The Hutto City Council met in a regular session on Thursday, June 4, 2015, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Holland called the session to order at 7:01p.m.

ROLL CALL

Members of the City Council that were present were Mayor Debbie Holland, Mayor Pro-tem Michael J. Smith, Councilmember Anne Cano, Councilmember Tom Hines, Councilmember Ronnie Quintanilla-Perez, Councilmember Lucio Valdez, and Councilmember Max V. Yeste.

Members of staff that were present were Karen Daly, Charlie Crossfield, City Attorney, Melanie Hudson, Finance Director, Matt Bushak, City Engineer, Helen Ramirez, Development Services Director, and Earl Morrison, Chief of Police.

INVOCATION

The invocation was given by Pastor Fred Warren with Little Ebenezer Baptist Church.

PLEDGE OF ALLEGIANCE

Mayor Holland led the Pledge of Allegiance.

PUBLIC COMMUNICATION

5A. Remarks from visitors.

There were no remarks from visitors.

CONSENT AGENDA ITEMS

All items listed on the consent agenda were considered to be routine by the City Council and were enacted by one motion. There was no separate discussion of the items and no items were removed from the consent agenda.

6A. Consideration and possible action on a resolution concerning the proposed Subdivision Emory Farms Section Seven Final Plat (7.920 acres, more or less, of land, 33 single-family lots), located at Farm Creek Drive and Open Range Drive.

1 | June 4, 2015 – City Council Meeting Minutes
6B. Consideration and possible action on a resolution concerning the proposed Hutto Crossing Phase 3 Preliminary Plat, 41.147 acres, more or less, of land, 121 single-family lots, located at Carl Stern Drive and the proposed Hereford Loop.

6C. Consideration and possible action on the meeting minutes for the May 7, 2015 and May 21, 2015 City Council regular meetings and the May 18, 2015 special called city council meeting.

MOTION: Mayor Pro-tem Michael J. Smith moved to approve all the items listed on the agenda as presented. Councilmember Anne Cano seconded the motion. The motion carried with 7 ayes and 0 nays.

REGULAR AGENDA ITEMS

ORDINANCES

7A. Consideration of a public hearing and possible action on the first reading of the ordinance concerning the right-of-way vacation of a 21-foot alley (approximately 0.161 acres) located adjacent to Lots 1-4 and Lots 5-7, Block 9 of the Railroad Addition.

Erika Ragsdale, Senior Planner, gave the staff presentation. Ms. Ragsdale outlined the alley vacations’ purpose and emphasized that this action would be beneficial to both Hutto Bible Church and the City when developing both properties in the future, especially in maintaining the street connectivity. She briefly explained the context of the smart code and the conceptual layout of the Co-op property.

Ms. Ragsdale concluded her presentation with explaining the future steps of this process and clarified the future actions that would be considered by the City Council.

Following the presentation, Mayor Debbie Holland opened the public hearing at 7:20 pm

Tim Moltz, with Catalyst Engineering Group, asked for confirmation that the alley must be vacated before it could be rezoned.

There being no further speakers, Mayor Debbie Holland closed the public hearing at 7:23 pm

MOTION: Councilmember Ronnie Quintanilla-Perez moved to approve the first reading of the ordinance concerning the right-of-way vacation of a 21-foot alley (approximately 0.161 acres) located adjacent to Lots 1-4 and Lots 5-7, Block 9 of the Railroad Addition. Councilmember Anne Cano seconded the motion. The motion carried with 7 ayes and 0 nays.

MOTION: Councilmember Ronnie Quintanilla-Perez moved to dispense with the second reading of the ordinance with the unanimous consent of all the councilmembers present and to approve the right-of-way vacation of the 21-foot alley (approximately 0.161 acres)
Consideration of a public hearing and possible action on the first reading of an ordinance concerning the zoning change for 301 West Street, 1.252 acres, more or less, of land, Lots 1-4, Lot 5 (S/PT) and 21-Foot alley, Block 9 of the Railroad Addition, from OT-5H (Historic) to OT-5C (Co-Op) zoning district.

Erika Ragsdale, Senior Planner gave the staff presentation. The property, owned by Hutto Bible Church, is currently zoned OT-5H (Historic). Due to its adjacency to the Co-Op, the church requests to be incorporated into the future development of the site. The use is consistent with the Old Town Master Plan, in which the Co-Op is envisioned as a hub of retail, restaurant, office, residential and civic uses. The church will orient future development toward the site, placing their future building along the Pecan Street sidewalk, facing the Co-Op. The neighboring Hutto Library is another existing civic building which will tie into the development.

A zoning change to OT-5C will allow larger lot widths, which would be necessary as the plat is amended to form a larger lot in the future. The current zoning allows a maximum lot width of 96 feet, intended to preserve the character of historic downtown blocks. OT-5C permits lots up to 400 feet wide, allowing larger buildings to be built and providing the desired flexibility. OT-5C also allows more building dispositions, such as courtyards and sideyards as defined in the SmartCode. The architectural standards will also differ for OT-5C, in order to capture Hutto's unique history and character in new development.

Most permitted uses remain the same between OT-5H and OT-5C. OT-5C is a mixed-use district, where retail, office, restaurant, residential and a variety of other uses are permitted. The district will also include multiple civic facilities, including a new City Hall and the Library. Churches, also considered civic uses, are permitted in any zoning district.

