



**CITY COUNCIL SPECIAL CALLED
MEETING MINUTES
APRIL 16, 2018**

The Hutto City Council met in a regular session on Monday, April 16, 2018, 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 7:47 p.m.

ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Nathan Killough, Councilmember Tim Jordan, and Councilmember Terri Grimm, and Councilmember Lucio Valdez.

Members of staff that were present were Odis Jones, City Manager; Bill Bingham, City Attorney; Helen Ramirez, Assistant City Manager; Byron Frankland, Chief of Police; Eliska Padilla, Executive Director of Communications; Anthony Emadi, Chief Financial Officer; Jessica Bullock, Director of Economic Development, and Lisa Brown, City Secretary.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

There were no public comments.

RESOLUTIONS

- 5A. Consideration and possible action related to the reduction of financial obligations of the Hutto Economic Development Corporation Type B to the City of Hutto.

Anthony Emadi reviewed the financial obligations that would be assumed by the City that total approximately \$500,000.00 that include salaries, rental agreements, etc.

Scott Rose expressed concern that is EWCHEC is not holding up their part of the agreement why is the City continuing to do so. Can the agreement be renegotiated once the Type A Board is dissolved?

Terri Grimm stated it is not the City's responsibility to relieve the EDC of their obligations.

Motion: Councilmember Hines made a motion to reduce the financial obligations of the Hutto Economic Development Corporation Type B to the City of Hutto. Councilmember Killough seconded the motion.

Vote: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Action: The motion passed 6 ayes, and 1 nay.

5B. Consideration and possible action regarding the Performance Agreement between Titan Lone Star, LLC and the Hutto Economic development Corporation Type B.

Bill Gravell, Chairman of the Economic Development Corporation addressed the Council regarding the agreement between the EDC and Titan regarding an agreement for the development of approximately 450 acres of land to be know as the Hutto Rail Central Project. He discussed the issuance of bonds by the EDC for the purchase of the land.

Mr. Rose questioned what land he was discussing – the response was the land previously referred to as the Megasite.

Judge Gravell stated the site was ideal in that it already has access to two different sources of electricity, water and rail.

Ms. Grimm wanted to know if it would be developed in conjunction with the Union Pacific Railroad. City Manager Odis Jones stated the Union Pacific is eager to participate in the development.

Mr. Jordan asked if approval of the Performance Agreement take away the right to negotiate the price.

Mr. Jones stated that it is contemplated that the sale price would be \$1.00 per square foot while it is valued at \$0.46 per square foot.

Mr. Killough does not know id \$1.00 is enough and wants to add language “not less than \$1.00.”

Hasan Mack answered that Section 1.1 is not set in stone and that change in language can be made.

Mr. Rose asked how much has already been spent on this project - \$400,000.00.

Motion: Councilmember Killough made a motion to accept the Performance Agreement between Titan Lone Star, LLC and the Hutto Economic Development Corporation, Type B with the change in language that to read not less than \$1.00 in Section 1.1 and throughout the agreement. Councilmember Valdez seconded the motion.

Before the vote, Mayor Pro-tem recused himself from the vote.

Vote: Ayes Mayor Doug Gaul
 Councilmember Scott Rose
 Council Member Nate Killough
 Councilmember Tim Jordan
 Councilmember Lucio Valdez
 Councilmember Terri Grimm
 Recused Mayor Pro-tem Tom Hines

Action: The motion passed 6 ayes, and 0 nay, 1 recusal.

5C. Consideration on first reading and possible action on a resolution approving the Resolution of the Hutto Economic Development Corporation Type B Authorizing Issuance of Hutto Economic Development Corporation Type B Sales Tax Revenue Bonds, Taxable Series 2018; Authorizing a Pricing Officer of the Board to Approve the Amount, the Interest Rates, the Date, Payment Dates, Redemption Price, and Certain Other Terms of the Bonds; Approving Procedures and Documents Related to the Sale of the Bonds and Other Matters Related Thereto.

Mr. Valdez wanted assurances that this is not a new tax. Mr. Jones assured him this was approved by the citizens in the November 2017 election.

Motion: Councilmember Killough made a motion to approve a resolution approving the Resolution of the Hutto Economic Development Corporation Type B Authorizing Issuance of Hutto Economic Development Corporation Type B Sales Tax Revenue Bonds, Taxable Series 2018; Authorizing a Pricing Officer of the Board to Approve the Amount, the Interest Rates, the Date, Payment Dates, Redemption Price, and Certain Other Terms of the Bonds; Approving Procedures and Documents Related to the Sale of the Bonds and Other Matters Related Thereto. Councilmember Thornton seconded the motion.

Vote: Aye Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Council Member Nate Killough
 Councilmember Tim Jordan
 Councilmember Lucio Valdez
 Nay Councilmember Terri Grimm

Action: The motion passed 6 ayes, and 1 nay.

- 5D. Consideration and possible action on a Sales Tax Economic Development Corporation Type B. Agreement with the Hutto Economic Development Corporation Type B.

Hasan Mack advised the Council that an agreement was need for the City to remit the tax revenue to the EDC.

Motion: Councilmember Jordan made a motion to enter into a Sales Tax Remittance Agreement with the Hutto Economic Development Corporation Type B. Councilmember Hines seconded the motion.

Vote: Aye Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays.

- 5E. Consideration and possible action on requirements for winding up Hutto Economic Development Corporation Type A and transfer of assets and obligations from Hutto Economic Development Corporation Type A to Hutto Economic Development Corporation Type B.

Bill Bingham advised the Council that a motion was need as a follow-up to the voters' recommendation to eliminate the Type A Board and to transfer the to the Type B Corporation.

Mr. Killough asked in the Type A contracts will be renegotiated. Mr. Bingham stated some would assigned, some cancelled and some renegotiated.

Mr. Jones stated he is comfortable with the wind down of the Type A even though the investigation is ongoing. He believes the Police Chief is too.

Chief Frankland stated he is also comfortable in moving forward with the wind down.

Mr. Emadi advised the Council that the State Comptroller's office will begin sending the tax money to the Type B Board in the near future.

Motion: Councilmember Hines made a motion for the City Manager to take action to wind down the Type A Board and transfer the assets and obligations from the Hutto Economic Development Corporation Type A to the Hutto Economic Development Corporation Type B. Councilmember Rose seconded the motion.

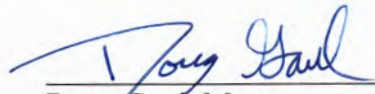
Vote: Aye Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Council Member Nate Killough
 Councilmember Tim Jordan
 Councilmember Lucio Valdez
 Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 8:42 p.m.

CITY OF HUTTO



Doug Gaul, Mayor

APPROVED:



Lisa L. Brown, City Secretary