CITY OF HUTTO, TEXAS
REGULAR CITY COUNCIL MEETING
THURSDAY, MARCH 2, 2017 AT 7:00 PM
CITY HALL - CITY COUNCIL CHAMBERS
401 WEST FRONT STREET

CITY COUNCIL
Doug Gaul, Mayor
Anne Cano, Place 1
Tom Hines, Place 2
Nathan Killough, Place 3
Michael J. Smith, Place 4, Mayor Pro-tem
Lucio Valdez, Place 5
Bettina Jordan, Place 6

AGENDA

1. CALL SESSION TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PUBLIC COMMENT
5A. Remarks from visitors. (Three-minute time limit)

6. PROCLAMATIONS:
6A. Proclamation declaring the week of February 24 - March 5, 2017 as "National Dance Week" in Hutto.

7. PRESENTATIONS:
7A. Presentation of the Associated Builders and Contractors, Inc. Central Texas Chapter Excellence in Construction Award for the Gin at the Hutto Co-op.

8. WORK SESSION:
A work session is conducted for information or educational purposes. No action is taken by the Council on items listed.

1 March 2, 2017 - City Council Agenda
8A. Work session regarding the annual update of the Library Advisory Board.

9. 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 approving the proposed Star Ranch Klattenhoff Lane Final Plat, 2.846 acres, more or less, of land, one public roadway, located within Hutto’s extraterritorial jurisdiction, between Star Ranch Boulevard and Muirfield Bend Drive.

9B. Consideration and possible action on a resolution approving the proposed Star Ranch Muirfield Bend Drive Phase 4B Final Plat, 1.707 acres, more or less, of land, one public roadway, located within Hutto’s extraterritorial jurisdiction, between SH-130 northbound frontage road and the existing Muirfield Bend Drive.

10. RESOLUTIONS:

10A. Consideration and possible action on a resolution concerning the termination of a Ground Lease Agreement with Starmark Behavioral Center for land to be used as a dog park.

11. CITY MANAGER COMMENTS:

11A. Recognition of employee's service to the City of Hutto.

12. EXECUTIVE SESSION:


12B. Executive Session as authorized by §551.074, Texas Government Code, Personnel Matters, to deliberate the appointment, employment, evaluation, or duties of public officer or employees: City Manager.

13. ADJOURNMENT
The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

CERTIFICATION

I certify that this notice of the March 2, 2017 Hutto City Council meeting was posted on the City Hall bulletin board of the City of Hutto on Friday, February 25, 2017, at 5:30 p.m.

Seth Gipson, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 759-4033 or seth.gipson@huttotx.gov for assistance.
Official Proclamation

Whereas, dance is a powerful art form that inspires, engages, empowers and motivates people toward greatness; and,

Whereas, dance has a wide range of physical and mental benefits including: improved condition of your heart and lungs, increased muscular strength, endurance and motor fitness, increased aerobic fitness, improved muscle tone and strength, weight management, stronger bones and reduced risk of osteoporosis, and better coordination; and,

Whereas, National Dance Week was formed in 1981 when a group of dance-related organizations began a strong “grass roots” movement to bring greater recognition to dance; and,

Whereas, Through the dedicated efforts of the dance community we can ensure that the global language of dance is sustained and continues it’s positive impact on lives young or old; and,

Whereas, there are many opportunities for Hutto youth to explore the many facets of dance and advance their skills through local school programs and dance studios.

Now, Therefore, I, DOUG GAUL, MAYOR, of the City of Hutto hereby proclaim the week of February 24 – March 5, 2017, as

“NATIONAL DANCE WEEK”

in Hutto, and further urge all residents to unite and support local dance programs to learn and teach the understanding, appreciation, and recognition of the art and power of dance.

PROCLAIMED this 2nd day of March 2017.

CITY OF HUTTO, TEXAS

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Doug Gaul, Mayor
AGENDA ITEM NO.: 8A. AGENDA DATE: March 02, 2017

PRESENTED BY: Antoniette Ramos, Library Manager

ITEM: Work session regarding the annual update of the Library Advisory Board.

