The Hutto City Council met in a regular session on Thursday, September 1, 2016, 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 7:00p.m.

ROLL CALL

Members of the City Council that were present were Mayor Doug Gaul, Mayor Pro-tem Michael J. Smith, Councilmember Anne Cano, Councilmember Tom Hines, Councilmember Nathan Killough, and Councilmember Bettina Jordan. Councilmember Lucio Valdez was absent.

Members of staff that were present were Micah Grau, Interim City Manager, Charlie Crossfield, City Attorney, Helen Ramirez, Development Services Director, Melanie Melancon, Finance Director, Amy McGlothlin, Human Resources Director, Larry Foos, Parks and Recreation Director, Scot Stomsness, Public Works Director, and Seth Gipson, City Secretary.

INVOCATION

The invocation was given by Councilmember Anne Cano.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

5A. Remarks from visitors

   Ed Pride – 101 Cottonwood – shared that he did not like the city council subcommittees and felt that they should not be recreated.

PUBLIC HEARINGS

6A. Open and conduct a public hearing to hear testimony regarding the proposed Fiscal Year 2016-17 Budget.

   Mayor Gaul opened the public hearing at 7:03p.m.

   There being no public comment the public hearing was closed at 7:03p.m.
WORK SESSION

7A. Work session on an application for a grant to Texas Parks and Wildlife to develop athletic fields and other park improvements.

Mayor Doug Gaul recused himself from this item.

Larry Foos, Parks and Recreation Director, made the staff presentation. The City Council entered into a memorandum of understanding with the YMCA of Greater Williamson County on July 21, 2016, to jointly develop athletic fields on 11 acres of land leased to the YMCA from the East Williamson County Higher Education Center. Since entering into that agreement, the Texas State Technical College Board of Regents has denied a request to re-assign and extend the land lease from the YMCA to the City of Hutto in order to meet the requirements outlined by Texas Parks and Wildlife for a grant.

With the grant opportunity no longer available for this location, staff requests further Council direction if they should continue seeking this grant and if so with what project.

Mr. Foos presented the development of Creekside Park as a viable location that this grant could be used for. His presentation provided history on Creekside Park, project ideas for park development, preliminary costs, and the grant application process.

Public Comment – Joel Coombs – 101 Meadows Dr. Hutto, Texas – A YMCA representative explained other partnership opportunities that the City and YMCA could consider for future athletic field development.

Discussion continued on the types of fields that would be developed and what amenities would be included.

It was the consensus of the City Council to move forward with pursuing the Texas Parks and Wildlife Grant for the development of Creekside Park on our own and looking for other opportunities to partner with the YMCA.

7B. Work session to discuss the proposed bond referendum election.

Micah Grau, Interim City Manager, made the staff presentation. The following Bond Election Committee members were in attendance: Steven Harris, Mike Glass, Troy McMillin, Bob Clark, Ed Pride, Kelly Gaydos, Michael Cooper, Edgar Padilla, and Pete Correa.

The City Council asked that the committee present a balanced list of proposed projects from parks and recreation to infrastructure and facilities, as well as items that are profitable.

PRESENTATIONS

8A. Presentation and discussion concerning the Quarterly Investment Report.
Melanie Melancon, Finance Director, made the staff presentation. This report provides Council with the City's investment balances, in accordance with the Public Funds Investment Act. The investment report shows cash and investment balances for all funds combined. The City's investment balances as June 30, 2016, were made up of cash, investment pools, and certificates of deposit.

CONSENT AGENDA ITEMS:

All items listed on the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Council member in which event, the item will be removed from the consent agenda and considered as a regular agenda item.

9A. Consideration and possible action on a resolution concerning the issuance of a purchase order to Musco Lighting for athletic field lighting for the Fritz Park improvements project.

9B. Consideration and possible action on a resolution concerning the issuance of a Purchase Order to The PlayWell Group, Inc. for Icon Shelter Systems for the Fritz Park Improvements project.

