



City of Hutto

Agenda

City Council Meeting

Thursday, January 4, 2024 at 7:00 PM

City Council Chambers

Hutto City Hall

500 W. Live Oak Street

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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PROCLAMATION

5.1. Martin Luther King, Jr. Day Proclamation

6. CITY MANAGER COMMENTS

6.1. Swearing in of City Attorney Dorothy "Dottie" Palumbo

7. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on January 4, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

8. PRESENTATIONS

8.1. Police Department Quarterly Update (Chief Jeffrey Yarbrough)

8.2. Fritz Park Update Presentation

8.3. Capital Improvement Projects (CIP) Updates and Presentations

9. PUBLIC HEARINGS AND RELATED ACTION

9.1. Consideration and possible action on Resolution No. R-2024-009 approving the municipal services agreement for the proposed annexation of the Meadow Brook tract, 87.8 acres, more or less, of land, located off FM1660S (Ashley Bailey)

9.2. Conduct a public hearing and consider possible action on Ordinance No. O-2024-001 approving the Annexation of the Meadow Brook Tract, 87.8 acres, more or less, of land,

and to Establish the Base Zoning as Single Family (SF-2) and Commercial (B-2) located off FM 1660S (First Reading) (Ashley Bailey)

- 9.3. Conduct a public hearing and consider possible action on Ordinance No. O-2024-002 for the Planned Unit Development (PUD) request for the property known as Meadow Brook Planned Unit Development (PUD), 87.8 acres, more or less, of land, located off FM1660S (First Reading) (Ashley Bailey)

10. BOARDS AND COMMISSIONS

- 10.1. Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.

11. ORDINANCES

- 11.1. Consideration and possible action on Ordinance No. O-2024-003 amending the 2020 Parks, Recreation, Open Space and Trails Master Plan related to the methodology for calculating the parkland dedication fees and amending Appendix A, Article a1.000, Section a1.004, Development fees, of the Code of Ordinances to add the Parkland Fee-in-Lieu of Land Dedication Fees and the Parkland Development Fee (Jeff White)

12. RESOLUTIONS

- 12.1. Consideration and possible action relating to Resolution No. R-2024-010 of the City of Hutto, Texas, accepting a petition and calling for a public hearing on the creation of the Meadowbrook Public Improvement District (PID) within the City of Hutto, Texas (Sara Cervantes)
- 12.2. Consideration and possible action of Resolution No. R-2024-011 authorizing the City Manager to execute a Guaranteed Maximum Price (GMP) of \$277,087 with STR Constructors for Phase 1 of Fritz Park (P02-2023) (Matt Rector)
- 12.3. Consideration and possible action on Resolution R-2024-005 regarding payment of all Fritz Park Renovation Costs from \$11M Bond Issuance (Anne LaMere and Jeff White)
- 12.4. Consideration and possible action on Resolution No. R-2024-004 approving the Certificate of Formation and Bylaws of Texas Coalition for Affordable Power ("TCAP"), a Political Subdivision Corporation; accepting membership in said corporation; approving the Professional Services Agreement; and committing to budget for energy purchases and to honor the City's commitments to purchase power for its electrical needs through TCAP and adopting TCAP'S Gexa Energy's Commercial Electric Service Agreement for power to be provided on and after January 1, 2024 (Alberta Barnett, Anne LaMere, Matt Wojnowski and Margaret Somereve, Executive Director TCAP)
- 12.5. Consideration and possible action on Resolution R-2024-012, a resolution adopting the City of Hutto Water Service and Development policy and authorizing the City Manager to enter into Water Capacity Agreements (Matt Rector)
- 12.6. Consideration and possible action on Resolution No. R-2024-013 regarding Ad Valorem Tax Exemptions for Licensed Childcare Facilities (Mayor Mike Snyder)

13. OTHER BUSINESS

- 13.1. Discussion and possible action on City Council training opportunities for 2024 from the available budget (Mayor Pro Tem Peter Gordon)

