



City of Hutto

Minutes

City Council Meeting

Thursday, June 4, 2026 at 7:00 PM

City Council Chambers – 500 W. Live Oak Street

1. CALL SESSION TO ORDER – 7:04 PM

2. ROLL CALL

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

STAFF:

Staff members present: James Earp, City Manager; Marianne Banks, Legal Counsel; Nick Angeli, Management Fellow; Alberta Barrett, Finance Director; Rick Coronado, Public Works Director; Patricia Davis, Interim City Engineer; Cheney Gamboa, Director of Economic Development; Laura Hallmark, City Secretary; Howard Koontz, Director of Development Services; Kate Moriarty, Executive Director of Administrative Services; Kristin Phillips, Library Director; Jeff White, Parks and Recreation Director

3. INVOCATION – Arthur Spence, Little Ebenezer Baptist Church

4. PLEDGE OF ALLEGIANCE

5. CITY MANAGER COMMENTS

James Earp, City Manager, made the following announcements:

New Hires:

Kenneth Settles – Welcome Kenneth Settles to his new role as Code Enforcement Officer. Previously, Kenneth served for 23 years in law enforcement with Austin Police Department. In his free time, Kenneth enjoys spending time with his family.

Fernando Fernandez – Welcome Fernando Fernandez to his new role as a Patrol Officer with Hutto Police Department. Previously, Fernando worked in Harker Heights as a Detective and has a background in Criminal Justice. Currently residing in Harker Heights with his wife Cindy and 4 children, his family enjoys traveling and working out in their free time.

Santos Tellez – Welcome Santos Tellez to his new role as a Parks Maintenance Tech. Previously, Santos worked for Pflugerville ISD and has a background in maintenance. An interesting fact to note about Santos is that he has a large family, with 9 brothers and sisters, 6 children, and 8 grandkids!

David Vaughan – Welcome David Vaughan to his new role as Information Technology Specialist for Hutto Police Department. With a background in higher education, CJIS and IT networks, David brings 14 years of relevant experience to the City of Hutto team. He is excited to contribute by providing support and being a team player for HPD and the Hutto community.

6. PUBLIC COMMENT

1. *Robin Sutton*
2. *Brandon DeLeon*

7. BOARDS AND COMMISSIONS

- 7.1. 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.

- 7.2. Consideration and possible action regarding recommendations or updates from City Council sub-committees (i.e. HISD, CIP, Fire Safety).

Mayor Snyder reported neither HISD or CIP met and Fire Safety had met with staff of Samsung reviewing the needs of their location.

- 7.3 Consideration and possible action regarding the Library Advisory Board's request to fund a virtual webinar training conducted by the American Library Association's United for Libraries Division to be held on July 28, 2026. (Kristin Phillips, Library Advisory Board Members)

Kristin Phillips, Library Director, provided information for this item.

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

8. PRESENTATIONS

- 8.1. Capital Improvement Projects (CIP) Updates and Presentations (Patricia Davis)

Patricia Davis, Interim City Engineer, presented the update. Rick Coronado, Public Works Director, and Mr. Earp provided additional information. Pau Oliver and Gerald Falguera with Elecnor/Belco provided additional information. Ricardo Aburto and Michael Gutierrez with Microteq provided additional information.

9. PUBLIC HEARINGS AND RELATED ACTION

- 9.1 Conduct a public hearing and possible action on Ordinance No. O-2026-024 approving Hutto Residential (a.k.a. Residence Inn Hotel) Planned Unit Development (PUD) zoning ordinance to vary from Section 10.403.4 to exceed the maximum allowable building height and Section 10.405.9 reducing the parking ratio minimums for guest rooms and meeting spaces. (Howard Koontz)

Howard Koontz, Director of Development Services, provided the information for this item.

The public hearing opened at 9:18 PM and closed at 9:19 PM with no speakers.

Navid Karedia and Chris Nichols, applicant and counsel, provided additional information.

