City of Hutto

Minutes

Special Called Joint River Creek Development Corporation and Cottonwood Development Corporation Meeting
Friday, July 15, 2022 at 1:00 PM
City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. **CALL SESSION TO ORDER –** 1:00 PM

2. **ROLL CALL**

   Cottonwood Present:
   Chairman Dan Thornton
   Board Member Peter Gordon
   Board Member Mike Arismendez

   River Creek Present:
   Chairman Peter Gordon
   Board Member Mike Arismendez
   Board Member Dan Thornton

   George Hyde, Legal Counsel
   Dorothy Palumbo, Legal Counsel
   Angie Rios, CFO

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT -** None

   Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Community Development Corporation on agenda issues and on non-agenda issues (i.e., Corporation policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4913 during business hours. Each person providing public comment will be limited to3 minutes. (Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits governing bodies from fully discussion, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the Corporation Staff for action may be placed on the agenda of a future meeting.)

5. **OTHER BUSINESS**

   5.1. Discussion with possible action to request demolition of the substandard structure located at 2600 CR 132, Hutto, Texas 78634, Parcel R300258, pursuant to the Interlocal Agreement between Cottonwood Development Corporation and the City of Hutto for administrative and professional services.

   Chairman Thornton moved to request that the City of Hutto take action in the demolition of located at 2600 CR 132, Hutto, Texas 78634, Parcel R300258, pursuant to the Interlocal Agreement between Cottonwood Development

Corporation and the City of Hutto for administrative and professional services. Board member Arismendez seconded the motion. The vote passed 3:0.

5.2. Consideration and possible action on Cottonwood Development Corporation Budget for FY 2022/2023.

Board member Peter Gordon moved to allow city staff to prepare the Cottonwood Development Corporation budget

5.3. Consideration and possible action on River Creek Development Corporation Budget for FY 2022/2023.

Chairman Gordon moved to approve item 5.3., authorizing city staff to prepare the River Creek Development Corporation budget. Board member Arismendez seconded the motion. The vote passed 3:0.

6. EXECUTIVE SESSION – Entered at 1:17 PM

6.1. The Boards will recess the open session portion of the meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.071 (Legal Consultation) to deliberate and seek the advice of its attorneys regarding the following matters: Longhorn Title Company, Interpleader v. Preston Hollow Capital, LLC., et al.,pending in the 368th Judicial District, Williamson County, Texas, River Creek Development Corporation, et al v. Paxton, et al, filed in the 425th Judicial District, Williamson County, Texas; and City of Hutto et al. v. McGinnis Lockridge, et al., filed in the 368th Judicial District, Williamson County, Texas and pursuant to Sections 551.087 (economic development) and 551.072 (real property) in connection with the Hutto Economic Development Corporation's Project E. and a proposed purchase and sale agreement to acquire approximately 41 acres of land previously acquired for the Perfect Game project.

7. ACTION RELATIVE TO EXECUTIVE SESSION – Reconvened at 1:53 PM

7.1. Discuss and consider action to approve a purchase and sale agreement to sell approx. 41 acres of land previously purchased in support of the Perfect Game project in connection with Project E; authorize the Board Chair to execute the Purchase and Sale Agreement; and direct staff to place the agreement on the City Council agenda for its consent to the sale.

Boardmember Arismendez moved to authorize the Corporation to request the City Council provide to the Corporation 41 acres of property at the Southwest corner of Mager Lane and CR 132, titled in its name, for the purpose of improving public transportation and promoting development, and further authorize the Chair to execute the purchase and sale agreement discussed in detail with legal counsel in executive session, which include in part, the construction of new road improvements, the extension of existing utility infrastructure, and the implementation of new traffic signalization, as provided by the Texas Transportation Code Sections 431.063, .065, .068, and .069. The motion was seconded by Chairman Thornton, the vote passed 3:0.

8. ADJOURNMENT – 1:55 PM

Cottonwood Development Corporation:

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Dan Thornton, Chairman

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Angela Lewis
City Secretary

River Creek Development Corporation:

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Peter Gordon, Chairman

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Angela Lewis
City Secretary