STRATEGIC GUIDE POLICY: Growth Guidance

ITEM BACKGROUND: The City Council will meet on an annual basis with each board and commission. The work session will include a discussion on the Commission’s goals, what the Commission is working on and what the Council would like to see from the Commission moving forward.

BUDGETARY AND FINANCIAL SUMMARY: Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS: Not applicable.

CITY ATTORNEY REVIEW: Not applicable.

STAFF RECOMMENDATION: Not applicable.

SUPPORTING MATERIAL: There are no supporting documents.
AGENDA ITEM NO.: 9A.  
AGENDA DATE: March 02, 2017  

PRESENTED BY: Helen Ramirez, AICP, Executive Director of Business/Development Services  

ITEM: Consideration and possible action on a resolution approving the proposed Star Ranch Klattenhoff Lane Final Plat, 2.846 acres, more or less, of land, one public roadway, located within Hutto’s extraterritorial jurisdiction, between Star Ranch Boulevard and Muirfield Bend Drive.

STRATEGIC GUIDE POLICY: Growth Guidance  

ITEM BACKGROUND: The proposed final plat serves to dedicate the right-of-way for the extension of Klattenhoff Lane in Star Ranch. The proposed right-of-way is 65 feet wide, and will extend from the existing Klattenhoff Lane south past the existing Star Ranch Golf Club and will connect to the existing portion of Muirfield Bend Drive. The proposed plat is comprised of 2.846 acres of right-of-way and approximately 1,839 linear feet of additional right-of-way.

When Klattenhoff Lane is constructed, a five-foot wide sidewalk and five-foot wide tree lawn will be required on the west side of the street. When the Klattenhoff and TACK properties on the east side of the street are platted, an additional five feet of right-of-way will be dedicated in order to provide an overall right-of-way width of 70 feet. At that time, a five-foot wide sidewalk and tree lawn will be required on the east side of the street.

BUDGETARY AND FINANCIAL SUMMARY: Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS: The Planning and Zoning Commission recommended approval to City Council on February 7, 2016. The motion was unanimous.
CITY ATTORNEY REVIEW:
Not applicable.

STAFF RECOMMENDATION:
Staff finds that the proposed final plat is consistent with all Unified Development Code standards and with the HEB Development Agreement that was approved by City Council on February 4, 2016. As of the date of this report, all staff comments have been addressed. Therefore, staff recommends that the City Council approve the resolution.

SUPPORTING MATERIAL:
1. Resolution - Star Ranch Klattenhoff Lane Final Plat
2. Exhibit A - Star Ranch Klattenhoff Lane Final Plat
RESOLUTION NO.

A RESOLUTION APPROVING THE FINAL PLAT KNOWN AS “STAR RANCH KLATTENHOFF LANE”; LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the final plat known as “Star Ranch Klattenhoff Lane”, a copy of same being attached hereto as “Exhibit A” and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the 2nd day of the month March, 2017.

THE CITY OF HUTTO, TEXAS

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Doug Gaul, Mayor

ATTEST:

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Seth Gipson, City Secretary
CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9B. AGENDA DATE: March 02, 2017

PRESENTED BY: Helen Ramirez, AICP, Executive Director of Business/Development Services

ITEM: Consideration and possible action on a resolution approving the proposed Star Ranch Muirfield Bend Drive Phase 4B Final Plat, 1.707 acres, more or less, of land, one public roadway, located within Hutto’s extraterritorial jurisdiction, between SH-130 northbound frontage road and the existing Muirfield Bend Drive.

STRATEGIC GUIDE POLICY: Growth Guidance

ITEM BACKGROUND: The proposed final plat serves to dedicate the right-of-way for the extension of Muirfield Bend Drive north of the HEB site. The proposed right-of-way is 70 feet wide, and will extend from the existing Muirfield Bend Drive, located on the west side of HEB. The additional right-of-way will extend northward from the termination of the existing Muirfield Bend Drive, located behind HEB, and will curve eastward to connect to the S.H. 130 access road. The proposed plat is comprised of 1.707 acres of right-of-way and approximately 1,045 linear feet of additional right-of-way.

