



**CITY COUNCIL
MEETING MINUTES
JUNE 7, 2018**

The Hutto City Council met in a regular session on Thursday, June 7, 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 that were present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Nathan Killough, Councilmember Tim Jordan, Councilmember Patti Turner, and Councilmember Terri Grimm. Councilmember Scott Rose was absent

Members of staff that were present were Odis Jones, City Manager; Bill Bingham, City Attorney; Byron Frankland, Chief of Police, Paul Hall, Assistant Chief of Police, Matt Rector, Executive Director of Public Works and Engineering; Ashley Lumpkin, Executive Director of Business and Development Services; Anthony Emadi, Chief Financial Officer; Lisa Riggs, Library Manager; and Lisa Brown, City Secretary.

INVOCATION

The invocation was conducted by Pastor Johnny Brower, from Hutto Discovery United Methodist Church.

PLEDGE OF ALLEGIANCE

Cub Scout Pack 912 led the Pledge of Allegiance and the Texas Pledge.

CITY COUNCIL COMMENTS

5A. General Comments from City Council

Mayor Pro-tem Tom Hines thanked the Council and City Staff for a productive and well run work session on June 2, 2018.

PUBLIC COMMENT

Lucas Evans - 3750 CR 132 – spoke regarding the fast growth of the City. Would like to see the City slow the development of the housing market.

Mary Belton – 1109 Enclave Way – remarked on the wooden fence that has been erected behind the Valero convenience store on Chris Kelly Blvd. instead of the masonry wall that is required by the UDC. Wants to know why the City has not done anything to make the developer comply with the UDC.

Elizabeth Mark – 112 Silkstone – spoke about the Star Ranch development and how the developer has changed the development plan for the community since it's inception and how is removing all the greenspace.

Renee LaFrance – 204 Silkstone St. – spoke about the over-development of the Star Ranch community.

CONSENT AGENDA

- 7A. Consideration and possible action on the meeting minutes for the May 15, 2018 Special Called City Council Meeting, and the May 17, 2017 Regular City Council Meetings.

MOTION: Councilmember Tom Hines moved to approve the minutes for the May 15 and 17, 2018 City Council meetings. Councilmember Nathan Killough seconded the motion.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Patti Turner Councilmember Terri Grimm
	Nays:	None
	Absent:	Council Member Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

ORDINANCES

- 8A. Consideration of a public hearing and possible action on the first reading of an ordinance approving the zoning change for the property known as 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 Planned Unit Development for the first townhome development that will include an east/west collector road with a turn lane.

Odis Jones stated that the PUD calls for improvements to the sewer system in the development.

Councilmember Grimm what the width of the curbs would be in the round-a-bouts.

Stephen Ferris with the builder explained that the curb widths will be 18' from curb to curb on the interior portions, and will be rollover curbs that are accessible for fire trucks. He also explained the streets will be 29' feet wide with parking on both sides of the street.

Mayor Pro-tem Hines stated that the fire department prefers 35' with parking on one side of the street. He also asked if the curbs at the entrance and exits would be rollover curbs.

Stephen Ferris agreed to parking on one side of the street and was willing to look at rollover curbs at the front entrance.

MOTION: Councilmember Nathan Killough moved to approve the first reading of an ordinance approving the zoning change for the property known as RSI PUD, 315.28 to a Planned Unit Development (PUD) zoning district with the proposed changes of parking on one side of the street and rollover curbs. Councilmember Patti Turner seconded the motion.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Patti Turner Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

8B. Consideration and possible action on the first reading of an ordinance regarding the proposed annexation of Pollard Tracts, 69.925 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137.

MOTION: Councilmember Tom Hines moved to approve the first reading of an ordinance regarding the proposed annexation of Pollard Tracts, 69.925 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137. Councilmember Terri Grimm seconded the motion.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Nathan Killough Councilmember Tim Jordan
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Councilmember Patti Turner
Councilmember Terri Grimm
Nays: None
Absent: Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

- 8C. Consideration and possible action considering second reading of an ordinance approving a Fiscal Year 2017-2018 Budget Amendment concerning changes in City Council Compensation and Fund Accounts.

