City of Hutto

Minutes

City Council Meeting
Thursday, January 22, 2026 at 7:00 PM
City Council Chambers – 500 W. Live Oak Street

1. **CALL SESSION TO ORDER** – 7:00 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:
Staff members present: James Earp, City Manager; Matt Wojnowski, Assistant City Manager; Dottie Palumbo, Legal Counsel; David Amsler, Executive Director of Strategic Operations; Alberta Barrett, Finance Director; Christina Bishop, Assistant Finance Director; Rick Coronado, Public Works Director; Patricia Davis, Interim City Engineer; Abby Fenton, Communications Manager; Cheney Gamboa, Director of Economic Development; Laura Hallmark, City Secretary; Jake Isbell, Emergency Management Coordinator; Kelly Isham, Deputy Director of Emergency Management; Howard Koontz, Director of Development Services; Marissa Montoya, Right-of-Way Management Specialist; Kate Moriarty, Executive Director of Administrative Services;

3. **INVOCATION –** John Latham, Grace Baptist Church

4. **PLEDGE OF ALLEGIANCE**

5. **CITY COUNCIL INSTALLATION**
5.1 Conduct Oath of Office for newly appointed Councilmember Place 1 – Charles Warner. (Judge Lucas Wilson)

Judge Wilson conducted the oath and Councilmember Warner then took his seat at the dais.

6. **CITY MANAGER COMMENTS**

There were no announcements.

7. **PUBLIC COMMENT**

1. Tumy Diep
2. Rudy Perez
3. Cliff Kendall

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.

There was no action for this item.

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

Mayor Snyder reported there was a meeting for HISD this week. Other committee names can be removed from the agenda going forward.

9. PRESENTATIONS

9.1. Developer presentation of status of Prairie Winds Public Improvement District and request for issuance of Improvement Area No. 2 Special Assessment Revenue Bonds, Series 2026. (Greenrick Partners)

Austin Evetts presented the information for this item.

9.2 Presentation of Plan of Finance for the issuance of the City of Hutto, Texas, Prairie Winds Public Improvement District, Special Assessment Revenue Bonds, Series 2026 (Improvement Area #2 Project). (Hilltop Securities)

Jim Sabonis, Hilltop Securities, presented the information for this item.

9.3 Developer Presentation of status of Cottonwood Public Improvement District and Request for Issuance of Improvement Area No. 3 Special Assessment Revenue Bonds, Series 2026. (Lennar Homes)

Ken Blaker presented the information for this item.

9.4 Presentation of Plan of Finance for the issuance of the City of Hutto, Texas, Cottonwood Public Improvement District, Special Assessment Revenue Bonds, Series 2026 (Improvement Area #3). (Hilltop Securities)

Mr. Sabonis presented the information for this item.

9.5 Presentation and possible action on the December 2025 financial report. (Alberta Barrett)

Alberta Barrett, Finance Director, presented the information for this item.

The following item was taken out of order:

14.2 Discussion and possible action on whether to allow the use of City Hall as a polling location. (City Council)

Bridgette Escobedo, Williamson County Elections Administrator, addressed this item.

Council discussion regarding other possible locations – churches, Wilco Annex Building; and the dates needed – March primaries, May election and November election and associated runoffs.

Motion by Councilmember Porterfield, second by Councilmember Gordon, to allow the use of City Hall for early voting and Election Day only after exhausting other locations or a possible deal on the Wilco Annex and finalizing by January 30, 2026. Motion passed 7:0.

10. PUBLIC HEARINGS AND RELATED ACTION

10.1 Consideration and possible action on Resolution No. R-2026-013 approving the Annexation and Development Agreement for Endeavor Hutto Retail by and between the City of Hutto and Cerco Development, Inc. for the purpose of annexing and zoning correlating parcels and developing a commercial development and all relevant improvements. (Sara Cervantes)

Amanda Brown – HD Brown Consulting and Adam Zimel – applicant, presented the information for this item.

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

10.2 Consideration and possible action on Resolution No. R-2026-014 the Municipal Services Agreement by and between the City of Hutto and Cerco Development, Inc facilitating the provision of municipal services by the City of Hutto to the Property. (Sara Cervantes)

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

10.3 Conduct a public hearing and possible action on Ordinance No. O-2026-002 related to the annexation of a 10.83 acre and 3.17-acre tract of land located near the northeast corner of the State Highway 130 and State Highway 79 intersection and related action. (Sara Cervantes)

The public hearing opened and closed at 8:20 PM with no speakers.

Motion by Mayor Pro Tem Thornton, second by Councilmember King, to approve the item as presented. Motion passed 7:0.

10.4 Continue a public hearing and possible action on Resolution No. R-2026-015 (originally submitted as R-2025-347) authorizing and creating the Stromberg Public Improvement District within the City of Hutto pursuant to Chapter 372, Texas Local Government Code. (Sara Cervantes)

Public hearing opened and closed at 8:22 PM with no speakers.

Motion by Mayor Snyder, second by Mayor Pro Tem Thornton, for final adjournment of public hearing. Motion passed 7:0.

