The Hutto City Council met in a regular session on Thursday, December 21, 2017, 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 Scott Rose, Councilmember Nathan Killough, Councilmember Lucio Valdez, and Councilmember Terri Grimm.

Councilmember Tim Jordan was absent.

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, Assistant Chief of Police, Scot Stromness, Executive Director of Public Works and Engineering, Matthew Rector, Executive Director of Business and Development Services, Sam Pearson, Director of Public Works, David Mason, Purchasing Manager, and Lucretia Alvarez, City Secretary.

INVOCATION

Tonight's invocation is conducted by Pastor Jorge Guadalupe, from Worship 365 of Hutto.

PLEDGE OF ALLEGIANCE

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

CITY COUNCIL COMMENTS

5A. General Comments from City Council

Councilmember Lucio Valdez wished everyone a Merry Christmas.

Councilmember Terri Grimm thanked the Police Department for their most recent service in keeping Hutto safe.

PUBLIC COMMENT:

6A There were no remarks from visitors.
PRESENTATIONS:

7A. Presentation and discussion concerning the City’s financial statements and investments as of November 30, 2017. (Michel Sorrell)

*Michel Sorrell, Chief Financial Officer, led the presentation and discussion.*

CONSENT AGENDA ITEMS:

8A. Consideration and possible action on a resolution approving the proposed Star Ranch Commercial Lots 1-3 Block B Final Plat, 6.817 acres, more or less, of land, four commercial lots, located within Hutto’s extraterritorial jurisdiction on Muirfield Bend Drive at FM 685/SH-130 SB Frontage Road. (Carolyn Horner)

8B. Consideration and possible action on a resolution approving the proposed Titan Innovation Business Park Preliminary Plat, 67.88 acres, more or less, of land, six commercial lots, located on Innovation Boulevard and Schneider Boulevard. (Carolyn Horner)

8C. Consideration and possible action on a resolution approving the proposed Titan Innovation Business Park Block A Lot 1 Final Plat, 8.048 acres, more or less, of land, one commercial lot, located on Schneider Boulevard. (Carolyn Horner)

8E. Consideration and possible action on the acceptance of the drainage, water, and wastewater improvements of Hutto Crossing Phase 1-4 Subdivision. (Matthew Rector)

8F. Consideration and possible action on the acceptance of the drainage, water, and wastewater improvements of Hutto Crossing Phase 4 Subdivision. (Matthew Rector)

**MOTION:** Councilmember Terri Grimm moved to pull item 8D from the consent agenda. Councilmember Nate Killough seconded the motion.

**VOTE:**

Ayes: Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Nathan Killough  
Councilmember Lucio Valdez  
Councilmember Terri Grimm  

Nays: None  
Abstain: None  
Absent: Councilmember Tim Jordan

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

Agenda item 8D was pulled from the consent agenda.

MOTION: Councilmember Nate Killough moved to approve items 8A, 8B, 8C, 8E, and 8F on the consent agenda. Mayor Pro-Tem Hines seconded the motion.

VOTE: Ayes: Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Nathan Killough  
Councilmember Lucio Valdez  
Councilmember Terri Grimm  
Nays: None  
Abstain: None  
Absent: Councilmember Tim Jordan

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

8D. Consideration and possible action on a resolution authorizing the City Manager to purchase an International Dump Truck from Longhorn International not to exceed $107,107.44. (David Mason)

David Mason, Purchasing Manager explained that there were funds budgeted for two International dump trucks, and this is the second of the two to be purchased with those funds approved for the Fiscal Year 2017-2018.

MOTION: Mayor Pro-Tem Hines moved to approve items 8D on the consent agenda. Councilmember Terri Grimm seconded the motion.

VOTE: Ayes: Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Nathan Killough  
Councilmember Lucio Valdez  
Councilmember Terri Grimm  
Nays: None  
Abstain: None  
Absent: Councilmember Tim Jordan

ACTION: The motion carried with 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 amending the Code of Ordinances (2014 Edition), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter Two, Section 10.203.9: Minor Modification. (Carolyn Horner)

Carolyn Horner, Planning Services Director gave the details of the amendment. The minor modification process as outlined in Chapter 16, Article 16.02 Unified Development Code is only applicable to Old Town and is currently approved by the Historic Preservation Commission; however, it is similar, with regard to intent, to a Specific Use Permit that is approved by the Planning and Zoning Commission. The intent of both permit types is to determine whether some land uses may be appropriate in a certain zoning district or essential for providing a public service, but require special attention to find if they will have an adverse affect on the surrounding area. In order to allow for consistency and similar applicability citywide, the intent of this code amendment is to continue to include the Historic Preservation Commission in the evaluation criteria of uses in Old Town, while allowing for consistency in the ultimate approval and imposition of conditions by the Planning & Zoning Commission.

