



City of Hutto

Minutes

City Council Meeting

Thursday, August 21, 2025 at 7:00 PM

City Council Chambers – 500 W. Live Oak Street

1. CALL SESSION TO ORDER – 7:03 PM

2. ROLL CALL

Members of Council present: Mayor Snyder, Mayor Pro Tem Thornton, Councilmember Thompson, Councilmember Morris, Councilmember Gordon, Councilmember Porterfield and Councilmember King

Staff members present: James Earp, City Manager; Matt Wojnowski, Assistant City Manager; Dottie Palumbo, Legal Counsel; David Amsler, Director of Strategic Operations; Nick Angeli, Management Fellow; Ashley Bailey, Executive Director of Development Services; Kristi Barnes, Community & Culture Officer; Alberta Barrett, Finance Director; Christina Bishop, Controller; Sara Cervantes, Director of Real Estate Services; Rick Coronado, Public Works Director; Cassandra Edwards, Deputy Director of Emergency Management; Cheney Gamboa, Director of Economic Development; Laura Hallmark, City Secretary; Jake Isbell, Emergency Management Coordinator; Dwain Jones, Assistant Police Chief; Kate Moriarty, Assistant to City Manager; Matt Rector, City Engineer; Kristiana Spencer, Human Resources Manager; Irene Talioaga, Director of Human Resources; Jeff White, Parks and Recreation Director; Brayden Worley, Budget Coordinator; Jeffrey Yarbrough, Police Chief

3. INVOCATION – Arthur Spence, Little Ebenezer Baptist Church

4. PLEDGE OF ALLEGIANCE

5. PROCLAMATIONS

5.1 National Emergency Management Awareness Month (Jake Isbell, Cassandra Edwards) – *presented to Jake Isbell – Emergency Management Coordinator, Cassandra Edwards – Deputy Director of Emergency Management and David Amsler – Director of Strategic Operations.*

5.2 Senior Citizens Day (DEIB Commission) – *presented to Kristi Barnes – Community & Culture Officer and Sara Cervantes – Director of Real Estate Services.*

5.3 National Thoughtfulness Day (Kristi Barnes) – *presented to Kristi Barnes – Community & Culture Officer, Sara Cervantes – Director of Real Estate Services, Hutto Area Chamber and We Are Blood.*

6. CITY MANAGER COMMENTS

James Earp, City Manager, provided the following announcements:

General:

The City of Hutto is hosting a special budget meeting on Thursday, September 4th, to discuss the proposed budget and tax rate. To view the proposed budget online, visit www.huttotx.info/budget26, or follow the link in LinkTree.

Hutto residents, don't forget to sign up for the Hutto Solve-It app to easily report non-emergency issues, upload photos with GPS accuracy, and track requests in real time for faster, more transparent service.

The City is seeking applicants for Boards and Commissions, such as the Sesquicentennial Committee, which will help Council determine the scale of Hutto's 150th anniversary celebration and guide how our community commemorates this milestone.

Hutto's Capital Improvement Projects team invites all general contractors and subcontractors to the Construction Capital Delivery Contractors Workshop on August 28th at City Hall. This is an opportunity to receive firsthand updates on upcoming capital projects, gain insights into procurement timelines, bidding expectations, and prequalification details.

The City and Chamber are partnering with We Are Blood for two community blood drives. Your donation directly helps Central Texas patients. Donations will take place on Friday, August 22nd at Hutto Area Chamber of Commerce, and Thursday, August 28th, here at City Hall.

The Capital Improvement Projects team requests public feedback on the latest transportation schematic: Limmer Loop from Ed Schmidt to FM 1660. Comments are now open online and will close on August 31st.

Applications are now open for the Fall 2025 session of Hutto Citizens University! This 8-week program offers residents a behind the scenes look at local government. Gain insight from department heads and staff, learn about City services and projects, attend hands-on field trips, and build community connections. Applications close on September 2nd.

Hutto is now under stage 2 water restrictions. City water customers must follow assigned watering days: even addresses – Sunday & Thursday, odd addresses – Saturday & Tuesday, and commercial on Mondays & Fridays. Watering is only allowed after 8 PM or before 10 AM on designated days. These rules apply to irrigation systems and hose end sprinklers- watering by hand is still allowed on any day or time. For a full list of conservation rules, visit www.huttotx.gov/water. If you see a conservation violation, please submit a ticket to Hutto Solve-It.

