



**CITY COUNCIL
MEETING MINUTES
JUNE 21, 2018**

The Hutto City Council met in a regular session on Thursday, June 21, 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, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Nathan Killough, Councilmember Tim Jordan, Councilmember Patti Turner and Councilmember Terri Grimm.

Members of staff that were present were Odis Jones, City Manager; Mike Shaunessy, City Attorney; Helen Ramirez, Assistant City Manager; Byron Frankland, Chief of Police; Paul Hall, Asst. Chief of Police; Jessica Bullock, Director of Economic Development; Ashley Lumpkin, Executive Director of Business Development; Matt Rector, Executive Director of Public Works and Engineering; Eliska Padilla, Executive Director of Communications; Reena O'Brien, Director of Communications and Marketing; Robert Sims, City Engineer; Kristi Robich, Downtown and Tourism Events Manager, and Lisa Brown, City Secretary.

PLEDGE OF ALLEGIANCE

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

CITY COUNCIL COMMENTS

There were no comments.

PUBLIC COMMENT

Lucas Evans – spoke about economic development and how there is no correlation with population growth. He questioned whether Hutto really needs manufacturing jobs.

Renee LaFrance – Wanted to thank the Council and City Staff for all the work done with regard to the new memorandum of understanding for Star Ranch. While she is disappointed that the promised concept plan promoted when she purchased her home will not happen she is satisfied with the City's efforts.

Elizabeth Mark – She stated she is also grateful for all the assistance the City has given in working with the residents of Star Ranch, but she still has some concerns regarding the community amenities center.

The Mayor announced Items 10A and 10C would be taken out of order.

- 10A. Presentation of Texas Association of Municipal Information Officer Awards for Best Website and Special Print Publications for the City of Hutto.

Odis Jones, City Manager, presented Eliska Padilla and Reena O'Brien a certificate of appreciation for the Communications Department's work and recognition at the TAMIO Awards.

- 10C. Update from the Chief of Hutto Fire Rescue/Williamson County Emergency Services District # 3, regarding the progress of its Capital Plan with regard to the new fire station and other overall activities of the Williamson County Emergency Services District #3.

CONSENT AGENDA ITEMS

- 7A. Consideration and possible action approving the minutes of the June 2, 2018 City Council Work Session and June 7, 2018 regular City Council meeting.
- 7B. Consideration and possible action on the acceptance of the streets and drainage improvements of Carol Meadows.
- 7C. Consideration and possible action on the acceptance of the water, wastewater, sidewalks, streets and drainage improvements in Mager Meadows.
- 7D. Consideration and possible action, subject to an executed amended agreement between the City of Hutto and developer, on a resolution approving the proposed Star Ranch Section 7, Phase 7, Final Platt, 14.955 acres, more or less, of land 44 residential lots, located within Hutto's extraterritorial jurisdiction (ETI) near the intersection of Winterfield Drive and the future extension of Star Ranch Boulevard.

Motion: Councilmember Grimm made a motion to pull 7E from the Consent Agenda. Councilmember Killough seconded the motion.

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

Action: The motion passed 7 ayes, and 0 nay.

- 7E. Consideration and possible action on a Memorandum of Understanding authorizing the City Manager to execute an amended agreement with regard to the Star Ranch Development.

Ashley Lumpkin, reviewed the terms of the amended MOU that removed the 4 acres of commercial development along Gattis School Road and included the 14 acres that was part of the driving range is now included in the commercial use.

Mike Shaunessy remarked that Star Ranch is in the City's extraterritorial jurisdiction and under State law the City only has platting authority. Due to the actions of the previous City Council the City was hampered by what it could do with regard to this development until the Mr. Timmerman, the developer made two mistakes; 1) he built multi-family residences on land platted for commercial development; and 2) he built an office building on land platted for residential. Those actions allowed the City an entrée that allowed it to force Mr. Timmerman back to the table. As a result Mr. Timmerman has to come back with a new concept plan that has to provide a space for the school system to build a school; and he has to use our City inspectors and pay for them. He must also provide as-built drawings of everything that has already been constructed. The MOU also requires that if Mr. Timmerman make any changes to the concept plan he cannot increase density. He will also keep the existing amenity center and provide a second one. Unfortunately this is not the most ideal plan, but it was the best they could negotiate.

Councilmember Grimm stated she worked really hard with the residents and the City Staff on this project. She sympathizes with the residents of Star Ranch. Believes Mr. Timmerman is immoral and unethical.

Councilmember Killough remarked that the MOU is not what the City wants, but it does give the City some ammunition to use against the developer.

Mrs. Grimm mentioned a resident who just purchased her home four months ago was sold from the use of a concept plan from 2005. It was revealed the builders did not know the concept plan had been changed.

Motion: Councilmember Grimm made a motion to authorize the City Manager to execute the Amended Memorandum of Understanding with regards to the Star Ranch Development. Councilmember Killough seconded the motion.

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

Action: The motion passed 7 ayes, and 0 nays.

Motion: Councilmember Killough made a motion to approve items 7A, 7B, 7C and 7D. Councilmember Hines seconded the motion.

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

Action: The motion passed 7 ayes, and 0 nays.

REGULAR AGENDA ITEMS

ORDINANCES

8A. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Overton-Wolter Tracts, 181.33 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186, located on the east side of CR 119, adjacent to the northeast boundary of the Huttoperke Subdivision.

Ashley Lumpkin presented the ordinance for the voluntary annexation of the Overton-Wolter Tracts. This is step five and the final step in the annexation process.

Motion: Councilmember Hines made a motion to approve the ordinance for the annexation of the Overton-Wolter Tracts, 181.33 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186, located on the east side of CR 119, adjacent to the northeast boundary of the Huttoperke Subdivision. Councilmember Rose seconded the motion.

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

Action: The motion passed 7 ayes, and 0 nays.

8B. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Wallin Family Hutto Investments Tract, 136.0

acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186, located on the west side of FM 1660 North, along the northern boundary of the Hutto Parke Subdivision.

Ashley Lumpkin presented the ordinance for the voluntary annexation of the Wallin Family Hutto Investments Tract. This is step five and the final step in the annexation process.

Motion: Councilmember Hines made a motion to the approve the ordinance for the annexation of the Wallin Family Hutto Investments Tract, 136.0 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186, located on the west side of FM 1660 North, along the northern boundary of the Hutto Parke Subdivision. Councilmember Rose seconded the motion.

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

Action: The motion passed 7 ayes, and 0 nays.

8C. Consideration and possible action on the second and final reading of an ordinance approving the zoning change for the property known as the RSI PUD, 315.28 acres, more or less, of land, located between CR 119 (west boundary) and FM 1660 North (east boundary) and the Hutto Parke Subdivision (south boundary), from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district.

Ashley Lumpkin presented the ordinance approving the zoning change for the RSI PUD.

Motion: Councilmember Killough made a motion to approve the ordinance to approve the zoning change for the property known as the RSI PUD, 315.28 acres, more or less, of land, located between CR 119 (west boundary) and FM 1660 North (east boundary) and the Hutto Parke Subdivision (south boundary), from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district. Councilmember Jordan seconded the motion.

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

Action: The motion passed 7 ayes, and 0 nays.

- 8D. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Packsaddle Tracts, 169.99 acres, more or less, of land located on the east side of FM 1660 North and adjacent to the northern boundary of the Rivers Crossing Subdivision.

Ashley Lumpkin presented the ordinance for the voluntary annexation of the Packsaddle Tracts. This is step five and the final step in the annexation process.

Motion: Councilmember Killough made a motion to approve the annexation of the Packsaddle Tracts, 169.99 acres, more or less, of land located on the east side of FM 1660 North and adjacent to the northern boundary of the Rivers Crossing Subdivision. Councilmember Hines seconded the motion.

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

Action: The motion passed 7 ayes, and 0 nays.

- 8E. Consideration of a public hearing and possible action on the first reading of an ordinance approving the zoning change for the property known as FM 1660 North (Packsaddle Tract), 4.14 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186 in Williamson County, Texas, from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district.

Ashley Lumpkin presented a request for a zoning change from SF1 (single family residential) to B-2 (General Commercial).

Mayor Gaul opened the public hearing at 8:01 p.m., and with no comments being made the hearing was closed at 8:01 p.m.

Motion: Councilmember Killough made a motion to accept the first reading of an ordinance approving the zoning change for the property known as FM 1660 North (Packsaddle Tract), 4.14 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186 in Williamson County, Texas, from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district. Councilmember Jordan seconded the motion.

