



# Amended City of Hutto

## Agenda

**City Council Meeting**  
**Thursday, August 20, 2020 at 7:00 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 [www.huttotx.gov](http://www.huttotx.gov)

Page

1. CALL SESSION TO ORDER

2. ROLL CALL

3. INVOCATION:

3.1. Pastor Piet Van Waarde, Shoreline Church

4. PLEDGE OF ALLEGIANCE

5. CITY COUNCIL COMMENTS

Pursuant to Texas Government Code Sec. 551.0415, a member of the governance body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

5.1. General Comments from City Council

5.2. Council Commission Liaison Reports

6. 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 City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (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) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

Any citizen wishing to speak during public comment may do so after completing the required registration form. Comments for this meeting may also be sent to

[comments@huttotx.gov](mailto:comments@huttotx.gov) PRIOR to 4:00 pm on August 20, 2020. The email must include name, address, phone # and email to be recognized properly.  
Citizens wishing to comment by phone may call:

**Toll Free Call In: 1-800-717-4201**  
**Conference ID: 242-3288**

**Once you are in the conference call press \*5 to signal that you are requesting to speak during public comment.**

*[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits the City Council 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 City Staff for action may be placed on the agenda of a future City Council Session.]*

7. CITY MANAGER COMMENTS

- 7.1. Consideration and possible action on Resolution No. R-2020-077 for a Development Agreement between the City of Hutto with Kalorgridis and Kalogridis Development, LLC, a Limited Liability Corporation, for a property being approximately 56.797 acres, also known as The Landing Project. 7 - 22  
[Hutto Development Agreement City Combined Comments 8 14 20](#)  
[Hutto Resolution The Landing Development Agreement GC](#)

8. CONSENT AGENDA ITEMS

- 8.1. Consideration and possible action on Ordinance No. O-2020-022 -Public Information Act Policy. (Second Reading) 23 - 52  
[Hutto PIA Policy 8720](#)  
[Hutto Ordinance Adopting PIA Policy 7 31 20](#)
- 8.2. Consideration and possible action on Ordinance No. O-2020-025 Amending City Code and Creating the Right of Setoff.(Second Reading)(City Attorney) 53 - 55  
[Hutto - Right of Setoff Ordinance](#)
- 8.3. Consideration and possible action on Ordinance No. O-2020-029 declaring severance or transition agreements void.(Second Reading)(City Attorney) 56 - 59  
[Hutto Ordinance Declaring Severance or Transition Agreement Void](#)
- 8.4. Consideration and possible action on the second reading of Ordinance No. O-2020-024 granting to Oncor Electric Delivery Company, LLC, its successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, and public ways of the City of Hutto, Texas, providing for compensation therefor, providing for an effective date and a term of said franchise, providing for written acceptance of this franchise, providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, its predecessors and assigns, and finding that the meeting at which this ordinance is passed is open to the public; and providing for severability. (Second Reading) (City Attorney) 60 - 73  
[Hutto Proposed Electric Franchise 3-5-2020 B Oncor 8-6-2020 FINAL](#)
- 8.5. Consideration and Possible Action on a Resolution Authorizing the Interim City Manager to Execute A Chapter 380 Agreement Providing for Economic 74 - 89

Incentives for The Benefit of Electronic Data Carriers, Inc. (Ad Valorem Reimbursement) (Jennifer Burrington)

[2020-08-20 Resolution re Economic Incentive Agreements Ad Valorem - Clean Tri-Party Ch. 380 Agreement - EDC \(Hutto 3\) 2020-08-20 Clean](#)

- 8.6. Consideration and Possible Action on a Resolution Authorizing the Interim City Manager to Execute A Chapter 380 Agreement Providing for Economic Incentives for The Benefit of Electronic Data Carriers, Inc. (Sales Tax Reimbursement) (Jennifer Burrington) 90 - 105

[2020-08-20 Resolution re Economic Incentive Agreements Sales Tax - Clean Two-Party Ch. 380 Agreement - EDC \(Hutto3\) 2020-08-20 Clean](#)

- 8.7. Consideration and possible action on a resolution approving the proposed Wilco Ranch Phase 3 Section 1 Final Plat, 20.437 acres, more or less, of land, 83 residential lots, located at Limmer Loop and CR 119. (Ashley Lumpkin) 106 - 109

[R-2020-078Wilco Ranch Phase 3 Section 1 Final Plat 082020 WilcoRanchPh3Sec1FP-U1-FinalPlat\(7-31-20\)](#)