14. CONSENT AGENDA ITEMS

- 14.1. Consideration and possible action relating to Resolution No. R-2024-006 of the City of Hutto, Texas, authorizing the City Manager to execute an agreement with Facility Solutions Group through BuyBoard Contract No. 657-21 in the amount of \$212,173.21 related to the Trail Lighting Project (P05-2025) (Jeff White)
- 14.2. Consideration and possible action on Resolution No. R-2024-008 approving the purchase of two (2) Toyota Tacoma Double Cab 4x4 vehicles, from the approved FY 2024 budget, from Silsbee Toyota in the amount of \$77,204 through The Interlocal Purchasing System (TIPS) (Rick Coronado)
- 14.3. Consideration and possible action on Resolution No. R-2024-007 regarding amendment No. 3 for drainage design services to the K. Friese Contract in the amount of \$72,060 for the Megasite East/West Spine road project (CIP T07-2023) (Matt Rector)
- 14.4. Consideration and possible action relating to Resolution No. R-2024-003 of the City of Hutto, Texas, authorizing the City Manager to execute a deductive change order with Joe Bland Construction, LLC. in the amount of \$52,517 related to the FM 1660 and Limmer Loop construction project (CIP T-03-2023) (Matt Rector)
- 14.5. Consideration and possible action on Resolution No. R-2024-001 designating the Taylor Press as the official newspaper of record for all official City publications (Legal/Angela Lewis)
- 14.6. Consideration and possible action on approving the December 14, 2023 City Council work session and meeting minutes (Angela Lewis)

15. EXECUTIVE SESSION

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 (Litigation/Consultation with Attorney), 551.072 (Deliberations regarding real property), 551.073 (Deliberations regarding gifts and donations), 551.074 (Deliberations regarding personnel matters) or 551.076 (Deliberations regarding deployment/implementation of security personnel or devices) and 551.087 (Deliberations regarding Economic Development negotiations).

- 15.1. Receive legal advice pursuant to Texas Government Code Section 551.071 relating to failure of developer to construct sidewalks in the Cotton Brook Development and the Cross Creek Development.
- 15.2. Receive legal advice pursuant to Texas Government Code Section 551.071 (Consultation with Attorney), relating to the following petitions for release of the Extraterritorial Jurisdiction ("ETJ"):
 - a. Petition of Glen, Steven and Brian Wall for the release from the City's ETJ of 5 acres of land out of the Carmel Creek Estates located at 600 Lemens Avenue, Hutto, Texas.
 - b. Petition Glen, Steven and Brian Wall for the release from the City's ETJ of approximately 7.0084 acres of land more particularly described as Lot 2, Block 4 out of R020230 in the Williamson County Deed Records located at 1151 FM 1660. Hutto, Texas.
- 15.3. Receive legal advice pursuant to Texas Government Code Section 551.071, (Consultation with Attorney) regarding the cure of the Notice of Default with Titan Mega Land Investors, LLC.

- 15.4. Receive legal advice pursuant to Texas Government Code Section 551.071, (Consultation with Attorney) relating to the Meadow Brook Development Agreement.
- 15.5. Receive legal advice pursuant to Texas Government Code Section 551.071, (Consultation with Attorney), relating to the return of Council pay pursuant to Hutto Charter Section 3.04 by former Council Member Villareal-Salvo.
- 15.6. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims, Pending Litigation, Potential Litigation, and City Council Legal Requests.

16. ACTION RELATIVE TO EXECUTIVE SESSION

- 16.1. Consideration and possible action on Executive Session Items

17. CITY COUNCIL COMMENTS

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

- 17.1. General Comments from City Council
- 17.2. Future Agenda Items
- 17.3. Future Additional or Rescheduled meetings as allowed by Hutto City Code Section 1.02.033 Additional or Rescheduled Meetings

18. ADJOURNMENT

19. CERTIFICATION

I certify that this notice of the January 4, 2024 Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on December 29, 2023 before 5:00 P.M.




Amanda Taylor

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