The Hutto City Council met in a regular session on Thursday, July 20, 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 Tim Jordan, Councilmember Lucio Valdez, and Councilmember Terri Grimm.

Members of staff that were present were Odis Jones, City Manager, Danielle Singh, Assistant City Manager, Mike Shaunessy, City Attorney, Helen Ramirez, Executive Director Business/Development Services, Byron Frankland, Chief of Police, Paul Hall, Assistant Chief of Police, Michel Sorrell, Chief Financial Officer, and Eliska Smith, Executive Director of Communications and Marketing.

INVOCATION

The invocation was given by Pastor Michael Roepke from New Hope Christian Church.

PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS

5A. Proclamation recognizing the month of August 2017, as 'Breast Feeding Awareness Month' in the City of Hutto.

Mayor Gaul read and presented the following proclamation to Mary Sol Miller with Williamson County and Cities Health District.

Official Proclamation

Whereas, the Williamson County and Cities Health District's Women, Infants and Children (WIC) Program takes this occasion to educate, inform, and encourage breast-feeding mothers on the importance of health care for mothers and babies; and
Whereas, the mission of WIC is focused on improving the nutritional status of low and moderate income women, infants, and children by providing food, nutrition and breastfeeding education; and

Whereas, the goals of WIC are to highlight the importance of breast milk for infants as well as the support that is available throughout the community and to make sure that the importance of breastfeeding reaches as many people as possible.

Now Therefore, I, DOUG GAUL, MAYOR of the City of Hutto do hereby proclaim the month of August, 2017 as

“BREAST-FEEDING AWARENESS MONTH”

in Hutto and urge all citizens to take part in recognizing the successes of healthy mothers and healthy children and to help by providing encouragement to breast-feeding mothers.

Proclaimed this the 20th day of July, 2017.

5B. Proclamation declaring August 1, 2017, as 'National Night Out' in the City of Hutto in recognition of the community activities that will be held in the City.

Mayor Gaul read and presented the following proclamation to Ofc. Suzanne Glass.

Official Proclamation

Whereas, the Hutto Police Department along with the National Association of Town Watch is participating in a unique, nationwide crime and drug prevention program on August 1st, 2017, called “National Night Out”; and

Whereas, the 34th Annual National Night Out provides a unique opportunity for Hutto to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention, and the enhancement of quality-of-life issues; and

Whereas, the citizens of Hutto play a vital role in assisting the Police Department through joint crime, drug and violence prevention efforts in Hutto and is supporting “National Night Out 2017” locally; and

Whereas, it is essential that all citizens of Hutto be aware of the importance of crime prevention programs and the impact their participation can have on reducing crime, drugs, and violence in Hutto; and

Whereas, police-community partnerships, neighborhood safety, awareness, and cooperation are important themes of the National Night Out Program.
Now Therefore, I, DOUG GAUL, MAYOR of the City of Hutto do hereby proclaim Tuesday, August 1, 2017 as

"National Night Out"

in Hutto and urge all citizens of Hutto to join the National Association of Town Watch in supporting the "34th Annual National Night Out".

Proclaimed this the 20th day of July, 2017.

PUBLIC COMMENT

6A. Remarks from visitors

Peter Gordon – 220 Hyltin St. - Spoke regarding item 10B to ensure that a buffer would be between the new development and the current residential area.
Anne Cano – 201 E. Pecan - spoke regarding the Hutto EDC.
Rudy Perez – 218 Cloud Road- spoke regarding the Hutto EDC.
Ed Pride – 101 Cottonwood Creek - spoke regarding the Hutto EDC.
Kay Johnson – 113 East St. - spoke regarding the Hutto EDC.

CITY MANAGER COMMENTS

7A. Discussion and review of Outside Agency Funding Applications.

Michel Sorrell, Chief Financial Officer, introduced each of the applicants and the City Council heard presentations from the following organizations:

- Hutto Education Foundation
- Keep Hutto Beautiful Foundation
- Feeding the 5000 Program
- Hutto Area Chamber of Commerce
- Hutto Family YMCA – Annual Campaign
- Hutto Family YMCA – Friday Night Live
- Hutto Family YMCA – MEND
- Hutto Has Heart
- Weekend LunchBox Program
- Round Rock Area Serving Center
- Hutto Community Food Pantry

7B. Presentation and discussion concerning the City’s financial statements and investments as of June 30, 2017.