- 8.8. Consideration and possible action on the first reading of Ordinance No. O-2020-018 approving a Community Development Corporation budget amendment and expenditure approved by the Community Development Corporation Board of Directors in the amount of \$300,000 to fund program administration and loans made available through the Small Business Loan and Disaster Relief Project and \$50,000 to fund General Counsel legal services to the Corporation; providing an effective date. 110 - 112

[Ordinance-Amendant EDC Type B through 9-30-2020 Revised](#)

## 9. PUBLIC HEARINGS

- 9.1. Open and conduct a public hearing to hear testimony regarding the proposed Fiscal Year 2020-2021 Budget.

## 10. ORDINANCES

- 10.1. Consideration and possible action on Ordinance No. O-2020-028 relating to the Hutto Co-Op District in the City of Hutto, Texas, amending the final project and financing plan for the Tax Increment Reinvestment Zone (TIRZ) No. 1 for the Hutto Co-Op District. (First Reading) 113 - 139

[Hutto Co-Op TIRZ Project and Financing Plan 7.28.20 Exhibit A \(003\) Ordinance Co-Op Project Reinvestment Zone No 1 8-16-18 \(2\) 07.15.20 GC A](#)

## 11. RESOLUTIONS

- 11.1. Consideration and possible action on Resolution No. R-2020-073 authorizing the Interim City Manager to execute an agreement with Lauren Concrete for the purchase of concrete necessary for repairs and maintenance. (Anthony Host) 140 - 154

[Resolution No. R-2020-073 Lauren Concrete Price Comparisons](#)

- 11.2. Consideration and possible action on Resolution No. R-2020-075 waiving the attorney-client privilege concerning McGinnis Lochridge law firm's attorney fee bills in response to R000706-073019. 155

[Resolution No. R-2020-075 Waiving Attorney Client Privilege McGinnis Fee bills](#)

- 11.3. Consideration and possible action on a resolution regarding the suspension of Council member compensation. (Councilmember Snyder) 156

[Resolution No. R-2020-079 Council Compensation](#)

12. OTHER BUSINESS

- 12.1. Budget and Tax Rate Review and Discussion.

- 12.2. Consideration and possible action on the first amendment of an Interlocal Agreement regarding the Tax Increment Financing by and between Williamson County, the City of Hutto, and the Hutto Reinvestment Zone Number One. 157 - 199

[200712 First Amendment to ILA Regarding Tax Increment Financing A ILA - Exhibit A - 2018-01-18 Interlocal Agreement Regarding Tax Increment Financing Hutto.. \(003\)](#)

- 12.3. Discussion and possible action on the Capital Improvement Plan.

- 12.4. Discussion and possible action on current projects including but not limited to: 200 - 216  
-Lakeside Estates Lift Station  
-Timeline of taking over ditches in the Legends of Hutto subdivision.

[Agenda Item Report - AIR-20-310 - Pdf Legends of Hutto Drainage Presentation](#)

- 12.5. Consideration and Possible Appointments, Re-appointments and/or Removals to City Boards and Commissions. 217 - 220

[Boards Commissions List 8-11-20](#)

13. EXECUTIVE SESSION

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

- 13.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 regarding agreement with GAR Broadcasting, LLC.

- 13.2. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.

- 13.3. Discussion and deliberation regarding potential business prospects seeking to locate, stay, or expand in or near the territory of the City of Hutto and with which economic development proposals, negotiations, deliberations, offers of a financial or other incentive may be provided by the City of Hutto.

14. ACTION RELATIVE TO EXECUTIVE SESSION

- 14.1. Discussion and possible action relating to legal advice pursuant to Texas

Government Code Sec. 551.071 regarding agreement with GAR Broadcasting, LLC.

- 14.2. Discussion and possible action relating to legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.
- 14.3. Discussion and deliberation regarding potential business prospects seeking to locate, stay, or expand in or near the territory of the City of Hutto and with which economic development proposals, negotiations, deliberations, offers of a financial or other incentive may be provided by the City of Hutto.

15. ADJOURNMENT

16. CERTIFICATION

I certify that this notice of the **August 20, 2020** Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **August 14, 2020, 12:40 PM.** **Amended and reposted on 8/17/20 @ 4:18 PM**



*Holly Nagy*

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@huttox.gov](mailto:City.Secretary@huttox.gov) or call (512) 759-4033 for assistance.