



**CITY COUNCIL  
MEETING MINUTES  
MAY 2, 2019**

*The Hutto City Council met in a regular session on Thursday, May 2, 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 Nathan Killough, Councilmember Patti Turner and Councilmember Terri Grimm.*

*Members of staff that were present were Odis Jones, City Manager; Edena Atmore, Assistant City Manager; Byron Frankland, Assistant City Manager; Cara Hanna, City Attorney; Paul Hall, Chief of Police; Cody Cazalas, Assistant Chief of Police; Michel Sorrell, Chief Financial Officer; Ashley Lumpkin, Executive Director Infrastructure & Development Services; Ashby Grundman, Director of Development Services; MD Hossain, Director of Engineering and Public Works; Jessica Bullock, Director of Economic Development; Alecia Mosadomi, Economic Development Manager; Kristi Robich, Downtown & Tourism Events Manager; Sharon Parker, Assistant Events Manager; Emily Parks, Assistant to the City Manager; Tony Host, Executive Director of Community Services; and Lisa Brown, City Secretary.*

**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.*

**PROCLAMATION**

*Mayor Doug Gaul read the following proclamation declaring the month of May 2019 National Historic Presentation Month:*

## PROCLAMATION

**WHEREAS**, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

**WHEREAS**, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

**WHEREAS**, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

**WHEREAS**, "This. Place. Matters." is the theme for National Preservation Month 2019, co-sponsored by the Hutto Historic Preservation Commission and the National Trust for Historic Preservation?

**NOW THEREFORE; I, DOUG GAUL, MAYOR OF THE CITY OF HUTTO,**  
do hereby proclaim May 2019 as

## NATIONAL PRESERVATION MONTH

in Hutto and urge all citizens to recognize this month by dedicating ourselves to the task of recognizing and participating in this special observance.

**Proclaimed** this 2nd day of May 2019.

*Jessica Bullock, Director of Economic Development explained that during the month of May the Historic Preservation Commission is promoting the national campaign, "This Place Matters." This Place Matters encourages people to celebrate the places that are meaningful to them and to their communities by sharing them on social media and using the #ThisPlaceMatters.*

*Robert Lykins, Chair of the Historic Preservation Commission, explained the purpose of the Commission is to preserve the historical and architectural history of the city. The Commission has begun two projects recently: 1) photographing all the old homes in town, and 2) recording interviews, in conjunction with the high school students, of veterans reflecting on their memories of their military service.*

## **CITY COUNCIL COMMENTS**

*Councilwoman Terri Grimm requested an update from the City Manager on the acquisition of the properties for Project Expansion.*

Odis Jones, City Manager – the City has been successful in negotiations on two of the three parcels, approximately 300 acres, in partnership with the investment groups. The property they have not been successful on is the one needed specifically for public use. It will be needed for a public parking garage and a convention hotel, which by statute is considered public use. There will be right of way needed for the overpass. That overpass will be vital for connectivity from CR 132 to Chandler to 130, but back around to FM 1660 which takes you to FM 973 which leads to the airport. There will be another round of negotiations for the 40-acre parcel where it is anticipated the justice center will be built and for the needed right of way.

## **PUBLIC COMMENT**

*Aaron Kyle Lovinggood – 1005 Lauren Way – would like the Perfect Game infrastructure discussed at a future meeting, specifically infrastructure Limmer Loop and US 79. He wants to know the future plans for the Park at Brushy Creek.*

*Lucas Evans – 3750 CR 132 S – stated there are plans to build 2300 new single-family homes under construction, but he does not believe the city is working fast enough on the infrastructure to meet the needs of those homes. He is also concerned about the overpass and connection to FM 1660 that would go right next to or through his house. He also expressed concern that the new proposed highway that would connect Austin to College Station will go right through the old settlement of Shiloh and the cemetery where his father is buried. Ironically, the community of Shiloh is a place that matters.*

*Laura Mercer – 1106 Horizon Cove – She was unpleasantly surprised by the Perfect Game project. The bond project she voted for is not this project. Feels like the City Council and the staff misrepresented what she was convinced to vote for. Cautioned the Council to be more transparent when asking citizens to vote for these things. She does not believe the Perfect Game project should be constructed next to a school and a neighborhood.*

