



City of Pflugerville

Minutes - Final City Council

Tuesday, June 12, 2012

6:00 PM

100 East Main Street, Suite 500

Special Meeting with Pflugerville Community Development Corporation (PCDC)

1. Call to order

Mayor Jeff Coleman called the special meeting to order at 6:02 p.m. Councilmembers Wayne Cooper, Brad Marshall, Darelle White, Starlet Sattler and Victor Gonzales were in attendance. Pflugerville Community Development Corporation Boardmembers in attendance: Starlet Sattler, Doug Weiss, Darelle White, Janice Heath, Randy Duncan and Omar Peña. Floyd Akers, PCDC Director was also in attendance. City employees attending: Brandon Wade, City Manager; George Hyde, City Attorney; Lauri Gillam, Assistant City Manager; Trey Fletcher, Assistant City Manager; Tom Word, Assistant City Manager; Karen Thompson, City Secretary; Dan Franz, City Engineer; Jim Bowlin, Parks and Recreation Director; Terri Waggoner, Public Information Officer.

2. Discuss only

2A. [2012-1250](#)

Update on the infrastructure improvements on the Pflugerville Community Development Corporation (PCDC) property.

Darren Strozewski of DCS Engineering, engineer retained by the PCDC for the project, provided an update and discussed with the Council. Mr. Akers also provided information on the item. No action was taken.

3. Discuss and consider action

3A. [2012-1251](#)

Discuss and consider action regarding a City of Pflugerville economic development agreement for Project Arista, a reimbursement and refund agreement between the City and PCDC for interim principal and interest payments for infrastructure related to Project Arista, and a performance agreement between the PCDC and Project Arista.

Mr. Akers provided information. He reviewed the terms of the PCDC performance agreement and stated that it had been approved by the PCDC board. Angelos Angelou, developer, provided information on the project and discussed with the Council. He stated that the design engineers and the potential buyers of the project were in attendance. Mayor Coleman asked questions regarding the refunding agreement and Mr. Akers provided information. Ms. Heath stated she thinks the PCDC sees more value in this than anything that has been put before them in a long time. Mr. Weiss stated that data centers are something that they are interested in due to the demand. There was continued discussion with Mr. Angelou. Mr. Hyde provided information on the refunding agreement and the economic development

agreement. Mayor Coleman called for a recess. The time was 6:52 p.m. Mayor Coleman reconvened at 7:05 p.m. There was continued discussion with Mr. Akers and the Council. Mr. Gonzales asked for information regarding the City's part of the project. Mr. Wade indicated they would need to retain an engineer and issue bonds for construction of the roadway and the City would issue the contract to construct the roadway. Mr. Wade explained that staff is satisfied with the addition of the refunding agreement and could recommend approval of the agreements. Discussion followed regarding the timing of the construction of the roadway and the project. Mr. Hyde provided information on an addendum to the economic development agreement with Terrell Timmermann. Mr. Akers answered questions of Mayor Coleman. Mr. Hyde indicated he had approved the agreements as to form. Mayor Coleman reviewed the agreements under consideration on the item. Mr. White made a motion to approve the agreements as presented. Mr. Cooper seconded the motion. Mr. White confirmed his motion was to approve all three agreements. Mr. Cooper confirmed his second of the motion. All voted in favor. The motion carried.

4. Executive Session

- 4A. [2012-1252](#) Executive Session Item: 1) Deliberations regarding 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 regarding a City of Pflugerville economic development agreement for Project Arista, a reimbursement and refund agreement between the City and PCDC for interim principal and interest payments for infrastructure related to Project Arista, and a performance agreement between the PCDC and Project Arista. Open Session Item: 2) Discuss and consider action regarding a City of Pflugerville economic development agreement for Project Arista, a reimbursement and refund agreement between the City and PCDC for interim principal and interest payments for infrastructure related to Project Arista, and a performance agreement between the PCDC and Project Arista.

There was no discussion on the item in executive session.

5. Adjourn

Mr. Cooper made a motion to adjourn. Ms. Sattler seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Karen Thompson
City Secretary

Approved as presented on June 26, 2012.