9C. Consideration and possible action on a resolution concerning the acceptance of the water, wastewater, street, and drainage improvements of the Hutto Crossings Phase 1 Section 3 subdivision.

9D. 9D. Consideration and possible action on the meeting minutes for the July 21, 2016 City Council Regular Meeting and the August 1, 2016 Special Called City Council meeting.

MOTION: Councilmember Tom Hines moved to approve items 9A-9D on the consent agency as presented. Mayor Pro-tem Michael Smith seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Michael Smith
Councilmember Anne Cano
Councilmember Tom Hines
Councilmember Nathan Killough
Councilmember Bettina Jordan

Nays: None

Abstain: None

Absent: Councilmember Lucio Valdez

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

ORDINANCES
10A. Consideration and possible action on the first reading of an ordinance making appropriations for the support of the City of Hutto for the Fiscal Year October 1, 2016 through September 30, 2017, and adopting the annual budget of the City of Hutto for Fiscal Year 2016-17.

Micah Grau, Interim City Manager, made the staff presentation. The proposed Fiscal Year 2016-17 Budget was presented to the City Council on August 4, 2016. Since the presentation, work sessions were held on August 18th and August 25th to review priorities and revenue assumptions. The required budget Public Hearing was held on September 1, 2016. According to the City Charter, the City Council must adopt the budget on or before the last day of the last month of the current fiscal year.

Mr. Grau highlighted the following changes to the budget:

- Funding for Dog Park removed
- Brushy Creek GAP Trail is only reflecting the cash funded portion for design
- Reserves are restored to 25%
- Funds for Pool Feasibility Study Removed

Mr. Grau continued on by outlining the city council priorities and each of the budget funds.

**MOTION:** Councilmember Tom Hines moved to approve the first reading of an ordinance making appropriations for the support of the City of Hutto for the Fiscal Year October 1, 2016 through September 30, 2017, and adopting the annual budget of the City of Hutto for Fiscal Year 2016-17. Councilmember Anne Cano seconded the motion.

**VOTE:**

Ayes: Mayor Doug Gaul  
Mayor Pro-tem Michael Smith  
Councilmember Anne Cano  
Councilmember Tom Hines  
Councilmember Nathan Killough  

Nays: Councilmember Bettina Jordan  

Abstain: None  

Absent: Councilmember Lucio Valdez

**ACTION:** The motion carried with 5 ayes and 1 nays.

10B. Consideration and possible action on the first reading of an ordinance levying Ad Valorem taxes for the use and support of the municipal government for the City of Hutto for the Tax Year 2016.

Melanie Melancon, Finance Director, made the staff presentation. On August 4, 2016, the City Council took a record vote on the proposed ad valorem rate. While this vote did not establish the tax rate, it did establish a ceiling for tax rate consideration. The Council set a tax ceiling of $0.558500 per $100 valuation. The City Council will need to adopt a tax rate that corresponds with the 2016-17 Budget.
The impact of the tax rate was discussed as part of the budget presentations. The City Council hosted two public hearings on the proposed ad valorem rate in August.

The proposed rate is divided as follows to meet the debt service requirements of the City:

Maintenance and Operations of the general government (General Fund), a rate of $0.429336 on each $100 valuation of property; debt service on bonds sold for the support of general government, a rate of $0.091107 on each $100 valuation of property.

**MOTION:** Councilmember Nathan Killough moved that the property tax rate be increased by the adoption of a tax rate of $0.0520443, which is effectively a 8.34 percent increase in the tax rate. Mayor Pro-tem Michael Smith seconded the motion.

