



**CITY COUNCIL  
MEETING MINUTES  
JULY 3, 2019**

*The Hutto City Council met in a regular session on Thursday, July 3, 2019, in Council Chambers, City Hall, 500 W. Live Oak, Hutto, TX 78634.*

**CALL SESSION TO ORDER**

*Mayor Gaul called the session to order at 7:00 p.m.*

**ROLL CALL**

*Members of the City Council present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Mike Snyder, Councilmember Peter Gordon, Councilmember Patti Turner and Councilmember Tanner Rose.*

*Members of staff that were present were Odis Jones, City Manager; Edena Atmore, Assistant City Manager; Byron Frankland, Assistant City Manager; Paul Hall, Chief of Police; Michel Sorrell, Chief Financial Officer; Ashley Lumpkin, Executive Director Infrastructure & Development Services; Jessica Bullock, Director of Economic Development; Emily Parks, Assistant to the City Manager; Tony Host, Executive Director of Community Services; and Lacie Hale.*

**INVOCATION**

*The invocation was given by Deacon Bob van Til, St. Patrick Catholic Church.*

**PLEDGE OF ALLEGIANCE**

*Mayor Gaul led the Pledge of Allegiance and the Texas Pledge.*

**PUBLIC COMMENT**

*None were given.*

**PUBLIC HEARINGS**

- 6A. Public hearing, discussion, and possible action to adopt an ordinance approving the updates to the Co-Op Public Improvement District's (PID) Service and Assessment Plan (SAP). (Jess Bullock)

*Public Hearing was held from 7:06 pm to 7:06 pm. No one spoke.*

**Motion:** Mayor Pro Tem Hines made a motion to approve an ordinance approving the updates to the Co-Op Public Improvement District's Service and Assessment Plan. Councilmember Turner seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

6B. Public hearing, discussion, and possible action to adopt an ordinance approving the updates to the Cross Creek Public Improvement District's (PID) Service and Assessment Plan (SAP). (Jess Bullock)

*Public Hearing was held from 7:13 pm to 7:13 pm. No one spoke.*

**Motion:** Councilmember Scott Rose made a motion to approve an ordinance approving the updates to the Cross Creek Public Improvement District's Service and Assessment Plan. Mayor Pro Tem Hines seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

## **REGULAR AGENDA ITEMS**

### **APPROVAL OF MINUTES**

7A. Consideration and possible action approving the minutes of the May 16, 2019 Regular City Council Meeting and June 20, 2019 Regular Council Meeting. (Emily Parks)

**Motion:** Councilmember Turner made a motion to accept item 7A as written. Mayor Pro-tem Hines seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines

Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner

Nays

Councilmember Tanner Rose

**Action:** The motion passed with 6 ayes, 1 nay

**Motion:** Councilmember Turner made a motion to amend the original motion to approve the minutes of the May 16, 2019 Regular City Council Meeting and June 20, 2019 Regular Council Meeting with the audio and video serving as part of the official record. Councilmember Gordon seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

## **RESOLUTIONS**

8A. Consideration and possible action on a resolution concerning the purchase of streets and drainage equipment from Longhorn International Inc. Niece Equipment, and Associated Supply Company, Inc. for an amount not to exceed \$903,613.32. All vendors are members of Buy Board Cooperative Purchasing. (Mark Nunez)

**Motion:** Councilmember Scott Rose motioned to accept 8A as presented. Councilmember Turner seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

8B. Consideration and possible action to approve the Capital Improvement Plan (CIP) as presented by the Planning and Zoning Commission for 2019-202 Fiscal Year.

**Motion:** Mayor Pro Tem Hines motioned to approve the Capital Improvement Plan as presented by the Planning and Zoning Commission. Councilmember Scott Rose seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

#### **OTHER BUSINESS**

9A. Consideration of and possible appointments to City Boards and Commissions.

**Motion:** Councilmember Scott Rose nominated Deanne Worley to the Historic Preservation Commission. Councilmember Tanner Rose seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

**Motion:** Councilmember Snyder appointed Patrick Donathan to the Parks Advisory Board. Mayor Pro Tem Hines seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Tanner Rose

Nays

Councilmember Patti Turner

**Action:** The motion passed with 6 ayes, 1 nay

**Motion:** Councilmember Turner appointed Dana Lively to the Parks Advisory Board. Mayor Pro Tem Hines seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

**Motion:** Councilmember Snyder appointed David Meyer to the Zoning Board of Adjustments. Councilmember Tanner Rose seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

**Motion:** Councilmember Snyder re-appoint Jessica Romigh to the Planning and Zoning Commission. Councilmember Tanner Rose seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

**Motion:** Councilmember Snyder renominate Tara Chappelle to the Library Advisory Board.  
Councilmember Scott Rose seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

**Motion:** Councilmember Gordon renominate Tony Wertz to the Planning and Zoning Commission. Mayor Pro Tem Hines seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

9B. Consideration of and possible appointments to EDC Type B Board.

