



City of Hutto

Minutes

City Council Meeting

Thursday, November 20, 2025 at 7:00 PM

Council Chambers, City Hall – 500 W. Live Oak Street

1. CALL SESSION TO ORDER – 7:01 PM

2. ROLL CALL

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

Staff members present: James Earp, City Manager; Dottie Palumbo, Legal Counsel; David Amsler, Director of Strategic Operations; Alberta Barrett, Finance Director; Christina Bishop, Controller; Sara Cervantes, Executive Director of Community Services; Rick Coronado, Public Works Director; Abby Fenton, Communications Manager; Cheney Gamboa, Director of Economic Development; Laura Hallmark, City Secretary; Angela Hassell, Management Analyst; Matt Rector, Executive Director of Development and Infrastructure; Jeff White, Parks and Recreation Director

3. INVOCATION – John Latham, Grace Baptist Church

4. PLEDGE OF ALLEGIANCE

5. PROCLAMATIONS

5.1 Native American Heritage Month – Mayor Snyder and Councilmembers presented the proclamation.

6. CITY MANAGER COMMENTS

There were no comments.

7. PUBLIC COMMENT

Gayle Weaver

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 Mayor Pro Tem Thornton, to make the following appointments:

Rose Luna – Ethics Review Commission

Brian Kennard – Planning and Zoning Commission

Keith Burris – Zoning Board of Adjustment

Motion passed 7:0.

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

HISD – has not met; Public Safety – upcoming meeting; Co-Op – has not met; UDC – to be on upcoming meeting agenda.

9. PRESENTATIONS

- 9.1. Downtown Hutto Business Association quarterly update and possible action. (Gracie Matthews)

Gracie Matthews provided the update.

10. PUBLIC HEARINGS AND RELATED ACTION

- 10.1 Conduct a Public hearing and possible action on Ordinance No. O-2025-050 designating a geographic area within the City of Hutto as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as the SH-130 Tax Increment Reinvestment Zone, ("TIRZ 4"): creating a board of directors; and establishing a Tax Increment Fund (TIF) for the zone. (Cheney Gamboa)

Cheney Gamboa, Director of Economic Development and Travis James with TXP presented the information for this item. The public hearing opened and closed at 7:43 PM with no speakers. Council discussion regarding map specifics and potential members for the board.

Motion by Mayor Snyder, second by Mayor Pro Tem Thornton, to approve the map with the following additions: HISD land (for the 3rd high school), Star Ranch undeveloped land, Star Ranch commercially zoned land and Texas State Technical School land. Motion passed 7:0.

11. CONSENT AGENDA ITEMS

- 11.3 Consideration and possible action on Resolution No. R-2025-334 authorizing payment to the Williamson County Animal Shelter in the amount of \$233,096.14 for FY 2025 services. (Alberta Barrett)
- 11.4 Consideration and possible action on Ordinance No. O-2025-051 amending the budget for FY 2025. (Alberta Barrett)
- 11.5 Consideration and possible action on Ordinance No. O-2025-052 amending the budget for FY 2026 for expenditures of the Hutto Economic Development Corporation and Utility Impact Fee Fund. (Alberta Barrett)
- 11.6 Consideration and possible action on Ordinance No. O-2025-053 amending the blanket purchase order ordinance for routine consumable goods and services for Fiscal Year 2025-2026. (Alberta Barrett)
- 11.7 Consideration and possible action on Resolution No. R-2025-335 authorizing the City Manager to enter into a Billing and Collection Services Agreement by and between the City of Hutto and TXGovSolutions, LLC to facilitate the billing and collection of assessments imposed on parcels located within the Prairie Winds Public Improvement District. (Christina Bishop)
- 11.8 Consideration and possible action on Resolution No. R-2025-336 to approve a Chapter 380 Sales Tax Incentive Agreement for Project Libro (The Story Emporium and Bookshop). (Cheney Gamboa)
- 11.9 Consideration and possible action on Resolution No. R-2025-337 accepting the infrastructure improvements for the subdivision known as Cottonwood Creek Phase 6. (Matt Rector)
- 11.10 Consideration and possible action on Ordinance No. O-2025-054 correcting Ordinance No. O-2025-049 by deleting the property in Exhibit "A" attached, thereto, that dedicated 41.247 acres to the City in error. (Legal)
- 11.11 Consideration and possible action on acceptance of the October 2025 financial report (Alberta Barrett)
- 11.12 Consideration and possible action on approving the following City Council meeting minutes: November 6, 2025 Work Session and November 6, 2025 City Council meeting. (Laura Hallmark)

