



**CITY COUNCIL
MEETING MINUTES
AUGUST 16, 2018**

The Hutto City Council met in a regular session on Thursday, August 16, 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; Bill Bingham, City Attorney; Morgan Johnson, City Attorney; Byron Frankland, Chief of Police; Matt Rector, Executive Director of Public Works and Engineering; Eliska Padilla, Executive Director of Communications; Edena Atmore, Chief Financial Officer; James Bryson, Director of Finance; Ashley Lumpkin, Executive Director Business Development, Ashby Grundman, Director of City Planning; Jessica Bullock, Director of Economic Development; Reena O'Brien, Director of Communications; Scot Stromsness, Executive Director of Community Services and Lisa Brown, City Secretary.

INVOCATION

The invocation was given by Pastor Don Dye, Round Rock Police Chaplin and Pastor at The Fellowship Church.

PLEDGE OF ALLEGIANCE

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

CITY COUNCIL COMMENTS

Councilmember Nathan Killough presented certificates of appreciation to Hayden Logiudice and Brantley O'Connor for their selfless service to the community when they helped citizens push their cars out of the mud during KOKEFEST on August 11, 2018.

PUBLIC COMMENT

Leslie DeHart - 109 Tonkawa Ridge – President of Youth Soccer; over the last 13 years their group has grown from 100 to 1000 kids and they are out of room. They are the only organization that does not use any public fields. In favor of the bond package.

Jimmy Slingsby - 902 Mitchell Drive – Current President of Hutto Youth Baseball Association; supports the bond to build a complex.

Randy Lee - 105 E Dorcet Cove – Coaches baseball and softball; Hutto loses elite players to Taylor and Round Rock because we do not have the fields.

Natalie Walters -412 Bubbling Brook – her husband has lived here since 1997 and they have children that participate in sports. The concession stand is falling apart and is an embarrassment.

Brandy MaKovy – 110 Garnet Dr. - Because the fields are insufficient Hutto is losing revenue to other cities and kids that go play in other cities.

Natalie Walters – 412 Bubbling Brook – Remarked on the deterioration of the current facility and the need for new fields, restrooms and a concession stand.

Todd Corporon - 5350 CR 124, Georgetown – Losing our kids to who leave to play in other cities. Hutto is limited to the number of teams they can have because we do not have the field space. Hutto has had several teams that have participated in the World Series. When asked if we could host a regional tournament he had to decline because we do not have adequate fields.

Jamie Copeland - 204 Dana Drive – all the surrounding cities have facilities and quadruple the field space that Hutto does.

Stacy Henderson - 2000 CR 129 –Mother of 4 boys and she hopes that they will be able to play on fields in Hutto. Does not want to have to take her children to play in another city.

Daniel Thornton 111 Hytlin – has 4 children that have gone through sports here and he is here tonight because the sports complex is right for the city.

Kevin Weiss - 322 Swenson Drive – this community is on the same path as Pflugerville was a few years ago. More and more people are moving to Hutto and we need to look to the future.

CITY MANAGER COMMENTS

7A. Presentation announcing the company for Project Manufacture.

Brad Chew and Blain Ogea announced the relocation of Paradigm Metals, Inc. from Pflugerville to Hutto. The company will be moving into a 100,000 sq. ft. facility at Innovation Business Park in June 2019. Paradigm has seen their revenue increase on average 30% every year for the past 10 years. The company will be working in conjunction with Texas State Technical College to employ student employees from their various programs.

Councilmember Scott Rose remarked that it is amazing we are building a live, work and play community. He is impressed with the quality of work Paradigm produces. He is happy to welcome them to Hutto.

Councilmember Terri Grimm wanted to know what type of noise pollution their site will produce. Brad Chew stated that there would be none other than what you might hear from the HVAC units on top of the building. Additionally, the Paradigm building will be on the side furthest away from the residential community.

Odis Jones, City Manager stated that Titan Development has done an amazing job promoting and marketing the business park.

7B. Presentation of the City Financials for the Month of July as well as investment reports as required by the fiscal and budgetary policy.

James Bryson, Director of Finance reviewed the monthly financials including revenue, investments and debt.