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

10. CONSENT AGENDA ITEMS

- 10.3 Consideration and possible action on Resolution No. R-2026-128 accepting the infrastructure improvements for the Northwest Transmission Water Main, Capital Improvement Project (CIP-W03-2024) as public infrastructure. (Patricia Davis)
- 10.4 Consideration and possible action on Resolution No. R-2026-129 accepting the infrastructure improvements for private development known as Fritz 42" wastewater interceptor project. (Patricia Davis)
- 10.5 Consideration and possible action on Ordinance No. O-2026-025 amending the budget for FY 2026 for expenditures of the Hotel Occupancy Tax fund. (Alberta Barrett)
- 10.6 Consideration and possible action on Resolution No. R-2026-130 approving an addendum to the Standard terms of Engagement between the Bojorquez Law Firm, P.C., and the City of Hutto for representation of all Tax Increment Reinvestment Zones and additional Tax Increment Reinvestment Zones that may be created by the City; authorizing the Mayor to sign the Agreement. (Legal)
- 10.7 Consideration and possible action on Resolution No. R-2026-131 suspending the June 8, 2026 effective date of SiEnergy Gas, LLC's requested natural gas rate increase. (Legal)

- 10.8 Consideration and possible action on approving the following City Council meeting minutes: May 21, 2026 Work Session, May 21, 2026 City Council Meeting and May 26, 2026 Joint City Council/Hutto Economic Development Corporation Special Meeting. (Laura Hallmark)

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

The following items were pulled for individual consideration:

- 10.1 Consideration and possible action on Resolution No. R-2026-126 awarding pavement milling and hauling project located on Brooklands Blvd entrance in the amount of \$69,572.38, funded by the street maintenance and repair fund, to Bennett Paving, Inc. (Rick Coronado)

This item was pulled due to a conflict of interest on behalf of Councilmember Zepeda.

Motion by Mayor Snyder, second by Mayor Pro Tem Thornton, to approve the item as presented. Motion passed 6:0.

- 10.2 Consideration and possible action on Resolution No. R-2026-127 authorizing the City Manager to execute a change order #2 with Liberty Civil Construction, LLC for no additional cost and 110 additional days for the modifications to the Legend of Hutto Drainage Improvements Phase I project (CIP D01-2024). (Patricia Davis)

This item will be pushed to the June 18, 2026 meeting.

11. ORDINANCES

- 11.1. Consideration and possible action on Ordinance No. O-2026-026 amending Chapter 8 "Business Regulations" of the Code of Ordinances by the addition of Article 8.09 "Short Term Rentals" establishing regulations for short-term rentals. (Nick Angeli)

Nick Angeli, Management Fellow, provided the information for this item.

Motion by Mayor Pro Tem Thornton, second by Councilmember Morris, to approve the item as presented, with the change of maximum occupancy from 15 to 12 people. Motion passed 6:1 (Porterfield).

12. OTHER BUSINESS

- 12.1 Discussion and possible action in consideration of purchasing a mural created at Mural Fest in the amount of \$15,000, using Hotel Occupancy Tax funds. (Hutto Arts Today - Elizabeth Bonura)

Elizabeth Bonura, with Hutto Arts Today, provided the information for this item.

Motion by Mayor Snyder, second by Councilmember Morris, to DENY the purchase of the mural. Motion passed 5:2 (Zepeda, Morris).

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: a) *City of Grand Prairie v. State*, No. 15-25-00086-CV (Tex. App. - 15th Dist. May 6, 2025); and b) SB 2038 Petition related to the property located at 150 Mustang Drive in the Extraterritorial Jurisdiction of the City of Hutto, Texas and any future SB 2038 Petitions requesting that a property be removed from the City's Extraterritorial Jurisdiction.
- 13.2 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 Blue Hub, (e) Project Heartbeat; (f) Project Air; (g) Project Orchard; (h) Project Shrine;(i) Project Megasite; and (j) Project Dynamite.

In Executive Session at 10:55 PM. Out at 11:43 PM.

14. ACTION RELATIVE TO EXECUTIVE SESSION

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

Item 13.2.e: Motion by Mayor Snyder, second by Councilmember Morris, to approve expenses of the Economic Development Corporation related to Project Heartbeat as discussed in Executive Session. Motion passed 7:0.

- 14.2 Consideration and possible action on Resolution No. R-2026-132 directing the City Secretary to not accept SB 2038 Petitions because SB 2038 is unconstitutional and directing that the City Manager notify Petitioners.

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

15. CITY COUNCIL COMMENTS

15.1 General Comments from City Council

Councilmember Porterfield announced the Parks and Recreation Catfish Derby on Saturday, June 6th at Adam Orgain Park. No fishing license is required.

15.2 Future Agenda Items

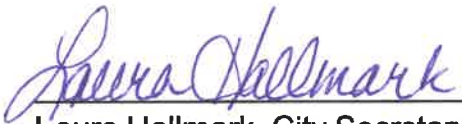
Snyder: Executive Session topic to discuss possible action to release all legal memos related to the Williamson County Emergency Services District #3 and money owed – on the June 18th agenda.

16. ADJOURNMENT – 11:47 PM



Mike Snyder, Mayor

ATTEST:



Laura Hallmark, City Secretary

