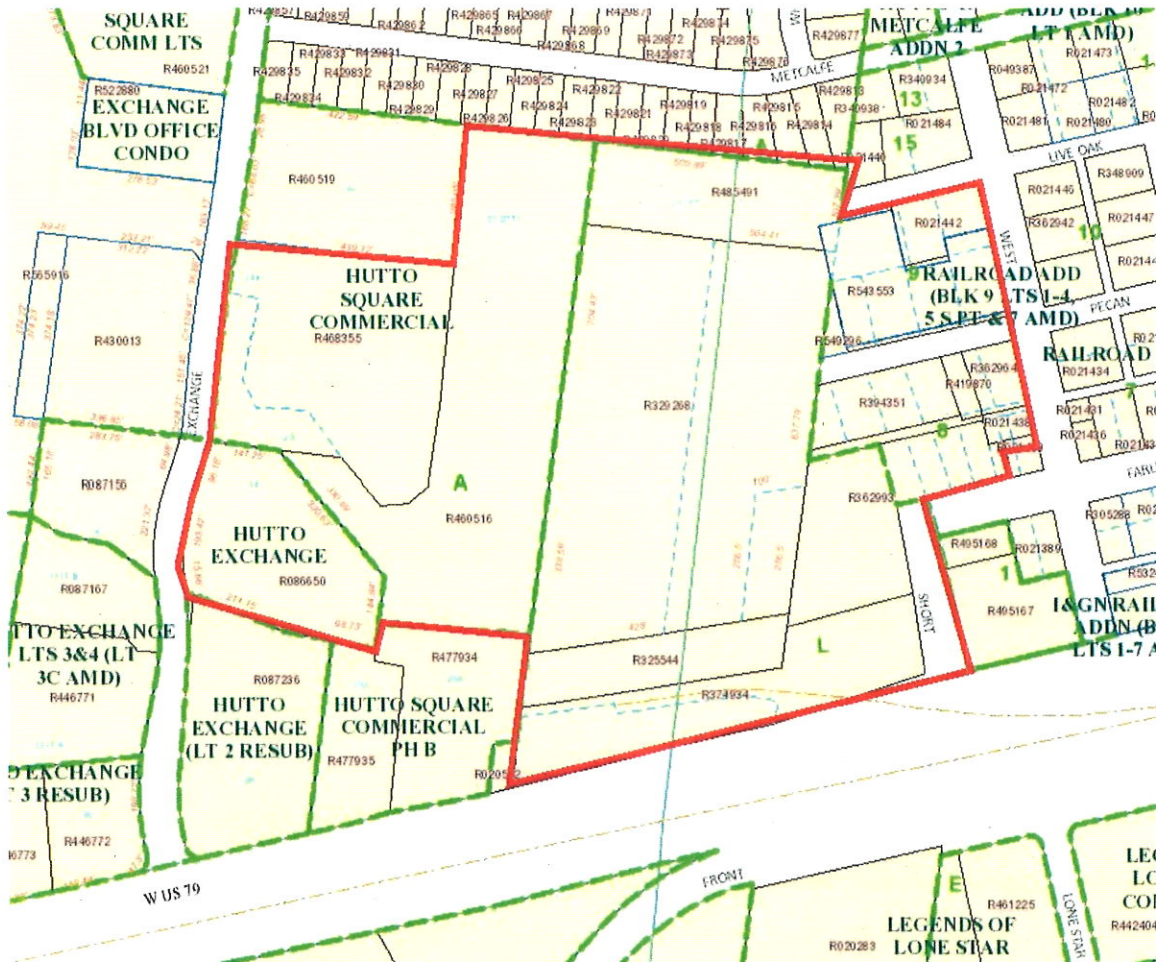
A handwritten signature in blue ink, appearing to read 'Lisa Brown', written over the typed name and title.