*Tanner Rose – 207 Watergate Way – He is looking forward to the update on the Co-Op. He would like more information on the consent items regarding properties that are up for annexation. He would also like more information on the amendments to the Economic Development Corporation Budget.*

*Mike Snyder - 414 Farrt Creek Drive – He believes the Council is not transparent enough. He commented on several items that were on the consent agenda in the previous meeting where there was no discussion and a 6-0 vote in favor despite a citizen request for further discussion. He has never heard of the River Creek Development Corporation and is concerned by what they are authorized to do and the fact the board of directors is made up of three council members.*

## **CITY MANAGER COMMENTS**

### **8A. Update the City Council on City's Bond Projects**

*Tony Host, Executive Director of Community Services, presented and update on the Bond Projects for the City Parks:*

*Amphitheater – the stage is complete, irrigation is going in, the bathrooms and the green room are almost complete. The parking lot is based and will be paved the following week. The pavilion will have picnic tables and four barbeque pits. The ponds are lined with clay. The construction will be done by June 1<sup>st</sup> weather permitting.*

*Councilmember Scott Rose wanted to know how much space remains after the amphitheater – Mr. Host stated this part encompasses 5 ½ acres.*

*Odis Jones asked how many undeveloped acres remain – 30 acres remain as park. A total of 65 acres was purchased.*

*Councilmember Grimm wanted to know if this is technically parkland – Odis Jones stated the Council has not passed a resolution yet dedicating this property as parkland.*

*Tony Host outlined the improvements that would be made to each City of Hutto Park:*

*Creekside Park: Demolition of existing playground and replacement with new equipment; installation of a shade structure; construction of a new athletic field; construction of a new multipurpose field; construct a new sidewalk; improve existing parking lot; and renovation of existing athletic field.*

*Hutto Community Park: Replace play structure; installation of shade structures over play areas; upgrade basketball courts; replace swings; and construct 8" wide trails in park.*

*Hutto Lake Park – Improve parking lot off Chris Kelly Blvd.; Improve the lighting in the parking lot and around the park; install shade structures over the play areas; improve the lake edge enhancing the park sight lines; address lake water quality; and installation of playground, and a possible rapids course.*

*Fritz Park: Renovation of existing youth fields; upgrade playground to ADA standards; improve restroom facilities; demolition of existing playground; and addition of a splash pad.*

*Councilmember Terri Grimm wanted to know if the scoreboard would be moved – Mr. Host said they would study that, but currently it is being used as a net. Mrs. Grimm also wanted to be sure the Parks Board was being kept informed of the progress.*

*Odis Jones reminded Mrs. Grimm that all these changes were recommended by the Parks Bond Committee and the Parks Advisory Board.*

Councilwoman Patti Turner wanted to know what progress has been made with any projects.

*Ashley Lumpkin, Executive Director of Infrastructure and Engineering, gave an update on the streets and drainage projects. Mrs. Lumpkin advised the Council that staff is working with TxDot on the design of the improvements to the Limmer Loop – FM 1660 project. All the proposed street projects are in the design phase. The overpass/underpass will need to be discussed at a future meeting to decide on what is best. There will be two street and drainage projects this year – Live Oak and Taylor Street. Looking at adding 6' sidewalks with parallel parking to make the area more walkable.*

*Odis Jones emphasized that part of the plan is to make the area more walkable and to make it safe for pedestrian safety by rebuilding the roads, improving the drainage in the downtown area and add sidewalks.*

*Mayor Doug Gaul wanted to know if there is a plan to gain input from the citizens who reside on these streets in Old Town – Mrs. Lumpkin stated there would be outreach for input from the residents and several planning meeting once a design and plan has been developed.*

*Councilwoman Patti Turner was concerned that there would be flashing traffic signs for pedestrian traffic crossing over FM 1660 from Old Town to Fritz Park. – Mrs. Lumpkin responded yes, and there would have to change a change to traffic patterns.*

*Meritage Homes is already making improvements to Cottonwood Creek and is constructing a bridge across Carl Stern.*

*About the drainage ditches in Legends of Hutto the City is still looking at this project.*

*Councilmember Scott Rose wanted to know the time frame for the design of the Limmer Loop and FM 1660 - HNTB is in the preliminary design phase. They have done the traffic counts and grown the traffic out 20 years and the engineers are studying the results. They will have some suggestions for the Council in August about what is best for that intersection.*

