



**CITY OF HUTTO, TEXAS  
REGULAR CITY COUNCIL MEETING  
Thursday, September 5, 2019 AT 7:00 PM  
CITY HALL - CITY COUNCIL CHAMBERS  
500 WEST LIVE OAK**

**CITY COUNCIL**

Doug Gaul, Mayor  
Tom Hines, Place 2, Mayor Pro-tern  
Scott Rose, Place 1  
Mike Snyder, Place 3  
Peter Gordon, Place 4  
Patti Martinez, Place 5  
Tanner Rose, Place 6

**AGENDA**

1. **CALL SESSION TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **CITY COUNCIL COMMENTS**

Pursuant to Texas Government Code Sec. 551.0415, a member of the governance body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

6. **PROCLAMATIONS**

6.A. The National Association of Town Watch (NATW) sponsors a national community-building campaign on Tuesday, October 1, 2019, entitled "National Night Out". The National Night Out campaign provides an opportunity for neighbors in Hutto to join over 38 million neighbors across 16 thousand communities from all 50 states, U.S. territories and military bases worldwide promoting strong police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live and work.

7. **PUBLIC COMMENT**

*Any citizen wishing to speak during public comment may do so after completing the required registration form.*

*In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council.*

*No formal action, discussion, deliberation, or comment will be made by the City Council. Comments must be courteous and respectful. Accordingly, concerns, complaints, and assertions of character regarding specific individuals, including any citizens, staff member, City Board or Commission member or City Council member shall not be raised in a public forum; but should be addressed separately and privately with the City Manager or individual member of the City Council. Any person who violates these rules will have their speaking time ended immediately. Any person, including persons in the audience, who acts in an inappropriate or disruptive manner may be asked to leave the City Council Chambers. Each person providing public comment will be limited to 3 minutes.*

8. **CITY MANAGER COMMENTS**

8.A. Budget and Tax Rate Review and Discussion. (Michel Sorrell)

9. **CONSENT AGENDA ITEMS**

9.A. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and George Atwood, Jr. and the Estate of Georgia Lee Atwood, for 10.0 acres, more or less, of land, located on CR 137. (Ashley Lumpkin)

9.B. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Wesley Brace and Coneen Brace, Trustees of the WBG Family Trust, for 4.985 acres, more or less, of land, located on CR 139. (Ashley Lumpkin)

9.C. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Philip J. Chalmers and Suzanne Chalmers, for 10.85 acres, more or less, of land, located at 150 Mustang Drive. (Ashley Lumpkin)

9.D. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Elizabeth Key Smith and Susanna Key Weiser, for 4.0 acres, more or less, of land, located on CR 137. (Ashley Lumpkin)

9.E. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Michael R. Krueger and Morris Wayne Krueger, for 150.69 acres, more or less, of land, located on FM 1660 South. (Ashley Lumpkin)

9.F. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Michael R. Krueger and Morris Wayne Krueger, for 80.0 acres, more or less, of land, located on CR 132. (Ashley Lumpkin)

9.G. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Michael R. Krueger and Morris Wayne Krueger, for 36.13 acres, more or less, of land, located on CR 132. (Ashley Lumpkin)

9.H. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Michael R. Krueger, for 98.42 acres, more or less, of land, located on CR 132. (Ashley Lumpkin)

9.I. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Allan Hausmann

and Portia Hausmann, for 15.94 acres, more or less, of land, located on CR 132. (Ashley Lumpkin)

- 9.J. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and LPL Investments, LP, for 141.5 acres, more or less, of land, located on FM 1660 South. (Ashley Lumpkin)
- 9.K. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and TRJ Nelson Partnership, for 61.33 acres, more or less, of land, located on CR 136. (Ashley Lumpkin)
- 9.L. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and TRJ Nelson Partnership, for 5.59 acres, more or less, of land, located on CR 136. (Ashley Lumpkin)
- 9.M. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Jo Blaine Anderson Macias and James Wesley Anderson, for 23.52 acres, more or less, of land, located on CR 119. (Ashley Lumpkin)
- 9.N. Consideration and possible action on a resolution approving the proposed Hutto Highlands Section 2 Phase 3 Final Plat, 42.698 acres, more or less, of land, 114 residential lots, located on CR 133. (Ashley Lumpkin)
- 9.O. Consideration and possible action on a resolution approving the proposed Hutto Square Section 6 Final Plat, 16.015 acres, more or less, of land, 64 residential lots, located on Westfield Drive. (Ashley Lumpkin)
- 9.P. Consideration and possible action to approve the August 22, 2019 Regular City Council Meeting and August 29, 2019 Special City Council Meeting minutes. (Lacie Hale, City Secretary)