Lisa Brown
City Secretary



Exhibit A

Description of the Property





Mayor
Doug Gaul

Mayor Pro-tem
Tom Hines

Council Members
Scott Rose, Place 1
Tom Hines, Place 2
Nate Killough, Place 3
Tim Jordan, Place 4
Lucio Valdez, Place 5
Terri Grimm, Place 6

City Manager
Odis Jones

April 13, 2018

City of Hutto
Attn: Odis Jones, City Manager
401 West Front St
Hutto, TX78634

Dear Mr. Jones,

The City of Hutto ("Hutto") is considering the creation of the Hutto Co-Op Public Improvement District ("District"). The boundaries of the District are described in Exhibit A attached hereto. According to the Williamson County Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact me at 512-759-4033.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009, of the following:

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No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.

Very Truly Yours,

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Lisa Brown
City Secretary



Mayor
Doug Gaul

Mayor Pro-tem
Tom Hines

Council Members
Scott Rose, Place 1
Tom Hines, Place 2
Nate Killough, Place 3
Tim Jordan, Place 4
Lucio Valdez, Place 5
Terri Grimm, Place 6

City Manager
Odis Jones

April 13, 2018

420 US 79, Ltd
Attn: Bob Wunsch
P.O. Box 9190
Austin, TX 78766

Dear Mr. Wunsch,

The City of Hutto ("Hutto") is considering the creation of the Hutto Co-Op Public Improvement District ("District"). The boundaries of the District are described in Exhibit A attached hereto. According to the Williamson County Central Appraisal District records, you own property located within the proposed District. If you are not sure whether your property is located in the proposed District or you believe that you have received this notice in error, please contact me at 512-759-4033.

This letter serves to notify you, in accordance with Texas Local Government Code §372.009, of the following:

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The estimated cost to design, acquire and construct the Authorized Improvements is \$35,000,000.00 (including issuance and other financing costs).

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

No municipal property in the public improvement district shall be assessed. Owners may also pay certain costs of the improvements from other funds available to the Owners.

