



City of Hutto

Agenda

Hutto Economic Development Corporation Type A and Hutto Economic Development Corporation Type B Board of Directors Meeting Monday, March 14, 2022, at 6:30 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 before 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

2. ROLL CALL

- 2.1. Mike Arismendez, Chairman
Don Carlson, Vice Chairman
Shawn Lucas, Treasurer
Mike Snyder, Board Member
Randal Clark, Board Member
Cheney Gamboa, Board Member
Victor Henry, Board Member

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

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 Hutto Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B on agenda issues and 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 CityHall 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 a full 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. CONSENT AGENDA

- 5.1. Consideration and possible action on approval of the March 1, 2022, Special Called Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B, Board of Directors Meeting minutes.
- 5.2. Consideration and possible action on approval of the February 25, 2022, Special Called Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B, Board of Directors Meeting minutes.

- 5.3. Consideration and possible action on approval of the February 14, 2022, Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B, Board of Directors Meeting minutes.
- 5.4. Consideration and possible action on approval of the January 31, 2022, Special Called Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B, Board of Directors Meeting minutes.
- 5.5. Consideration and possible action on approval of the January 27, 2022, Special Called Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B, Board of Directors Meeting minutes.
- 5.6. Update on monthly financials.

6. AGENDA ITEMS

- 6.1. Discuss and consider action on a request by Oncor to convey an easement for utilities along HWY 79 and parallel to FM3349 on the Megasite.
- 6.2. Discuss and consider action on a request by Matterhorn Express Pipeline for an easement on the Megasite.
- 6.3. Discuss and consider action to authorize the Board Chair to execute Assignment and Assumption agreements conveying Option to Purchase Real Property Agreements to the parties seeking them, as discussed in executive session, for the consideration discussed in executive session, for the applicable properties within the area between HWY 79, FM3349 and CR132.
- 6.4. Discuss and consider action on the request from TxDOT and Union Pacific Railroad for action to close railroad crossings adjacent to the Megasite.
- 6.5. Discuss and consider action on the proposed Downtown tourism incentive.
- 6.6. Discussion and action authorizing the disbursement of the second incentive to K-Tonic from the performance agreement with the Corporation.
- 6.7. Updates from subcommittees

7. EXECUTIVE SESSION

- 7.1. Pursuant to Texas Government Code Section 551.087 (Economic Development), Section 551.071 (Consult with Attorney), and Section 551.072 deliberate real property, deliberate and seek the advice of its legal counsel regarding a Downtown tourism incentive, Megasite, and surrounding properties development and property conveyances, including options and consideration, Project E, Project D12, Oncor's request for an easement on Corporate owned property, city water, and wastewater easement requests, Matterhorn Express Pipeline easement request, Project Acropolis and Project Pipeline updates.

8. ACTION RELATIVE TO EXECUTIVE SESSION

- 8.1. Discuss and consider action on a Downtown tourism incentive, the Megasite project, property conveyances of properties surrounding the Megasite, conveyance of option to purchase land agreements surrounding the Megasite and related consideration, Project E, Oncor's request for an easement on Megasite property; city water, and wastewater easement requests, Matterhorn Express Pipeline easement request, Project Acropolis and Project Pipeline projects.

9. ADJOURNMENT

10. CERTIFICATION

I certify that this notice of the Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on March 11, 2022 at 1:15 pm



Gracie Perez

The City of Hutto is committed to complying with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours before the meeting. Please email the City Secretary's office at City.Secretary@huttotx.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 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 the 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 are specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.