

City of Pflugerville



Minutes - Final

Wednesday, December 17, 2025

6:00 PM

Regular Meeting

3801 Helios Way, Ste. 130

**Pflugerville Community Development Corporation
(PCDC)**

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/84247253342>

Phone one-tap:
+13462487799,,84247253342# US (Houston)

Join via audio:
+1 346 248 7799 US (Houston)

Webinar ID: 842 4725 3342
International numbers available: <https://us02web.zoom.us/u/k99jXLGo5>

1. Call to Order

With a quorum present, President Darelle White called the Pflugerville Community Development Corporation Regular Board meeting to order at 6:00 P.M. on Wednesday, December 17, 2025.

In-Person Attendees:
Victor Gonzales
Mark Lee
Rudy Metayer
Oscar R. Mitchell
Ceasar Ruiz
Darelle White

PCDC Staff:
Lisa Curtis
Jerry W. Jones, Jr.
Adam Maxon
Stacey Pfefferkorn
Atty. Brad Bullock (Messer Fort Law Firm)

Absent:
Adam Rosenfield

2. Opening

- A. Pledge allegiance to the flag of the United States of America: I pledge allegiance to the flag of the United States of America and to the Republic for which it stands; One Nation under God, indivisible, with liberty and justice for all.
- B. Pledge of Allegiance to the Texas State Flag: Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.
- C. Moment of Silence

3. Items of Community Interest

Executive Director Mr. Jones provided an overview of the recent Site Selector

visit, hosted in partnership with Consult Connect. He expressed his appreciation to City staff for their collaboration, which ensured the event's success, and thanked the Board for authorizing the visit. Mr. Jones emphasized the importance of the relationship-building achieved during the stay, noting that the selectors left with a very positive impression of Pflugerville. He also briefed the Board on the final feedback session, which will help shape goals for improvement and growth.

Board Member Mr. Metayer added his observations from the feedback meeting, noting that the selectors previously viewed Pflugerville as a city they simply "passed by." However, following the visit, they are now equipped to have conversations about the city. Mr. Metayer requested that the final report, including all findings and suggestions, be shared with both the PCDC Board and City Council.

4. Public Comment

No Public comment was made.

In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the PCDC Board. No formal action, discussion, deliberation, or comment will be made by the PCDC Board. Each person providing public comment will be limited to 3 minutes.

5. Regular Meeting

5A. [2025-0963](#) Discuss and consider action to approve the PCDC November 19, 2025 Regular Meeting Minutes.

Motion for Approval: Passed: 6-0

Motioned by: Mr. White

Seconded by: Mr. Mitchell

Votes:

Victor Gonzales - Yes

Mark Lee - Yes

Rudy Metayer - Yes

Oscar R. Mitchell - Yes

Cesar Ruiz - Yes

Darelle White - Yes

5B. [2025-0964](#) Review and discuss the PCDC November 2025 Staff Report to the Board of Directors.

Mr. Jones presented the November Monthly Staff Report, noting that its new format aligns directly with the CEDS document, the Strategic Plan, and the Workforce Study. This restructuring allows the Board to clearly evaluate year-end progress against established goals.

Looking ahead to Quarter 1, Mr. Jones emphasized a focus on entrepreneurship. Working closely with a consultant, the PCDC will analyze the local entrepreneurial landscape to identify service gaps and develop pathways for growth. Additionally, he noted ongoing discussions with Headwaters regarding property availability, with further talks scheduled for early next year. Mr. Jones confirmed the PCDC's attendance at the ICSC Red River Conference in San Antonio this January. Mr. Jones finalized this discussion by stating the

PCDC Team spent a week of Strategic planning to pull apart all policies, procedures, SOPs and budgets to ensure we are on track. Mr. Jones stated a final document will be presented to the board and council for approval.

5C. 2025-0992

Discuss and consider taking action on authorizing the PCDC Executive Director to sign the 1849 Park Reclaimed Water Line Easement Agreement and Related Temporary Construction and Public Utility Easement Donations to the City of Pflugerville.

Mr. Jones introduced this item to the board and yielded the floor to Abby Morrison, City of Pflugerville Public Works Services Director. Ms. Morrison explained the request in detail and as it is stated in the item description. While the motion was opened, Mr. Mitchell asked if there would be any datacom or fiber optics tied to this project. Mr. Jeff Dunsworth, Assistant Director – Utility Engineering, City of Pflugerville answered in detail.

