



# City of Pflugerville

## Minutes - Final

### City Council

---

Thursday, December 15, 2016

6:00 PM

100 East Main Street, Suite 500

---

#### Special Joint Meeting with Pflugerville Community Development Corporation (PCDC)

#### 1. Call to order

Mayor Victor Gonzales called the special meeting to order at 6:03 p.m. Councilmembers Doug Weiss, Jeff Marsh, Starlet Sattler and Mike Heath were in attendance. Councilmember Omar Peña entered the executive session at 6:20 p.m. City employees attending: Brandon Wade, City Manager; George Hyde, City Attorney; Christa Deamer, Deputy City Secretary; Lauri Gillam, Assistant City Manager; Trey Fletcher, Assistant City Manager; Tom Word, Assistant City Manager; Terri Toledo, Public Information Officer; James Hemenes, Parks and Recreation Director; Terrell Palmer, Financial Advisor.

Pflugerville Community Development Corporation (PCDC) Boardmembers in attendance: Doug Weiss, Vice President; George Cudd, Secretary; Jim Swanzy, Treasurer; Ron Agnew, Jeff Thompson, Ken Dalfonso. Boardmember A.K. Brewer entered the executive session at 6:30 p.m. PCDC employees in attendance: Amy Madison, Executive Director; Christian Kurtz, Director of Business Development; Karla Henderson, Operations/Administrative Manager; Shannon Kackley, PCDC Attorney.

#### 2. Resolution

Mayor Gonzales announced that the City Council was retiring to executive session for discussion on item 2A. He read the item and retired to executive session. The time was 7:04 p.m.

#### 2A. [RES-0373](#)

1.) Executive Session Item: Discussions regarding deliberations on economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code and consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice concerning economic development negotiations regarding Hawaiian Falls. 2.) Open Session Item: Discuss and consider action on a Joint Resolution of the City Council and Pflugerville Community Development Corporation (PCDC) approving an Amended and Restated Disbursement Agreement with Capitol One, N.A., providing for the consent to an assignment of the lease and operations of the Hawaiian Falls waterpark to Typhoon Waterpark of Pflugerville, LLC; acknowledging the amendment, restatement, cancelation, completion, termination and survival of associated agreements between multiple parties made in connection with the Hawaiian Falls waterpark project; and, authorizing the City Manager and PCDC Executive Director to

each execute the proposed agreements and complete the remaining steps to complete the proposed operator transition.

Discussion on the item took place in executive session.

### **Executive Session - Closed**

Mayor Gonzales reconvened in open session at 7:40 p.m. No action was taken.

#### **[RES-0373](#)**

1.) Executive Session Item: Discussions regarding deliberations on economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code and consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice concerning economic development negotiations regarding Hawaiian Falls. 2.) Open Session Item: Discuss and consider action on a Joint Resolution of the City Council and Pflugerville Community Development Corporation (PCDC) approving an Amended and Restated Disbursement Agreement with Capitol One, N.A., providing for the consent to an assignment of the lease and operations of the Hawaiian Falls waterpark to Typhoon Waterpark of Pflugerville, LLC; acknowledging the amendment, restatement, cancelation, completion, termination and survival of associated agreements between multiple parties made in connection with the Hawaiian Falls waterpark project; and, authorizing the City Manager and PCDC Executive Director to each execute the proposed agreements and complete the remaining steps to complete the proposed operator transition.

Mr. Weiss read the resolution. Ms. Madison presented information and a video. Mr. Weiss and Mr. Gonzales and Mr. Heath gave comments in favor of the item. Mr. Weiss made a motion to approve the item. Mr. Gonzales seconded the motion. All voted in favor. The motion carried.

### **3. Adjourn**

Mayor Gonzales made a motion to adjourn. Mr. Weiss seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Christa Deamer  
Deputy City Secretary

Approved as \_\_\_\_\_ on January 10, 2017.