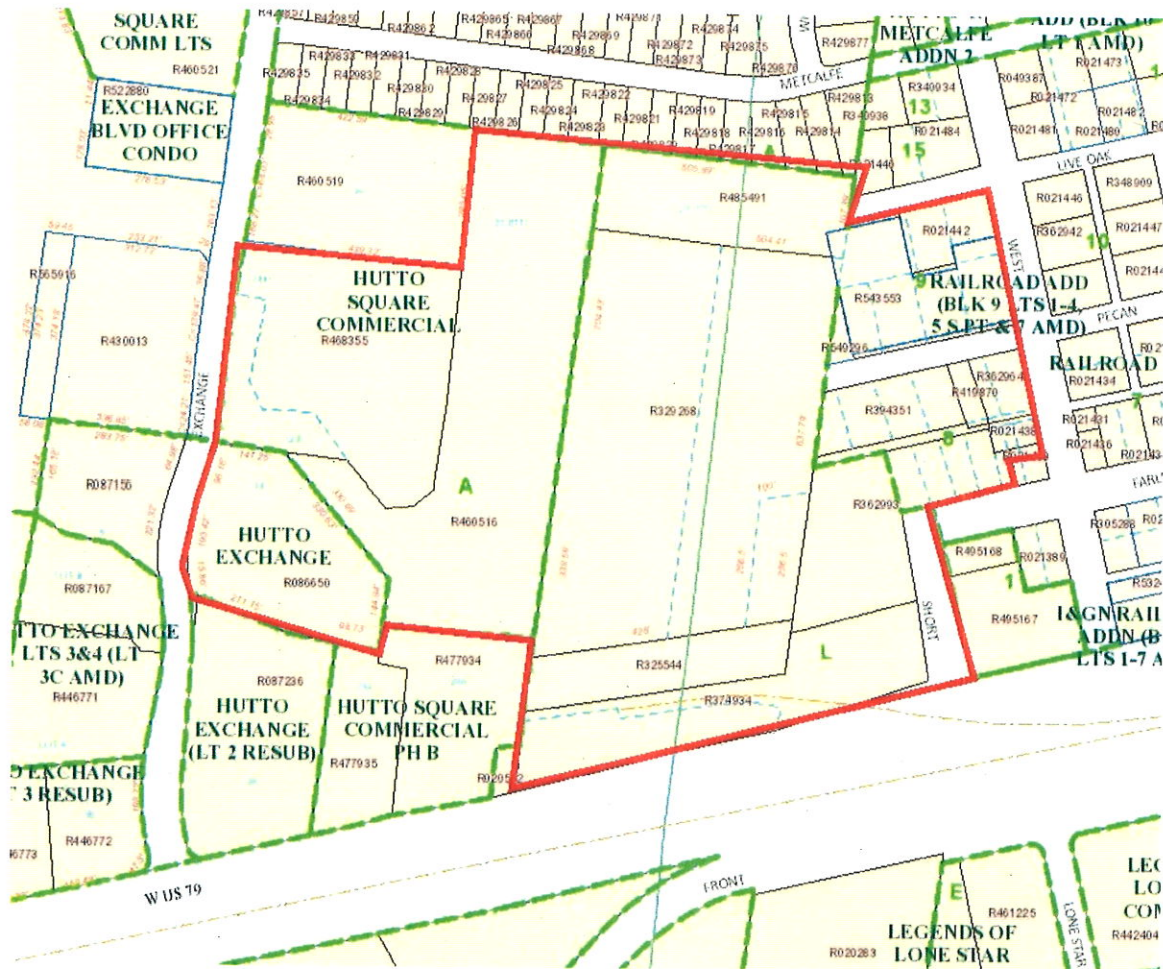
Very Truly Yours,

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Lisa Brown
City Secretary

Exhibit A

Description of the Property



CITY OF HUTTO

RESOLUTION NO. - _____

RESOLUTION OF THE CITY OF HUTTO, TEXAS, AUTHORIZING AND CREATING THE HUTTO CO-OP PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF HUTTO PURSUANT TO CHAPTER 372 TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the City Council of the City (the “City Council”) of Hutto, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district (the “District”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Williamson County) in the proposed District and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment under the proposal; and

WHEREAS, the Petition, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed District are described in as Exhibit A attached hereto, said area for the District being within the boundaries and/or the extraterritorial jurisdiction of the City; and

WHEREAS, after providing all notices required by the Act, the City conducted a public hearing on the advisability of the improvements described in the Petition;

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

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

SECTION 2: The Petition submitted to the City was filed with the City Secretary and complies with Subchapter A of the Act.

SECTION 3. Pursuant to the requirements of the Act, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing, hereby finds and declares:

- (a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements described in the Petition and this Resolution. The Authorized Improvements will promote the interests of the City and will confer a special benefit on the District.
- (b) General Nature of the Improvements. The public improvements for the District (the “Authorized Improvements”) may consist of one or more of the public improvements

included in Section 372.003(b) of the Act. The general nature of the Authorized Improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking structures, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

- (c) Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$35,000,000.00 (including issuance and other financing costs).
- (d) Boundaries. The boundaries of the District are shown on the map of the district in Exhibit A.
- (e) Proposed Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the Authorized Improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the Authorized Improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the Authorized Improvements provided with the assessments based on the special benefits received by the property from the Authorized Improvements and property equally situated paying equal shares of the costs of the Authorized Improvements.

- (f) Apportionment of Cost between the City and the District. Approval and creation of the District will not obligate the City to provide any funds to finance the proposed Authorized Improvements, except as provided in that certain Amended and Restated Development Agreement, dated May 18, 2018 as may be further amended. All of the costs of the proposed Authorized Improvements will be paid by issuance of bonds secured by a party other than the City, or directly by, assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.
- (g) Management of the District. The District shall be managed by the City. The City may contract with a consultant or third-party administrator, who shall, from time to time, advise the City regarding certain operations of the District.