11. CONSENT AGENDA ITEMS

11.3 Consideration and possible action on Resolution No. R-2026-018 authorizing use of Construction Manager at Risk (CMAR) Contingency funds (reference Change Order No. 5) included in Work Authorization No. 3 with Archer-Western and authorizing the City Manager to execute the same for the South Wastewater Treatment Plant (SWWTP) Expansion to 6.0 MGD in the amount of $328,358.00. (CIP WW-06 2023). (Patricia Davis)

11.4 Consideration and possible action on Resolution No. R-2026-019 authorizing credit in Owner's Representative Contingency funds (reference Change Order No. 4) included in Work Authorization No. 3 with Archer-Western and authorizing the City Manager to execute the same for the South Wastewater Treatment Plant (SWWTP) Expansion to 6.0 Million Gallons per Day (MGD) in the amount of $80,447.63. (CIP WW-06 2023). (Patricia Davis)

11.5 Consideration and possible action on Resolution No. R-2026-020 to award the Utility Meter Change Out project to D&B Construction Group in an amount not to exceed $79,900 and authorizing the City Manager to execute the contract with D&B Construction Group. (Alberta Barrett)

11.6 Consideration and possible action on Resolution No. R-2026-021 authorizing the City Manager to renew year two of our three-year agreement with Freeit Data Solutions to purchase network security managed services in the amount of $55,034.36 for year two. (David Amsler)

11.7 Consideration and possible action on Resolution No. R-2026-022 accepting the infrastructure improvements for private development known as Alta Ed Schmidt Phase 1. (Patricia Davis)

11.8 Consideration and possible action on Resolution No. R-2026-023 accepting the infrastructure improvements for private development known as Hutto Station Phase 1. (Patricia Davis)

11.9 Consideration and possible action on Resolution No. R-2026-024 acknowledging an assignment of lease to SLR Property I, L.P. for well number 4. (Christina Bishop)

11.11 Consideration and possible action on Resolution No. R-2026-026 to authorize the City Manager to execute a Master Services Agreement with VC3 Inc. (David Amsler)

11.17 Consideration and possible action on approving the following City Council meeting minutes: January 8, 2026 Joint EDC and City Council Meeting and January 8, 2026 Regular Meeting. (Laura Hallmark)

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

The following items were pulled for individual consideration:

11.1 Consideration and possible action on Resolution No. R-2026-016 authorizing the City Manager to execute a contract amendment No. 3 with Freese and Nichols, Inc. for additional Design services in the amount of $501,280 for the CR 199 Reconstruction project (CIP T19-2024). (Patricia Davis)

Mayor Snyder requested to table items 11.1 and 11.2.

Patricia Davis, Interim City Engineer, provided information for the two items.

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

11.2 Consideration and possible action on Resolution No. R-2026-017 authorizing the City Manager to execute an amendment No. 3 with Cobb Fendley and Associates, Inc. in the amount of $21,530 for Utility Coordination Services on the County Road (CR) 199 Reconstruction project (CIP T19-2024). (Patricia Davis)

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

11.10 Consideration and possible action on Resolution No. R-2026-025 to approve amendments to the Policy and Procedure for managing Capital Improvement Plan (CIP) Projects assigned to the Hutto Economic Development Corporation (HEDC). (Cheney Gamboa, Patricia Davis, Alberta Barrett)

Cheney Gamboa, Director of Economic Development, relayed staff was awaiting review by HEDC legal counsel.

Motion by Mayor Snyder, second by Councilmember Porterfield, to table this item to the February 19, 2026 meeting. Motion passed 7:0.

11.12 Consideration and possible action on Resolution No. R-2026-027 authorizing an Interlocal Agreement (ILA) for the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Models with Light Detection and Ranging (LiDAR) survey data from Williamson County. (Patricia Davis)

Motion by Mayor Snyder, second by Councilmember Porterfield, to approve the item as presented, using funding from General Fund balance. Motion passed 7:0.

11.13 Consideration and possible action on Ordinance No. O-2026-003 to repeal and replace sections 1.06.031, 1.06.32, 1.06.033, 1.06.34 of the City of Hutto Code of Ordinances regarding incentive programs for the Historic Downtown District. (Cheney Gamboa)

Ms. Gamboa presented the information for this item and 11.14.

Council discussion regarding lack of details in process and the need to review with property owners.

11.14 Consideration and possible action on Resolution No. R-2026-028 to approve and adopt a policy and procedure in support of section 1.06.31, 1.06.32, 1.06.33, and 1.06.034 in the City of Hutto Code of Ordinances regarding an incentive program for properties and businesses located in Hutto's Historic District. (Cheney Gamboa)

Motion by Mayor Snyder, second by Councilmember Porterfield, to table items 11.13 and 11.14 to the February 19, 2026 meeting. Motion passed 7:0.

11.16 Consideration and possible action on Resolution No. R-2026-030 to approve a Professional Services Agreement between the City of Hutto and the Hutto Economic Development Corporation. (Cheney Gamboa)

Ms. Gamboa presented the information for this item.

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

12. ORDINANCES

Items 12.1 and 12.2 were presented in tandem.

Ms. Barrett, Mr. Sabonis, and Bart Fowler with McCall Parkhurst and Horton – bond counsel, presented information for these items.