The Emory Farms Arch project and the FM 1660/Limmer Loop expansion are now complete. Emory Farms Avenue is already seeing reduced truck traffic, while the intersection of Limmer Loop and FM 1660 features new turn lanes and upgraded traffic signals.

Speaking of Exhilarating Events, be sure to scan the QR code and check out the HuttoConnect Calendar for even more local happenings.

7. PUBLIC COMMENT

1. Lyle Janda
2. James Griner

8. BOARDS AND COMMISSIONS

- 8.1. 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, and Area Government appointments.

*Motion by Councilmember Morris, second by Councilmember Gordon, to appoint Pulkit Namjashi to the Diversity, Equity, Inclusion & Belonging Commission.
Motion passed 7:0.*

Motion by Councilmember Morris, second by Councilmember Gordon, to reappoint the following boards and commissions members:

Diversity, Equity, Inclusion & Belonging Commission

- Javvi Lewis
- Corina Zepeda

Historic Preservation Commission

- Alexis Ortiz
- DeAnne Worley

Parks Advisory Board

- Byron Washington
- Milton Reichel
- Perry Savard

Ethics Review Commission

- Cheryl Stewart
- Charles Warner

Building and Standards Commission

- Cheryl Stewart

- Tony Wertz

- Olen Petke

Library Advisory Board

- Angela Hartman
- James Matlock

Zoning Board of Adjustment

- Keith Jones

Motion passed 7:0.

Motion by Councilmember Morris, second by Councilmember Porterfield, to reappoint Councilmember Gordon to the Cottonwood Development Corporation Board and the River Creek Development Corporation Board. Motion passed 7:0.

- 8.2. Consideration and possible action regarding recommendations or updates from City Council sub-committees (i.e. HISD, CIP, UDC, Public Safety, Co-Op).

Mayor Snyder provided the following updates:

HISD – meets Friday

CIP – did not meet

UDC – continues review

Co-Op – met today and discussed fishing, parking at the Gin Building, screening and the right-of-way.

Public Safety – no update.

9. PRESENTATIONS

- 9.1. Presentation and discussion related to the proposed Stromberg Public Improvement District and correlating development.
(a) Project proposal by the Development Planning and Financing Group. (Zach Crawford and Christian Villarreal).

Christian Villareal – Development Planning & Financing Group (DPFG), presented the information for this item. Seth Mearig – Gray Engineering, provided additional information.

- (b) Proposed Public Improvement District financial overview and analysis. (Jim Sabonis)

Jim Sabonis – Hilltop Securities, outlined the financial aspects of the proposed PID.

10. CONSENT AGENDA ITEMS

- 10.4. Consideration and possible action on Ordinance No. O-2025-029 accepting and approving an annual service plan update to the service and assessment plan and updated assessment rolls for the Co-Op Public Improvement District. (Alberta Barrett)
- 10.5. Consideration and possible action on Ordinance No. O-2025-030 accepting and approving an annual service plan update to the service and assessment plan and updated assessment rolls for the Cross Creek Public Improvement District. (Alberta Barrett)

- 10.6. Consideration and possible action on Ordinance No. O-2025-031 accepting and approving an annual service plan update to the service and assessment plan and updated assessment rolls for the Emory Crossing Public Improvement District. (Alberta Barrett)
- 10.7 Consideration and possible action on Ordinance No. O-2025-032 accepting and approving an annual service plan update to the service and assessment plan and updated assessment rolls for the Durango Farms Public Improvement District. (Alberta Barrett)
- 10.8 Consideration and possible action on Resolution No. R-2025-202 approving the negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding its 2025 Rate Review Mechanism filing. (Legal)
- 10.11 Consideration and possible action on acceptance of the July 2025 financial report (Alberta Barrett)
- 10.12 Consideration and possible action on approving the following City Council meeting minutes: August 7, 2025 Special Joint Meeting - City Council, River Creek Development Corporation and Cottonwood Development Corporation, August 7, 2025 Work Session, and August 7, 2025 Regular Meeting. (Laura Hallmark)

Motion by Councilmember Porterfield, second by Councilmember King, to approve the items submitted on the Consent Agenda as noted above. Motion passed 7:0.