- (h) Advisory Body. The District shall be currently managed without the creation of an advisory body. The City Council reserves the right to appoint an advisory body in the future.

SECTION 4. The Hutto Co-Op Public Improvement District is hereby authorized and created as a Public Improvement District under the Act in accordance with the findings as to the advisability of the Authorized Improvements contained in this Resolution.

SECTION 5. The City's staff is directed to give notice of the authorization for the establishment of the Hutto Co-Op Public Improvement District by publishing a copy of this Resolution once in a newspaper of general circulation within the City. Such authorization shall take effect and the Hutto Co-Op Public Improvement District shall be deemed to be established effective upon the publication of such notice. The Hutto Co-Op Public Improvement District shall exist until dissolved or terminated as provided by law.

SECTION 6. This Resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

[Signature page follows]

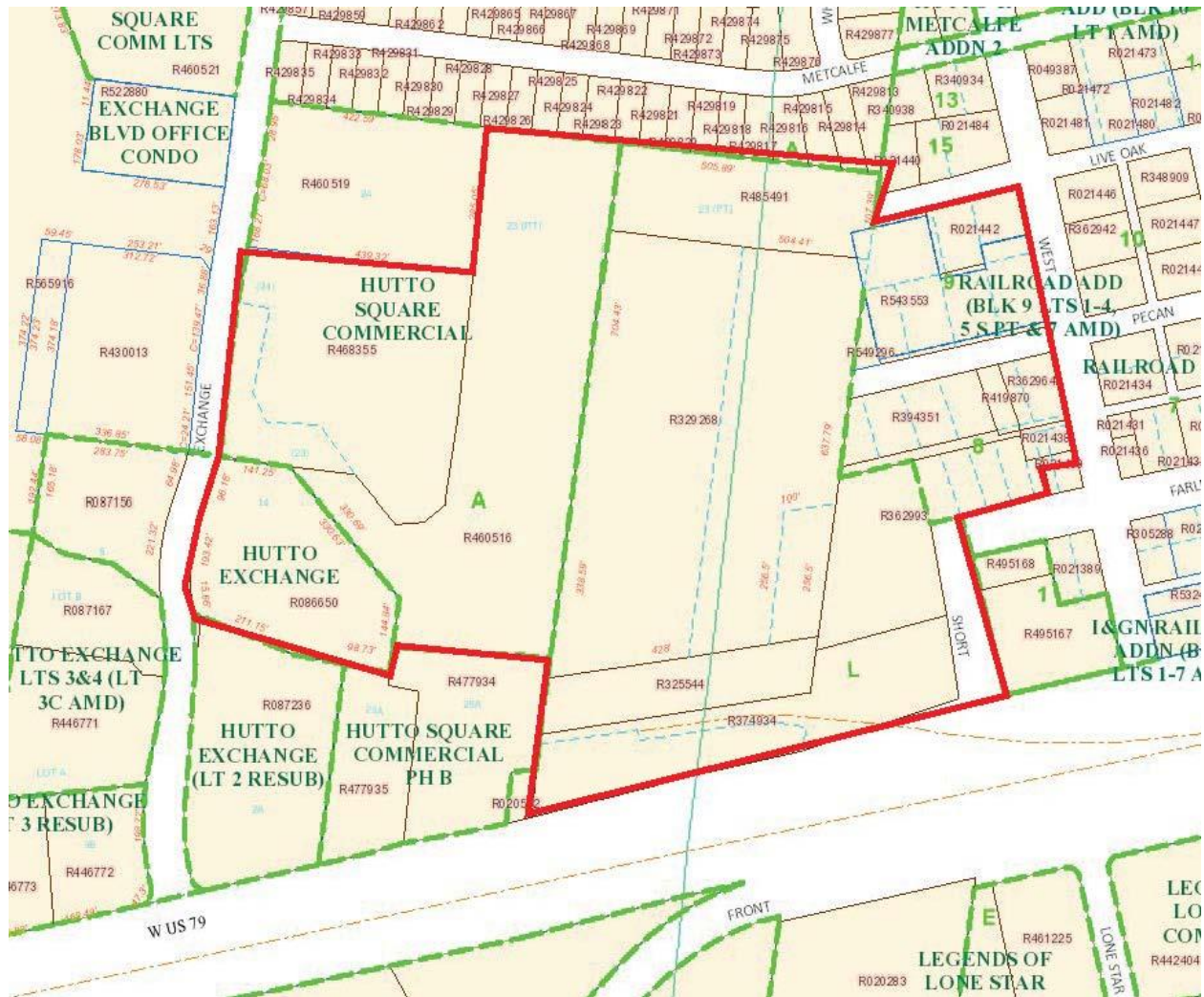
PASSED & APPROVED by the **CITY COUNCIL** of the **CITY OF HUTTO** on the ____ day
of June 7, 2018 on vote of ____ **AYES**; ____ **NAYS**; ____ **ABSTENTIONS**.

