



# City of Pflugerville

## Minutes - Final City Council

---

Tuesday, October 11, 2011

6:00 PM

100 East Main Street, Suite 500

---

### Worksession

#### 1. Call to order

Mayor Jeff Coleman called the meeting to order at 6:02 p.m. Councilmembers Wayne Cooper, Brad Marshall and Starlet Sattler were in attendance. Councilmembers Darelle White and Victor Gonzales were absent. Chairman Mike Marsh called the Falcon Pointe TIRZ Board of Directors to order. Falcon Pointe TIRZ Board members in attendance: Mike Marsh, Scott Johnson, Scott Williams and Bob Dwyer. City employees attending: Brandon Wade, City Manager; George Hyde, Interim City Attorney; Lauri Gillam, Assistant City Manager; Trey Fletcher, Assistant City Manager; Christa Deamer, Deputy City Secretary; Beth Davis, Finance Director; Amy Good, Assistant Finance Director; Blake Overmyer, Building Official; Terri Waggoner, Public Information Officer; Shawn Brown, Police Lieutenant. Others attending: Rainer Ficken, Newland Communities; Bill Meyer, Newland Communities; Jody Richardson, Allen Boone Humphries Robinson LLP; John Barganski, First Southwest.

#### 2. Discuss only

- 2A. [2011-0850](#) Discussion regarding the City of Pflugerville Tax Reinvestment Zone No. One (Falcon Pointe TIRZ) Final Project Plan and Reinvestment Zone Financing Plan.

Mr. Ficken distributed handouts including a project schedule and maps. Mr. Ficken gave information and answered questions from Council. There was discussion on the item.

- 2B. [2011-0851](#) Discussion regarding the City of Pflugerville Tax Reinvestment Zone No. One (Falcon Pointe TIRZ) Development Financing Agreement (Developer Reimbursement Agreement).

Mr. Ficken distributed more handouts and gave information. Mr. Marsh stated that the project and financing plan are pretty much agreed upon by the TIRZ Board, staff and Newland. There was discussion about the financing plan and reimbursement agreement. Mr. Marsh encouraged Council to study the project plan and financing plan and let the TIRZ Board work on the reimbursement agreement. Each of the TIRZ Board members spoke on their process and gave their own individual opinions.

- 2C. [2011-0852](#) Discuss an engagement letter for Reinvestment Zone No. One of the City of Pflugerville (Falcon Pointe TIRZ) with Denton, Navarro, Rocha & Bernal P.C. for general counsel services and authorizing the City Manager to pay invoices for these legal services in anticipation of reimbursement to the City by Reinvestment Zone No. One (Falcon Pointe TIRZ) in the future.

**Mr. Wade gave information and answered questions from Council.**

### **3. Adjourn**

**Mr. Cooper made a motion to adjourn. Mr. Marshall seconded the motion. All voted in favor. There was a motion and a second to adjourn the TIRZ Board. All voted in favor. The meeting was adjourned at 6:51 p.m.**

**Respectfully submitted,**

**Christa Deamer  
Deputy City Secretary**

**Approved as presented on October 25, 2011.**