Motion for Approval: Passed: 6-0

Motioned by: Mr. Gonzales

Seconded by: Mr. Metayer

Votes:

Victor Gonzales - Yes

Mark Lee - Yes

Rudy Metayer - Yes

Oscar R. Mitchell - Yes

Cesar Ruiz - Yes

Darelle White - Yes

5D. 2025-0988

1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.087 of the Texas Government Code to discuss economic development negotiations and financial information received from businesses expanding or relocating in the City of Pflugerville and to seek legal advice regarding such projects, incentives, and negotiations, including projects: **Nexus**, Z Star, **Listen**, Server, Sim, Bite, Pillar, Anchor, Gamma, Princess, and **Longhorn Orange**.

2.) Executive Session Item: 551.071 Consultation with Attorney regarding pending litigation: 15508 Impact Way, LLC v. Pflugerville Community Development Corp., et al., Case No. 1:23-cv-00914, U.S. Dist. Court for the Western District of Texas.

3.) Executive Session Item: Deliberations in accordance with Sections 551.072 of the Texas Government Code to discuss the sale, purchase, or lease of real property: Project Last.

4.) Executive Session Item: 551.071 Consultation with attorney regarding legal rights and obligations of PCDC under a proposed agreement with Travis County Emergency Services District No. 2.

5.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the

Business Development Director, Innovation & Entrepreneurship
Manager, Research & Data Analyst, Communications & Marketing
Manager, and Executive Assistant.

The Board went into Executive Session at 6:29 P.M.

6. Reconvene Regular Meeting

6A. [2025-0989](#) Open Session Item: Discuss and consider action on Executive Session items as needed.

The Board returned from Executive Session at 8:29 P.M.

Mr. Gonzales left the Executive Session at 8:25 P.M.

The board returned from Executive Session. Mr. Mitchell moved to authorize the Executive Director to forward the Jones Lang LaSalle Incorporated (JLL) agreement to the City Council and approve funding for the agreement not to exceed \$400,000.00.

Motion for Approval: Passed: 5-0

Motioned by: Mr. Mitchell

Seconded by: Mr. Ruiz

Votes:

Mark Lee - Yes

Rudy Metayer - Yes

Oscar R. Mitchell - Yes

Cesar Ruiz - Yes

Darelle White - Yes

7. Adjourn

The meeting was adjourned at 8:29 P.M. on Wednesday, December 17, 2025.

The Pflugerville Community Development Corporation may retire to executive session any time between the meeting's opening and adjournment on any item listed on the Agenda for the purpose of consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code; discussion of real estate pursuant to Section 551.072 of the Texas Government Code; and/or deliberation regarding economic development negotiations pursuant to Section 551.087 of the Texas Government Code by majority vote of the Board. Action, if any, will be taken in open session. PCDC President, Darelle White.

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on the 11th day of December, 2025, at 5:00PM pursuant to Section 551.041, Government Code. The Pflugerville Community Development Corporation is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Requests to speak during Public Comment must be received at least 2 hours prior to the meeting. To request to speak please contact Lisa Curtis, Executive Assistant at lisac@pfdevelopment.com or 512-990-3725 for information. This agenda has been reviewed and approved by the PCDC's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of the Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion. 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. 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. **VIDEO CONFERENCE CALL: PURSUANT TO SECTION 551.127 OF THE TEXAS GOVERNMENT CODE, ONE OR MORE MEMBERS OF THE PCDC BOARD MAY PARTICIPATE IN A MEETING REMOTELY, FOLLOWING CERTAIN GUIDELINES AND NOTICE REQUIREMENTS. A QUORUM OF THE PCDC WILL BE PHYSICALLY PRESENT FOR THE SCHEDULED MEETING AT THE ABOVE STATED LOCATION. THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT AT THE STATED MEETING LOCATION. THE MEMBER OF THE PCDC BOARD PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THE ABOVE PUBLIC LOCATION. VIDEO CONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO COMMUNICATION WITH EACH MEMBER. PARTICIPATING REMOTELY WILL BE MADE AVAILABLE AND EACH PORTION OF THE**

**MEETING HELD BY VIDEO CONFERENCE THAT IS REQUIRED TO BE OPEN TO THE
PUBLIC CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE LOCATION SPECIFIED.**

Jerry W. Jones Jr., PCDC Executive Director.