#### **8B. Construction update on the Co-Op Development.**

*Bob Wunsch advised the Council that now the City Hall is complete they will start seeing more activity in the Co-Op. During the next 90 days the sign structures will start going up, the electric poles along US 79 will start coming down. Southside Market will begin in June or July; Flix Brewhouse construction will start within 45 days. He also confirmed that despite the rumors there is a signed contract with Flix Brewhouse. Buildings 1, 2 and 3 are under design.*

*Odis Jones, City Manager, stated the City is negotiating with future retailers and three major apartment developers.*

*Councilmember Patti Turner wanted to know what plans are being devised for pedestrian safety – Mr. Wunsch responded there will be flashing stop signs, a median down the entire length of Co-Op Blvd. with designated raised crossing areas.*

*Mike Snyder – 414 Farm Creek Drive - Stated that 9F appears to be an attempt to annex 900 acres outside of town which is not contiguous to any city property. He would like the item pulled from the consent agenda, discussed and voted on.*

*Odis Jones stated the annexation is voluntary agreements.*

**Motion:** Councilmember Nathan Killough made a motion to pull 9F from the consent agenda. Councilmember Patti Turner seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Councilmember Scott Rose  
Mayor Pro-tem Tom Hines  
Councilmember Nathan Killough  
Councilmember Patti Turner  
Councilmember Terri Grimm

**Motion:** Mayor Pro-tem Tom Hines made a motion approve Items 9A through 9O, except 9F on the consent agenda. Councilmember Nathan Killough seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Councilmember Scott Rose  
Mayor Pro-tem Tom Hines  
Councilmember Nathan Killough  
Councilmember Patti Turner  
Councilmember Terri Grimm

**Action:** The motion carried with 6 ayes and 0 nays.

**Action:** The motion carried with 6 ayes and 0 nays.

## **CONSENT AGENDA**

9A. Consideration and possible action approving the minutes of the April 18, 2019 Regular Council Meeting.

- 9B. Consideration and possible action on a resolution approving Change Order #1 for the Shiloh New Ground Storage Tank.
- 9C. Consideration and possible action on a resolution authorizing the City Manager to negotiate and execute a contract with Aaron Concrete Contractors for the US Highway 79 Median Improvements.
- 9D. Consideration and possible action on a resolution authorizing the City Manager to prepare a Municipal Service Plan for the proposed annexation of the Chandler Corner property, 26.303 acres, more or less, of land located at the southwest corner of Chandler Road and FM 1660 North.
- 9E. Consideration and possible action on a resolution authorizing the City Manager to prepare a Municipal Service Plan for the proposed annexation of the Fritz Tract, 5.9753 acres, more or less, of land located on CR 132.
- 9G. Consideration and possible action on a resolution authorizing the City Manager to prepare a Municipal Service Plan for the proposed annexation of the LPL Investments Tract, 141.5 acres, more or less, of land located on FM 1660 South.
- 9H. Consideration and possible action on a resolution authorizing the City Manager to prepare a Municipal Service Plan for the proposed annexation of the M. Moore Family Farms Tracts, 528.774 acres, more or less, of land located on CR 132 and also on Limmer Loop.
- 9I. Consideration and possible action on a resolution authorizing the City Manager to prepare a Municipal Service Plan for the proposed annexation of the No-Count LLC Tracts, 157.0848 acres, more or less, of land located on CR 119 and also on CR 108.
- 9J. Consideration and possible action on a resolution authorizing the City Manager to prepare a Municipal Service Plan for the proposed annexation of the TK Industrial Park, 35.51 acres, more or less, of land located on CR 108.
- 9K. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Mark Stephen Krueger, for 63.6 acres, more or less, of land, located on the north side of FM 1660 South between FM 3349 and CR 134.
- 9L. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Klaus Farms LTD, for 247.8 acres, more or less, of land, located on CR 132.

- 9M. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Ronald Albert Smith and Janice H. Smith, for 7.748 acres, more or less, of land, located on CR 100.
- 9N. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Ronald Albert Smith and Janice H. Smith, for 10.0 acres, more or less, of land, located on CR 100.
- 9O. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and Ronald Albert Smith and Janice H. Smith, for 4.868 acres, more or less, of land, located on CR 100.