MAYOR
CITY OF HUTTO

ATTEST:

CITY SECRETARY
CITY OF HUTTO

EXHIBIT A MAP OF THE DISTRICT



PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO FINANCE
IMPROVEMENTS TO DEVELOPMENT

THE STATE OF TEXAS §
 §
CITY OF HUTTO §

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF HUTTO

The undersigned petitioners (the “*Petitioners*”), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the “*Act*”), request that the City of Hutto create a public improvement district (the “*District*”) in the territory generally depicted in Exhibit A attached hereto (the “*Land*”) within the City of Hutto, Texas (the “*City*”), and in support of this petition the Petitioners would present the following:

Section 1. Standing of Petitioners. In compliance with the requirements of Texas Local Government Code, Section 372.005(b), as determined by the current tax roll of the Williamson County Appraisal District, the Petitioners constitute: (i) the owners of taxable real property representing more than 50% of the appraised value of real property liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under such proposal. The Petitioners also include the intended successors in interest to certain owners of taxable real property within the area proposed for the District, and who will be responsible for the assessments against the property within the District.

Section 2. General Nature of the Proposed Construction and Maintenance of the Public Improvements. The general nature of the proposed public improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking facilities, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

Section 3. Estimated Cost and Terms of the Proposed Construction of the Public Improvements. The estimated cost of the proposed construction is \$35,000,000.00 (including issuance and other financing costs).

Section 4. Boundaries. The proposed boundaries of the District are depicted on Exhibit A attached hereto.

Section 5. Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and

(iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

Section 6. Apportionment of Cost between the City and the District. Approval and creation of the PID will not obligate the City to provide any funds to finance the proposed public improvements, except as provided in that certain Amended and Restated Development Agreement, dated May 18, 2018 as may be further amended. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization including a Public Facilities Corporation created by the City pursuant to Chapter 303, Texas Local Government Code, to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

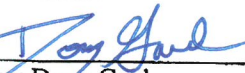
Section 8. Advisory Board. An advisory board may be established by the City Council of the City (the "*City Council*") and recommend an improvement plan to the City Council.

The signers of this petition request the establishment for the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.