10. **ORDINANCES**

- 10.A. Consideration and possible action on the first reading of an ordinance making appropriations for the support of the City of Hutto Fiscal Year October 1, 2019 through September 30, 2020, and adopting the annual budget of the City of Hutto for Fiscal Year 2019-2020
- 10.B. Consideration and possible action on the first reading of an ordinance levying Ad Valorem taxes for the use and support of the municipal government for the City of Hutto for the Tax Year 2019.
- 10.C. Consideration and possible action on the first reading of an ordinance ratifying an Ad Valorem tax increase for the 2019-2020 Fiscal Year for the use and support of the municipal government for the City of Hutto for the Tax Year 2019. (Michel Sorrell)
- 10.D. Consideration and possible action on first reading of an ordinance concerning the adoption of the Hutto Economic Development Corporation - Type A Fiscal Year 2019-2020 Budget.
- 10.E. Consideration and possible action on the first reading of an ordinance concerning the adoption of the Hutto Economic Development Corporation - Type B Fiscal Year 2019-2020 Budget. (Michel Sorrell)
- 10.F. Consideration and possible action on the first reading of an ordinance amending the Fiscal Year 2018-19 Budget to reflect organizational changes, revision and addition of

Capital Improvement Projects, purchase of equipment, and the inclusion of Public Improvement District Funds, and other miscellaneous adjustments. (Michel Sorrell)

- 10.G. Consideration and possible action on the first reading of an ordinance approving a negotiated settlement between the Atmos Cities steering Committee (ACSC) and Atmos Energy Corporation, Mid-Tex Division regarding the company's rate review mechanism.
- 10.H. An Ordinance of the City Council of the City of Hutto, Texas accepting and approving a Service and Assessment Plan and assessment roll for Mustang Creek Public Improvement District; making a finding of special benefit to the property in the district; levying special assessments against property within the district and establishing a lien on such property; providing for the method of assessment and the payment of the special assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.
- 10.I. Consideration and possible action on the first reading of the Chandler Corner Subdivision, 26.303 acres, more or less, of land, and to establish base zoning as AG (Agriculture), located at the southwest corner of Chandler Road and FM 1660 North. (Ashley Lumpkin)
- 10.J. Consideration and possible action on the first reading of an ordinance regarding the annexation of the Fritz Tract, 5.9753 acres, more or less, of land, and to establish base zoning as AG (Agriculture), located on CR 132. (Ashley Lumpkin)
- 10.K. Consideration and possible action on the first reading of an ordinance regarding the annexation of the M. Moore Family Farms Tracts, 528.774 acres, more or less, of land, and to establish base zoning as AG (Agriculture), located on CR 132 and also on Limmer Loop. (Ashley Lumpkin)
- 10.L. Consideration and possible action on the first reading of an ordinance regarding the annexation of the No-Count LLC Tracts, 157.0848 acres, more or less, of land, and to establish base zoning as AG (Agriculture), located on CR 119 and also on CR 108. (Ashley Lumpkin)
- 10.M. Consideration and possible action on the first reading of an ordinance regarding the annexation of the TK Industrial Park, 35.51 acres, more or less, of land, and to establish base zoning as AG (Agriculture), located on CR 108. (Ashley Lumpkin)
- 10.N. Consideration of a public hearing and possible action on the first reading of an ordinance regarding the proposed annexation of Covered Bridge, 49.95 acres, more or less, of land, and to establish base zoning as SF-1 (Single Family Residential), located on CR 138. (Ashley Lumpkin)
- 10.O. Consideration of a public hearing and possible action on the first reading of an ordinance regarding the proposed annexation of Durango Farms, 105.2 acres, more or less, of land, and to establish base zoning as SF-1 (Single Family Residential), located on FM 1660 North. (Ashley Lumpkin)
- 10.P. Consideration of a public hearing and possible action on the first reading of an ordinance regarding the proposed annexation of the Hutto EDC Megasite, 451.355 acres, more or less, of land, and to establish base zoning as LI (Light Industrial), located on US 79 East and FM 3349. (Ashley Lumpkin)

11. **RESOLUTIONS**

- 11.A. A Resolution of the City of Hutto, Texas regarding River Creek Development Corporation Interlocal Agreement; Construction Contract; Loan Agreement; a Loan Placement Agreement; a Fiscal Agent Agreement; a Continuing Disclosure Agreement and a Representation Agreement and containing other matters related thereto.
- 11.B. Consideration and possible action on a resolution to adopt the Council Comment and Public Comment language on the agenda.
- 11.C. Resolution approving the city manager to execute a purchase agreement with Advanced Water Well Technologies for the purchase of pumps for the Shiloh water pumping station expansion from 2.16 to 3.27 million gallons per day.
- 11.D. Resolution approving the city manager to execute a professional services agreement with DCS Engineers for engineering services for the Shiloh water pumping station expansion from 2.16 to 3.27 million gallons per day.

12. **OTHER BUSINESS**

- 12.A. Consideration of and possible appointments to City Boards and Commissions.(Lacie Hale)
- 12.B. Consideration and possible action regarding the City Council Protocols and City Charter provisions.

13. **EXECUTIVE SESSION**

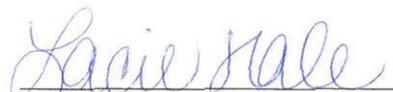
The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

- 13.A. Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberations regarding Economic Development Negotiations, and Texas Government Code, Section 551.071, Consultation with Attorney, to discuss Project Expansion update.

14. **ADJOURNMENT**

**CERTIFICATION**

I certify that this notice of the September 5, 2019 Hutto City Council meeting was posted on the City Hall bulletin board of the City of Hutto on August 30, 2019 at 5:00 pm

  
Lacie Hale, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 759-4033 or [lacie.hale@huttotx.gov](mailto:lacie.hale@huttotx.gov) for assistance.