When the extension of Muirfield Bend Drive is constructed, a five-foot wide sidewalk will be required on both sides of the street. In addition, a five-foot wide tree lawn will be required on the west and/or north sides of the street. No tree lawn will be required on the east and/or south sides of the street due to the fact that landscaping will be required on that side of the street in accordance with the approved HEB Development Agreement that will be consistent with the screening and vegetation located behind HEB to the south.

BUDGETARY AND FINANCIAL SUMMARY: Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS: The Planning and Zoning Commission recommended approval to City Council on February 7, 2016. The motion was unanimous.
CITY ATTORNEY REVIEW:
Not applicable.

STAFF RECOMMENDATION:
Staff finds that the proposed final plat is consistent with all Unified Development Code standards and with the HEB Development Agreement that was approved by City Council on February 4, 2016. As of the date of this report, all staff comments have been addressed. Therefore, staff recommends that the City Council approve the resolution.

SUPPORTING MATERIAL:
1. Resolution - Star Ranch Muirfield Bend Drive Phase 4B Final Plat
2. Exhibit A - Star Ranch Muirfield Bend Drive Phase 4B Final Plat
RESOLUTION NO.

A RESOLUTION APPROVING THE FINAL PLAT KNOWN AS “STAR RANCH MUIRFIELD BEND DRIVE PHASE 4B”; LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the final plat known as “Star Ranch Muirfield Bend Drive Phase 4B”, a copy of same being attached hereto as “Exhibit A” and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the 2nd day of the month March, 2017.

THE CITY OF HUTTO, TEXAS

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Doug Gaul, Mayor

ATTEST:

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Seth Gipson, City Secretary
NOTES:

1. All streets in this subdivision shall be constructed with concrete curb and gutter until such time as they are accepted for maintenance.
2. The developer will maintain all streets and sidewalks until such time as they are accepted for maintenance.
3. Panhandle are Texas State Plane Central Zone No. 5.
4. There are no areas within the plat area that are in the 100-year floodplain as defined by FEMA Map Number 10010500, effective date 9-26-08.
5. A five-foot wide sidewalk shall be constructed on both sides of Muirfield Bend Drive.
6. A five-foot wide tree lawn shall be provided on the west and/or north side of Muirfield Bend Drive.

There are no additional areas within the plat area that are in the 100-year floodplain as defined by FEMA Map Number 10010500, effective date 9-26-08. A five-foot wide sidewalk shall be constructed on both sides of Muirfield Bend Drive. A five-foot wide tree lawn shall be provided on the west and/or north side of Muirfield Bend Drive.

| CURVE TABLE |
|--------------|----------------|------------------|-------------------|----------------|
|             | LENGTH | RADIUS | DELTA | CHORD BRNG | CHORD |
| C2          | 965.85  | 360.00  | -37.28 | 272.34     | 587.60 |
| C3          | 115.97  | 360.00  | -37.24 | 272.34     | 587.60 |
| C4          | 119.97  | 360.00  | -37.24 | 272.34     | 587.60 |
| C5          | 140.15  | 360.00  | -37.24 | 272.34     | 587.60 |
| C6          | 161.28  | 360.00  | -37.24 | 272.34     | 587.60 |
| C7          | 176.02  | 500.00  | -30.05 | 272.34     | 587.60 |
| C8          | 274.24  | 500.00  | -30.05 | 272.34     | 587.60 |
| C9          | 278.24  | 500.00  | -30.05 | 272.34     | 587.60 |
| C10         | 273.56  | 500.00  | -30.05 | 272.34     | 587.60 |

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LEGEND:
- o = set 1/2" iron rod with RJ Surveying cap
- * = 1/2" iron rod found
- FRTM = flat records of Williamson County, Texas
- ORPM = Official Public Records of Williamson County, Texas