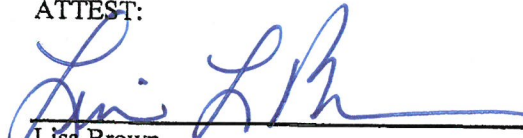
[Signature on following page]

PETITIONERS:

City of Hutto

By: 
Name: Doug Gaul
Title: Mayor

ATTEST:


Lisa Brown
City Secretary

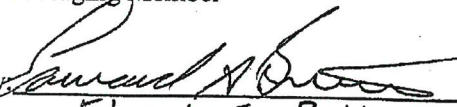
Hill Country Bible Church Hutto

By: 
Name: David Henninger
Title: Member, Elder Board

420 US 79, Ltd.,
a Texas limited partnership

By: 420 US 79 GP, LLC,
a Texas limited liability company,
Its general partner

By: BCP GP, LLC,
a Texas limited liability company,
Its Managing Member

By: 
Name: Edward S. Butler
Title: Sole member

The map displays a section of Block 9, T1S-4, R4E-4, with various lots and commercial areas. A red line outlines a specific area within the block. The map includes lot numbers, acreage, and names of commercial areas such as 'HUTTO SQUARE COMMERCIAL', 'HUTTO EXCHANGE', and 'LEGENDS OF LONE STAR'. The map also shows surrounding streets like 'W US 79' and 'METCALFE'.

Key features and labels on the map include:

- Streets:** W US 79, METCALFE, LIVE OAK, RAILROAD ADD, PECAN, FARM, LONE STAR, FRONT.
- Commercial Areas:**
 - HUTTO SQUARE COMMERCIAL:** R460519, R460516, R477034, R477035.
 - HUTTO EXCHANGE:** R522880, R460521, R460516, R087167, R460516, R087236.
 - LEGENDS OF LONE STAR:** R401225, R442404.
- Other Labels:** SQUARE COMM LTS, EXCHANGE BLVD OFFICE CONDO, HUTTO SQUARE COMMERCIAL, HUTTO EXCHANGE, HUTTO EXCHANGE (LT 2 RESUB), HUTTO SQUARE COMMERCIAL PH B, RAILROAD ADD (BLK 9, T1S-4, R4E-4), LEGENDS OF LONE STAR.
- Lot Numbers and Acreage:** Various lot numbers (e.g., R420835, R420832, R420830, R420828, R420825, R420822, R420819, R420816, R420814, R420811, R420809, R420807, R420805, R420803, R420801, R420799, R420797, R420795, R420793, R420791, R420789, R420787, R420785, R420783, R420781, R420779, R420777, R420775, R420773, R420771, R420769, R420767, R420765, R420763, R420761, R420759, R420757, R420755, R420753, R420751, R420749, R420747, R420745, R420743, R420741, R420739, R420737, R420735, R420733, R420731, R420729, R420727, R420725, R420723, R420721, R420719, R420717, R420715, R420713, R420711, R420709, R420707, R420705, R420703, R420701, R420699, R420697, R420695, R420693, R420691, R420689, R420687, R420685, R420683, R420681, R420679, R420677, R420675, R420673, R420671, R420669, R420667, R420665, R420663, R420661, R420659, R420657, R420655, R420653, R420651, R420649, R420647, R420645, R420643, R420641, R420639, R420637, R420635, R420633, R420631, R420629, R420627, R420625, R420623, R420621, R420619, R420617, R420615, R420613, R420611, R420609, R420607, R420605, R420603, R420601, R420599, R420597, R420595, R420593, R420591, R420589, R420587, R420585, R420583, R420581, R420579, R420577, R420575, R420573, R420571, R420569, R420567, R420565, R420563, R420561, R420559, R420557, R420555, R420553, R420551, R420549, R420547, R420545, R420543, R420541, R420539, R420537, R420535, R420533, R420531, R420529, R420527, R420525, R420523, R420521, R420519, R420517, R420515, R420513, R420511, R420509, R420507, R420505, R420503, R420501, R420499, R420497, R420495, R420493, R420491, R420489, R420487, R420485, R420483, R420481, R420479, R420477, R420475, R420473, R420471, R420469, R420467, R420465, R420463, R420461, R420459, R420457, R420455, R420453, R420451, R420449, R420447, R420445, R420443, R420441, R420439, R420437, R420435, R420433, R420431, R420429, R420427, R420425, R420423, R420421, R420419, R420417, R420415, R420413, R420411, R420409, R420407, R420405, R420403, R420401, R420399, R420397, R420395, R420393, R420391, R420389, R420387, R420385, R420383, R420381, R420379, R420377, R420375, R420373, R420371, R420369, R420367, R420365, R420363, R420361, R420359, R420357, R420355, R420353, R420351, R420349, R420347, R420345, R420343, R420341, R420339, R420337, R420335, R420333, R420331, R420329, R420327, R420325, R420323, R420321, R420319, R420317, R420315, R420313, R420311, R420309, R420307, R420305, R420303, R420301, R420299, R420297, R420295, R420293, R420291, R420289, R420287, R420285, R420283, R420281, R420279, R420277, R420275, R420273, R420271, R420269, R420267, R420265, R420263, R420261, R420259, R420257, R420255, R420253, R420251, R420249, R420247, R420245, R420243, R420241, R420239, R420237, R420235, R420233, R420231, R420229, R420227, R420225, R420223, R420221, R420219, R420217, R420215, R420213, R420211, R420209, R420207, R420205, R420203, R420201, R420199, R420197, R420195, R420193, R420191, R420189, R420187, R420185, R420183, R420181, R420179, R420177, R420175, R420173, R420171, R420169, R420167, R420165, R420163, R420161, R420159, R420157, R420155, R420153, R420151, R420149, R420147, R420145, R420143, R420141, R420139, R420137, R420135, R420133, R420131, R420129, R420127, R420125, R420123, R420121, R420119, R420117, R420115, R420113, R420111, R420109, R420107, R420105, R420103, R420101, R420099, R420097, R420095, R420093, R420091, R420089, R420087, R420085, R420083, R420081, R420079, R420077, R420075, R420073, R420071, R420069, R420067, R420065, R420063, R420061, R420059, R420057, R420055, R420053, R420051, R420049, R420047, R420045, R420043, R420041, R420039, R420037, R420035, R420033, R420031, R420029, R420027, R420025, R420023, R420021, R420019, R420017, R420015, R420013, R420011, R420009, R420007, R420005, R420003, R420001, R419999, R419997, R419995, R419993, R419991, R419989, R419987, R419985, R419983, R419981, R419979, R419977, R419975, R419973, R419971, R419969, R419967, R419965, R419963, R419961, R419959, R419957, R419955, R419953, R419951, R419949, R419947, R419945, R419

