



City of Hutto

Minutes

City Council Meeting

Thursday, March 12, 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 Pro Tem Thornton, Councilmember Warner, Councilmember Morris, Councilmember Gordon and Councilmember King

Absent: Mayor Snyder and Councilmember Porterfield

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; Abby Fenton, Communications Manager; Cheney Gamboa, Director of Economic Development; Laura Hallmark, City Secretary; Howard Koontz, Director of Development Services; Kate Moriarty, Executive Director of Administrative Services; Lori Roberts, Compliance Accountant; Jeffrey Yarbrough, Police Chief

3. INVOCATION – Danny Cook, Legacy Church Hutto

4. PLEDGE OF ALLEGIANCE

5. PUBLIC COMMENT

There were no speakers.

6. BOARDS AND COMMISSIONS

6.1. 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.

6.2. Consideration and possible action regarding recommendations or updates from City Council sub-committees (i.e. HISD).

There was nothing to report for this item.

7. PRESENTATIONS

- 7.1. Presentation and discussion related to Taylor Meadows Development; a light industrial project located within the extraterritorial jurisdiction of the City of Hutto. (Sony David/Steven Walton)

Sony David – Langan Engineering and Steven Walton – Iron Mountain, presented the information for this item.

- 7.2 Quarterly Police Department Update (Jeffrey Yarbrough)

Jeffrey Yarbrough – Police Chief, presented the information for this item.

- 7.3 Presentation on the Annual Comprehensive Financial Report for the Year Ended September 30, 2025. (Alberta Barrett)

Alberta Barrett, Finance Director and Jon Watson with Brooks Watson & Co. presented the information for this item.

8. PUBLIC HEARINGS AND RELATED ACTION

- 8.1 Conduct a public hearing and possible action on Ordinance No. O-2026-010 approving the levy of special assessments for, and apportioning the costs of, certain improvements to property in and for the Prairie Winds Public Improvement District Improvement Area #2; fixing a charge and lien against all properties within the district, and the owners thereof; providing for the manner and method of collection of such assessments; making a finding of special benefit to property in the district and the real and true owners thereof; approving a service and assessment plan; providing a severability clause; and providing an effective date. (Alberta Barrett)

Ms. Barrett presented the information for this item. Jay Juarez with McCall Parkhurst & Horton – Bond Counsel, presented additional information. The public hearing opened at 7:59 PM and there were no speakers.

Motion by Mayor Pro Tem Thornton, second by Councilmember Morris, to continue the public hearing to April 2, 2026. Motion passed 5:0.

- 8.2 Consideration and possible action on Ordinance No. O-2026-011 authorizing the issuance of the "City of Hutto, Texas Special Assessment Revenue Bonds, Series 2026 (Prairie Winds District Improvement Area #2); approving and authorizing an indenture of trust, a bond purchase agreement, an offering memorandum, a continuing disclosure agreement, a landowner agreement, a reimbursement agreement and other

agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date. (Alberta Barrett)

Motion by Mayor Pro Tem Thornton, second by Councilmember Gordon, to continue this item to April 2, 2026. Motion passed 5:0.

9. CONSENT AGENDA ITEMS

9.1 Consideration and possible action on Resolution No. R-2026-070 authorizing the Mayor to execute the Cottonwood Creek Public Improvement District Reimbursement Agreement (Improvement Area #3). (Alberta Barrett)

9.2 Consideration and possible action on Resolution No. R-2026-063 accepting the infrastructure improvements for private development known as Cottonwood Phase 7. (Patricia Davis)

Motion by Mayor Pro Tem Thornton, second by Councilmember Morris, to approve the items submitted on the Consent Agenda as noted above. Motion passed 5:0.

The following items were pulled for individual consideration:

9.3 Consideration and possible action on Resolution No. R-2026-071 approving an economic development grant of public funds in the amount of \$11,258,107.66; 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 CR137/FM1660 Project also known as T05-2023 CIP Project and providing an effective date. (Cheney Gamboa)

Cheney Gamboa, Director of Economic Development, presented information for this item.

Motion by Councilmember Morris, second by Councilmember King, to approve the item as presented. Motion passed 4:1 (Gordon).

9.4 Consideration and possible action on Resolution No. R-2026-072 authorizing publication of notice and scheduling public hearings related to the Strategic Partnership Agreement by and between the City of Hutto and Williamson County Municipal Utility District No. 35. (Legal)

Dottie Palumbo, Legal Counsel, presented information for this item. There was no action taken.