Public hearing was opened at 7:21 p.m. and closed at 7:21 p.m. with no public comment.

MOTION: Councilmember Nate Killough moved to approve item 9A the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter Two, Section 10.203.9: Minor Modification. Councilmember Terri Grimm seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Lucio Valdez
Councilmember Terri Grimm

Nays: None
Abstain: None
Absent: Councilmember Tim Jordan

ACTION: The motion carried with 6 ayes and 0 nays.
With an affirmative vote of all council members present, the council then voted to dispense of the second reading.

**MOTION:** Mayor Pro-Tem Hines moved to dispense of the second reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter Two, Section 10.203.9: Minor Modification. Councilmember Nate Killough seconded the motion.

**VOTE:**
- **Ayes:** Mayor Doug Gaul  
  Mayor Pro-tem Tom Hines  
  Councilmember Scott Rose  
  Councilmember Nathan Killough  
  Councilmember Lucio Valdez  
  Councilmember Terri Grimm

- **Nays:** None
- **Abstain:** None
- **Absent:** Councilmember Tim Jordan

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

9B. Consideration and possible action on the second and final reading of an ordinance amending the Fiscal Year 2016-17 Budget related to fiscal year-end closing and to reallocate capital project funds to the Fiscal Year 2018 Budget, organizational restructure, account for attorney fees, and other miscellaneous adjustments. (Michel Sorrell)

*Michel Sorrell, Chief Financial Officer, spoke regarding amendments to the fiscal year end closing and reallocations of funds.*

**MOTION:** Mayor Pro-Tem Hines moved to approve item 9B an ordinance amending the Fiscal Year 2016-17 Budget related to fiscal year-end closing and to reallocate capital project funds to the Fiscal Year 2018 Budget, organizational restructure, account for attorney fees, and other miscellaneous adjustments. Councilmember Nate Killough seconded the motion.

**VOTE:**
- **Ayes:** Mayor Doug Gaul  
  Mayor Pro-tem Tom Hines  
  Councilmember Scott Rose  
  Councilmember Nathan Killough  
  Councilmember Lucio Valdez  
  Councilmember Terri Grimm

- **Nays:** None
- **Abstain:** None
- **Absent:** Councilmember Tim Jordan

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

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9C. Consideration of a public hearing and possible action on the first reading of an ordinance approving the creation of Reinvestment Zone Number One for the purpose of promoting redevelopment within the corporate limits of the City of Hutto. (Helen Ramirez)

Helen Ramirez, Assistant City Manager spoke regarding the creation of a Tax Increment Reinvestment Zone for developing the Co-Op property project, the future benefits for the community, the preliminary project plan, the preliminary financing plan, types of bonds and revenue bonds for future projections.

Public hearing was opened at 7:21 p.m. and closed at 7:21 p.m. with no public comment.

MOTION: Mayor Pro-Tem Hines moved to approve item 9C the first reading of an ordinance approving the creation of Reinvestment Zone Number One for the purpose of promoting redevelopment within the corporate limits of the City of Hutto. Councilmember Lucio Valdez seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Lucio Valdez
Councilmember Terri Grimm

Nays: None
Abstain: None
Absent: Councilmember Tim Jordan

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

RESOLUTIONS:

10A. Consideration of a public hearing and possible action on a resolution approving the proposed Star Ranch Section 7 Revised Preliminary Plat, 222.4 acres, more or less, of land, 354 residential lots, two townhome lots and two condominium (single-family product) lots, located within Hutto’s extraterritorial jurisdiction on Winterfield Drive at Loch Lomond Street. (Carolyn Horner)

Carolyn Horner, Director of Planning Services, spoke regarding the Star Ranch Section 7 revised preliminary plat.

Public hearing was opened at 8:10 p.m.

Maurice Kaundra, 212 Silkstone Street asked about the road, the responsibilities of the city, possibilities of annexation.
Mayor Gaul and City Manager Odis Jones stated that the answers to his questions could be better explained personally by Carolyn Horner, Director of Planning Services, to explain the state laws we must follow on the property in question and why the city is limited in its roles and responsibilities.

Public hearing was closed at 8:17 p.m.

