



**CITY OF HUTTO, TEXAS
SPECIAL CITY COUNCIL MEETING
Saturday, November 16, 2019 AT 8:30 AM
CITY HALL - CITY COUNCIL CHAMBERS
500 WEST LIVE OAK**

CITY COUNCIL

Doug Gaul, Mayor
Tom Hines, Place 2, Mayor Pro-tem
Scott Rose, Place 1
Mike Snyder, Place 3
Peter Gordon, Place 4
Patti Martinez, Place 5
Tanner Rose, Place 6

AMENDED AGENDA

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CITY COUNCIL COMMENTS

Pursuant to Texas Government Code Sec. 551.0415, a member of the governance body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

5. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council. No formal action, discussion, deliberation, or comment will be made by the City Council. Comments must be courteous and respectful. Accordingly, concerns, complaints, and assertions of character regarding specific individuals, including any citizens, staff member, City Board or Commission member or City Council member shall not be raised in a public forum; but should be addressed separately and privately with the City Manager or individual member of the City Council. Any person who violates these rules will have their speaking time ended immediately. Any person, including persons in the audience, who acts in an

inappropriate or disruptive manner may be asked to leave the City Council Chambers. Each person providing public comment will be limited to 3 minutes.

6. **RESOLUTIONS**

6.A. Consideration and possible action approving a resolution to enter into a 381 agreement with Williamson County regarding the Sports, Health, and Entertainment District.

6.B. Consideration and possible action authorizing and approving a resolution for an Interlocal Agreement with the Cottonwood Development Corporation and containing other matters related thereto.

7. **OTHER BUSINESS**

7.A. Consideration and possible action to authorize the City Manager to enter into an amendment to the Williamson County Emergency Services District No. 3 interlocal agreement related to the Sports, Health, and Entertainment District.

7.B. Work session to discuss City of Hutto Sports, Health, and Entertainment District and Perfect Game.

7.C. Council training session regarding Meeting Procedures and Robert's Rule of Order.

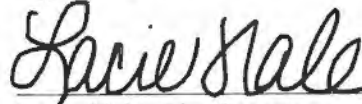
8. **EXECUTIVE SESSION**

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].

15. **ADJOURNMENT**

CERTIFICATION

I certify that this notice of the November 16, 2019 Hutto City Council meeting was posted on the City Hall bulletin board of the City of Hutto on November 13, 2019 at 6:28 AM

A handwritten signature in black ink, appearing to read "Lacie Hale", written over a horizontal line.

Lacie Hale, 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 lacie.hale@huttotx.gov for assistance.

Special Called City Council
AGENDA ITEM
6.A.



To: City Council

Subject: Consideration and possible action approving a resolution to enter into a 381 Agreement with Williamson County regarding the Sports, Health, and Entertainment District.

Meeting: Special Called City Council – 16 Nov. 2019

Department: Economic Development

Staff Contact: Jessica Geray

BACKGROUND INFORMATION:

This item is related to the Sports, Health, and Entertainment District, formerly called the Sports and Health District & Project Expansion.

This resolution will direct the City Manager to work with Williamson County to enter into a Chapter 381 Agreement for their participation in the way of economic incentives to support and secure financing for the Sports, Health, and Entertainment District.

RECOMMENDATION:

Staff recommends the Council approve the resolution

ATTACHMENTS:

Resolution

RESOLUTION NO. R-_____

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF
HUTTO DIRECTING THE CITY MANAGER TO TAKE A
CHAPTER 381 AGREEMENT TO WILLIAMSON COUNTY FOR
THE COUNTY'S PARTICIPATION IN OFFERING CERTAIN
ECONOMIC DEVELOPMENT INCENTIVES FOR THE HUTTO
SPORTS, HEALTH, AND ENTERTAINMENT DISTRICT**

WHEREAS, on_____, 2019, the City Council of the City of Hutto, Texas (the “**City**”) passed and approved Resolution No. R-_____ authorizing the creation of the Sports, Health, and Entertainment District (the “**District**”) pursuant to Chapter 372, Texas Local Government Code, as amended (the “**PID Act**”); and

WHEREAS, the City also desires to have Williamson County (the “**County**”) enter into a Chapter 381 agreement (the “**381 Agreement**”) with the City to provide economic development incentives from the County in support of the District; and

WHEREAS, the County is authorized under Chapter 381 of the Texas Local Government Code to offer certain economic development incentives for public purposes, including the promotion of local economic development and the stimulation of business and commercial activity within the County.

