



City of Pflugerville

Minutes - Final City Council

Monday, December 16, 2013

6:30 PM

100 East Main Street, Suite 300

Special Meeting

1. Call to order

Mayor Jeff Coleman called the special meeting to order at 6:35 p.m. Councilmembers Wayne Cooper, Brad Marshall, Starlet Sattler and Victor Gonzales were in attendance. Councilmember Omar Peña was absent. City employees attending: Brandon Wade, City Manager; Lauren Crawford, Assistant City Attorney, Denton, Navarro, Rocha & Bernal, PC; Christa Deamer, Deputy City Secretary. Floyd Akers, Executive Director of the Pflugerville Community Development Corporation (PCDC) and Janice Heath, PCDC Board Member, were in attendance. Mike Cullen of First Star Bank was also in attendance.

Executive Session

Item 2A was to be included in the executive session discussion. Mayor Coleman announced that the City Council was retiring to executive session. Mayor Coleman retired to executive session at 6:35 p.m.

2. Discuss and consider action

- 2A. 2013-2593 Executive Session Item: Discussions regarding deliberations on 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 financing agreements and contracts involving the Pflugerville Community Development Corporation (PCDC) and the City and others related to Project Wave aka Hawaiian Falls Water Park; the PCDC purchase of real property for Project Wave aka Hawaiian Falls Water Park; and related funding and finance agreements for the project. 2.) Open Session Item: Discuss and consider action regarding the funding and financing agreements related to Project Wave aka Hawaiian Falls Water Park and to authorize the City Manager to execute all related amendments and necessary documents for the project as approved as to form by the City Attorney's Office.

Close Executive Session

Mayor Coleman reconvened in open session at 7:24 p.m. Mr. Cullen answered questions from Council regarding the status of bank agreements.

Executive Session

Mayor Coleman announced that the City Council was going back into executive session for further discussion on item 2A. Mayor Coleman retired to executive session at 7:38 p.m.

Close Executive Session

Mayor Coleman reconvened in open session at 7:51 p.m.

2013-2593

Executive Session Item: Discussions regarding deliberations on 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 financing agreements and contracts involving the Pflugerville Community Development Corporation (PCDC) and the City and others related to Project Wave aka Hawaiian Falls Water Park; the PCDC purchase of real property for Project Wave aka Hawaiian Falls Water Park; and related funding and finance agreements for the project. 2.) Open Session Item: Discuss and consider action regarding the funding and financing agreements related to Project Wave aka Hawaiian Falls Water Park and to authorize the City Manager to execute all related amendments and necessary documents for the project as approved as to form by the City Attorney's Office.

Mr. Gonzales made a motion to amend the Master Economic Development Agreement to amend Section 11 of the Economic Development Agreement among the City, PCDC and Hawaiian Parks - Pflugerville to require the City to make loan payments on the project banknote in the event that PCDC cannot pay, to be signed by the City Manager subject to the approval as to form by the City Attorney. Ms. Sattler seconded the motion. All voted in favor. The motion carried.

3. Adjourn

Mr. Cooper made a motion to adjourn. Mr. Marshall seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 7:51 p.m.

Respectfully Submitted,

Christa Deamer
Deputy City Secretary

Approved as _____ January 14, 2014