

City of Pflugerville



Minutes - Final

Thursday, February 27, 2014

6:30 PM

Regular Meeting

100 East Main Street, Suite 500

Pflugerville Community Development Corporation
(PCDC)

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Omar Peña, Starlet Sattler, Janice Heath, Randy Duncan, Doug Weiss, and George Cudd. Doug Weiss arrived at 6:37pm. Janice Heath arrived at 6:42pm. Floyd Akers, PCDC Director, Amy Madison, Assistant Executive Director, Christian Kurtz, Business Operation Manager, Ricca Keepers, PCDC Admin Tech 1, Amy Huff, PCDC Accountant, Chelsea Robertson, Pflugerville Rotary Club, Brandon Wade, Pflugerville City Manager, Trey Fletcher, Assistant City Manager, Keith Brewer, Vice President Royal Pointe HOA were also in attendance. The meeting was called to order at 6:33 pm.

2. Approval of meeting minutes

Mr. Duncan made motion to approve the minutes from the 23rd. Mr. White seconded the motion. All voted in favor. Ms. Sattler made a motion to accept the minutes from the 28th, Mr Duncan seconded. All voted in favor.

3. Financial Report

3A. Monthly and End of Year Financial Reports.

Mr. Duncan made a motion to accept all of the financials as written. Mr. White seconded the motion. All voted in favor.

4. Discuss

4A. Discuss Sponsorship of International Accelerator.

Mr. Akers presented the idea and details of Sponsorship of International Accelerator.

4B. Discuss Report on Hawaiian Falls Construction Progress.

Mr. Akers gave a update on Hawaiian Falls as per Jerry Crenshaw, CFO of Hawaiian Falls.

5. Discuss and Action

5A. Discussion and Action regarding request for Sponsorship of Rotary Club Casino Night.

Mr. Akers presented. Ms. Robertson addressed the Board about the benefits of sponsorship. Mr. White made a motion to approve the request for \$1500. Mr. Weiss seconded. All voted in favor.

5B. Discussion and Action regarding a request for Extension from Royal Pointe Home Owners Association.

Mr. Akers presented. Mr. Brewer addressed the Board about the need to extend the grant request due to lack of easements secured by the builder. Mr. Weiss

made a motion to approve the Extension until June 30, 2014. Ms. Sattler seconded the motion. All voted in favor.

- 5C.** Discussion and Action regarding Performance Agreement, 380 Agreement, Drainage Maintenance Agreement, and Land Purchase Agreement with Coretec.

Mr. Akers presented. Ms. Sattler made a motion to approve the documents as written except for a change to the brokerage agreement and brokerage contract. Mr. Duncan seconded the motion. All voted in favor.

- 5D.** Discuss and Action regarding Marketing Plan with R&R Marketing.

Mr. Akers presented the packet and asked for feedback and discussion on the marketing plan with R&R Marketing. No action was taken.

- 5E.** Discuss and Action regarding the PCDC Capitalization Policy.

Mr. Akers presented the suggestion by our auditors. Mr. White made a motion to adopt the city's template with modification to bring back to the Board as direction. Ms. Sattler seconded the motion. All voted in favor.

- 5F.** Discuss and Action regarding the request to purchase scales for the Pflugerville Police Department.

Mr. Akers presented the request from the Pflugerville Police Department to purchase portable scales. Mr. Duncan made a motion to approve purchase the scales of up to \$20,000. Mr. White seconded the motion. All voted in favor.

- 5G.** Discuss and Action regarding PCDC banking and credit cards.

Mr. Aker presented the state of the financials. No action was taken.

- 5H.** Discuss and Action regarding Economic Development Agreement with Complete Energy Systems.

6. Executive Session

The Board adjourned to Executive Session at 7:51pm.

- 6A.** 1.) Executive Session Item: Deliberations regarding real property pursuant to Chapter 551.072 of the Texas Government Code for discussion regarding the sale and purchase of real property. 2.) Open Session Item: Discussion and consider action regarding the sale and purchase of real property.

- 6B.** 1.) Executive Session Item: Deliberations regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code for discussion of negotiations, activity, prospects, leads and other economic development topics for the purpose of discussing economic development. 2.) Open Session Item: Discuss

negotiations, activity, prospects, leads and other economic development topics for the purpose of discussing economic development.

6C. 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code to discuss Economic Development Agreements with Complete Energy Systems and Bond Elections regarding ESD#2. 2.) Open Session Item: Discussion and Action concerning Economic Development Agreements with Complete Energy Systems and Bond Elections regarding ESD#2.

6D. 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code concerning economic development initiatives. 2.) Open Session Item: Discussion and Action concerning economic development initiatives.

The Board returned from Executive session at 9:35pm. No action was taken.

7. Future Agenda Items and Topics to Consider

Monthly updates on Hawaiian Falls, Bohl House Move

8. Adjourn

Mr. Duncan made a motion to adjourn. Ms. Heath seconded. All voted in favor. Meeting adjourned 9:39 pm.

The Pflugerville Community Development Corporation may retire to executive session any time between the meeting's opening and adjournment 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; discussion of real estate acquisition pursuant to Chapter 551.072 of the Texas Government Code; and/or deliberation regarding economic development negotiations pursuant to Chapter 551.086 of the Texas Government Code. Action, if any, will be taken in open session.

Omar Peña, President

This is to certify that a copy of the agenda for this meeting was posted on the bulletin board located at the City Municipal Building on the 24th day of February, 2014 at 5:00 pm pursuant to Section 551-041, Government Code.

Floyd Akers, Executive Director

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Attendance By Other Elected or Appointed Officials:

It is anticipated that members of the City Council and/or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council and/or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council and/or boards, commissions and/or committees may 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 the City Council or board, commission or committee subject to the Texas Open Meetings Act.