



**CITY COUNCIL
MEETING MINUTES
DECEMBER 20, 2018**

The Hutto City Council met in a regular session on Thursday, December 20, 2018, 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, Councilmember Scott Rose, Councilmember Nathan Killough, Councilmember Tim Jordan, Councilmember Patti Turner and Councilmember Terri Grimm. Mayor Pro-tem Tom Hines was absent.

Members of staff that were present were Odis Jones, City Manager; Helen Ramirez, Assistant City Manager; Byron Frankland, Chief of Police; Paul Hall, Assistant Chief of Police; Matt Rector, Executive Director of Public Works and Engineering; Michel Sorrel, Chief Financial Officer; Ashley Lumpkin, Executive Director Business Development, Ashby Grundman, Director of City Planning; Jessica Bullock, Director of Economic Development; Reena O'Brien, Director of Communications; and Lisa Brown, City Secretary.

INVOCATION

The invocation was given by Pastor James Skorzewski – Christ the Rock Church.

PLEDGE OF ALLEGIANCE

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

CITY COUNCIL COMMENTS

Councilmember Scott Rose commented on the Police Department's new K9 officer, Rik, and acknowledged that during his first shift he assisted on an open-air vehicle search involving both Hutto and Taylor Police Departments. The dog detected a scent and alerted officers to the possible presence of narcotics.

PUBLIC COMMENT

There was no public comment.

CITY MANAGER COMMENTS

- 7A. Presentation of the City Financials for the month of November as required by the fiscal and budgetary policy.

Michel Sorrel, Chief Financial Officer, presented and overview of the City financials for the month of November. The Council was advised the sales tax is now being recorded as it is received as cash instead of being recorded on a two month accrual basis.

CONSENT AGENDA

- 8A. Consideration and possible action approving the minutes of the November 29, 2018 Joint Meeting of the Hutto City Council and Hutto ISD Board of Trustees, the December 6, 2018 Regular City Council Meeting and the December 13, 2018 Special Called City Council Meeting.
- 8B. Consideration and possible action on a resolution authorizing the City Manager to engage Valley View Consulting, L.L.C. for investment advisory services related to the City of Hutto.
- 8C. Consideration and possible action on a resolution authorizing the City Manger to execute the purchase of a Reclaimer/Stabilizer from Asphalt Zipper.
- 8D. Consideration and possible action on a resolution authorizing the City Manger to execute a contract with Liberty Civil Construction, LLC for the FM 1660 Utility Relocation.
- 8E. Consideration and possible action on a resolution authorizing the City Manager to execute an engineering contract for the analysis, report preparation, and coordination with Texas Commission on Environmental Quality (TCEQ) for the expansion permits at both the central and south waste water treatment plants as necessary and the analysis of the city water system.
- 8G. Consideration and possible action on a resolution expressing official intent to reimburse expenses related to the acquisition of land for the purposes of park and recreational uses and related support services/uses.
- 8H. Consideration and possible action on a resolution authorizing the City Manager to enter into the First Amendment to the Purchase and Sale Agreement concerning the Purchase Real Estate Contract between the City of Hutto, Texas and the Hutto 79 LLC, for the acquisition of approximately 71.812 acres of land on Highway 79.

Motion: Councilmember Grimm made a motion to pull Item 8F and 8I from the Consent Agenda. Councilmember Killough seconded the motion.

Vote: Ayes Mayor Doug Gaul

Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm
Absent Mayor Pro-tem Tom Hines

Action: The motion passed 6 ayes, and 0 nays

Motion: Councilmember Killough made a motion to approve items 8A-8E, 8G and 8H on the Consent Agenda. Councilmember Rose seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

8F. Consideration and possible action on a resolution declaring support and pledge participation in the It's Time Texas Community Challenge.

Mayor Gaul and Councilwoman Grimm both felt the It's Time Texas program needed to be better promoted and the citizens of Hutto encouraged to participate.

Motion: Councilmember Grimm made a motion to table the item until the January 3, 2019 meeting. Councilmember Killough seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

8I. Consideration and possible action on a resolution authorizing the City Manger to approve changes in the Co-Op financing agreements.

Odis Jones, City Manager, advised the Council that the original underwriter decided within 12 hours of the closing to pull out of all deals of this type nationwide. However, the firm of Piper Jaffray & Co. agreed to step in and underwrite the transaction. Mr. Jones thanked the firm for being willing to step in at the last minute and ensure the project moved forward.

Dan Gangwish of Piper Jaffray & Co. addressed the Council and informed them that he works with a real estate group that works specifically with tax increment deals.

Motion: Councilmember Grimm made a motion to authorize the City Manager to approve changes in the Co-Op financing agreements. Councilmember Rose seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

REGULAR AGENDA ITEMS

ORDINANCES

- 9A. Consideration of a public hearing and possible action on the first reading of an ordinance approving a specific use permit for the property located at 151 West Austin Avenue, 0.56 acres, more or less, of land, Lot 1 of the Austin Avenue Commercial Subdivision, allowing a warehouse and distribution facility in the SD-A zoning district.

Ashley Lumpkin, Executive Director of Business Services provided an overview of the request for a special use permit for a warehouse for an internal air conditioning fabrication business – not retail.