Motion by Councilmember Morris, second by Councilmember Gordon, 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:

- 11.1 Consideration and possible action on Resolution No. R-2025-332 to award the Ed Schmidt Sidewalks Project to WJC Constructors in the amount of \$529,239.90 and authorizing the City Manager to execute the construction contract with WJC Constructors (CIP Project T10-2023). (Matt Rector)

Matt Rector, Executive Director of Development and Infrastructure, provided information regarding the process of selecting vendor.

Motion by Councilmember Thompson, second by Councilmember King, to approve the item as presented.

Friendly amendment by Councilmember Gordon, which was accepted by Councilmembers Thompson and King, to amend the project with Baylor Scott & White paying for the cost of the sidewalk fronting their property.

Motion passed 7:0.

- 11.2 Consideration and possible action on Resolution No. R-2025-333 to award the Ed Schmidt and Limmer Loop Intersection Improvements Project to Jerdon Enterprise, LP in the amount of \$305,004.70 and authorizing the City Manager to execute the construction contract with Jerdon Enterprise, LP (CIP Project T10-2023). (Matt Rector)

Mr. Rector provided information regarding the process of selecting vendor and City's prior experience.

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

12. RESOLUTIONS

- 12.1. Consideration and possible action on Resolution No. R-2025-338 approving a Memorandum of Understanding with Texas Veterans Commission to Enhance Veteran Service Delivery and Benefit Access. (City Manager Earp)

Angela Hassell, Management Analyst, presented the information for this item. Juan Amaya with Texas Veterans Commission provided additional information.

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

13. OTHER BUSINESS

- 13.1 Consideration and possible action pertaining to the Wolfe Tract water discussion with Manville. (Matt Rector)

Mr. Rector provided information for this item. Seth Mearig – Gray Engineering, provided additional information.

Motion by Mayor Snyder, second by Mayor Pro Tem Thornton, to direct staff to develop an agreement with Manville, the developer and the City for a period of five years including 400 LUEs (Living Unit Equivalent). Motion passed 7:0.

- 13.2 Consideration and possible action pertaining to the presentation updates for the Americans with Disabilities Act (ADA) Transition Plan. (Matt Rector)

Mr. Rector provided information for this item. Erin Eurek with Kimley-Horn presented the Transition Plan information.

Motion by Mayor Pro Tem Thornton, second by Councilmember Morris, to direct staff to look at high priority items and fix this year and come up with a five-year plan.

Councilmember Thompson offered a friendly amendment, which was accepted by Mayor Pro Tem Thornton and Councilmember Morris, to present options for a three-year, five-year and seven-year plans.

Motion passed 7:0.

- 13.3 Discussion and possible action regarding development of a process for the HEDC to build road projects for the benefit of the City of Hutto. (City Council)

Motion by Mayor Snyder, second by Mayor Pro Tem Thornton, to approve the plan as presented by the City Manager.

Motion by Councilmember Thompson to amend the item to postpone until City Attorney and HEDC legal counsel have had an opportunity to review.

Councilmember Thompson rescinded his motion to amend.

Motion passed 4:3 (Gordon, Thompson, King).

- 13.4 Discussion and possible action on terminating the Interlocal Agreement Between the City of Hutto, Texas and the Hutto Independent School District dated January 25, 2024. (Mayor Snyder)

Motion by Mayor Snyder, second by Councilmember Porterfield, to terminate the Interlocal Agreement and authorize the City Manager to send notice to the Superintendent. Motion passed 4:3 (Gordon, Thornton, Thompson).

- 13.5 Consideration and possible action on Resolution No. R-2025-339 affirming City Council's commitment to maintaining or lowering residential water and wastewater rates. (Mayor Snyder & Councilmember King)

Mayor Snyder and Councilmember King related their reasoning behind the agenda item. James Earp, City Manager, provided additional information.

Motion by Mayor Snyder, second by Councilmember King, to approve the item as presented. Motion passed 6:1 (Thompson).