**VOTE:**

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<td>Councilmember Bettina Jordan</td>
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| Nays:        | None                                          |
| Abstain:     | None                                          |
| Absent:      | Councilmember Lucio Valdez                   |

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

10C. **Consideration and possible action on the first reading of an ordinance ratifying an Ad Valorem tax increase for the 2016-17 Fiscal Year for the use and support of the municipal government for the City of Hutto for the Tax Year 2016.**

Melanie Melancon, Finance Director, made the staff presentation. House Bill 3195 was adopted by the Texas Legislature during the 2007 legislative session. It requires a separate vote of the governing body to ratify the property tax increase in addition to and separate from the vote to adopt the budget or a vote to set the tax rate required by Chapter 26, Tax Code, or other law.

**MOTION:** Councilmember Tom Hines moved to approve the first reading of an ordinance ratifying an Ad Valorem tax increase for the 2016-17 Fiscal Year for the use and support of the municipal government for the City of Hutto for the Tax Year 2016. Councilmember Nathan Killough seconded the motion.

**VOTE:**

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<th>Ayes:</th>
<th>Mayor Doug Gaul</th>
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<td>Councilmember Bettina Jordan</td>
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| Nays:        | None                                          |
| Abstain:     | None                                          |
Absent: Councilmember Lucio Valdez

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

10D. Consideration and possible action on an ordinance authorizing the issuance of City of Hutto, Texas General Obligation Bonds, Series 2016; approving a paying agent/registrar agreement, an official statement, and other related documents; awarding the sale of the bonds and authorizing other matters relating to the bonds.

Melanie Melancon, Finance Director, stated that this is the final issuance of the bond from the 2009 bond issuance and introduced Dan Wegmiller, the City’s Financial Advisor, with Specialized Public Finance.

Mr. Wegmiller explained the methods of selling the bonds, the rating conference call, and the bidding process. He also highlighted that our Bond Rating of AA- was reaffirmed.

MOTION: Mayor Pro-tem Michael Smith moved to approve the ordinance authorizing the issuance of City of Hutto, Texas General Obligation Bonds, Series 2016; approving a paying agent/registrar agreement, an official statement, and other related documents; awarding the sale of the bonds and authorizing other matters relating to the bonds. Councilmember Anne Cano seconded the motion.

VOTE: Ayes: Mayor Doug Gaul  
Mayor Pro-tem Michael Smith  
Councilmember Anne Cano  
Councilmember Tom Hines  
Councilmember Bettina Jordan  

Nays: Councilmember Nathan Killough  
Abstain: None  
Absent: Councilmember Lucio Valdez

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

10E. 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, Chapter 4, Section 10.403; Bulk, setbacks and buffers.

Helen Ramirez, Development Services Director, made the staff presentation. The buffeyard standards are designed to protect low intensity development from the undesirable implications of abutting higher intensity uses. While the intent of the bufferyard standards are important, staff has found that the existing standards are somewhat excessive, and are also extremely hard to meet. The proposed revisions significantly reduce the required bufferyard widths while still providing an adequate buffer area between incompatible zoning districts. By making the bufferyard standards less restrictive, staff hopes to encourage neighborhood commercial development in Hutto while still protecting homeowners from any undesirable impacts on their property.
Staff proposed a comprehensive revision of the bufferyard standards found in Sec. 10.403.6 of the UDC. The current standards require bufferyards ranging in size from 10 ft. where a proposed multi-family development abuts an existing commercial or industrial development, to 150 ft. where a proposed commercial development abuts an existing single-family development. The proposed amendment would establish three types of bufferyards: low, medium, and high; and bufferyard widths would range from 10 feet to 30 feet depending on the proposed adjacency. In addition, the proposed standards allow for a 5 ft. reduction in the width of the required bufferyard in exchange for construction a 6-8 ft. tall masonry wall.

The reason for this proposed change is that several developers have expressed concern that the existing standards make it difficult to develop certain commercial sites, particularly smaller commercial lots that abut single-family residences to the rear. The existing bufferyard standards often require a larger bufferyard than can reasonably be fit on a site. The proposed changes to the standards are intended to address these difficulties and provide new standards that require bufferyards of an appropriate size relative to the adjacent use.