Michel Sorrell, Chief Financial Officer, made the staff presentation and provided an overview of the revenues and expenditures for each of the following funds:

- General
- General Debt Service
- General Capital Replacement
- Court Technology
- Court Security
- Court Training
- Hotel Tax
- ATS Red Light Camera
- PEG Capital Fees
- Utility
- Utility Debt Service
- Impact Fees
- Utility Capital Replacement
- Capital Improvements Project
- Solid Waste

7C. Presentation and discussion concerning the structure of a Pay for Performance Employee Reward System.

Shawna Willis, Human Resources Director, made the staff presentation. Mrs. Willis outlined the benefits, basic aspects, and goals of a pay for performance model and emphasized that this plan drives accountability and invests in the employee.

CONSENT AGENDA ITEMS

8A. Consideration and possible action on a resolution approving the proposed Hutto Crossing Phase 4 Section 4 Final Plat, 3.219 acres, more or less, of land, roadway only, located at Chris Kelley Boulevard at Knowles Drive.

8B. Consideration and possible action on a resolution approving the proposed Limmer Loop Commercial Subdivision Final Plat, 2.47 acres, more or less, of land, one commercial lots, located on the southwest corner of Limmer Loop and Ed Schmidt Boulevard.

8C. Consideration and possible action on the second and final reading of an ordinance amending the composition and miscellaneous provisions of Chapter 2, Article 2.02 Boards, Commissions, and Authorities, Section 2.02.001 Qualifications of Members of the Code of Ordinances (2014 Edition).

8D. Consideration and possible action on a resolution expressing official intent to reimburse expenses related to utility, streets and drainage, and professional services in connection therewith including engineering, legal and other costs out of future bond proceeds.

8E. Consideration and possible action on a resolution authorizing the publication of notice of intention to issue City of Hutto, Texas Combination Tax and Revenue Certificates of Obligation for the purchase of Heart of Texas Suppliers, L.P. water utility system; authorizing the preparation of offering documents by Specialized Public Finance Inc. and other matters related thereto.
8F. Consideration and possible action on a resolution authorizing the publication of notice of intention to issue City of Hutto, Texas combination tax and revenue certificates of obligation for streets, drainage, bridges, public works and administrative facilities, park improvements and facilities, equipment and right of way acquisition, and related professional services; authorizing the preparation of offering documents by Specialized Public Finance Inc. and other matters hereto related.

8G. Consideration and possible action on the meeting minutes for the June 29, 2017 Special Called City Council Meeting.

**MOTION:** Councilmember Nathan Killough moved to approve items 8A-8G on the consent agenda. Mayor Pro-tem Tom Hines seconded the motion.

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

**Nays:** None  
**Abstain:** None  
**Absent:** None  

**ACTION:** The motion carried with 7 ayes and 0 nays.

**ORDINANCES**


*Odis Jones, City Manager, asked that the City Council table Item 9A until a later time in order to gather additional input from the business community.*

**MOTION:** Councilmember Nathan Killough moved to table Item 9A. Councilmember Lucio Valdez seconded the motion.

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

**Nays:** None  

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Abstain: None
Absent: None

**ACTIONS:** The motion carried with 7 ayes and 0 nays.

9B. Consideration and possible action on the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 16, Article 16.03 SmartCode, repealing it in its entirety and incorporating mixed-use development regulations into the Unified Development Code (UDC) Chapters One through Eight.

Odis Jones, City Manager, asked that the City Council table Item 9B until a later time in order to gather additional input from the business community.

**MOTION:** Mayor Pro-tem Tom Hines moved to table Item 9B. Councilmember Nathan Killough seconded the motion.

**VOTE:**

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

Nays: None
Abstain: None
Absent: None

**ACTIONS:** The motion carried with 7 ayes and 0 nays.

9C. Consideration and possible action on the second and final reading of an ordinance creating a 4B Economic Development Corporation in the City of Hutto and approving the Corporation’s Articles of Incorporation and Bylaws.

**MOTION:** Councilmember Nathan Killough moved to approve the second and final reading of an ordinance creating a 4B Economic Development Corporation in the City of Hutto and approving the Corporation’s Articles of Incorporation and Bylaws. Councilmember Tim Jordan seconded the motion.