The following items were pulled from the Consent Agenda for individual consideration:

- 10.1. Consideration and possible action on Resolution No. R-2025-194 authorizing the City Manager to execute an Individual Project Order (IPO) with 7 Arrows Land Development in the amount of \$350,000 for right-of-way professional services related to the Live Oak project (CIP T09-2023). (Matt Rector)

Matt Rector, City Engineer, requested this item be tabled to a future meeting date.

Motion by Councilmember Thompson, second by Councilmember Porterfield, to table this item to the October 2, 2025 meeting. Motion passed 7:0.

- 10.2. Consideration and possible action on Resolution No. R-2025-195 authorizing the City Manager to execute amendment No. 3 to the agreement for design services with Hejl, Lee & Associates, for a deduction in the amount of \$45,000 for the Live Oak project (CIP T09-2023). (Matt Rector)

Mr. Rector provided information for this item.

Motion by Councilmember Thompson, second by Councilmember Morris, to approve the item as presented. Motion passed 7:0.

- 10.3. Consideration and possible action on Resolution No. R-2025-196 related to approval of a change order to STR Constructors and authorizing the City Manager to execute the same for the Fritz Park Improvements project in the amount of \$80,684. (CIP P02-2023). (Matt Rector)

Mr. Rector provided information for this item.

Motion by Councilmember Thompson, second by Councilmember King, to approve the item as presented. Motion passed 7:0.

- 10.9 Consideration and possible action on Resolution No. R-2025-197 to approve an Economic Development Performance Agreement for Grant Funds from the Hutto Economic Development Corporation for Project Sprouts. (Cheney Gamboa)

It was the consensus of Council to discuss this item in Executive Session. Any consideration will take place afterwards.

- 10.10 Consideration and possible action related to staff's findings and recommendations on the drought contingency plan and the creation of a water conservation plan. (Mayor Snyder)

Mr. Rector and Rick Coronado – Public Works Director, provided information for this item. Council discussion regarding baseline for implementing stages – amount of water that can be provided vs. well levels and recovery.

Motion by Mayor Snyder, second by Councilmember Porterfield, to approve the item as presented.

Mayor Pro Tem Thornton made a friendly amendment, second by Councilmember Gordon, to amend the plan to keep Stage 1 as voluntary. Mayor Snyder and Councilmember Porterfield accepted this amendment.

Motion, as amended, passed 6:1 (Thompson).

11. RESOLUTIONS

- 11.1. Receive a presentation and consider possible action on Resolution No. R-2025-198 regarding Medical Insurance Coverage 2025 RFP Analysis & Recommendations. (Irene Talioaga, Brett Bowers with HUB International)

Kristiana Spencer, Human Resources Manager and Brett Bowers – HUB International, provided information for this and item and Items 11.2, 11.3 and 11.4.

- 11.2 Consideration and possible action on Resolution No. R-2025-199 to authorize renewal of the City's Blue Cross Blue Shield Contract for dental, vision, life, and disability program benefits for Fiscal Year 2026. (Irene Talioaga)
- 11.3 Consideration and possible action on Resolution No. R-2025-200 approving an Interlocal Agreement with Harris County Department of Education to allow cooperative purchasing options for other medical care service options for City of Hutto employees and dependents. (Irene Talioaga and Kristiana Spencer)
- 11.4 Consideration and possible action on Resolution No. R-2025-201 directing the City Manager to approve an agreement with Next Level Prime for City of Hutto employees and dependents. (Irene Talioaga and Kristiana Spencer)

Motion by Councilmember Thompson, second by Councilmember Gordon, to approve items 11.1, 11.2, 11.3 and 11.4 as presented. Motion passed 7:0.

12. OTHER BUSINESS

- 12.1 Review and possible action on the Fiscal Year 2026 Proposed Budget.

Alberta Barrett – Finance Director, provided information for this item.