By amending the bufferyard standards, staff also hopes to encourage commercial and light industrial development in Hutto, while still ensuring high-quality development that protects the quality of life for residents and property owners.

Mayor Gaul opened the public hearing at 8:29p.m.

There being no public comment the public hearing was closed at 8:29p.m.

MOTION: Councilmember Tom Hines moved to approve the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 16, Article 16.02 Unified Development Code, Chapter 4, Section 10.403: Bulk, setbacks and buffers. Councilmember Anne Cano seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Michael Smith
Councilmember Anne Cano
Councilmember Tom Hines
Councilmember Nathan Killough
Councilmember Bettina Jordan

Nays: None
Abstain: None
Absent: Councilmember Lucio Valdez

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

MOTION: Mayor Pro-tem Michael Smith moved to dispense with the second reading of the ordinance amending the Code of Ordinances (2014 Edition), Chapter 16, Article 16.02 Unified Development Code, Chapter 4, Section 10.403: Bulk, setbacks and buffers. Councilmember Anne Cano seconded the motion.
VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Michael Smith
Councilmember Anne Cano
Councilmember Tom Hines
Councilmember Nathan Killough
Councilmember Bettina Jordan

Nays: None
Abstain: None
Absent: Councilmember Lucio Valdez

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

10F. Consideration of a public hearing and possible action on the first reading of an ordinance amending the SmartCode, Articles 1, 2, 3, 4, 5, 6, and 7.

Helen Ramirez, Development Services Director, made the staff presentation. Staff proposed a number of relatively minor amendments to the SmartCode. The vast majority of these proposed changes are intended to provide increased flexibility for developers, property owners, and staff by making some of the language in the code less restrictive. For example, several changes include replacing the word “shall” with “should” or “may,” which will allow staff and developers the opportunity to determine if a particular provision is necessary for a particular project. Other proposed amendments include changes to the minimums and maximums established throughout the code in order to make those provisions less restrictive. For example, staff is proposing to reduce the minimum pavement width for a rear alley from 24 ft. to 20 ft. in order to require developers to provide less paving. Staff is also proposing to change the maximum density in the T2 zone from 1 unit per 20 acres to 1 unit per 5 acres and proposing a reduction in height minimums in certain transects from two to one story, by warrant. Several of the amendments include removing sections that are confusing and unnecessary. The remaining changes are intended to correct errors or otherwise clean up some of the loose ends that have been identified by staff over time.

Furthermore, the majority of the proposed amendments are designed to encourage the feasibility of New Community Plans on greenfield sites by providing leeway within the language of the code that will provide flexibility for the development community to meet the intent of the SmartCode. SmartCode development will provide a diverse range of housing options for Hutto residents and more opportunities for commercial development so as to create a compact, mixed-use, pedestrian oriented development in areas outside of Old Town Hutto. By amending these SmartCode standards, staff hopes to provide additional flexibility for developers and staff while still ensuring high development in Hutto.

Mayor Gaul opened the public hearing at 8:47 p.m.

Brett Corwin – voiced his support of the smart code changes.

There being no further public comment the public hearing was closed at 8:48 p.m.
MOTION: Councilmember Tom Hines moved to approve the first reading of an ordinance amending the SmartCode, Articles 1, 2, 3, 4, 5, 6, and 7. Councilmember Anne Cano seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Michael Smith
Councilmember Anne Cano
Councilmember Tom Hines
Councilmember Nathan Killough
Councilmember Bettina Jordan

Nays: None
Abstain: None
Absent: Councilmember Lucio Valdez

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

MOTION: Councilmember Tom Hines moved to dispense with the second reading of the ordinance amending the SmartCode, Articles 1, 2, 3, 4, 5, 6, and 7. Councilmember Nathan Killough seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Michael Smith
Councilmember Anne Cano
Councilmember Tom Hines
Councilmember Nathan Killough
Councilmember Bettina Jordan

Nays: None
Abstain: None
Absent: Councilmember Lucio Valdez

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

10G. Consideration and possible action on the second and final reading of an ordinance amending Chapter 2: Administration and Personnel; Article 2.03: Personnel; Section 2.03.002: Employee Policies and Procedures of the City of Hutto 2014 Code of Ordinances.

