



**AMENDED CITY COUNCIL
MEETING MINUTES
JANUARY 17, 2019**

The Hutto City Council met in a regular session on Thursday, January 17, 2019, in the Hutto City Council Chamber, 401 W. Front Street, 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 Patti Turner; Councilmember Terri Grimm; and, Councilmember Nathan Killough.

Members of staff that were present were Odis Jones, City Manager; Helen Ramirez, Assistant City Manager; Edena Atmore, Assistant City Manager; Bill Bingham, City Attorney, Paul Hall, Assistant Chief of Police; Matt Rector, Executive Director of Public Works and Engineering; Ashby Grundman, Director of City Planning; Michel Sorrel, Chief Financial Officer; Ashley Lumpkin, Executive Director Business Development, Jessica Bullock, Director of Economic Development; Eliska Padilla, Executive Director of Communications; Tony Host, Director of Public Works; Lisa Brown, City Secretary; and, Lynn Trumbul, Senior Assistant City Secretary.

INVOCATION

The invocation was given by Pastor Johnny Brower – Hutto Discovery UMC

PLEDGE OF ALLEGIANCE

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

CITY COUNCIL COMMENTS

- *Councilmember Grimm wanted to thank the Streets and Drainage department for helping the kids and crossing guards around Howard Norman Elementary while the City was repairing/replacing sidewalks. She stated they went above and beyond normal duties.*
- *Councilmember Turner asked the City Attorney, Bill Bingham, about the CDC's employment of former council member Tim Jordan, and for an explanation regarding the legality of his employment by the Corporation. Bill Bingham responded with an explanation of*
- *Mayor Pro-tem Hines wanted to mention Lealco's application for a permit for an open air station. He mentioned the TCEQ Public Hearing held on January 22, 2019 at*

7:00 p.m. in Round Rock, and encouraged the citizens to attend the hearing and make their voices heard.

PUBLIC COMMENT

There were no public comments.

Mayor Gaul announced that the Council would like to move Items 12A and 13A before Item 7A at which point Councilmember Grimm asked if a motion needed to be made in order to move the agenda items. Mayor Gaul then called for a motion

Motion: Councilmember Grimm made a motion to move Items 12A and 13A before Item 7A. Councilmember Turner seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

The Council recessed to Executive Session at 7:08 p.m.

EXECUTIVE SESSION

12A. Executive Session, as authorized by Texas Government Code Section 551.087, Economic Development negotiations regarding Project Wire.

The Council reconvened at 7:20 p.m.

No action was taken in Executive Session.

ACTION RELATIVE TO EXECUTIVE SESSION

13A. Consideration and possible action regarding Project Wire.

Motion: Councilmember Killough made a motion to authorize the City Manager to execute a development agreement as well as a Chapter 380 Agreement with regard to Project Wire. Mayor Pro-tem Hines seconded the motion.

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

7A. Presentation announcing the company for Project Wire.

Jessica Bullock, Director of Economic Development, announced the company for Project Wire, BryComm. Bullock introduced Cory Brymer, CEO, who gave a presentation about BryComm and its arrival in Hutto at Titan Innovation Business Park.

Councilmember Grimm asked what color hippo Brymer would choose. Brymer stated that he was not sure just yet.

Mayor Gaul stated he was looking forward to seeing BryComm arrive in Hutto.

Council entered in a brief recess at 7:38 p.m.

Council reconvened at 7:40 p.m.

7B. Discussion and possible action on Parks Advisory Board recommendations for parks improvements.

Scott Stromsness discussed the Parks Advisory Board's recommendations for parks improvements to the Council, along with Kelly Gaydos, Parks Advisory Board Chair.

7C. Presentation of economic development results from ICSC conference.

Jessica Bullock discussed her attendance at the International Council of Shopping Centers. The City of Hutto met with over 200 people that stopped by our location. Out of those 200, 69 direct contacts were received as well as 19 projects to follow up with, and at least 5 confirmed site visits. In addition to the contacts made and site visits secured, staff also positively promoted Hutto as a destination and highlighted the quality of life.

Odis Jones noted the expected increase of sit-down restaurants in Hutto.

7D. Update on Co-Op development.

Bob Wunsch provided an update on the Co-Op Development and presented a conceptual site plan.

Councilwoman Patti Turner commented that the design was very inventive.

Mayor Gaul asked if they could fix the fence on Highway 79.

7E. Presentation of the City Financials for the Month of December as required by the fiscal and budgetary policy.

Edena Atmore, Assistant City Manager, presented the monthly financials for December 2018.

Odus Jones, City Manager, stated that as the City grows and we get more customers, at that time, the City will be in a position to lower rates.

CONSENT AGENDA

- Motion:** Councilmember Killough made a motion to accept Agenda Items 8A-8E. Councilmember Grimm seconded the motion.

Action: The motion passed 6 ayes, and 0 nays

REGULAR AGENDA ITEMS

ORDINANCES

- 9A. Consideration and possible action on the second reading of an ordinance accepting and approving a Service and Assessment Plan and Assessment Roll for Cross 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 and effective date.

City Attorney, Bill Bingham, explained that this was a second reading of an ordinance that sets up the financing for the Cross Creek PID, and that nothing has changed.

Motion: Mayor Pro-tem Hines made a motion accept the second reading of an ordinance. Councilmember Killough seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

- 9B. Consideration and possible action of an ordinance authorizing the issuance and sale of one or more series of City of Hutto, Texas General Obligation Bonds, Series 2019; authorizing the levy of an ad valorem tax in support of said bonds; approving an official statement, the form of a paying agent/registrar agreement and related agreements; establishing procedures for selling and delivering of one or more series of bonds; and other matters relating to the issuance of the bonds.

Odis Jones advised the Mayor that this ordinance allows the City to move forward with the design and with the low-hanging fruit opportunities for the community. He further noted that it gets the bond process moving forward.

Mayor Gaul said it was important to note that this does not issue all the bond monies that were approved. Only \$25,000,000.00 would be issued at this time.

Mayor Pro-tem Hines asked if this would include the road improvements. Yes.

Motion: Councilmember Killough made a motion to approve the resolution as written. Councilmember Rose seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

RESOLUTIONS

10A. Consideration and possible action on a resolution ordering the May 4, 2019 General Election for the purpose of electing City Council, Place 3, City Council, Place 6 and Mayor.

Lisa Brown, City Secretary, presented a resolution regarding the upcoming election on May 4, 2019.

She noted that with the resignation of Tim Jordan, it did not allow enough time to amend the agenda to include his seat. Therefore, the City will call for a special election for that place.

Councilmember Turner noted a needed correction to the Item on the Agenda.

Lisa Brown noted that the resolution prevented has the correct date of May 4, 2019, but the agenda item was incorrect.

Motion: Mayor Pro-tem Hines made a motion to approve the resolution as written. Councilmember Rose seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

10B. Consideration and possible action on a resolution authorizing the City Manager to execute a contract with HNTB Corporation for the engineering services related to the improvements to the intersection at FM 1660 N and Limmer Loop, FM 1660 N and US 79, FM 1660 and US 79/Front Street, pedestrian grade separation crossing of US 79 near the Co-Op, and the traffic grade separation of US 79 east of Cottonwood Creek.

Matt Rector presented the master service agreement with HNTB who are very well-known, and have worked with the City and County previously. He further explained that master service agreements work with not-to-exceed amounts. The City will finalize cost estimates.

Mayor Pro-tem Hines asked if Matt Rector could explain how the selection process works.

Matt Rector explained that HNTB Corporation was a very qualified firm.

Councilmember Turner asked for clarification on the location of the under-over pass.

Odis Jones explained the appropriate spot for the overpass. The hope is that the location will end up being close to Hwy 132.

Councilmember Grimm noted the importance Councilmember Turner's clarification as there was an uproar caused by a change in location on a previous project.

Motion: Councilmember Rose made a motion to approve the resolution as written. Councilmember Killough seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

10C. Consideration and possible action on a resolution authorizing the City Manager to execute a contract with Hejl, Lee & Associates Inc. for the engineering services related to the improvements to the Cottonwood Creek, Old Town Streets, CR 137, and certain Legends of Hutto Drainage facilities.

Matt Rector noted that this is a repeat of what was just discussed, except this would be a separate master services agreement with Hejl, Lee & Associates, Inc. for improvements to the referenced areas.