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

Section 1. Recitals. The findings, determinations and actions described in the recitals of this Resolution are true and correct, and are hereby incorporated and adopted as part of this Resolution for all purposes.

Section 2. Authorization and Direction to City Manager. The City hereby directs the City Manager to approach Williamson County with a 381 Agreement for the purpose of providing additional incentives in support of the Sports, Health, and Entertainment District.

Section 3. Further Proceedings. The City and all officers and other appropriate officials and staff of the City are hereby authorized and directed to do all things necessary and/or convenient to carry out the terms of this Resolution authorized herein.

Section 4. Notice. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject to the meeting of the City Council of the City at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public at the regular meeting place of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that the meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof have been discussed, considered and formally

acted upon. The City Council of the City further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 5. Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this _____ day of _____, 2019.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lacie Hale, City Secretary

Special Called City Council
AGENDA ITEM
6.B.



To: City Council

Subject: Consideration and possible action authorizing and approving a resolution for an Interlocal Agreement with the Cottonwood Development Corporation and containing other matters related thereto.

Meeting: Special Called City Council – 16 Nov. 2019

Department: Economic Development

Staff Contact: Jessica Geray

BACKGROUND INFORMATION:

This item is related to the Sports, Health, and Entertainment District, formerly called the Sports and Health District & Project Expansion.

The Interlocal Agreement, is a substantial document necessary to secure financing on the Sports, Health, and Entertainment District. For this item staff will present an overview of the structure of the deal, how the associated with the financing capture that.

RECOMMENDATION:

Staff recommends tabling the resolution until the November 21st meeting when the Interlocal will be considered for action. This item will be just an overview.

ATTACHMENTS:

Resolution

RESOLUTION R-_____

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HUTTO,
TEXAS, AUTHORIZING AND APPROVING AN INTERLOCAL
AGREEMENT WITH THE COTTONWOOD DEVELOPMENT
CORPORATION AND CONTAINING OTHER MATTERS RELATED
THERE TO**

RECITALS

WHEREAS, on November __, 2019, the City Council of the City of Hutto, Texas (the “**City**”) passed and approved Resolution No. R-_____ authorizing the creation of the [Sports, Health, and Entertainment District] (the “**District**”) pursuant to Chapter 372, Texas Local Government Code, as amended (the “**PID Act**”); and

WHEREAS, the City has formed the Cottonwood Development Corporation, a public nonprofit corporation created pursuant to Chapter 431, Texas Transportation Code, as amended (the “**Corporation**”); and

WHEREAS, the City and the Corporation desire to enter into that certain Interlocal Agreement dated November __, 2019 (the “**Interlocal Agreement**”) for the purpose of developing the Development Project pursuant Chapter 372.023(a) of the PID Act; and

WHEREAS, the Arizona Industrial Development Authority (the “**Authority**”), is an Arizona nonprofit corporation designated as a political subdivision of the State of Arizona (the “**State**”), incorporated with the approval of the Arizona Finance Authority (the “**Arizona Finance Authority**”), pursuant to the provisions of the Constitution and law of the State and Title 35, Chapter 5, Section 35-701 *et seq.*, Arizona Revised Statutes, as amended (the “**Act**”); and

WHEREAS, the Act provides that the Authority may issue bonds for the purpose of carrying out any of its powers, and the Authority may make secured or unsecured loans for the purpose of financing and/or refinancing the acquisition, construction, improvement, equipping or operating of a “project” (as defined in the Act) whenever the Board of Directors of the Authority finds the loans to further advance the interest of the Authority or the public; and

WHEREAS, the Authority has been requested to issue bonds in one or more series (the “**Bonds**”) to provide some or all of the financing provided to the Corporation by the Authority under the Loan Agreement; and

WHEREAS, the City, on its own behalf or through the Corporation, has determined not to issue bonds at this time and prefers that the Authority issue any Bonds associated with the Loan Agreement; and

WHEREAS, the Authority has agreed to issue bonds to fund the Loan Agreement on behalf of and as agent of the City and/or Corporation; and

WHEREAS, the City has approved and directed the Corporation to take all of the actions and enter such agreements as described herein and in the Interlocal Agreement.

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

Section 1. Recitals Incorporated. The findings, determinations and actions described in the recitals of this Resolution are true and correct, and are hereby incorporated and adopted as part of this Resolution for all purposes.