Vote: Mayor Doug Gaul

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

Action: The motion passed 7 ayes, and 0 nays.

Motion: Councilmember Rose moved to dispense with the second reading of the ordinance.
Councilmember Hines seconded the motion

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

Action: The motion passed 7 ayes, and 0 nays.

8F. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Neal Tracts, 167.375 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on the south side of CR 119.

Ashley Lumpkin presented the ordinance for the voluntary annexation of the Neal Tracts. This is step five and the final step in the annexation process.

Motion: Councilmember Hines made a motion to approve the annexation of the Neal Tracts, 167.375 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on the south side of CR 119. Councilmember Rose seconded the motion.

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

Action: The motion passed 7 ayes, and 0 nays.

8G. Consideration and possible action on the second and final reading of an ordinance approving the zoning change for the property known as Cross Creek PUD, 167.39 acres,

more or less, of land, located on CR 199, from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district.

Ashley Lumpkin presented the ordinance approving the zoning change for the Cross Creek PUD.

Councilmember Hines wanted to know if the developer included the roll-over curbs as requested – yes.

Motion: Councilmember Killough made a motion to approve the ordinance to approve the zoning change for the property known as the RSI PUD, 315.28 acres, more or less, of land, located between CR 119 (west boundary) and FM 1660 North (east boundary) and the Hutto-parke Subdivision (south boundary), from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district. Councilmember Jordan seconded the motion.

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

Action: The motion passed 7 ayes, and 0 nays.

8H. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Pollard Tracts, 65.925 acres. More or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137.

Ashley Lumpkin presented the ordinance for the voluntary annexation of the Pollard Tracts. This is step five and the final step in the annexation process.

Motion: Councilmember Jordan made a motion to approve the annexation of Pollard Tracts, 65.925 acres. More or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137. Councilmember Grimm seconded the motion.

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

Action: The motion passed 7 ayes, and 0 nays.

RESOLUTIONS

- 9A. Consideration and possible action on a resolution authorizing participation in the Texas Main Street Program.

Jessica Bullock made a presentation about applying to the Texas Main Street Program that would designate Hutto as a destination city. By coming a member Hutto would have access to state and local grant funds for development of Old Town.

Councilmember Grimm wanted to know the cost to participate. If the application is accepted the annual membership cost is \$535.

Councilmember Hines wanted to know why the residential part of Old Town was not included – because it is more of a commercial based program, but the south side of US 79 can be included. Part of the application is based on need.

Odis Jones remarked the program opens up small businesses to the New Market Tax Credit program.

Councilmember Killough remarked that while it sounds good the program sounds like other programs that have been proposed to the Old Town merchants and turned out not to be what was represented. Stated that the City would have a hard time getting those merchants to participate.

Councilmember Rose wanted to know if we have contacted other cities in the area that have participated in the program and how has it worked for them.

Mayor Gaul remarked that the City is willing to spend \$1000s of dollars on big business here, so it would be worth it to spend a fraction of that on small businesses.

Councilmember Grimm wanted to know if additional staff would be needed for the program – Mr. Jones assured her he would not be hiring any staff for this project.

Mr. Killough would like to see the scope of projects from other cities.

Mr. Rose wanted to know when the program first started - 1981

Motion: Councilmember Jordan made a motion to approve the resolution authorizing participation in the Texas Main Street Program. Councilmember Grimm seconded the motion. Councilmember Hines wanted the motion amended to include Front Street on the map. Councilmember Jordan amended the motion to include Front Street on the map. Councilmember Grimm seconded the amendment.

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

Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays.

- 9B. Consideration and possible action on a resolution to approve an interlocal agreement to allow the City of Hutto to connect to, operate on, and maintain as necessary portions of CR 163 and to authorize the city manager to execute the agreement.

Matt Rector presented a resolution to accept an interlocal agreement with Williamson County whereby the City of Hutto agrees to maintain CR 163 in lieu of Williamson County abandoning the road.

Helen Ramirez remarked the road is needed as part of the City's safety plan for egress and ingress from the new park.

Councilmember Hines wanted to know if that road would accommodate a firetruck – Chief Frankland assured him it would.