Motion by Mayor Snyder, second by Councilmember King, to amend the proposed budget as follows:

- *Adding \$250k Uber rideshare start up at ½ way through year*
- *Cut vehicle allowance in half*
- *Cut executive snack fund from \$3750 to \$500*
- *Add K9 officer, dog and misc. expenses ½ through year*
- *Remove all funding involving A-2 team, Community and Culture, and Strategic Operations*
- *Add in Legal settlement to Reserves*
- *Adjust reserves to reflect new balance +/-25% (last year was 20%)*

EDC:

- *Remove Korea Trip -\$7k,*
- *Quarterly ED events -\$3k,*
- *State of City -\$1500,*
- *Select USA -\$4k,*
- *Cut food/meals from \$1500 to \$750,*
- *Cut BIO International -\$4587,*
- *Cut ARMA -\$759,*
- *Cut Placer Ai -\$30,429,*
- *Cut Community Impact Ads -\$7500,*
- *Cut Real Estate Business Ads -\$6600,*
- *Cut Additional Marketing Services from \$15k to \$7500,*
- *Cut Incentive Management Software -\$15,750,*
- *Cut Digital Touring Software -\$5k,*
- *Sales Tax Training -\$1700,*
- *Cut LEAD Hutto -\$825,*
- *Cut TEDC -\$1400,*
- *Cut Wilco EDP from \$10k to \$5k,*
- *Cut sponsored speaking engagements -\$5k (\$108,300, or (4) Hutto wine bars or (2) Happy Paninis)*

Finally, the org chart as presented with current Titles, positions, FTE count and salary and/or benefits approved as well as a page with position titles, race, sex, salary and year of service listed for each position.

Councilmember Thompson announced a Conflict of Interest for line item GL10-050-001-6412 for Police Department Software Licensing. He has filed an Affidavit.

Motion by Councilmember Gordon, second by Councilmember King, to approve GL10-050-001-6412 as part of the proposed budget. Motion passed 6:0 (Thompson recused).

Cheney Gamboa – Director of Economic Development, Ms. Cervantes and Mr. Amsler provided additional information for this item.

Original motion passed 4:3 (Thompson, Gordon, King).

Motion by Mayor Pro Tem Thornton, second by Mayor Snyder, to amend the proposed budget to add in \$65,000 toward the employee benefits to lower that amount. Motion passed 7:0.

12.2 Consideration and Possible Action on Reallocation of Unused July 4th Fireworks Display. (Jeff White)

Jeff White – Parks and Recreation Director, provided the information for this item.

Motion by Councilmember Thompson, second by Councilmember Porterfield, to table this item to the September 4, 2025 meeting until clear on contract verbiage. Motion passed 7:0.

- 12.3 Consideration and possible action authorizing the City Manager, or designee, under Park Ordinance 18.02.002(f), to review and approve permits for the launch of model rockets within designated City parks. (Mayor Snyder)

Dottie Palumbo – Legal Counsel, provided information for this item.

Motion by Mayor Snyder, second by Mayor Pro Tem Thornton, to bring this item to the September 4, 2025 meeting allowing City Manager, or designee, to issue permits after review of the Fire Marshal. Motion passed 7:0.

- 12.4 Discussion and possible action regarding the direction of a human resources (HR) audit for the City of Hutto. (Mayor Snyder)

Kate Moriarty – Assistant to City Manager, provided information for this item.

Motion by Mayor Snyder, second by Councilmember Porterfield, to contract with the existing firm and an Associate Attorney in an amount not to exceed \$19,000 and allow the City Manager to negotiate and execute that agreement. Motion passed 6:1 (Thompson).

13. EXECUTIVE SESSION

- 13.1 Receive legal advice pursuant to Texas Government Code Sec. 551.071, (Consultation with Attorney), to deliberate and seek legal advice regarding the following legal matters: a) Williamson County Emergency Services District No. 3 Interlocal Sales Tax Sharing Agreement with the City of Hutto; and b) relating to the annexation of the Kirk Tract, provision of services pursuant to the Municipal Service Agreement; and agreement with Jonah Water Special Utility District for the provision of water to the Kirk Tract.
- 13.2 Receive legal advice pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and deliberate pursuant to Texas Government Code Section 551.087, (Deliberation Regarding Economic Development Negotiations) relating to: (a) Project Core; (b) Project Harvest; (c) Project Orchard; (d) Project Lake; (e) Second Amendment to First Amended and Restated Development Agreement between the City of Hutto and Peripheral Investments, LP. (Paradigm Metals); (f) Southside BBQ Incentive Agreement; and (g) Chapter 380 Economic Development Agreement for Project Sprouts.

