

# City of Pflugerville



## Minutes - Final

Thursday, January 2, 2014

6:30 PM

Regular Meeting

203 W Main Street, Suite E

**Pflugerville Community Development Corporation**  
**(PCDC)**

**1. Call to Order**

Pflugerville Community Development Corporation Board members in attendance: Janice Heath, Darelle White, Randy Duncan, Starlet Sattler, Doug Weiss and Omar Peña. Absent was George Cudd. Floyd Akers, PCDC Director, and Christian Kurtz, Business Operation Manager, were also in attendance. The meeting was called to order at 6:33pm.

**2. Election of Officers**

Mr. Akers explained that the Board elects new officers every year at the first meeting. Mr. Duncan nominated Mr. Pena for President. Mr. White seconded, Mr. White nominated Mr. Weiss for Vice President, Ms. Sattler seconded. Ms. Sattler nominated Mr. Duncan for Secretary, Mr. White seconded. Ms. Sattler nominated Mr. White for Treasurer, Mr. Duncan seconded. All voted in favor.

**3. Designation of Signatories to the First Texas Bank Account**

Mr. Akers explained the need to change signatories on the First Texas Bank account. Mr. Weiss made a motion to remove Mr. Dwyer as a signatory and add both Mr. Weiss and Mr. White to the signatory account at First Texas Bank.

**4. Public Hearing**

**4A.** Public Hearing regarding Performance Agreement, Real Estate Agreement, and Drainage Maintenance Agreement for Project Vinyl.

Mr. Akers presented the materials for Project Vinyl. The Board discussed. Mr. Duncan made a motion to close the Public Hearing. Mr. White seconded. All voted in favor.

**4B.** Public Hearing regarding Performance Agreement, Real Estate Agreement, and Drainage Maintenance Agreement for Project Hephaestus.

Mr. Akers presented the materials on Project Hephaestus to the Board. The board discussed. Mr. Duncan made motion to close public hearing. Ms. Sattler seconded. All voted in favor.

**5. Discuss and Action**

**5A.** Discuss and Action regarding Performance Agreement, Real Estate Agreement, and Drainage Maintenance Agreement for Project Vinyl.

Mr. Akers presented the materials. Mr. White made a motion to approve the Performance Agreement, Real Estate Agreement, and Drainage Maintenance Agreement for Project Vinyl. Mr. Duncan seconded. Ms. Heath abstained from the vote. All voted in favor.

**5B.** Discuss and Action regarding Performance Agreement, Real Estate

Agreement, and Drainage Maintenance Agreement for Project Hephaestus.

**Mr. Akers presented the materials on Project Hephaestus to the Board. Deferred to the next meeting. All voted in favor of deferral.**

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

**Mr. Aker presented to the Board. The Board discussed. The Board decided to add this as a reoccurring item on all new Agendas.**

## **6. Executive Session**

**The Board adjourned to Executive Session at 7:27pm.**

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

**No action**

- 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.

**No action**

- 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. 2.) Open Session Item: Discuss Economic Development Agreements with Complete Energy Systems.

**No action**

- 6D.** 1.) Executive Session Item: Discuss personnel matters related to the evaluation of the PCDC Executive Director and Staff pursuant to Chapter 551.074 of the Texas Government Code. 2.) Open Session Item: Discuss personnel matters related to the evaluation of the PCDC Executive Director and Staff .

**No action**

## **7. Future Agenda Items and Topics to Consider**

The Board returned from Executive Session at 9:27pm. No action was taken. Future Topics are to include; Complete Energy Systems, PCDC Goals, PCDC Budgets with Accountant in attendance, and Project Hesperaestus.

## 8. Adjourn

Ms. Sattler made a motion to adjourn Ms. Heath seconded the motion. All voted in favor. The Meeting adjourned at 9:29 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 30th of December 2013 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.