CONSENT AGENDA

- 8A. Consideration and possible action approving the minutes of the August 2, 2018 Regular City Council Meeting.
- 8B. Consideration and possible action on a resolution authorizing the City Manager to execute a contract with Alterman, Inc. for the construction of two emergency generators at the Shiloh Well Field.
- 8C. Consideration and possible action on a resolution authorizing the City Manager to enter into a non-exclusive, annually renewable contract for the purchase of water meters.
- 8D. Consideration and possible action on a resolution approving the proposed Hutto Square Commercial Block U Lots 1-3 Preliminary Plat, 2.849 acres, more or less, of land, one commercial lot, located on Exchange Boulevard.
- 8E. Consideration and possible action on a resolution approving the proposed North Town Commons Lots 6-13 Block A Revised Preliminary Plat, 9.78 acres, more or less, of land, four commercial lots, located on Limmer Loop east of FM 1660 North.
- 8F. Consideration and possible action on a resolution approving the proposed North Town Commons Lots 6-13 Block A Final Plat, 8.74 acres, more or less, of land, 3 commercial lots, located on Limmer Loop east of FM 1660 North.
- 8G. Consideration and possible action on a resolution approving the proposed Star Ranch Section 7 Revision #2 Preliminary Plat, 131.2593 acres, more or less, of land, located within Hutto's extraterritorial jurisdiction west of SH-130 and Gattis School Road.

8H. Consideration and possible action on a resolution approving the proposed Star Ranch Section Commercial Block A Lot 2 Final Plat, 4.750 acres, more or less, of land, one residential lot, located within Hutto's extraterritorial jurisdiction on Muirfield Bend Drive.

Motion: Councilmember Grimm made a motion to approve Items 8A – 8H 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

REGULAR AGENDA ITEMS

RESOLUTIONS

9A. Consideration and possible action on a resolution approving the City Manager's expenditure of funds for pumps and related equipment for the City of Hutto water system without competitive bidding due to the urgent need to maintain the water system to supply water to the citizens of Hutto.

Mr. Jones remarked that emergency repairs had to be made to the system. The repairs will take between 2 to 3 weeks to complete.

Motion: Councilmember Killough made a motion to approve the expenditure of funds for pumps and related equipment for the City of Hutto water system without competitive bidding due to the urgent need to maintain the water system to supply water to the citizens of Hutto. 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

- 9B. Consideration and possible action on a resolution regarding appointments of new members to the Boards and Commissions.

Motion: Councilmember Grimm made a motion to reappoint Maureen Rooker to the Building & Standards Commission with a term ending June 30, 2019. 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

ORDINANCES

- 10A. 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 2 Section 10.202: Definitions, Chapter 3 Sections 10.304.9: Temporary Uses and 10.310: Temporary Uses, and Chapter 4 Section 10.403.5: Setback encroachments and exceptions.

Ashby Grundman presented an ordinance that seeks to move the rules and regulations pertaining to mobile food vendors into the UDC.

A public hearing was opened at 8:11 p.m., and with no persons signed up to speak, the hearing was closed at 8:11 p.m.

For clarification the mobile food vendors would seek a special use permit.

Motion: Councilmember Rose made a motion to accept the first reading of the ordinance amending the Code of Ordinances (2014 Edition), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 2 Section 10.202: Definitions, Chapter 3 Sections 10.304.9: Temporary Uses and 10.310: Temporary Uses, and Chapter 4 Section 10.403.5: Setback encroachments and exceptions. 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
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Absent Mayor Pro-tem Tom Hines

Action: The motion passed 6 ayes, and 0 nays

Councilmember Grimm requested the Mayor call for a five minute recess.

The Council recessed at 8:10 and reconvened at 8:15 p.m.

10B. Consideration and possible action on the second reading of an ordinance calling a bond election for November 6, 2018, making provisions for conducting an election and resolving other matters related to such election.

Hasan Mack, City Attorney, presented the ordinance to the Council. He informed the Council that the changes they requested after the first reading have been incorporated. The only addition would be the list of voting locations that was received from Williamson County, however, that list is subject to change.

Councilmember Grimm remarked for the citizens that she wanted to make it clear that Proposition C of the bond package is not just for a sports complex but includes upgrades for all city parks and will include things such as splash pads, swing sets and shade structures among other items.

Councilmember Killough stated that the parks portion of the bond package is for more than just baseball and football fields, it also includes a Recreation Center and the means to alleviate the drainage issues in Fritz Park.