- 13.3 Pursuant to Texas Government Code section 551.071 (Attorney Consultation) and section 551.072 (Real Estate) to deliberate and seek legal advice regarding resolutions authorizing the acquisition, including by use of eminent domain, if necessary, of real property interests as part of the Exchange Boulevard project (CIP T14-2024) - (79 Alpha District Development LLC PARCEL 4).
- 13.4 Pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and Section 551.072 (Real Estate), Deliberation and consideration of possible action on a Resolution authorizing the acquisition, including by use of eminent domain, if necessary, of real property interests as part of the CR 137 Project (CIP T05-2023): a) Hutto Big Home Holdings, LLC (Parcel 1); b) Breckenridge SFR Hutto LLC (Parcel 3).

In Executive Session at 10:15 PM with the exception of 13.3 and 13.4; and addition of 10.9. Out at 11:34 PM.

14. ACTION RELATIVE TO EXECUTIVE SESSION

- 14.1 Consideration and possible action related to Executive Session agenda items, listed above.

Item 13.1.b: Motion by Mayor Snyder, second by Councilmember Porterfield, to amend the MSA to provide for agreement with Jonah for the City to temporarily provide water service. Motion passed 5:2 (Gordon, Thompson).

Item 13.2.f: Motion by Mayor Snyder, second by Mayor Pro Tem Thornton, to have staff negotiate an agreement with Southside BBQ. Motion passed 7:0.

- 14.2 Consideration and possible action on Resolutions authorizing the acquisition, including by use of eminent domain, if necessary, of real property interests as part of the Exchange BLVD project. (CIP T14-2024): a) 79 Alpha District Development LLC (Parcel 4).

Motion by Councilmember Thompson, second by Mayor Snyder, to direct and authorize the City Manager to proceed with the acquisition of the right-of-way needed from parcel 4 for the project as discussed in Executive Session. Motion passed 7:0.

- 14.3 Consideration and possible action on Resolutions authorizing the acquisition, including by use of eminent domain, if necessary, of real property interests as part of the CR 137 project. (CIP T05-2023): a) Hutto Big Home Holdings, LLC (Parcel 1); b) Breckenridge SFR Hutto LLC (Parcel 3).

Item 14.3.a: Motion by Mayor Snyder, second by Councilmember King, to approve Resolution No. R-2025-203, approving the acquisition of real property interests owned by Hutto Big Home Holdings, LLC – right-of-way as part of the CR 137 project and authorizing the City Manager to execute the Purchase Agreement. Motion passed 7:0.

These items were taken out of order:

10.9 Consideration and possible action on Resolution No. R-2025-197 to approve an Economic Development Performance Agreement for Grant Funds from the Hutto Economic Development Corporation for Project Sprouts. (Cheney Gamboa)

Motion by Mayor Snyder, second by Councilmember Morris, to approve the item as presented. Motion passed 5:2 (Gordon, Thompson).

15. CITY COUNCIL COMMENTS

15.1 General Comments from City Council

Thompson: hope HISD kids are enjoying being back in school; thank staff for preparing the information for the budget.

Gordon: appreciate staff's work on the budget and for staff checking on the traffic signal at Limmer Loop & Exchange Blvd.

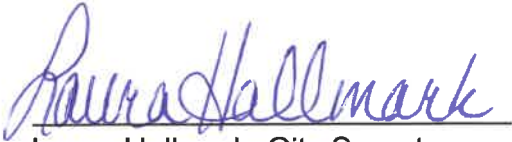
15.2 Future Agenda Items

Morris: update on Park Street property.

Thompson: presentation for Lakeside MUD #9.

16. ADJOURNMENT – 11:54 PM

ATTEST:


Laura Hallmark, City Secretary


Mike Snyder, Mayor