Jessica Romigh, chair of the Planning and Zoning Commission advised the Council the commission approved the SUP after recommending some landscaping and a 20 foot setback.

A public hearing was opened at 7:28 p.m. There being no public comments the hearing was closed at 7:28 p.m.

There was discussion regarding access to the property behind Lot 1 that the HOA has offered to sell to the Police Department – Ms. Lumpkin agreed to add that provision to the ordinance.

Motion: Councilmember Jordan made a motion to accept the first reading of the ordinance with a provision to ensure access to the property behind Lot 1. Councilmember Grimm seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

- 9B. Consideration of a public hearing and possible action on the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 20 Section 10.406.7. Industrial Building Design and Section 10.407.5: Required Landscaping.

Ashley Lumpkin advised the Council that the revisions to the Code focuses on how to open the industrial standards to allow for tilt wall structures and offer flexibility on landscaping.

Jessica Romigh, Chair of the P&Z Commission, remarked to the Council that the Commission is trying to look at projects more intelligently and landscaping is a large part of it.

A public hearing was opened at 7:34 p.m. There being no public comment the hearing was closed at 7:34 p.m.

Councilmember Terri Grimm asked how we keep industrial complexes of varying sizes that plant a different percentage of trees from becoming an eyesore – Ms. Lumpkin stated we don't want to hide a pretty building. Using Innovation as an example there will still be plenty of plants, just not a lot of trees. Those trees will be planted elsewhere within the City.

There was discussion regarding who would approve what percentage of trees will be planted in these areas.

Helen Ramirez, Assistant City Manager, remarked that approval of site plans and landscaping are approved by the Planning & Zoning Commission. She stated that our code works well with light industrial, but these revisions will make it more flexible for large industrial projects.

Jessica Romigh – landscaping requirements were revised 2 years ago to make it more business friendly.

Councilmember Grimm asked if Development Services and the P&Z were working with Keep Hutto Beautiful on the redistribution on planting trees - Ms. Lumpkin stated that they worked directly with the Parks Department on how much funding they will be getting for trees and events like Arbor Day and on existing parks if we have P&Z approving the changes.

Mayor Gaul wanted to know if the ordinance should state that the additional funds will be used for additional landscaping within the City. Councilmember Grimm did not agree with restricting the funds.

Mr. Jones advised against restricting the funds. He stated the Council can decide specifically where it goes.

Ms. Ramirez recommended it be designated to the Park Improvement Fund.

Motion: Councilmember Killough made a motion to accept 9B with the conditions of adding “as approved by Planning & Zoning” and that any fees will be moved to the Park Improvement Fund. Councilmember Grimm seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

9C. Consideration and possible action on the reading of an ordinance amending the Code of Ordinances, Chapter 22, Article 22.03 Operation of Vehicles, Section 22.03.034 School Zones and Article 22.07 Traffic Schedules, Section 22.07.002 School Zone.

Matt Rector, Executive Director of Engineering and Public Works, advised the Council in 2016 the City realized the School Zone ordinance needed to be updated but was never accomplished. The revisions strike out the part of the code that refers you to a chart defining the zones and adds a process for define the school zones. This new process better enables the Police Department to enforce speed limits in the school zones. The school assistant superintendent and the police department have both reviewed the changes and approved.

Motion: Councilmember Killough made a motion accept the reading of an ordinance amending the Code of Ordinances, Chapter 22, Article 22.03 Operation of Vehicles, Section 22.03.034 School Zones and Article 22.07 Traffic Schedules, Section 22.07.002 School Zone. Councilmember Turner seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

9D. Consideration and possible action on adopting a flood Damage Prevention Ordinance.

Matt Rector, Executive Director of Engineering and Public Works, advised the Council the City previously had this ordinance but it was removed in 2003. The National Flood Insurance Program requires that every participating city have this ordinance in place. It is recommended the ordinance be approved.

There is no explanation as to why the ordinance was previously removed.

Motion: Councilmember Jordan to approve 9D as written. Councilmember Killough seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

OTHER BUSINESS

10A. Consideration of and possible appointments to City Boards and Commissions, including the Economic Development Corporations.

Patti Turner made a motion to appoint Kevin Grimm to the Hutto Economic Development Corporation Board.

There was discussion held on whether the appointment is allowed by Charter due to a conflict of interest because he is the spouse of Councilwoman Grimm.

Motion: Councilmember Killough made a motion to table 10A until after the Executive Session. Councilmember Turner seconded the motion.

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

Action: The motion passed 6 ayes, and 0 nays

The Council recessed to executive session at 7:58 p.m. and reconvened at 8:57 p.m.

EXECUTIVE SESSION

12A. Executive Session, as authorized by Texas Government Code Section 551.071, Litigation/Consultation with Attorney, regarding Manville water contract and the Austin Radio Network.

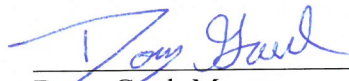
No action was taken in Executive Session.

Councilmember Turner withdrew her previous motion due to the nepotism provision in the Charter.

ADJOURNMENT

There being no further business to be heard, the meeting was adjourned at 8:58 p.m.

CITY OF HUTTO



Doug Gaul, Mayor

ATTESTED:



Lisa L. Brown, City Secretary