City of Hutto

Agenda

Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting

Monday, May 13, 2024 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 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

2. ROLL CALL

2.1. Don Carlson, Chairman
Shawn Lucas, Vice Chairman
Erin Clancy, Secretary
Marcus Coleman, Treasurer
Matthew Minton, Board Member
Brian Thompson, Board Member
Terrence Owens, 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 on 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 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. ECONOMIC DIRECTOR'S REPORT

5.1. Staff will provide updates on critical projects including the Megasite, Spine Road Construction Project, Cottonwood Properties Master Planning, City staffing updates in the Economic Development Department, sales tax training, Williamson County Economic Development Partnership, event recaps, upcoming events and deadlines, and budget preparation and implementation.

6. PRESENTATIONS

6.1. Discuss and consider a presentation on the draft Athletic Fields Feasibility Study by MHS Planning and Design.

7. AGENDA ITEMS

7.1. Discuss and consider action regarding the proposed Fiscal Year 2025 Budget of the Corporation.

7.2. Discuss and consider action regarding the rescheduling of the June Board meeting.

7.3. Discuss and consider action on Resolution R-2024-098 regarding the easements required to accommodate the right turn lane from southbound CR 3349 onto Krueger Boulevard at the Megasite.

7.4. Discuss and consider action on Resolution R-2024-099 to approve a Special Warranty Deed for right of way for the Megasite Spine Road.

7.5. Discuss and consider action on Resolution R-2024-100 to approve a Right of Entry release for Pape Dawson to provide access to the Cottonwood Properties to obtain a land survey.

7.6. Discuss and consider action to approve the Corporation's Minutes from their meeting on April 8, 2024.

7.7. Discuss and consider action to approve the Corporate Financial statements for April 2024.

8. EXECUTIVE SESSION

The Board will now recess the open meeting and reconvene in executive session pursuant to Texas Government Code Section 551.071 (Attorney Consultation), 551.087 (Economic Development), and 551.072 (Real Property) to deliberate and seek legal advice regarding workforce incentives, expansion incentives, Project 7, Spine Road Construction Project, the Megasite project, Project Titan, Project Sequel, Project Fe, Project Vanilla Wafer, Project V, EDC Moving Systems incentive agreement, Project Hutto Hospitality, the farm lease at the Megasite, the planning and development of the Cottonwood Properties, and the evaluation of available corporate funds for incentives.

9. ACTION RELATIVE TO EXECUTIVE SESSION

9.1. Discuss and consider action regarding Resolution R-2024-101 on approving payment for materials on hand for Spine Road Construction.

9.2. Discuss and consider action on resolution R-2024-102 regarding a construction change order for the Spine Road Construction Project and approval of the associated expense.

9.3. Discuss and consider action regarding the Farm Lease on the Corporation-owned land at the Megasite.

9.4. Discuss and consider action regarding Project Hutto Hospitality and the terms of their incentive agreement.

9.5. Discuss and consider action on Resolution R-2024-103 to enter into a Purchase and Sale Agreement (PSA) for Project Fe at the Megasite and authorize the chair to execute the agreement and all associated documents to enter the agreement.

9.6. Discuss and consider action regarding any item discussed in Executive Session.

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

12. CERTIFICATION

Angela Lewis

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@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 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.