



# City of Hutto

## Agenda

**Economic Development Corporation (EDC) Board Meeting  
and  
Community Development Corporation (CDC) Board Meeting  
Monday November 2, 2020  
6:30 p.m.  
City Council Chambers  
500 West Live Oak, Hutto, Texas**

In accordance with the Texas Open Meetings Act this NOTICE is hereby given that a regular Meeting of the City of Hutto Economic Development Corporation Board of Directors and of the City of Hutto Community Development Corporation Board of Directors will take place at the above stated date, time and location.

### **COVID-19 PRECAUTIONS**

*The following social distancing rules apply to the public attending this meeting:*

- 1) Any member of the public attending the meeting shall maintain a six-foot distance from others (except for those who live in the same household). City Staff, Corporation Staff and City Officials shall practice social distancing to the extent able without interfering in the ability to carry out the essential government functions to be conducted at this meeting.*
- 2) Attendance in the Council Chamber will be limited to allow for the public in attendance to practice social distancing. Seating may be assigned.*
- 3) Coughs and sneezes must be covered with a cloth or tissue, which should be then properly disposed of or washed, and shall not be exposed to others.*
- 4) Public courtesies such as handshakes or other greetings shall be respectfully ignored.*
- 5) Any member of the public approaching city representatives, whether they be city staff or elected or appointed officials, must maintain six-foot social distances.*

*Any person who fails to comply with the COVID-19 Precautions may be removed from the meeting.*

During the meeting, the following subjects will be discussed and may be acted upon:

1. CALL MEETING TO ORDER
2. ROLL CALL

Steven Harris, Chairman  
Don Carlson, Vice Chairman  
Kevin LaFrance, Treasurer  
Lucas Evans, Secretary  
Henry Gideon, Board Member  
Shawn Lucas, Board Member  
Mike Arismendez, Board Member

3. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE
4. PUBLIC COMMENT

- 4.A. 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., City 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 to 3 minutes.

*[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits governing bodies from fully discussing, 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. AGENDA ITEMS

- 5.A. Approval of the September 21, 2020 and the October 5, 2020 Hutto Economic Development Corporation Type A and the Hutto Community Development Corporation Type B Board of Directors' meeting minutes. (Cheri Bowman)
- 5.B. Update on monthly financials. (James Bryson)
- 5.C. Presentation, discussion, and possible action regarding the Hutto Community Development Corporation (HCDC) collaborating efforts with the Hutto Educational Foundation. (Claudia Cardwell)
- 5.D. Presentation, discussion, and possible action regarding the availability of incentives or establishing a project for K-Tonic's relocation to Hutto, Texas. (Greg Goodman)
- 5.E. Presentation, discussion, and possible action on presentation and proposal from Strategic Government Resources (SGR) for the search for the Executive Director of Economic Development. (Doug Thomas)
- 5.F. Presentation, discussion, and possible action on proposed tourism and entertainment project from the City of Hutto and JHL Company. (Stacy Schmitt and Jennifer Stevens)
- 5.G. Public hearing to receive comments for or against the approval of establishing a Project related to business development and entering into a Performance Agreement with Texas State Technical College (TSTC); discussion and possible action adopting a resolution authorizing the Chairman to execute the Performance Agreement with TSTC. (George Hyde)
- 5.H. Presentation, discussion, and possible action regarding an infrastructure project for real property currently owned by the Hutto Community Development Corporation (Gary Brown)
- 5.I. Update, discussion and possible action regarding Small Business Loan and Disaster Relief Project. (Cheri Bowman)
- 5.J. Discussion and possible action regarding adopting a resolution approving the KOKE-Fest project and a funding agreement and partial assignment with the City of Hutto, Texas (George Hyde).

- 5.K. Discussion and possible action regarding amending the Economic Development Corporation Type A's and the Hutto Community Development Corporation Type B's bylaws. (George Hyde)
- 5.L. Discussion and possible action regarding adopting a resolution authorizing the HCDC and Chairman to execute a revocable drainage easement regarding 5 parcels at the Megasite Project with Williamson County, Texas (George Hyde)

6. EXECUTIVE SESSION

- 6.A. The Board may recess its Open Session and convene into Executive Session pursuant to Government Code Chapter 551 regarding the following:

Pursuant to Sections 551.071, 551.072, and 551.087 to deliberate, seek the advice of its General Counsel, and economic development incentive negotiations, involving, but not limited to, the JHL Company, the Hutto Educational Foundation, KOKE-fest, the Hutto Co-op District in the City of Hutto, Texas, the, the Pipeline, Megasite project, and Small Business Loan and Disaster Relief Project or Project fund; including deliberations regarding real property and revocable drainage easement; and 551.074 and 551.071 to deliberate and seek advice of its General Counsel regarding the employment of an Executive Director.

- 6.B. Reconvene Open Session to discuss and consider action on any of the items listed for Executive Session.

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the **November 2, 2020** the Hutto Economic Development Corporation and the Hutto Community Development Corporation meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **September 30, 2020 by 5:00 P.M.**



Cheri Bowman, Business Retention Specialist  
Hutto Community Development Corporation

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at [City.Secretary@hutttox.gov](mailto:City.Secretary@hutttox.gov) or call (512) 759-4033 for assistance.

The Board reserves the right to recess the open session of the meeting and reconvene in Executive Session at any time between the meeting's opening and adjournment by majority vote on any item on the agenda for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding gifts and donations pursuant to Chapter 551.073 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the Board's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the item discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members of other governmental bodies, and/or city boards may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.