Section 2. Authorization to Enter Interlocal Agreement. The City hereby authorizes and approves the Interlocal Agreement with the Corporation, substantially in the form attached hereto as Exhibit A, the terms and provisions of which are hereby approved, and the Mayor and City Secretary and such other appropriate officers are hereby authorized to execute and deliver such Interlocal Agreement on behalf of the City.

Section 3. Further Proceedings. The City and all officers and other appropriate officials of the City are hereby authorized and directed to do all things necessary and/or convenient to carry out the terms of this Resolution and the agreements and instruments authorized herein.

Section 4. Notice. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject to the meeting of the City Council of the City at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public at the regular meeting place of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that the meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof have been discussed, considered and formally acted upon. The City Council of the City further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 5. Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

[Signature Page Follows]

PASSED AND ADOPTED this November __, 2019.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lacie Hale, City Secretary

EXHIBIT A
INTERLOCAL AGREEMENT

Special Called City Council
AGENDA ITEM
7.A.



To: City Council

Subject: Consideration and possible action to authorize the City Manager to enter into an amendment to the Williamson County Emergency Services District No. 3 interlocal agreement related to the Sports, Health, and Entertainment District.

Meeting: Special Called City Council – 16 Nov. 2019

Department: Economic Development

Staff Contact: Jessica Geray

BACKGROUND INFORMATION:

This item is related to the Sports, Health, and Entertainment District, formerly called the Sports and Health District & Project Expansion. The amendment will allow for the City to capture a larger portion of the sales tax currently collected by the ESD No. 3 District.

RECOMMENDATION:

Staff recommends the Council table this item until the November 21st meeting

ATTACHMENTS:

Resolution

Special Called City Council

AGENDA ITEM

7.B.



To: City Council

Subject: Work session to discuss City of Hutto Sports, Health, and Entertainment District and Perfect Game.

Meeting: Special Called City Council – 16 Nov. 2019

Department: Economic Development

Staff Contact: Jessica Geray

BACKGROUND INFORMATION:

This item is related to the Sports, Health, and Entertainment District, formerly called the Sports and Health District & Project Expansion.

RECOMMENDATION:

ATTACHMENTS:

RESOLUTION NO. R

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HUTTO AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDMENT TO THE WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 3 INTERLOCAL AGREEMENT TO CONTRIBUTE TO THE SPORTS, HEALTH, AND ENTERTAINMENT DISTRICT

WHEREAS, on _____, 2019, the City Council of the City of Hutto, Texas (the “**City**”) passed and approved Resolution No. R-_____ authorizing the creation of the Sports, Health, and Entertainment District (the “**District**”) pursuant to Chapter 372, Texas Local Government Code, as amended (the “**PID Act**”); and

WHEREAS, The City entered into an Interlocal Agreement for the Allocation of Sales Tax Revenue (the “**Interlocal Agreement**”) with the Williamson County Emergency Services District No. 3 on September 1, 2017; and

WHEREAS, the City desires to amend that Interlocal Agreement to utilize an increased portion of the sales tax revenues on sales within the boundary of the District for the purpose of contributing to certain costs of the Project and to securitize third party financing to the District.

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

Section 1. Recitals. The findings, determinations and actions described in the recitals of this Resolution are true and correct, and are hereby incorporated and adopted as part of this Resolution for all purposes.

Section 2. Authorization to Enter into an Amendment to the Williamson County Emergency Services District No. 3 Interlocal Agreement. The City hereby approves and authorizes the City Manager to enter into an amendment of the Interlocal Agreement with the Williamson County Emergency Services District No. 3, substantially in the form attached hereto as Exhibit A, the terms and provisions of which are hereby approved, and the City manager such other appropriate officers are hereby authorized to execute and deliver such Interlocal Agreement on behalf of the City in support of the Sports, Health, and Entertainment District.

Section 3. Further Proceedings. The City and all officers and other appropriate officials and staff of the City are hereby authorized and directed to do all things necessary and/or convenient to carry out the terms of this Resolution and the agreements and instruments authorized herein.

Section 4. Notice. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject to the meeting of the City Council of the City at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public at the regular meeting place of the City for the time required by law preceding

this meeting, as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that the meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof have been discussed, considered and formally acted upon. The City Council of the City further ratifies, approves and confirms such written notice and the contents and posting thereof.

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this _____ day of _____, 2019.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lacie Hale, City Secretary

Special Called City Council

AGENDA ITEM

7.C.



To: City Council

Subject: Council training session regarding Meeting Procedures and Robert's Rule of Order.

Meeting: Special Called City Council – 16 Nov. 2019

Department: CMO

Staff Contact: City Attorney

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS: