

AMENDED

City of Hutto

Agenda

City Council Meeting

Thursday, June 18, 2020 at 7:00 PM

City Council Chambers



In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

Page

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.

5.1. General Comments from City Council

6. PROCLAMATIONS

7. PUBLIC COMMENT

Public Comments will be allowed via email, phone conference call and walk into Council Chambers for public comment. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues).

Any citizen wishing to speak during public comment may do so after completing the required registration form. Comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on June 18, 2020. The email must include name, address, phone # and email to be recognized properly.

Citizens wishing to comment by phone may call:

One tap mobile

+16699009128,,88108285177#

OR

Manual Dial +1 346 248 7799

Toll-free Meeting ID: 881 0828 5177

Those appearing for public comment will be seated in the lobby until called into Council Chambers for comment and then exit the opposite door.

Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits the City Council from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future City Council Session.]

8. PUBLIC HEARING:

- 8.1. Public Hearing on Authorizing and Creating the Durango Farms Public Improvement District within the City of Hutto pursuant to Chapter 372 Texas Local Government Code (Jessica Geray). (Public Hearing 2 of 2)

9. CITY MANAGER COMMENTS

- 9.1. Presentation of the City Financials for the Month of May as well as the Monthly Investment Report as Required by the Fiscal and Budgetary Policy. 8 - 27
(AIR-20-254)

[Agenda Item Report - AIR-20-254 - Html](#)
[Monthly Financials \(May\)](#)

10. CONSENT AGENDA ITEMS

- 10.1. Consideration and Approval of April 16, 2020 City Council Meeting Minutes. 28 - 41
(AIR-20-255)

[Agenda Item Report - AIR-20-255 - Html](#)
[April 16, 2020 City Council Meeting Minutes](#)

- 10.2. Consideration and Approval of June 4, 2020 City Council Meeting Minutes. 42 - 50

[Agenda Item Report - AIR-20-265 - Html](#)
[June 4, 2020 City Council Meeting Minutes](#)

- 10.3. Consideration and Possible Action on Resolution No. R-2020-030 amending the Fiscal and Budgetary Policy. 51 - 80

[R-2020-030 Fiscal Budgetary Policy](#)
[FISCAL AND BUDGETARY POLICY Council 06.18 Exhibit A redlined](#)
[FISCAL AND BUDGETARY POLICY Council 06.18 Exhibit B clean](#)

- 10.4. Consideration and Possible Action regarding Resolution No. R-2020-032-A Approving an Interlocal Agreement between the City of Hutto and River Creek Development Corporation. 81 - 87

[Resolution - Interlocal Agreement with the City and Rivercreek](#)
[Interlocal Administrative Services Agreement Rivercreek and Hutto Revised](#)

- 10.5. Consideration and Possible Action on Resolution No. R-2020-033-A Approving an Agreement between River Creek Development Corporation and Underlying Public Improvement Districts and Norton Rose Fulbright as Bond Counsel. (City Attorney) 88 - 99

[Norton Rose Fulbright River Creek](#)

- 10.6. Consideration and Possible Action regarding Resolution No. 2020-034-A 100 - 108
Approving an Interlocal Agreement between the City of Hutto and Cottonwood
Development Corporation.
[Resolution - Interlocal Agreement with the City and Cottonwood
Interlocal Administrative Services Agreement with Cottonwood and Hutto
Revised](#)
- 10.7. Consideration and possible action on Resolution No. R-2020-040 approving the 109 - 113
proposed Co-Op District Resubdivision of Lot 6A-4 Amended Plat, 2.7406
acres, more or less, of land, 3 commercial lots, located on Co Op
Boulevard.(Ashley Lumpkin)
[Agenda Item Report - AIR-20-190 - Pdf](#)
- 10.8. Consideration and possible action on Resolution No. R-2020-041 approving the 114 - 119
proposed Southgate Phase 4 Final Plat, 27.4806 acres, more or less, of land,
113 residential lots, located north of CR 138.(Ashley Lumpkin)
[Agenda Item Report - AIR-20-188 - Pdf](#)
- 10.9. Consideration and possible action on a resolution authorizing the City Manager 120 - 140
to execute a Professional Services Agreement with DCS Engineering, Inc. for
completion of a Water and Wastewater Impact Fee Study for an amount not to
exceed \$79,340.00. (Samuel Ray)
[Agenda Item Report - AIR-20-247 - Pdf](#)
11. ORDINANCES
- 11.1. Consideration and Possible Action on an Ordinance Repealing the City Council
Protocols Policy. (First Reading)
12. RESOLUTIONS
- 12.1. Consideration and Possible Action on Resolution No. R-2020-036 Approving 141 - 143
the Public Improvement District (PID) Policy. (Michel Sorrell)
[Hutto PID Policy Resolution 6 18 20](#)
- 12.2. Consideration and Possible Action on Resolution No. R-2020-037 Approving 144 - 146
the Tax Increment Reinvestment Zone (TIRZ) Policy. (Michel Sorrell)
[Hutto TIRZ Policy Resolution 6 18 20](#)
- 12.3. Consideration and Possible Action on Resolution No. R-2020-038 Approving 147 - 149
the Municipal Utility District (MUD) Policy. (Michel Sorrell)
[Hutto MUD Policy Resolution 6 18 20](#)
- 12.4. Consideration and Possible Action on Resolution No. R-2020-042 Authorizing 150 - 152
the Creation of the Hutto Park Foundation.
[Agenda Item Report - AIR-20-258 - Html](#)
[Resolution No. R-2020-042 Establishment of the Hutto Parks Foundation \(AIR-
20-258\)](#)
- 12.5. Consideration and possible action to adopt Resolution No. R-2020-043 153 - 155
approving a Community Development Corporation budget amendment and
expenditure approved by the Community Development Corporation Board of

Directors in the amount of \$300,000 to fund program administration and loans made available through the Small Business Loan and Disaster Relief Project and \$50,000 to fund General Counsel legal services to the Corporation.

[Agenda Item Report - AIR-20-270 - Html](#)

[Hutto CDC \(Type B\) Budget Amendment Resolution 2020.06.11 v2](#)

13. OTHER BUSINESS

- 13.1. Consideration and Possible Appointments to City Boards and Commissions. 156 - 172

[Agenda Item Report - AIR-20-271 - Html](#)

[Richard Hudson App](#)

[Randal Clark App](#)

[Boards Commissions List as of 6-16-2020](#)

- 13.2. Updates and Discussion on Parks Bond Projects. (Tony Host) 173 - 182

[Agenda Item Report - AIR-20-248 - Pdf](#)

[Parks Bond Update](#)

- 13.3. Consideration and Possible Action on Adopting an Authorized Broker List and Independent Training Sources. (Michel Sorrell) 183 - 187

[Agenda Item Report - AIR-20-249 - Pdf](#)

[Authorized Broker Dealer List 2020 Proposed](#)

[Independent Training Sources 2020 Proposed](#)

- 13.4. Consideration and Possible Action on Resolution No. R-2020-045 Entering into a Donation Agreement with Hutto Option Mezz Holdings, LLC for 26.95 Acres of Land also known as the Carmel Creek Parkland Donation.(City Attorney)

- 13.5. Update on the Lakeside Estates lift station decommission and wastewater interceptor project. (Samuel Ray) 188 - 221

[Agenda Item Report - AIR-20-266 - Pdf](#)

14. 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].

- 14.1. Receive legal advice from the City Attorney in accordance with Tex. Gov't Code § 551.071 (1) about pending litigation, to wit: Legacy Hutto, LLC. V. City of Hutto , pending in the District Court of Williamson County, Texas.

- 14.2. Receive legal advice concerning the Hutto Sports, Health and Entertainment District in accordance with Tex. Govt. Code § 551.07: the Multi-Party Development Agreement; deliberations regarding Economic Development pursuant to Tex. Govt. Code § 551.087; and deliberate the purchase or sale of real property within the Hutto Sports, Health and Entertainment District.

- 14.3. Receive legal advice concerning legal representation of the City and River

Creek Development Corporation.

- 14.4. Receive legal advice pursuant to Tex. Gov't Code Sec. 551.071 related to the River Creek Development Corporation and underlying public improvement districts.
- 14.5. Receive legal advice pursuant to Tex. Gov't Code Sec. 551.071 and deliberate a negotiated contract for a donation of parkland to the City pursuant to Texas Government Code Sec. 551.073.
- 14.6. Receive legal advice from the City Attorney in accordance with Tex. Gov't Code § 551.071 (1) about pending litigation, to wit: Brushy Creek, Ltd. V City of Hutto , Cause No. 19-1497-C395 (395th Judicial District Court, Williamson County, Texas).
- 14.7. Receive legal advice from the City Attorney in accordance with Tex. Gov't Code § 551.071 concerning the Management Agreement between the City of Hutto and Ry-Sanders Baseball, L.P.
- 14.8. Receive legal advice from the City Attorney on pending legal matters and Council legal requests pursuant Tex. Govt. Code § 551.071.
15. ACTION RELATIVE TO EXECUTIVE SESSION
 - 15.1. Receive legal advice from the City Attorney in accordance with Tex. Gov't Code § 551.071 (1) about pending litigation, to wit: Legacy Hutto, LLC. V. City of Hutto , pending in the District Court of Williamson County, Texas.
 - 15.2. Receive legal advice concerning the Hutto Sports, Health and Entertainment District in accordance with Tex. Govt. Code § 551.07: the Multi-Party Development Agreement; deliberations regarding Economic Development pursuant to Tex. Govt. Code § 551.087; and deliberate the purchase or sale of real property within the Hutto Sports, Health and Entertainment District
 - 15.3. Receive legal advice concerning legal representation of the City and River Creek Development Corporation.
 - 15.4. Receive legal advice pursuant to Tex. Gov't Code Sec. 551.071 related to the River Creek Development Corporation and underlying public improvement districts.
 - 15.5. Receive legal advice pursuant to Tex. Gov't Code Sec. 551.071 and deliberate a negotiated contract for a donation of parkland to the City pursuant to Texas Government Code Sec. 551.073.
 - 15.6. Receive legal advice from the City Attorney in accordance with Tex. Gov't Code § 551.071 (1) about pending litigation, to wit: Brushy Creek, Ltd. V City of Hutto , Cause No. 19-1497-C395 (395th Judicial District Court, Williamson County, Texas).
 - 15.7. Receive legal advice from the City Attorney in accordance with Tex. Gov't

Code § 551.071 concerning the Management Agreement between the City of Hutto and Ry-Sanders Baseball, L.P.

15.8. Receive Legal Advice from the City Attorney on Pending Legal Matters and Council Legal Requests Pursuant Tex. Govt. Code § 551.071.

16. ADJOURNMENT

17. CERTIFICATION

I certify that this notice of the **June 18, 2020** Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on June 12, 2020 at **5:00 P.M. AMENDED AND RE-POSTED 6/15/20 @ 11:30 AM**



Holly Nagy, City Secretary

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at Holly.Nagy@huttox.gov or call (512) 759-4033 for assistance.