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

9E.

AGENDA DATE: June 07, 2018

PRESENTED BY:

ITEM:

Consideration and possible action on a resolution approving the waiver of library late fees in exchange for canned and boxed goods (Eliska Padilla)

STRATEGIC GUIDE POLICY: Fiscal Responsibility

ITEM BACKGROUND:

Many patrons use the library, but an outstanding balance of overdue fines can be a barrier to library use by those who most need and enjoy it. To some patrons, the \$5 or \$10 required to restore library access could be the difference between meeting monthly bills, and asking for fine forgiveness can be embarrassing. Libraries and library systems across the country have been creative—and pride-saving—solutions to this problem. The City of Hutto proposes to utilize one of the popular solutions — food for fines.

BUDGETARY AND FINANCIAL SUMMARY:

The Food for Fines Month is a great way to assist patrons with late fees and to assist the community food pantry, and clear up fines so patrons can participate in the Summer Reading Program. Patrons would have the opportunity to pay with items from the Hutto Food Pantry list of acceptable items. Each item would equal \$1. Should a patron owe \$1.50, they would have to donate two items to pay their fee. Patrons will not be allowed to develop credit on their account.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

None.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends approval of the resolution.

SUPPORTING MATERIAL:

1. [RES - Fines Forgiveness Month](#)

RESOLUTION NO.

