



# City of Pflugerville

## Meeting Agenda

### Pflugerville Community Development Corporation (PCDC)

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Wednesday, August 21, 2019

6:00 PM

3801 Helios Way, STE 130

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#### Regular Meeting

**1. Call To Order**

**2. Opening**

**A. Pledge of 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.**

**3. Public Comment**

**4. Approve July 11, 2019 Special Meeting Minutes**

**5. Approve July, 2019 Financials**

**6. Public Hearing**

- 6A.** [2019-7745](#) A Public Hearing regarding amending the FY2020 budget to include an additional \$500,000 for SH 45 sewer extension.

**7. Discuss Only**

- 7A.** [2019-7750](#) Discussion and presentation on the FM 685 improvements for the waterpark.
- 7B.** [2019-7762](#) Discussion and presentation on a City of Pflugerville request, not to exceed \$33,000, for the purpose of park and trail improvements. Presented by Shane Mize, City of Pflugerville Parks & Recreation Director.
- 7C.** [2019-7749](#) Discussion and presentation on the PCDC CEDS 2.0.

**8. Executive Session**

- 8A.** [2019-7755](#) 1.) Executive Session Item: Discussion of the duties of the Executive Director pursuant to Chapter 551.074 of the Texas Government Code regarding budget preparations and personnel.

- 8B. [2019-7756](#) 2.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.072 and 551.087 of the Texas Government Code to discuss economic development negotiations including the sale, purchase, or lease of real property 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, Typhoon Texas, Drain, Cedar, Ice, Wafer, Bronco and Highland.
- 8C. [2019-7757](#) 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**9. Discuss and Action**

- 9A. [2019-7753](#) Discuss and consider action to approve the Executive Director to transfer 9.8470 acres of property, located at ABS 73 Sur 10 Bray J L, to the City of Pflugerville for the purpose of park trail easement.
- 9B. [2019-7765](#) Discuss and consider action authorizing the Executive Director to approve funding for the City of Pflugerville, not to exceed \$33,000, for the purpose of park and trail improvements adjacent to Springbrook development.
- 9C. [2019-7754](#) Discuss and consider action to amend PCDC FY2020 budget to include \$500,000 for SH45 sewer extension.

**10. Discuss Only**

- 10A. [2019-7764](#) Discussion on a communication tool, SLACK, for purposes of business communication between board members and staff.
- 10B. [2019-7747](#) Discussion on PCDC FY2019 Quarterly Calendar.
- 10C. [2019-7773](#) Discussion regarding the City of Pflugerville Code of Conduct and possible amendments for the PCDC Code of Ethics. Presented by Monte Akers, General Counsel.

**11. Future Items**

**12. Adjourn**

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.

Victor Johnson, 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 16th day of August, 2019 at 5:00 p.m. pursuant to Section 551.041 of the Texas Government Code.

Amy Madison, Executive Director

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Hearing-impaired or speech-disabled

persons equipped with telecommunication devices for the deaf may call 272-9916 or may utilize the statewide Relay Texas program at 1-800-735-2988. 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 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.