Odis Jones stated the City's overall strategy would be to leverage those dollars with private funds.

Motion: Councilmember Killough made a motion to approve the resolution as written. Councilmember Grimm seconded the motion.

Vote: Ayes Mayor Doug Gaul
Councilmember Scott Rose
Mayor Pro-tem Tom Hines
Council Member Nate Killough

Councilmember Patti Turner
Councilmember Terri Grimm

Action: The motion passed 6 ayes, and 0 nays

10D. Consideration and possible action on a resolution regarding Cross Creek Public Improvement District (Meritage Homes) approving certain agreements including an interlocal agreement, continuing disclosure agreement, landowner agreement and Public Finance Authority consent letter and further approving certain actions by the River Creek Development Corporation.

Bill Bingham explained the resolution and opened up the floor to any questions.

Elliot Jones of Meritage Homes spoke to the significant drainage improvements and wastewater improvements.

Odis Jones mentioned that Meritage Homes' involvement in the City's development project and its work with Little Ebenezer Baptist Church. He further noted that Meritage has offered to work with the TIRZ Board on project expansion.

Motion: Councilmember Killough made a motion to approve the resolution as written.
Councilmember Turner seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

10E. Consider adoption of a resolution approving the Hutto Economic Development Corporation Type A "resolution authorizing Hutto Economic Development Corporation Type A Revenue Bond (Peripheral Investments, L.P. Project), Series 2019; the execution of an indenture of trust, a loan agreement and a purchase letter; and other matters in connection therewith."

Bill Bingham explained the resolution and opened up the floor to questions.

Councilmember Grimm asked what the vote was for this resolution by the EDC Type A Board. Unanimous.

Odis Jones acknowledged Dan Thornton who was in the audience as Secretary of the Economic Development Corporation.

Councilmember Rose, as a board member of the EDC, spoke to the board's discussion making sure that the City and the EDC were free and clear.

Helen, Ramirez, Assistant City Manager, presented a rendering of the plans for the project.

Motion: Mayor Pro-tem Hines made a motion to approve the resolution as written. Councilmember Killough the motion.

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

Action: The motion passed 6 ayes, and 0 nays

OTHER BUSINESS

11A. Consideration of and possible appointments to City Boards and Commissions, including the Economic Development Corporations.

Motion: Councilmember Rose made a motion to nominate Brian Dempsey to the Zoning Board of Adjustments. Councilmember Grimm seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

Council recessed to Executive Session at 8:32 p.m.

EXECUTIVE SESSION

12B. Executive Session, as authorized by Texas Government Code Section 551.087, Economic Development negotiations regarding JRS Company, Inc.

12C. Executive Session, as authorized by Texas Government Code Section 551.087, Economic Development negotiations regarding Project Expansion.

No action was taken in Executive Session.

Council reconvened at 9:13 p.m.

ACTION RELATIVE TO EXECUTIVE SESSION

13B. Consideration and possible action regarding JRS Company, Inc.

Motion: Mayor Pro-tem Hines made a motion to approve a Chapter 380 agreement. Councilmember Rose seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays.

13C. Consideration and possible action regarding Project Expansion.

Motion: Councilmember Grimm made a motion **to negotiate** and execute certain agreements regarding Project Expansion. Mayor Pro-tem Hines seconded the motion.

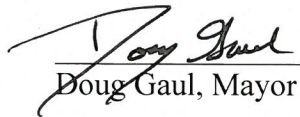
Vote: Ayes Mayor Doug Gaul
Councilmember Scott Rose
Mayor Pro-tem Tom Hines
Council Member Nate Killough
Councilmember Patti Turner
Councilmember Terri Grimm

Action: The motion passed 6 ayes, and 0 nays.

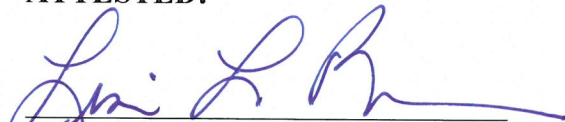
ADJOURNMENT

There being no further business to be heard, the meeting was adjourned at 9:16 p.m.

CITY OF HUTTO


Doug Gaul, Mayor

ATTESTED:


Lisa L. Brown, City Secretary