Councilmember Rose stated that this bond package will make a big difference with regard to traffic flow on FM 1660 North. There are a lot of things in the bond package that will focus on the quality of life in Hutto. He appreciates all the support from the citizens this evening.

Councilmember Grimm wanted to reiterate to the citizens present and watching online that the concept plan of the sports complex floating around, it is just that, a concept and nothing has been finalized. She believes we need these ball fields, and yes, it will be a money generator for the City, but it is so much more.

Councilmember Turner remarked that the sports complex is important for our community as a whole. It's disappointing that we are turning away children that want to play sports here in Hutto.

Councilmember Rose stated that it is amazing that we have a lot of people who don't live in Hutto any more, but are still here and active in the community. We are still a small town with small town values.

Motion: Councilmember Jordan made a motion to accept the ordinance calling a bond election for November 6, 2018, making provisions for conducting an election and resolving other matters related to such election. 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

- 10C. Consideration and possible action on an ordinance of the City of Hutto, Texas amending the fiscal year 2017-2018 budget beginning fund balances to audited amounts, organizational restructure, merit distributions and other miscellaneous adjustments.

James Bryson, Director of Finance, presented a third amendment to the budget for the year to balance the books before the end of the year.

Motion: Councilmember Killough made a motion to accept the ordinance amending the budget for the FY 2017-18. 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

- 10D. Consideration of a public hearing and possible action regarding an ordinance of the City Council of the City of Hutto, Texas accepting and approving a service and assessment plan and assessment roll for Hutto Co-Pp Public Improvement District; making a finding of special benefit to the property in the master improvement are of the district; levying special assessments against property within the district and establishing a lien on such property; providing for a 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.

Bob Wunch provided an update on the construction of the new City Hall, Southside Market and Flix Brewhouse. They have also negotiated with Williamson County to purchase the building on Exchange Blvd. and will close on the purchase in September.

Walter Kulakowski reviewed the PID structure and the assessment for Council.

A public hearing was opened at 8:34pm, there being no public comment the hearing was closed at 8:34pm.

Motion: Councilmember Killough made a motion to accept the ordinance amending the budget for the FY 2017-18. 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

10E. Consideration of a public hearing and possible action regarding an ordinance relating to development of the Co-Op District in the city of Hutto, Texas, including dedicating a portion of ad valorem taxes collected on property located within Reinvestment Zone No. 1, City of Hutto, Texas; approving the City of Hutto Economic Development Corporation Type B dedication of a portion of sales tax collected by the Corporation to the Reinvestment Zone No. 1; approving an installment contract in connection with financing of projects within the Reinvestment Zone No. 1; approving a Public Improvement District administrative services agreement for Reinvestment Zone No. 1; and authorizing the city manager to enter into certain agreements relating to Reinvestment Zone No. 1 and to approve amendments to those agreements.

Mr. Jones requested the Council to approve the ordinance but with a modification that removes approving a Public Improvement District administrative services agreement for Reinvestment Zone No.1 to be replaced with an authorization for the city manager to enter into an agreement hire an administrator for the PID.

A public hearing was opened at 8:47 pm, there being no public comment the hearing was closed at 8:47pm.

Jessica Bullock provided the council with an overview of the ordinance.

Motion: Councilmember Jordan made a motion to accept the ordinance with the amendment to authorize the city manager to enter into an agreement to hire a PID administrator. 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

EXECUTIVE SESSION

11A. Executive Session, as authorized by Texas Government Code, Section 551.087, deliberations regarding Economic Development negotiations, related to the Co-Op and other Public Improvement Districts.

Council recessed into Executive Session at 8:51pm and reconvened at 9:13pm.

ACTION RELATIVE TO EXECUTIVE SESSION:

13A. possible action related to the Co-Op and other Public Improvement Districts.

No action was taken in Executive Session.

ADJOURNMENT

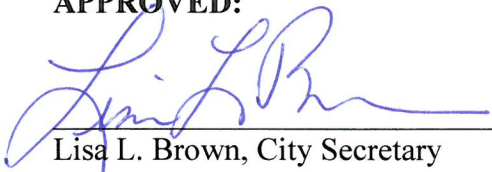
There being no further business to be heard, the meeting was adjourned at 9:13 p.m.

CITY OF HUTTO



Doug Gaul, Mayor

APPROVED:



Lisa L. Brown, City Secretary