**VOTE:**

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

Nays: None
Abstain: None
Absent: None
**ACTION:** The motion carried with 7 ayes and 0 nays.

**RESOLUTIONS**

10A. Consideration and possible action on a resolution denying Oncor Electric Delivery Company LLC's application to change rates within the City; and that the City's reasonable rate case expenses shall be reimbursed by the company.

Mayor Pro-tem Tom Hines recused himself from this item because his wife works for Oncor.

Michel Sorrell, Chief Financial Officer, made the staff presentation. On March 17, 2017, Oncor filed an application to change rates with cities retaining original jurisdiction. In the filing, the Company seeks to increase system-wide transmission and distribution rates by $317 million or approximately 7.5% over present revenues. The Company asks the City to approve an 11.8% increase in residential rates and a 0.5% increase in street lighting rates. If approved, a residential customer using 1000 kWh per month would see a bill increase of about $6.68 per month.

In March, the Steering Committee engaged the services of three consultants, Mr. Lane Kollen, Mr. Richard Baudino, and Mr. Karl Nalepa, to review the Company's filing. The consultants identified numerous unreasonable expenses and propose significant reductions to the Company's request. Accordingly, the Steering Committee's attorneys recommend that all members adopt the Resolution denying the rate change. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas where the appeal will be consolidated with Oncor's filing (i.e. PUC Docket No. 46957) currently pending at the Commission.

Under the law, cities with original jurisdiction over this matter have 125 days from the initial filing to take final action on the application. By the agreement of the parties, this deadline was suspended until August 19, 2017. As such, all cities with original jurisdiction will need to adopt the resolution no later than August 19.

**MOTION:** Councilmember Nathan Killough moved to approve a resolution denying Oncor Electric Delivery Company LLC's application to change rates within the City; and that the City's reasonable rate case expenses shall be reimbursed by the company. Councilmember Lucio Valdez seconded the motion.

**VOTE:**

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<thead>
<tr>
<th>Ayes:</th>
<th>Mayor Doug Gaul</th>
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<td>Councilmember Scott Rose</td>
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<td>Councilmember Lucio Valdez</td>
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<td>Councilmember Terri Grimm</td>
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<td>Nays:</td>
<td>None</td>
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<tr>
<td>Abstain:</td>
<td>Mayor Pro-tem Tom Hines</td>
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<tr>
<td>Absent:</td>
<td>None</td>
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ACTION: The motion carried with 6 ayes and 0 nays.

10B. Consideration and possible action on a resolution supporting an application from Pedcor Investments, A Limited Liability Company, to the Texas Department of Housing and Community Affairs for 2017 or 2018 Housing Tax Credits for the proposed development known as Hutto Station, located at approximately 701 Exchange Boulevard.

Helen Ramirez, Executive Director of Business and Development Services, made the staff presentation. Mrs. Ramirez provided an overview of the request, the location, and the proposed site plan.

Discussion ensued concerning the required buffers, location and alternate locations, and transportation.

A representative from Pedcor Investments, LLC. provided a brief overview of the companies history, business model, and the property development.

MOTION: Councilmember Lucio Valdez moved to approve a resolution supporting an application from Pedcor Investments, A Limited Liability Company, to the Texas Department of Housing and Community Affairs for 2017 or 2018 Housing Tax Credits for the proposed development known as Hutto Station, located at approximately 701 Exchange Boulevard.

The motion died for lack of a second.

10C. Consideration and possible action on a resolution concerning the adoption of an Economic Development Policy.

Helen Ramirez, Executive Director of Business/Development Services, made the staff presentation. Mrs. Ramirez provided an overview the policy that included highlighting the seven key growth corridors, grow from within strategy, market assessment, tax incentives and programs, how the policy can be integrated in the cascade strategic management system.

MOTION: Mayor Pro-tem Tom Hines moved to approve a resolution concerning the adoption of an Economic Development Policy. Councilmember Nathan Killough seconded the motion.

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

Nays: None
Abstain: None
Absent: None

ACTION: The motion carried with 7 ayes and 0 nays.

10D. Consideration and possible action on a resolution amending and readopting the City Council Protocol Policy.

Item 10D was addressed after the executive session.

MOTION: Mayor Pro-tem Tom Hines moved to approve a resolution amending and readopting the City Council Protocol Policy. Councilmember Nathan Killough seconded the motion.