**A RESOLUTION APPROVING A FEE WAIVER FOR THE LIBRARY
TO FORGIVE FINES DURING THE MONTH OF JUNE IN SUPPORT
OF THE HUTTO COMMUNITY FOOD PANTRY.**

WHEREAS, The Hutto Public Library proposes that Fines Forgiveness Month be held from June 1 through June 30, 2018 to provide an alternative for library patrons who may not be able to pay their fines and return books to the collection as well as to collect canned and boxed goods and specific toiletries that are not expired during the month of June; and

WHEREAS, The Hutto Public Library proposes that \$1.00 in fines will be removed per item donated that is unopened, on the list, and not expired in order to be applied to a patrons fine. No credits will be applied to patron accounts when a patron donates an item -- if a patron owes \$1.50 in fines and donates two items, the patron will have the fines forgiven. The library will not credit their account by 50 cents, and

WHEREAS, Fines Forgiveness Month allows patrons an alternative opportunity to reduce their fines in support of their love of reading during the Summer Reading Program; and

WHEREAS, Fines Forgiveness Month will help bring awareness to the community about the local Food Pantry; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, that the Hutto City Council hereby permits the library to recognize June as Fines Forgiveness Month at the Hutto Public Library in support of the local Hutto Community Food Pantry.

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 on this the ____ day of the month of _____.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa Brown, City Secretary

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 10A. **AGENDA DATE:** June 07, 2018

PRESENTED BY: Hutto Has Heart - Stacie Feller

ITEM: Presentation of Quarterly Results for Hutto Has Heart. (Stacie Feller)

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

Hutto has Heart Quarterly Presentation

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Appear to be using the monies appropriately and in accordance with the agreement.

SUPPORTING MATERIAL:

1. [Hutto Has Heart Quarterly Report](#)



Connecting Hutto community members in need
with resources that can help.

March 29, 2018

City of Hutto

RE: Hutto Has Heart Outside Agency Funding Report
1st Quarter 2018

Application Activity

Hutto Has Heart is pleased to present our 1st Quarter Outside Agency Funding Report as requested.

Status	2017		2018	
	Applicants	Amount	Applicants	Amount
Approved - Benevolence Fund	17	\$2,464.40	19	\$3,155.81
Referred for Help Elsewhere	3		4	
Closed - No Response for Add'l Info	1		2	
Denied	4		9	
Pending - Requested Add'l Info	N/A		4	
	25		38	
Approved - Pink Out Fund	6	\$5,523.24	4	\$961.67

The 2018 numbers above represent a 12% increase in applications and 28% increase in assistance requested compared to 2017.

Of the applications approved during the first quarter of 2018, 74% of them were for assistance with water bills. This is up from 53% for the same period last year.

Executive Director Search

The Executive Board of Hutto Has Heart has started their endeavor to hire an Executive Director. We have developed a job description and will post the job opening very soon. Additional plans are in place to develop a time line, detail and document the compensation package and set up interviews as we receive applications for this position.

Other Activities

Our first large fundraiser was a success. We were able to raise over \$10K for our organization. There are plans to host this fundraiser each year.

WilCo Wellness Alliance, which is part of the Williamson County and Cities Health District is currently working on their 2019 Community Health Assessment of Williamson County. They will be facilitating an activity at our next Quarterly Networking meeting in order to gain information from the Hutto area regarding the health of our community. This will help us better understand some of the needs of our area.

We have also partnered with the Hutto Chamber of Commerce to plan a "Selfless Saturday" event on September 15, 2018 at Hutto High School. The event will include a morning training session for nonprofit board members and the afternoon will include classes open to the public. Based on initial planning, this is likely to become an annual, large scale event.

Hutto Has Heart's Educational Committee has started making plans to participate in Vida Fest in July. In the past we have given away books to school age children to encourage reading. They are also planning a Health and Wellness Fair in the Fall (October / November).

Future reports will include information regarding the additional funding expenditures as requested.

Please feel free to contact us with any questions.



Stacie Feller
Hutto Has Heart Board Chair 2018