RECEIVED JAN 19 2017

SHEET 1 OF 2 SHEETS
IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF MILLIVAL, COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, PUBLIC AND OTHER PUBLIC STRUCTURES AND ANY BRIDGES OR ORNAMENTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE LAND, AND THAT THEY WILL EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNS THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FULLY BEEN ACCEPTED AND MAINTAINED BY THE COUNTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR MAY CHANGE ON DEPENDENCY ON SUCCESSIVE DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE LOCATION OF THE TRACT OF LAND COVERED BY THIS PLAT MAY CHANGE WITH TIME. THE COUNTY WILL NOT BE RESPONSIBLE FOR DAMAGES OR DAMAGES TO THE SUBDIVISION, OTHER THAN THOSE DAMAGE OR INJURIES TO THE ROAD SYSTEM AND STREET LIGHTS.

STATE OF TEXAS
COUNTY OF MILLIWAN
KNOW ALL MEN BY THESE PRESENTS

1. LAUREN C. GATES, COUNTY CLERK OF MILLIWAN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2017.

2. THE FILING OF THIS DOCUMENT HAS BEEN NOTIFIED TO THE CITY OF MILLIWAN, COUNTY OF MILLIWAN, COUNTY OF MILLIWAN, COUNTY OF TEXAS.

3. THE PHOTOS AND CONTENTS OF THIS INSTRUMENT HAVE BEEN DUE TO THE CITY OF MILLIWAN, COUNTY OF MILLIWAN, COUNTY OF MILLIWAN, COUNTY OF TEXAS.

4. THIS INSTRUMENT MAY BE USED FOR RECORDATION PURPOSES IN THE CITY OF MILLIWAN, COUNTY OF MILLIWAN, COUNTY OF MILLIWAN, COUNTY OF TEXAS.

5. THE CITY OF MILLIWAN, COUNTY OF MILLIWAN, COUNTY OF MILLIWAN, COUNTY OF TEXAS, THE DATE LAST WRITTEN ABOVE,

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4763 FAX: (512) 836-8877
F-3984
RJ SURVEYING & ASSOCIATES, INC.
3900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4763 FAX: (512) 836-8877
AGENDA ITEM NO.: 10A. AGENDA DATE: March 02, 2017

PRESENTED BY: Helen Ramirez, AICP, Executive Director of Business & Development Services

ITEM: Consideration and possible action on a resolution concerning the termination of a Ground Lease Agreement with Starmark Behavioral Center for land to be used as a dog park.

STRATEGIC GUIDE POLICY: Quality of Life

ITEM BACKGROUND: In December 2015, the Hutto City Council approved a Ground Lease Agreement "Agreement" with Starmark Behavioral Center "Starmark" for land to be used as a dog park by the City of Hutto. Since that time, the City has been in discussions with Starmark concerning the development of the property. Alternative funding opportunities have been identified, but in order to move forward with utilizing those fund the City of Hutto must terminate the current Agreement that is in place.

BUDGETARY AND FINANCIAL SUMMARY: Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS: Not applicable.

CITY ATTORNEY REVIEW: Not applicable.

STAFF RECOMMENDATION: Not applicable.

SUPPORTING MATERIAL:
1. Resolution
RESOLUTION NO.

A RESOLUTION TERMINATING A GROUND LEASE AGREEMENT WITH STARMARK BEHAVIORAL CENTER FOR LAND TO BE USED AS A DOG PARK BY THE CITY OF HUTTO, TEXAS.

WHEREAS, the City Council approved Resolution R-15-12-17-8B and entered into a Ground Lease Agreement “agreement” with Starmark Behavioral Center for land to be used for a dog park by the City of Hutto; and

WHEREAS, The City of Hutto wishes to exercise its option to terminate this agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS,

that the City Council hereby directs staff to notify Starmark Behavioral Center that the City of Hutto will be terminating the ground lease agreement effective immediately.

RESOLVED this the 2nd day of March 2017.

CITY OF HUTTO, TEXAS

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Doug Gaul, Mayor

ATTEST:

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Seth Gipson, City Secretary