14. EXECUTIVE SESSION

- 14.1 Pursuant to Texas Government Code Sec. 551.071, (Consultation with Attorney), to deliberate and seek legal advice regarding the following legal matters: a) The First Amended and Restated Wholesale Wastewater Agreement by and between the City of Hutto and Lakeside Municipal Utility District No. 9; b) The Fourth Amendment to the Economic Development Agreement by and between the City of Hutto and Tack Development, Ltd. for the development known as Star Ranch; c) The First Amendment to Second Amended and Restated Development Agreement by and between the City of Hutto and Lennar Homes of Texas Land and Construction, Ltd.; d) Repeal Resolution No. R-2025-331 Relating to Allora Parkland Dedication Requirements in the First Amended Annexation and Development Agreement, between the City of Hutto, Texas and 2120 Hutto, LLC. also known as the Allora Project, Maple Multi-Family, LLC; e) Interlocal Agreements for the Allocation of Sales Tax Revenue between the Williamson County Emergency Services District #3 and the City of Hutto, Texas.
- 14.2 Receive legal advice pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and deliberations pursuant to Texas Government Code Sections 551.072, (Real Property); 551.087 (Economic Development Negotiations) related to pending economic development projects being considered by the Hutto Economic Development Corporation or the City of Hutto, including but not limited to: (a) Project Core; (b) Project Harvest; (c) Project Orchard; (d) Project Lake; (e) Project Football ; (f) Project Cottonwood ; (g) Project Sequel; (h) Megasite Project; (i) Project 2007; (j) Project Sprouts; and (k) Project Solar.
- 14.3 Pursuant to Texas Government Code section 551.071 (Attorney Consultation) and section 551.072 (Real Estate) to deliberate and seek legal advice regarding 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)1660 Real Estate, LLC (Parcel 2).

Item 14.1.b: Sara Cervantes, Executive Director of Community Services, provide information for this item.

Item 14.1.a: Dottie Palumbo, City Attorney, provided information for this item.

Item 14.1.c: Mr. Rector provided information for this item.

Item 14.1.d: Micah King with Winstead provided public comment. Mr. Earp, Mr. Rector and Jeff White – Director of Parks and Recreation, provided information on this item.

In Executive Session at 10:59 PM, with the exception of 14.1.a, 14.1.b. and 14.1.c. Out at 11:48 PM.

15. ACTION RELATIVE TO EXECUTIVE SESSION

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

Item 14.1.d: Motion by Councilmember Gordon, second by Councilmember Porterfield, to direct the City Manager to take Allora parkland dedication to the Parks Advisory Board on December 10, 2025 to make a recommendation to the City Council and postpone any action to repeal the referenced resolution. Motion passed 7:0.

Item 14.1.b: Motion by Mayor Pro Tem Thornton, second by Councilmember Morris, to approve Resolution No. R-2025-342 as presented. Motion passed 7:0.

Item 14.1.c: Motion by Mayor Pro Tem Thornton, second by Councilmember Morris, to approve Resolution No. R-2025-343 as presented. Motion passed 7:0.

15.2 Consideration and possible action on Resolution No. R-2025-340 approving the First Amended and Restated Wholesale Wastewater Agreement by and between the City of Hutto and Lakeside Municipal Utility District No. 9.

This item will be postponed to the December 18, 2025 meeting.

15.3 Consideration and possible action on Resolution No. R-2025-341 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)1660 Real Estate, LLC (Parcel 2).

Item 14.1.c: Motion by Mayor Pro Tem Thornton, second by Councilmember Morris, to approve Resolution No. R-2025-341 as presented. Motion passed 7:0.

16. CITY COUNCIL COMMENTS

16.1 General Comments from City Council

Councilmember Thompson wished good luck to the Hutto High School football team and a Happy Thanksgiving to everyone.

16.2 Future Agenda Items

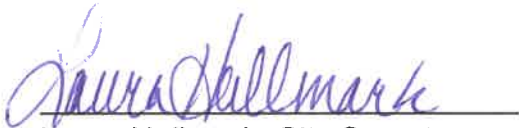
There were no items for this agenda.

17. ADJOURNMENT – 11:54 PM



Mike Snyder, Mayor

ATTEST:



Laura Hallmark, City Secretary

