



# City of Pflugerville

## Minutes - Final City Council

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Saturday, December 21, 2013

4:00 PM

100 East Main Street, Suite 300

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### Special Meeting

#### 1. Call to order

Mayor Jeff Coleman called the special meeting to order at 4:05 p.m. Councilmembers Brad Marshall, Starlet Sattler and Victor Gonzales were in attendance. Councilmembers Wayne Cooper and Omar Peña were absent. City employees in attendance: Brandon Wade, City Manager and Lauri Gillam, Assistant City Manager. George Hyde, City Attorney, participated by telephone.

#### 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.

There was discussion in open session regarding the history to date of the Hawaiian Falls project. Mayor Coleman announced that the City Council was retiring to executive session on the item at 4:25 p.m. Mayor Coleman reconvened in open session at 4:55 p.m. No action was taken in executive session.

Representatives from Hawaiian Falls discussed the project with the Council. Pflugerville Community Development Corporation (PCDC) Executive Director Floyd Akers was also in attendance. Terrell Palmer, the city's financial advisor, participated by telephone. David Busch, Hawaiian Falls Chief Executive Officer; Jerry Crenshaw, Hawaiian Falls Chief Financial Officer; and Evan Barnett, Hawaiian Falls Regional Vice President; reviewed the project and described the project to date. Discussion ensued regarding financing options.

Mayor Coleman announced that the City Council was returning to executive session on the item at 5:05 p.m. Janice Heath, PCDC Boardmember, joined the executive session. Mayor Coleman reconvened in open session at 5:20 p.m. No action was taken in executive session.

Ms. Sattler moved to approve an amendment to Section 11 of the Chapter 380 Economic Development Agreement as presented by staff authorizing the city to provide PCDC interim funding for property acquisition and interim construction costs to maintain the agreed project completion schedule and allow PCDC to secure permanent financing. Mr. Marshall seconded the motion. The vote was as follows: Ms. Sattler, aye; Mr. Marshall, aye; and Mr. Gonzales, aye. The motion carried.

### 3. Adjourn

Ms. Sattler moved to adjourn the meeting. Mr. Marshall seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 5:25 p.m.

Respectfully submitted,

Karen Thompson  
City Secretary

Approved as \_\_\_\_\_ on January 14, 2014.