10. RESOLUTIONS

- 10.1 Consideration and possible action on Resolution No. R-2026-073 of the City of Hutto, Texas determining costs of the proposed public improvements in the Cottonwood Creek Public Improvement District, approving a proposed assessment roll for improvement area #3, and making related findings and determinations in accordance with Chapter 372 of the Texas Local Government Code. (Alberta Barrett)

Ms. Barrett presented information for this item. Kyle Shafman with P3 Works provided additional information.

Motion by Councilmember Gordon, second by Councilmember Morris, to approve the item as presented. Motion passed 5:0.

- 10.2 Consideration and possible action on Resolution No. R-2026-074 of the City Council of the City of Hutto, Texas, approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for "City of Hutto", Texas Special Assessment Revenue Bonds, Series 2026 (Cottonwood Public Improvement District Improvement Area #3). (Alberta Barrett)

Ms. Barrett and Mr. Juarez presented information for this item.

Motion by Councilmember Gordon, second by Mayor Pro Tem Thornton, to approve the item as presented. Motion passed 5:0.

11. OTHER BUSINESS

- 11.1 Discussion and possible action on approving a resolution appointing a Charter Review Commission. (Councilmember Gordon)

Motion by Councilmember Gordon, second by Councilmember King, to approve the following appointments to a Charter Review Commission:

Nathaniel Turner (Warner)

Perry Savard (Porterfield)

Rick Hudson (Thornton)

James Weaver (King)

Debbie Holland (Morris)

Monekia Kea (Snyder)

Tony Wertz (Gordon)

Motion passed 5:0.

12. EXECUTIVE SESSION

- 12.1 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) March 3, 2026, Notice of Claim submitted by Elecnor Belco Electric, Inc. for Limmer Loop and Innovation Boulevard signal contractor project authorized by Resolution R-2025-68, dated March 27, 2025; c) Procuring completion contractor to Elecnor Belco Electric, Inc. as Limmer Loop and Innovation Boulevard signal contractor to complete the contract authorized by Resolution R-2025-68, dated March 27, 2025; d) *Midway Development Group, LLC v. Hutto Economic Development Corporation, et. al*, cause no. 2026-11003, pending in the 334th District Court, Harris County, Texas.
- 12.2 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 Lake; (d) Project Sequel; (e) Project Megasite; (f) Project Heartbeat; (g) Project Orchard; (h) Project Dynamite and, (i) Project West.
- 12.3 Pursuant to Texas Government Code section 551.071 (Attorney Consultation) and section 551.072 (Real Estate), Deliberation and consideration of possible action on a Resolution authorizing the acquisition of real property interests as part of the CR 132 Realignment project (CIP T41-2025): Parcel 2.

In Executive Session at 8:23 PM. Out at 9:41 PM.

13. ACTION RELATIVE TO EXECUTIVE SESSION

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

Item 12.1.b: Motion by Councilmember Morris, second by Mayor Pro Tem Thornton, to deny the claim submitted by the attorney for Elecnor Belco Electric, Inc. and authorize the City Attorney to send the notice of denial. Motion passed 5:0.

Item 12.1.c: Motion by Councilmember Morris, second by Councilmember King, to authorize the City Manager to negotiate and execute an amendment to the Elecnor Belco Electric, Inc. contract to allow Elecnor Belco, or authorized completion contractor, to complete the contract on the terms discussed in Executive Session, approved as to form by the City Attorney. Motion passed 5:0.

13.2 Consideration and possible action on Resolution No. R-2026-067 authorizing the acquisition of real property interests as part of the CR 132 Realignment project (CIP T41-2025): Parcel 2.

Motion by Mayor Pro Tem Thornton, second by Councilmember Morris, to approve as presented, with the PSA to be executed by the City Manager on the terms discussed in Executive Session. Motion passed 5:0.

13.3 Consideration and possible action on Resolution No. R-2026-069 approving the engagement of Hyde Kelley LLP to represent the City of Hutto, Texas, in a joint engagement agreement with the Hutto economic development corporations, in *Midway Development Group, LLC v. Hutto Economic Development Corporation, et. al*, cause no. 2026-11003, pending in the 334th District Court, Harris County, Texas, and authorizing the City Manager to execute the agreement.

14. CITY COUNCIL COMMENTS

14.1 General Comments from City Council

Councilmember Morris commented it was a good job by staff all around, all night.

14.2 Future Agenda Items

There were no items presented.

15. ADJOURNMENT – 9:44 PM



Mike Snyder, Mayor

ATTEST:



Laura Hallmark, City Secretary