MOTION: Councilmember Tim Jordan moved to approve the second reading of an ordinance approving a Fiscal Year 2017-2018 Budget Amendment concerning changes in City Council Compensation and Fund Accounts. Councilmember Tom Hines seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Nays: Councilmember Terri Grimm
Absent: Councilmember Scott Rose

ACTION: The motion carried with 5 ayes and 1 nay.

RESOLUTIONS

- 9A. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Cross Creek Public Improvement District within the City of Hutto, Texas.

Elliott Jones of Meritage Homes addressed the Council about the type of homes that will be built in the Cross Creek development. Meritage plans to extend Carl Stern and the bridge eastward, will contribute to extending the City Wastewater Collection system and extend service to the east. Will have a north/south collector feeder road. Will contain a 3.5 acres park and 49 acres of open space with trails. Meritage will be contributing \$3.5 million to the City in fees. On full build-out it will be approximately \$5 million. Meritage is seeking to create a Public Improvement District (PID) for this project with a maximum authorized improvement amount of \$10 million.

The City Manager added that in order to extend water/sewer system to the Megasite will cost approximately \$7 million. Meritage Homes and Lennar Homes will contribute \$6 million toward the re-routing of the sewer system to the southern plant. Meritage will also be contributing to the

cost of improving Cottonwood Creek. Meritage had a drainage study prepared that the City engineer is reviewing.

Councilmember Jordan wanted to know if they were working with FEMA with regard to the flood plain.

The City Manager advised that the PID provides a vehicle for the payment of the improvements to the creek and the sewer system. He further advised the Council that Robert Sims, City Engineer, will be bring a plan to the Council in August with a recommendation on how to control the flooding in that area.

Councilmember Killough wanted to know the price range of the homes - \$350-400,000.

Mr. Jones stated they paid for a study of the central plant and under the City Manager's direction Meritage is sending the sewer flow to the southern plant and by doing so that believe they can pick up the Glenwood station which will relieve the burden on the central plant.

Mayor Gaul opened a public hearing at 7:55 p.m. with no comments the hearing was closed at 7:56 p.m.

Mayor Pro-tem asked with \$.35 per \$100 valuation, are they confident they can fill the houses? Mr. Jones stated for the quality of home they produce this is not an unusual tax rate.

MOTION: Councilmember Hines made a motion to adopt a resolution regarding the creation of the Cross Creek Public Improvement District within the City of Hutto, Texas. Councilmember Killough seconded the motion.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Patti Turner Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

9B. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Hutto 315 Public Improvement District within the City of Hutto, Texas.

Estimated cost of construction is \$40 million which includes the cost of the collector road to connect Ed Schmidt to FM 1660, landscaping and enhanced roadways. The PID will also include right-sizing the sewer system.

Zach Brown of William Lyons Homes provided an overview of the 315 development. The PID will help pay for the Upper Cottonwood Creek sewer gravity main. The collector will be three lanes with multiple roundabouts that will provide HuttoParke with additional egress.

Mayor Gaul opened the public hearing at 8:03 p.m., with no public comments the hearing was closed at 8:03 p.m.

Councilmember Killough noted that the City needs to address the drainage of Cottonwood Creek where it begins at this point. The City Manager stated that that is included.

MOTION: Councilmember Killough made a motion to adopt a resolution regarding the creation of the Hutto 315 Public Improvement District within the City of Hutto, Texas. Councilmember Jordan seconded the motion.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Patti Turner Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

9C. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Packsaddle Public Improvement District within the City of Hutto, Texas.

Ashley Lumpkin advised the Council for the Packsaddle PID. There are 566 home lots. The project is approximately 177 acres that has a commercial and a church sites. The church is currently on the Co-Op site, but they agreed to move if an alternate site could be found. Bob Wunch worked with the developer to find an alternate site for the church. This project enables the expansion of the sewer line to the west and enables the site where the new high school will be located to have sewer. It also improves the drainage south.

Scott Rempke from Packsaddle Partners presented an overview of the project. Stated the church site is 12 acres, intends to bring childcare to the area; has 38 acres of parks and trails, will construct a road that will provide access to the neighborhood and to the school complex.

The developer stated that they have over-engineered the project to deal with current and future drainage issues.

Mayor Gaul opened the public hearing at 8:17 p.m., with no public comment the hearing was closed at 8:17 p.m.

Councilmember Jordan asked about the flood plain on the map. Mr. Rempke stated it was an engineered flood plain. This is not a FEMA area, but their potential storm water area.