**MOTION:** Mayor Pro-Tem Hines moved to approve item 10A on a resolution approving the proposed Star Ranch Section 7 Revised Preliminary Plat, 222.4 acres, more or less, of land, 354 residential lots, two townhome lots and two condominium (single-family product) lots, located within Hutto’s extraterritorial jurisdiction on Winterfield Drive at Loch Lomond Street. Councilmember Nate Killough seconded the motion.

**VOTE:**

**Ayes:** Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Nathan Killough  
Councilmember Lucio Valdez  
Councilmember Terri Grimm

**Nays:** None

**Abstain:** None

**Absent:** Councilmember Tim Jordan

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

10B. Consideration and possible action on a resolution approving the proposed Star Ranch Section 7 Phase 3 Final Plat, 33.152 acres, more or less, of land, two condominium (single-family product) lots, located within Hutto’s extraterritorial jurisdiction on Winterfield Drive at Loch Lomond Street. (Carolyn Horner)

*Carolyn Horner, Director of Planning Services, spoke regarding the Star Ranch Section 7 Phase 3 final plat.*

**MOTION:** Councilmember Lucio Valdez moved to approve item 10B on a resolution approving the proposed Star Ranch Section 7 Phase 3 Final Plat, 33.152 acres, more or less, of land, two condominium (single-family product) lots, located within Hutto’s extraterritorial jurisdiction on Winterfield Drive at Loch Lomond Street. Mayor Pro-Tem Hines seconded the motion.
VOTE: Ayes: Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Nathan Killough  
Councilmember Lucio Valdez  
Councilmember Terri Grimm  
Nays: None  
Abstain: None  
Absent: Councilmember Tim Jordan

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

10C. Consideration and possible action on a resolution concerning an additional schedule of two (2) leased vehicles for Public Works to the Enterprise Master Lease Agreement (MLA). (David Mason)

David Mason, Purchasing Manager explained the overall savings of the city for keeping employees in safer and more dependable vehicles, to enhance the job performance and keep projects on track without older vehicles breaking down.

MOTION: Councilmember Nate Killough moved to approve item 10C on a resolution concerning an additional schedule of two (2) leased vehicles for Public Works to the Enterprise Master Lease Agreement (MLA). Councilmember Lucio Valdez seconded the motion.

VOTE: Ayes: Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Nathan Killough  
Councilmember Lucio Valdez  
Councilmember Terri Grimm  
Nays: None  
Abstain: None  
Absent: Councilmember Tim Jordan

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

Mayor Doug Gaul adjourned from regular open session at 8:32 p.m. and convened into closed executive session at 8:32 p.m.
EXECUTIVE SESSION

11A. Executive Session, as authorized by Section 551.074, Texas Government Code, Personnel Matters, to deliberate the appointment, employment, evaluation, or duties of public officer or employees: the appointment of Tax Increment Reinvestment Zone (TIRZ) board members.

11B. Executive Session, as authorized by Section 551.071, Texas Government Code, regarding consultation with Attorney.

11C. Executive Session, as authorized by Section 551.087, Texas Government Code, regarding deliberations concerning Economic Development Negotiations.

Mayor Doug Gaul adjourned from executive session at 10:09 p.m. and convened into open session at 10:09 p.m.

ACTION RELATIVE TO EXECUTIVE SESSION:

12A. Consideration and possible action regarding item 11A.

No action taken.

12B. Consideration and possible action related to item 11B.

MOTION: Mayor Pro-Tem Hines moved to add an agenda item to the next city council meeting for a presentation with discussion on the wastewater rates, related to item 11B. Councilmember Nate Killough seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Lucio Valdez
Councilmember Terri Grimm

Nays: None
Abstain: None
Absent: Councilmember Tim Jordan

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

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12C. Consideration and possible action related to item 11C.

No action taken.

ADDITIONAL AGENDA ITEMS:

13A. Consideration and possible action on a resolution authorizing the City Manager to take appropriate actions to repair, replace, or rehabilitate the City’s water tanks and water towers not to exceed $4,000,000.00. (Matthew Rector)

Matthew Rector, Executive Director of Business and Planning Services, explained that the city wishes to repair the city’s water facilities to improve the quality of water service for our community.

MOTION: Councilmember Nate Killough moved to approve item 13A a resolution authorizing the City Manager to take appropriate actions to repair, replace, or rehabilitate the City’s water tanks and water towers not to exceed $4,000,000.00. Councilmember Terri Grimm seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-temp Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Lucio Valdez
Councilmember Terri Grimm

Nays: None
Abstain: None
Absent: Councilmember Tim Jordan

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

14. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:19 p.m.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:
Lucretia Alvarez, City Secretary

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