Following the presentation, Mayor Debbie Holland opened the public hearing a 7:39pm

There were no individuals signed up to speak

Mayor Debbie Holland closed the public hearing at 7:39pm

**MOTION:** Councilmember Anne Cano moved to approve the first reading of the ordinance regarding the zoning change for 301 West Street, 1.252 acres, more or less, of land, Lots 1-4, Lot 5 (S/PT) and 21-Foot alley, Block 9 of the Railroad Addition, from OT-5H (Historic) to OT-5C (Co-Op) zoning district. Mayor Pro-tem Michael J. Smith seconded the motion. The motion carried with 7 ayes and 0 nays.

**MOTION:** Councilmember Anne Cano moved to dispense with the second reading of the ordinance with the unanimous consent of all the councilmembers present and to adopt the zoning change for 301 West Street, 1.252 acres, more or less, of land, Lots 1-4, Lot 5...
(S/PT) and 21-Foot alley, Block 9 of the Railroad Addition, from OT-5H (Historic) to OT-5C (Co-Op) zoning district. Councilmember Ronnie Quintanilla-Perez seconded the motion. The motion carried with 7 ayes and 0 nays.

7C. Consideration and possible action on the first reading of an Ordinance Authorizing the Issuance of City of Hutto, Texas Limited Tax Refunding Bonds, Series 2015; Authorizing the Levy of an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement, a Paying Agent/Registrar Agreement, a Purchase Agreement and an Escrow Agreement; Establishing Procedures for Selling and Delivery of the Bonds; and Authorizing Other Matters Relating to the Bonds.

Melanie Hudson, Finance Director, introduced John Crumrine, with Public Financial Management, who gave the staff presentation. He explained that the City has an opportunity to refund a portion of existing debt at a lower interest rate in order to reduce future debt service payments. The bonds will be sold through a negotiated sale. Mr. Crumrine pointed out that no new debt is being issued and that current estimates anticipate the city would be saving close to $1 million by refunding the obligations.

MOTION: Councilmember Ronnie Quintanilla-Perez moved to approve the first reading of the ordinance authorizing the issuance of City of Hutto, Texas Limited Tax Refunding Bonds, Series 2015; Authorizing the Levy of an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement, a Paying Agent/Registrar Agreement, a Purchase Agreement and an Escrow Agreement; Establishing Procedures for Selling and Delivery of the Bonds; and Authorizing Other Matters Relating to the Bonds. Councilmember Max Yeste seconded the motion. The motion carried with 7 ayes and 0 nays.

MOTION: Councilmember Max V. Yeste moved to dispense with the second reading of the ordinance with the unanimous consent of all the councilmembers present and to approve the authorization regarding the issuance of City of Hutto, Texas Limited Tax Refunding Bonds, Series 2015; Authorizing the Levy of an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement, a Paying Agent/Registrar Agreement, a Purchase Agreement and an Escrow Agreement; Establishing Procedures for Selling and Delivery of the Bonds; and Authorizing Other Matters Relating to the Bonds. Councilmember Ronnie Quintanilla-Perez seconded the motion. The motion carried with 7 ayes and 0 nays.

RESOLUTIONS

8A. Consideration and possible action on a resolution concerning an agreement with Swagit Productions, LLC. for video streaming and related services.

Seth Gipson, City Secretary, gave the staff presentation. Mr. Gipson gave an overview of the product and how the city had investigated options to deliver public information quicker to citizens. He highlighted how meetings will be aired live on our website and on cable channel 10, as well as being archived on our website so citizens can review previous meetings at their convenience.
Councilmember Hines requested that at the beginning of August 2016, staff make a presentation on the effectiveness of streaming meetings online and through our cable channel to evaluate if the city should continue the service.

**MOTION:** Councilmember Anne Cano moved to approve the resolution concerning an agreement with Swagit Productions, LLC. for video streaming and related services. Mayor Pro-tem Michael J. Smith seconded the motion. The motion carried with 7 ayes and 0 nays.

**WORK SESSION**

A work session was conducted for information and educational purposes. No action was taken by the City Council on items listed. It is the policy of the City Council that public comment would not be allowed for work session items.

9A. **City Council and Planning and Zoning Commission work session on Fiscal Year 2016 - 2020 Draft Capital Improvements Program.**

Members of the Planning and Zoning Commission present were: Chuck Murphy, Chair, Jessica Romigh, Commissioner, Stephanie Alba, Commissioner, and Todd Robison, Commissioner. Mary Belton, Commissioner, David Kinnaman, Commissioner, Bryon Borchers, Vice Chair, were absent.

Matt Bushak, City Engineer, gave the staff presentation. The City’s internal Capital Improvements Program (CIP) committee has met several times over the last few months to review CIP projects for the FY 2016-2020 Capital Improvements Program. Mr. Bushak gave an overview of the following projects areas that have the potential of being included in the draft CIP:

- Parks and Recreation
- Facilities
- Water and Wastewater
- Transportation and Drainage

Mr. Bushak pointed out that since this discussion is occurring prior to identifying funding for the CIP, the projects will be discussed in two categories: probable and future.

To conclude the presentation, Mr. Bushak explained the timeline for reviewing projects, determining available funding, and consideration of the draft Capital Improvements Program by the City Council and Planning and Zoning Commission.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:40 p.m.
CITY OF HUTTO, TEXAS

Debbie Holland, Mayor

ATTEST:

Seth Gipson, City Secretary