Motion: Councilmember Killough made a motion to approve a resolution to approve an interlocal agreement to allow the City of Hutto to connect to, operate on, and maintain as necessary portions of CR 163 and to authorize the City Manager to execute the agreement. Councilmember Jordan seconded the amendment.

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

Action: The motion passed 7 ayes, and 0 nays.

- 9C. Consideration and possible action on a resolution declaring opposition to Lealco's Application for a Type V Municipal Solid Waste - TCEQ Proposed Permit No. 2398 for the construction of a transfer station.

Mike Shaunessy informed the Council that this facility is essentially a transfer station for solid waste. The Council and the City have filed a letter in opposition at TCEQ of this facility. The resolution is an effort to let the TCEQ and other government bodies, especially Williamson, that the City is opposed to licensure and operation of this facility. The location is in the City's planned growth corridor and within the City has defined as a potential expansion of roadways, and would impede the City's development in these areas. The facility is opposed by the Council of

Governments and the residents in this area, Williamson County is in opposition. The City has a road designated to provide east/west flow right through the middle of that property.

Odis Jones remarked that the facility is comprehensive growth area and a road is planned for that area for east/west flow especially as a potential future industrial area.

Motion: Councilmember Killough made a motion to approve a resolution declaring opposition to Lealco's Application for a Type V Municipal Solid Waste – TCEQ Proposed Permit No. 2398. Councilmember Turner seconded the amendment.

Mayor Pro-tem Hines moved to amend the motion to a request the Williamson county Commissioner's Court file a similar letter of opposition to the permit and to authorize the City Manager and City Attorney to proceed with any steps they feel necessary with regard to the condemnation process for that land.

Councilmember Killough and Councilmember Turner both accepted the amendment.

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

Action: The motion passed 7 ayes, and 0 nays.

CITY MANAGER COMMENTS

10B. Monthly Presentation of the Financial Statements and Investment Activity for the Month of May

Anthony Emadi presented the monthly financials regarding the utility fund, general revenue and expenditures.

10D. Presentation of March 2018 Water Storage Facility Quarterly Inspection Reports and the status of Carl Stern Water Plant and Frame Switch Composite Elevated Water Storage Tank Rehabilitation Project.

Robert Sims informed that Council that a bid for \$475,000 was accepted for the rehabilitation of the water tank at Carl Stern and Chris Kelly Blvd. He stated there were initial concerns regarding the contract since his bid was less than half that of the other bidders. After some investigation the contractor has a solid reputation and has been performing this type of business for many years. The project will begin in July and the Northwest storage tank will begin in late August. The bid for the new ground storage tank at the Shiloh facility will open July 3, 2018.

Council recessed for Executive Session at 9:11 p.m. and reconvened at 9:58 p.m.

EXECUTIVE SESSION

There was no action taken in the Executive Session.

- 11A. Executive Session, as authorized by Texas Government Code Section 551.074, deliberations regarding personnel matters, as it relates to City Council's Boards and Commissions
- 11B. Executive Session, as authorized by Texas Government Code, Section 551.071, consultation with attorney, and Section 551.087, deliberations regarding Economic Development negotiations regarding Project Music Play

ACTION RELATIVE TO EXECUTIVE SESSION

- 12A. Consideration and possible action relating to City Council's Boards and Commissions.

Motion: Councilmember Killough made a motion to approve an ordinance altering the terms of board and commission members, changing the number of members of certain boards and commissions, and assigning a place number to each board or commission member to coincide with the term of each council member. Councilmember Grimm seconded the motion.

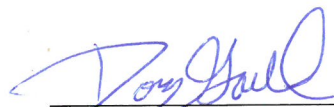
Vote: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays.

ADJOURNMENT

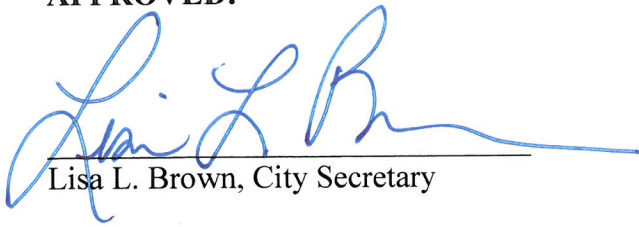
The re being no further business to be heard, the meeting was adjourned at 9:59 p.m.

CITY OF HUTTO



Doug Gaul, Mayor

APPROVED:



Lisa L. Brown, City Secretary