**Motion:** Mayor Pro-tem Hines re-appoint Nelson Nagle, Don Carlson, Dan Thornton, and Kevin LaFrance, to the EDC Type B Board for the next two year term. Mayor Pro Tem Hines seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

## **EXECUTIVE SESSION**

- 10A. Executive Session, as authorized by Texas Government Code Section 551.087, Economic Development, relating to redevelopment of Gin Property on Co-Op, Project Durango, and Project Expansion.
- 10B. Executive Session, as authorized by Texas Government Code Section 552.074, deliberations regarding personnel matters, as relate to possible amendment of city manager's contract
- 10C. Executive Session, as authorized by Texas Government Code Section 552.071, Consultation with Attorney, regarding negotiations related to request to build railroad line crossing City owned water line easement
- 10D. Executive Session, as authorized by Texas Government Code Section 552.071, Consultation with Attorney, to discuss responding to repeated illegal disclosure of City documents.

*No action was taken in Executive Session.*

*Executive Session was held from 8:33 pm to 10:36 pm.*

#### **ACTION RELATIVE TO EXECUTIVE SESSION**

- 11A. Consideration and possible action related to Project Durango.

**Motion:** Mayor Pro-tem Hines motioned to give the City Manager the authorization to negotiate finances and building terms related to the PUD and the property, to be brought back to a future meeting of the City Council. Councilmember Scott Rose seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Mike Snyder  
Councilmember Peter Gordon  
Councilmember Patti Turner  
Councilmember Tanner Rose

**Action:** The motion passed with 7 ayes, 0 nays

- 11B. Consideration and possible action related to the redevelopment of the Gin Property on the Co-Op.

**Motion:** Mayor Pro-tem Hines motioned to authorize the City Manager to negotiate terms and finances to be brought back to the Council, along with performance standards. Councilmember Turner seconded the motion.

**Vote:**       Ayes       Mayor Doug Gaul  
                                  Mayor Pro-tem Tom Hines  
                                  Councilmember Scott Rose  
                                  Councilmember Mike Snyder  
                                  Councilmember Peter Gordon  
                                  Councilmember Patti Turner  
                                  Councilmember Tanner Rose

**Action:**       The motion passed with 7 ayes, 0 nays

11C. Consideration and possible action to amend city manager's contract.

*No Council action was taken.*

11D. Consideration and possible action to reaffirm that the City Manager has the authority to negotiate and execute all necessary agreements to effectuate the project expansion project which may include the purchase and sale of real estate and other agreements as necessary. Project Expansion is a mix-used project anchored by Perfect Game but includes other uses such as multi- family, retail, medical, office, hospitality, a convention center and convention hotel. Such building facilities may range from 4-8 stories high as it will be developed with a new urbanism design but shall follow the normal planning & zoning processes. As established by the City or Hutto including public hearings for citizen feedback with the planning department, zoning commission and City Council in the future as the project planning is more defined and given the current preliminary nature of the project today. Additionally, the City Manager will need to bring forth to the City Council a recommendation for approval of a PID Ordinance and TIRZ plan as required by State Law with respect to this project.

**Motion:**       Councilmember Snyder motioned to approve 11D as consideration and possible action to reaffirm that the City Manager has the authority to negotiate and execute all necessary agreements to effectuate the project expansion project which may include the purchase and sale of real estate and other agreements as necessary. Project Expansion is a mix-used project anchored by Perfect Game but includes other uses such as multi- family, retail, medical, office, hospitality, a convention center and convention hotel. Such building facilities may range from 4-8 stories high as it will be developed with a new urbanism design but shall follow the normal planning & zoning processes. As established by the City or Hutto including public hearings for citizen feedback with the planning department, zoning commission and City Council in the future as the project planning is more defined and given the current preliminary nature of the project today. Additionally, the City Manager will need to bring forth to the City Council a recommendation for approval of a PID Ordinance and TIRZ plan as required by State Law with respect to this project. . Councilmember Tanner Rose seconded the motion.

**Vote:**      Ayes      Mayor Doug Gaul  
                         Mayor Pro-tem Tom Hines  
                         Councilmember Scott Rose  
                         Councilmember Peter Gordon  
                         Councilmember Patti Turner

                 Nays  
                         Councilmember Mike Snyder  
                         Councilmember Tanner Rose

**Action:**      The motion passed with 5 ayes, 2 nays

**Motion:**      Mayor Gaul motioned to amend the motion to add execute all necessary documents.  
                         Councilmember Turner seconded the motion.

**Vote:**      Ayes      Mayor Doug Gaul  
                         Mayor Pro-tem Tom Hines  
                         Councilmember Scott Rose  
                         Councilmember Peter Gordon  
                         Councilmember Patti Turner

                 Nays  
                         Councilmember Mike Snyder  
                         Councilmember Tanner Rose

**Action:**      The motion passed with 5 ayes, 2 nays

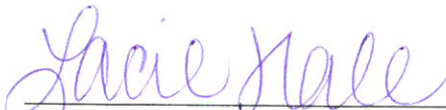
### **ADJOURNMENT**

*There being no further business to be heard, the meeting was adjourned at 11:10 p.m.*

**CITY OF HUTTO**

  
Doug Gaul, Mayor

**ATTESTED:**

  
Lacie Hale, City Secretary