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

Nays: None
Abstain: None
Absent: None

ACTION: The motion carried with 7 ayes and 0 nays.

The City Council recessed into executive session at 10:25 p.m.

EXECUTIVE SESSION

11A. Executive Session as authorized by Section 551.074, Texas Government Code, Personnel Matters, regarding appointments and/or removals to the Board of Directors for the 4A and 4B Hutto Economic Development Corporations.

The City Council reconvened into regular session at 11:23 p.m.

ACTION RELATIVE TO EXECUTIVE SESSION

12A. Consideration and possible action concerning appointments and/or removals to the Board of Directors for the 4A and 4B Hutto Economic Development Corporations.

MOTION: Mayor Pro-tem Tom Hines moved to appoint William Gravell, Jr. to the Type 4B Economic Development Corporation Board of Directors. Councilmember Nathan Killough seconded the motion.
**VOTE:** Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Nays: None
Abstain: None
Absent: None

**ACTION:** The motion carried with 7 ayes and 0 nays.

**MOTION:** Councilmember Nathan Killough moved to appoint Daniel Thornton to the Type 4B Economic Development Corporation Board of Directors. Mayor Pro-tem Tom Hines seconded the motion.

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

Nays: None
Abstain: None
Absent: None

**ACTION:** The motion carried with 7 ayes and 0 nays.

**MOTION:** Councilmember Scott Rose moved to appoint Nelson Nagle to the Type 4B Economic Development Corporation Board of Directors. Councilmember Nathan Killough seconded the motion.

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

Nays: None
Abstain: None
Absent: None

**ACTION:** The motion carried with 7 ayes and 0 nays.
**MOTION:** Councilmember Lucio Valdez moved to appoint Russell Metcalf to the Type 4B Economic Development Corporation Board of Directors. Mayor Pro-tem Tom Hines seconded the motion.

**VOTE:**

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

Nays: None
Abstain: None
Absent: None

**ACTION:** The motion carried with 7 ayes and 0 nays.

**MOTION:** Councilmember Tim Jordan moved to appoint Jason Wirth to the Type 4B Economic Development Corporation Board of Directors. Councilmember Scot Rose seconded the motion.

**VOTE:**

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

Nays: None
Abstain: None
Absent: None

**ACTION:** The motion carried with 7 ayes and 0 nays.

**MOTION:** Councilmember Terri Grimm moved to appoint Roger Harris to the Type 4B Economic Development Corporation Board of Directors. Mayor Pro-tem Tom Hines seconded the motion.

**VOTE:**

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

Nays: None
Abstain: None
Absent: None
ACTION: The motion carried with 7 ayes and 0 nays.

MOTION: Mayor Doug Gaul moved to appoint Bryon Borchers to the Type 4B Economic Development Corporation Board of Directors. Mayor Pro-tem Tom Hines seconded the motion.

VOTE:

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

Nays:
None

Abstain:
None

Absent:
None

ACTION: The motion carried with 7 ayes and 0 nays.

MOTION: Councilmember Nathan Killough moved to remove the current members of the EDC Type 4A Board. Councilmember Terri Grimm seconded the motion.

VOTE:

Ayes:
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Terri Grimm

Nays:
Mayor Doug Gaul
Councilmember Lucio Valdez

Abstain:
None

Absent:
None

ACTION: The motion carried with 5 ayes and 2 nays.

MOTION: Councilmember Nathan Killough moved to fill the Type 4A EDC Board with the individuals that were appointed to the Type 4B EDC Board. Councilmember Terri Grimm seconded the motion.

VOTE:

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

Nays:
Councilmember Lucio Valdez

Abstain:
None

Absent:
None
ACTION: The motion carried with 5 ayes and 2 nays.

10D. Consideration and possible action on a resolution amending and readopting the City Council Protocol Policy.

MOTION: Mayor Pro-tem Tom Hines moved to approve a resolution amending and readopting the City Council Protocol Policy. Councilmember Nathan Killough seconded the motion.

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

Nays: None
Abstain: None
Absent: None

ACTION: The motion carried with 7 ayes and 0 nays.

12B. Consideration and possible action relative to executive session item 11A.

There was no action on this item.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:35 p.m.

CITY OF HUTTO, TEXAS

[Signature]
Doug Gaul, Mayor

ATTEST:

[Signature]
Seth Gipson, City Secretary