Amy McGlothlin, Human Resources Director, made the staff presentation. Ms. McGlothlin pointed out that the Tobacco Surcharge Policy was removed and the requested language was added.

Councilmember Jordan stated that page 22 still referenced the tobacco surcharge and asked that it be updated to reflect the removal of the policy.

MOTION: Councilmember Anne Cano moved to approve the second and final reading of an ordinance amending Chapter 2: Administration and Personnel; Article 2.03:
Personnel; Section 2.03.002: Employee Policies and Procedures of the City of Hutto 2014 Code of Ordinances, as amended. Councilmember Bettina Jordan seconded the motion.

**VOTE:**

**Ayes:**
- Mayor Doug Gaul
- Mayor Pro-tem Michael Smith
- Councilmember Anne Cano
- Councilmember Tom Hines
- Councilmember Nathan Killough
- Councilmember Bettina Jordan

**Nays:** None

**Abstain:** None

**Absent:** Councilmember Lucio Valdez

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

**RESOLUTIONS**

11A. Consideration and possible action on a resolution concerning an Interlocal Agreement with Hutto I.S.D. for cost sharing related to the construction of a sidewalk.

Helen Ramirez, Development Services Director, made the staff presentation. The City and the Texas Department of Transportation (TxDOT) have entered into an Advanced Funding Agreement wherein TxDOT has agreed to grant $871,200 to the City for the design and construction of a sidewalk on FM 1660 N. A contract bid in the amount of $1,511,340 for the project has been submitted by the low bidder, Chasco Constructors.

The City and Hutto I.S.D. desire to cooperate in cost sharing for the funding of a portion of the project. The City shall administer the design, bid and management of the project and shall be responsible for all funding in excess of Hutto I.S.D.'s contribution of $125,000 toward the project.

**MOTION:** Councilmember Nathan Killough moved to approve resolution concerning an Interlocal Agreement with Hutto I.S.D. for cost sharing related to the construction of a sidewalk. Mayor Pro-tem Michael Smith seconded the motion.

**VOTE:**

**Ayes:**
- Mayor Doug Gaul
- Mayor Pro-tem Michael Smith
- Councilmember Anne Cano
- Councilmember Tom Hines
- Councilmember Nathan Killough
- Councilmember Bettina Jordan

**Nays:** None

**Abstain:** None

**Absent:** Councilmember Lucio Valdez

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

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11B. Consideration and possible action on a resolution concerning the termination of the red light camera contract with American Traffic Solutions.

Dwain Jones, Commander of Support Services made the staff presentation. The City of Hutto and American Traffic Solutions (ATS) signed a five-year agreement on January 22, 2007, for the implementation and operation of three (3) Red Light Enforcement cameras operated within the city limits of Hutto.

In order to better serve the public safety needs of the citizens of Hutto, and to better align city resources in support of current public safety objectives, the Hutto Police Department recommends that the City of Hutto exercise its option stated in Section 4 and not renew the agreement.

MOTION: Councilmember Tom Hines moved to approve the resolution concerning the termination of the red light camera contract with American Traffic Solutions. Councilmember Anne Cano seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Michael Smith
Councilmember Anne Cano
Councilmember Tom Hines
Councilmember Nathan Killough
Councilmember Bettina Jordan
Nays: None
Abstain: None
Absent: Councilmember Lucio Valdez

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

WORK SESSION

12A. Work session concerning updates to the 2035 Strategic Guide.

This item was pulled from the agenda.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:59p.m.

CITY OF HUTTO, TEXAS

[Signature]
Doug Gaul, Mayor

ATTEST:

[Signature]
Seth Gipson, City Secretary

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