MOTION: Councilmember Killough made a motion to adopt a resolution regarding the creation of the Packsaddle Public Improvement District within the City of Hutto, Texas. Councilmember Hines seconded the motion.

VOTE:

Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Patti Turner Councilmember Terri Grimm
Nays:	None
Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

9D. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Hutto Co-Op Public Improvement District within the City of Hutto, Texas.

Bob Wunch gave a brief construction update on the Co-Op construction progress.

Walter Kulakowski gave an overview of the PID and Tax Incremental Reinvestment Zone structure.

The City Manager emphasized this is not a bond being issued by the City, but will be issued by a private issuer. The City will place a tax assessment on the property which when collected will be paid to the bond purchaser. In the event the owner of the property does not pay then the City would foreclose on the property and find another developer.

MOTION: Councilmember Hines made a motion to adopt the resolution regarding the creation of the Hutto Co-Op Public Improvement District within the City of Hutto. Councilmember Killough seconded the motion.

VOTE:

Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Patti Turner Councilmember Terri Grimm
Nays:	None

Absent: Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

- 9E. Consideration and possible action on a resolution approving the waiver of library fees in exchange for canned and boxed goods.

Lisa Riggs, Library Manager, presented a resolution to the Council that would allow Library patrons to have their penalties waived in exchange for a canned or boxed good. One can or box would be equal to \$1.00. Ms. Riggs explained that the benefit of the program is twofold in that it brings patrons with fines who are experiencing financial difficulty will not frequent the library out of embarrassment back to the library, and it helps stock the local food pantry.

Mayor Gaul asked why we don't make extend the program for the entire summer.

Councilmember Hines asked what is the total fees due to the library for the 384 patrons who have outstanding fees. Ms. Riggs stated that it averages out to \$5.53 per patron.

Councilmember Grimm suggested the program run until August 1, 2018.

Councilmember Jordan wanted to know how this would effect the library. Ms. Riggs believes it will increase attendance at the Library.

MOTION: Councilmember Killough made a motion to accept the resolution approving the waiver of library fees in exchange for canned and boxed goods until August 1, 2018. Councilmember Grimm seconded the motion.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Patti Turner Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

- 10A. Presentation of Quarterly Results for Hutto Has Heart.

MOTION: Councilmember Hines made a motion to table the item until the July 5, 2018 meeting. Councilmember Grimm seconded the motion.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul
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	Mayor Pro-tem Tom Hines
	Councilmember Nathan Killough
	Councilmember Tim Jordan
	Councilmember Patti Turner
	Councilmember Terri Grimm
Nays:	None
Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

10B. Update on the results of the International Council of Shopping Centers RECON Conference.

Odis Jones, City Manager, briefed the Council on the results of conference in Las Vegas attended by himself, Mayor Gaul, Nelson Nagel, Bill Gravell, Helen Ramirez, Jessica Bullock. Mr. Jones praised Ms. Ramirez and Ms. Bullock for all their hard work in organizing and scheduling meetings with the vendors. Hutto representatives were scheduled to meet with 40 vendors, but ended up meeting with 61 retailers, 3 who have committed to coming to Hutto, and 10 who have scheduled visits. Mr. Jones also received calls from 3 hotels interested in Hutto.

On a side note, Mr. Jones advised the Council that the City has won an award from the Texas Association of Municipal Information Officers for the City's branding guide and the website design.

10C. Presentation by Bob Wunch of MA Partners on the status of the Co-Op District.

Mr. Wunch gave another brief update on the construction of City Hall. He then introduced Bob Galloway and Amanda McWilliams who provided a review of the interior finishes for the new City Hall.

The Council recessed into Executive Session at 8:52 p.m. and reconvened at 9:21 p.m.

No action was taken in Executive Session.

MOTION: Councilmember Hines made a motion to authorize the City Manager to enter into a development agreement with the Brooklands. The motion was seconded by Councilmember Grimm.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
		Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

MOTION: Councilmember Hines made a motion to authorize the City Manager to enter into a development agreement with Project Manufacturing. Councilmember Killough seconded the motion.

VOTE:

Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Patti Turner Councilmember Terri Grimm
Nays:	None
Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 9:23 p.m.

CITY OF HUTTO



Doug Gaul, Mayor

APPROVED:



Lisa L. Brown, City Secretary