12.1. Consideration and possible action on Ordinance No. O-2026-004 authorizing the issuance of the City of Hutto, Texas Combination Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2026; levying an ad valorem tax and pledging certain surplus revenues in support of the certificates; approving an official statement, a paying agent/registrar agreement and other agreements relating to the sale and issuance of the certificates; and ordaining other matters relating to the issuance of the certificates. (Alberta Barrett)

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

12.2 Consideration and possible action on Ordinance No. O-2026-005 authorizing the issuance of City of Hutto, Texas General Obligation Bonds, Series 2026; authorizing the levy of an ad valorem tax in support of the bonds; awarding the sale of the bonds; approving an official statement, a paying agent/registrar agreement and other agreements relating to the sale and issuance of the bonds, and ordaining other matters relating to the issuance of the bonds. (Alberta Barrett)

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

This item was taken out of order:

11.15 Consideration and possible action on Resolution No. R-2026-029 approving an economic development grant of public funds in the amount of $34,998,328 USD; approving the related funding agreement with the Hutto Economic Development Corporation (HEDC) Type A; and authorizing the City Manager to execute all necessary agreements related thereto; approving the related expenditures of the HEDC for the sole use to fund the development and construction of the Brushy Creek Wastewater Interceptor Phase 4 Project; and providing an effective date. (Cheney Gamboa)

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

13. RESOLUTIONS

13.1 Consideration and possible action on Resolution No. R-2026-031 to award the Brushy Creek Wastewater Interceptor Phase 4 Project to McKee Utility Contractors, in the amount of $34,998,328 and authorizing the City Manager to execute the construction contract with McKee Utility Contractors, LLC (CIP Project WW11-2025). (Patricia Davis)

There was no action taken on this item.

13.2 Consideration and possible action on Resolution No. R-2026-032 to adopt the Americans With Disabilities Act (ADA) Transition Plan. (Patricia Davis)

Erin Ureck with Kimley-Horn presented the information for this item.

Council discussion regarding 3-year versus longer plans and cost allocations.

Motion by Mayor Snyder, second by Mayor Pro Tem Thornton, to approve the 3-year implementation making $500,000 for all three years for the sidewalk corridors. Motion passed 7:0.

13.3 Consideration and possible action on Resolution No. R-2026-033 accepting a $2,500 donation from Endeavor for employee snack amenities. (City Council)

At the request of the donor, this item will be considered at a future meeting.

14. OTHER BUSINESS

14.1 Consideration and possible action on the Revised Draft of the Unified Development Code (UDC) and Engineering Design Manual (EDM). (Mayor Snyder)

Council discussion regarding committee's review and recommendations – trees between streets and sidewalks, rear-entry garages and alleys, and lot sizes and minimum setbacks.

Motion by Mayor Snyder, second by Councilmember Porterfield, to bring the item back to the February 19, 2026 meeting and direct staff to take out the requirement for trees between the sidewalk and the street, strike the language about rear-entry garage, set setbacks for residential for 7.5 feet and take out the requirement for food trailers to have requirements for having public restrooms or notarization. Motion passed 7:0.

15. EXECUTIVE SESSION

15.1 Receive legal advice pursuant to Texas Government Code Sec. 551.071, (Consultation with Attorney), to deliberate and seek legal advice regarding: a) Interlocal Agreements for the allocation of sales tax revenue between the Williamson County Emergency Services District #3 and the City of Hutto, Texas; b) possible litigation with Midway Development Group, LLC; c) the creation of the Stromberg (Waymaker) Public Improvement District; and d) Retaining Wall Footer Foundation Burditt Consultants, LLC design errors.

15.2 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 Cottonwood; (c) Project Sequel; (d) Project Air; (e) Project Skybox; (f) Project Heartbeat; (g) Project Shrine; and (h) Project Sprouts.

15.3 Pursuant to Texas Government Code section 551.071 (Attorney Consultation) and section 551.072 (Real Estate) to deliberate and seek legal advice regarding the acquisition of water and/or wastewater easements relating to Lot 1, Block A of Hanson's Corner Additional Subdivision.

In Executive Session at 10:09 PM. Out at 11:06 PM, with the exception of 15.1.c.

16. ACTION RELATIVE TO EXECUTIVE SESSION

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

Item 15.1.d.: Motion by Mayor Snyder, second by Mayor Pro Tem Thornton, to approve the demand letter to Burditt and authorize the City Manager to sign. Motion passed 7:0.

Item 15.3.: Motion by Mayor Snyder, second by Councilmember Morris, to direct staff to start the eminent domain process for the Home Depot water/wastewater easements at Hanson's Corner. Motion passed 7:0.

17. CITY COUNCIL COMMENTS

17.1 General Comments from City Council

Councilmember Gordon read a statement regarding School Board Appreciation Month.

17.2 Future Agenda Items

King: recurring agenda item for staff to provide update on projects.
Snyder: February 19th discuss a Request for Proposals for the rideshare program.

18. ADJOURNMENT – 11:15 PM

Mike Snyder, Mayor

ATTEST:

Laura Hallmark, City Secretary