**ITEM PULLED FROM CONSENT AGENDA**

- 9F. Consideration and possible action on a resolution authorizing the City Manager to prepare a Municipal Service Plan for the proposed annexation of the Limmer Tracts, 497.58 acres, more or less, of land located on FM 1660 South.

Odis Jones stated there may be some confusion related to these items which are annexation development agreements and are not properties that are being annexed today.

Ashley Lumpkin remarked to the Council that last year a new annexation plan was implemented as a way of showing the Extra Territorial Jurisdiction residents that they matter. The City offered all the ETJ residents voluntary Annexation Development Agreements covering 5,000 acres. Because of those annexation agreements this property is now contiguous. Now the City must ensure that prior to development coming into the City of Hutto developers are paying their portion. If this property develops they will be using county and city-maintained roadways. These agreements ensure that as these areas develop they are done to City standards and are a way to protect the ETJ residents.

Odis Jones stated from a financial aspect this is to ensure that our utility fund stays healthy. The recommendation of the City attorney was to force annexation of these areas to ensure the utility fund stays healthy.

Motion: Mayor Pro-tem Tom Hines made a motion approve Items 9F. Councilmember Nathan Killough seconded the motion.

Vote: Ayes Mayor Doug Gaul  
Councilmember Scott Rose  
Mayor Pro-tem Tom Hines  
Councilmember Nathan Killough  
Councilmember Patti Turner  
Councilmember Terri Grimm

**Action:** The motion carried with 6 ayes and 0 nays.

## **REGULAR AGENDA ITEMS**

### **ORDINANCES**

10A. Consideration and possible action on the first reading of an ordinance concerning the first amendment to the Fiscal Year 2019 Budget of the Hutto Economic Development Corporation - Type B.

*Michel Sorrell, Chief Financial Officer, reviewed the amendments to the Fiscal Year 2019 Budget for the EDC.*

*Mayor Pro-tem Hines wanted to know when the payment is due to the East Williamson County Higher Education Center.*

*Tim Jordan, Director of the Economic Development Corporation – performance measures were never put into the agreement, it was finalized yesterday.*

**Motion:** Mayor Pro-tem Tom Hines made a motion to approve the first reading of an ordinance concerning the first amendment to the Fiscal Year 2019 Budget of the Hutto Economic Development Corporation - Type B. Councilmember Nathan Killough seconded the motion.

**Vote:** Ayes Mayor Doug Gaul  
Councilmember Scott Rose  
Mayor Pro-tem Tom Hines  
Councilmember Nathan Killough  
Councilmember Patti Turner  
Councilmember Terri Grimm

**Action:** The motion carried with 6 ayes and 0 nays.

### **OTHER BUSINESS**

11A. Consideration of and possible appointments to City Boards and Commissions

*No appointments were made.*

*Council recessed to Executive Session at 8:32 p.m. and reconvened at 8:50 p.m.*

*No action was taken in Executive Session.*

## **ACTION RELATIVE TO EXECUTIVE SESSION**

13A. Consideration and possible action regarding Tex Mix Concrete.

**Motion:** Councilmember Nathan Killough made a motion to authorize the City Manager to negotiate and execute a Development Agreement with Tex-Mix and to change the zoning to industrial. Councilwoman Terri Grimm seconded the motion.

*Mayor Pro-tem Hines clarified that there would be no zoning change tonight.*

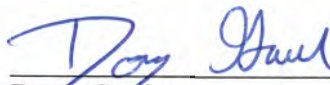
**Vote:**      Ayes      Mayor Doug Gaul  
                                 Councilmember Scott Rose  
                                 Mayor Pro-tem Tom Hines  
                                 Councilmember Nathan Killough  
                                 Councilmember Patti Turner  
                                 Councilmember Terri Grimm

**Action:**      The motion carried with 6 ayes and 0 nays.

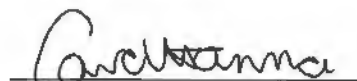
## **ADJOURNMENT**

*There being no further business to be heard, the meeting was adjourned at 8:51 p.m.*

**CITY OF HUTTO**

  
\_\_\_\_\_  
Doug Gaul, Mayor

**ATTESTED:**

  
\_\_\_\_\_  
Cara Hanna, City Attorney