The Hutto City Council met in a regular session on Thursday, October 15, 2015, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER
Mayor Debbie Holland called the session to order at 7:02 p.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, City Manager, Micah Grau, Assistant City Manager, Charlie Crossfield, City Attorney, Helen Ramirez, Development Services Director, Scot Stromness, Public Works Director, Kim McAuliffe, Downtown and Tourism Manager, and Earl Morrison, Chief of Police.

INVOCATION
The invocation was given by Pastor Marcus Bigott of the Hutto Lutheran Church.

PLEDGE OF ALLEGIANCE
Mayor Holland led the Pledge of Allegiance.

PUBLIC COMMENT
5A. Remarks from visitors.

Kristen Smith, Hutto Education Foundation Executive Director, thanked the council for attending the Hutto Education Foundation Gala on October 10, 2015.

PRESENTATIONS
6A. Presentation of Film Friendly Certification.

Kim McAuliffe, Downtown and Tourism Manager, gave the staff presentation. The City completed the process to be officially designated as a "Film Friendly" community. Kim LeBlanc, Production & Community Relations Specialist for the Texas Film Commission, presented the official certification to the City Council.
REGULAR AGENDA ITEMS

OTHER BUSINESS

7A. Consideration and possible action on the meeting minutes for the September 19, 2015 joint City Council and Hutto ISD Board of Trustees Work Session and October 1, 2015 City Council Regular Meeting.

MOTION: Councilmember Tom Hines moved to approve the minutes of the City Council meeting on September 19, 2015 and October 1, 2015. Mayor Pro-tem Michael Smith seconded the motion. The motion carried with 7 ayes and 0 nays.

WORK SESSION

The work session was conducted for information and educational purposes. No action was taken by the Council on items listed.

8A. Discussion on partnership between City of Hutto and Williamson County Emergency Services District #3.

This work session was held at the request of the Board of Directors for the Williamson County Emergency Services District No. 3.

Mayor Debbie Holland and Bill Brown, Board President, led the discussion. It was the consensus of the governing bodies to develop a committee that would be comprised of two city council members, two ESD board members, and a staff representative from each organization.

This committee would be charged with evaluating and identifying improvements in the strategic partnership between the City of Hutto and the Williamson County Emergency Services District #3 and to evaluate fire protection services provided within the City of Hutto. The committee will develop and present a formal report to each respective organization. The deadline for the committee to complete its work is March or April 2016.

The following individuals were proposed committee representatives.

City of Hutto
- Mayor Pro-tem Michael Smith
- Councilmember Lucio Valdez
- Micah Grau – Staff Representative

Williamson County Emergency Services District #3
- Butch Miller
- Mike Cooper
- Rob Bocanegra – Staff Representative

8B. Work Session regarding the Pavement Management Project.

Scot Stromsness, Director of Public Works, began the presentation and introduced Frank Carmichael, Principle for Austin HVJ Branch, and Gina Ellison, Project Manager. He added that HVJ Associates, Inc. was contracted to implement pavement ratings and evaluation procedures.
to train City staff to implement new pavement management software, and to evaluate the current network needs. Currently, the City of Hutto has a street inventory of approximately 71.9 centerline miles and is maintained by city staff.

Ms. Ellison gave a status report on the project. In addition to the update, she provided an outline of the evaluation process and indicated that all pavement maintained by the City has been surveyed and evaluated. Ms. Ellison added that the average score for roads was 85 out of a possible 100.

Ms. Ellison entertained questions and outlined the report conclusions as well as the potential time frame to train employees and develop the final report.

8C. Work Session regarding the Rental Registration and Inspection Program.

Helen Ramirez, Director of Development Services, gave the staff presentation. The City of Hutto desires to maintain safe and attractive neighborhoods, protect property values, and maintain community standards for the benefit of all citizens. The Rental Registration and Inspection program is designed to ensure that all residents are provided with safe and quality housing through the inspection of single-family and multi-family rental properties. The purpose of this work session is to review the program and answer questions from the City Council. The program includes the cost of a new Rental Inspector. The cost associated with the program will be offset by the collection of Rental Inspection fees. This was approved in the FY16 Annual Budget. The City Council Growth Guidance Committee reviewed the draft program and fees on September 21, 2015.

Ms. Ramirez provided statistics concerning the rental population in Hutto and how it compared with the surrounding areas in addition to providing information on similar programs from Little Elm, Austin, College Station, and Georgetown.

Following the explanation of similar programs, Ms. Ramirez outlined the process that was developed and vetted by the Growth Guidance Council Committee. This process included registration requirements, responsibilities of the landlord, types of violations, permit fees, and benefits of the program.

Several council members shared concerns regarding the potential liability for the City, big government, this program’s interaction with current State Law concerning tenant rights, and the reason Hutto needed the proposed program.

Elias Carrasco, Building Inspector/Code Enforcement Officer, provided insight on the complaints the City received and the laws that govern and limit code enforcement.

Staff shared that this program not only protects the tenant but also the owner, and it is an effort to be proactive to ensure adequate living conditions are maintained. Mr. Carrasco also gave an overview of the process if a violation were to be found.

Councilmembers Anne Cano, Tome Hines, and Lucio Valdez stated that they would not support the program.

8D. General discussion of City employee and police grievance policy procedures.
This item was withdrawn from the agenda at the request of Councilmember Lucio Valdez and Councilmember Tom Hines.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:49 p.m.

CITY OF HUTTO, TEXAS

[Signature]
Debbie Holland, Mayor

ATTEST:

[Signature]
Seth Gipson, City Secretary