

City of Pflugerville



Minutes - Final

Thursday, January 23, 2014

6:30 PM

Regular Meeting

100 East Main Street, Suite 500

Pflugerville Community Development Corporation
(PCDC)

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Darelle White, Randy Duncan, Starlet Sattler, George Cudd and Omar Peña. Absent was Janice Heath. Doug Weiss came in at 6:37. Floyd Akers, PCDC Director, Amy Madison, PCDC Assistant Executive Director and Christian Kurtz, Business Operation Manager, were also in attendance. The meeting was called to order at 6:34pm. Mr. Richard Donoghue from McCall, Parkhurst and Horton was also in attendance.

2. Approval of meeting minutes

Mr. Akers presented the minutes to the Board. Mr. White made motion to approve all of the minutes. Ms. Sattler seconded the motion. All voted in favor.

3. Financial Report

3A. Discussion and Action regarding engaging McCall, Parkhurst & Horton L.L.P. to serve as Bond Counsel to PCDC.

This item was deferred to the next regular meeting.

4. Discuss and Action

4A. Discussion and Action regarding engaging McCall, Parkhurst & Horton L.L.P. to serve as Bond Counsel to PCDC.

Mr. Akers presented to the Board. Mr. Donoghue, from McCall, Parkhurst and Horton, addressed the Board. Mr. White made a motion to approve. Mr. Weiss seconded the motion. All voted in favor.

4B. Discussion and Action regarding a resolution directing publication of notice of projects and notice of public hearing for Project Wave aka Hawaiian Falls Water Park.

Mr. Akers presented the motion to the Board. Mr. Donoghue explained the need for the Resolution and timeframe. Mr. Akers called for a motion for a resolution calling for directing publication of notice of projects and notice of public hearing date for February 13th. Mr. Duncan made the motion. Mr. Cudd seconded the motion. All voted in favor.

4C. Discussion and Action regarding approving the payment of Attorney General's examination fee for sales tax bonds issued to finance Project Wave aka Hawaiian Falls Water Park.

Mr. Akers presented the the need to approve the the payment of Attorney General's examination fee. Mr. White made a motion to approve. Mr. Weiss seconded the motion. All voted in favor.

4D. Discuss and Action regarding Marketing Plan with R&R Marketing.

Mr. White made a motion to table. Mr. Duncan seconded the motion. All voted in favor.

- 4E.** Discuss and Action regarding Bohls House foundation work and utilities.

Mr. Akers asked for approval of spending up to \$20,000 in providing utilities and foundation for the Bohl House. Mr. White a made a motion to approve. Ms. Sattler seconded the motion. All voted in favor.

- 4F.** Discuss and Action regarding Economic Development Agreement with Complete Energy Systems.

Ms Sattler made amotion to table. Mr. Duncan seconded. All voted in favor.

5. Resolution

- 5A.** Resolution regarding directing publication of notice of projects and notice of public hearing for Project Wave aka Hawaiian Falls Water Park.

Mr. Duncan made motion to strike the item from the Agenda as it was a duplicated line. Ms. Sattler seconded the motion. All voted in favor.

6. Executive Session

The Board adjourned to Executive Session at 6:57pm

- 6A.** 1.) Executive Session Item: Deliberations regarding real property pursuant to Chapter 551.072 of the Texas Government Code for discussion regarding the sale and purchase of real property. 2.) Open Session Item: Discussion and Action regarding the sale and purchase of real property.

- 6B.** 1.) Executive Session Item: Deliberations regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code for discussion of negotiations, activity, prospects, leads and other economic development topics for the purpose of discussing economic development. 2.) Open Session Item: Discuss negotiations, activity, prospects, leads and other economic development topics.

- 6C.** 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code to discuss Economic Development Agreements with Complete Energy Systems. 2.) Open Session Item: Discuss Economic Development Agreements with Complete Energy Systems.

- 6D.** 1.) Executive Session Item: Discuss personnel matters related to the evaluation of the PCDC Executive Director and Staff pursuant to

Chapter 551.074 of the Texas Government Code. 2.) Open Session
Item: Discuss personnel matters related to the evaluation of the PCDC
Executive Director and Staff .

The Board adjourned from Executive Session at 7:45pm. No action was taken.

7. Future Agenda Items and Topics to Consider

Special Meeting on the next Tuesday.

8. Adjourn

Mr. Duncan made a motion to adjourn. Mr. Weiss seconded the motion. All
voted in favor. The meeting adjourned at 7:46pm.

The Pflugerville Community Development Corporation may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; discussion of real estate acquisition pursuant to Chapter 551.072 of the Texas Government Code; and/or deliberation regarding economic development negotiations pursuant to Chapter 551.086 of the Texas Government Code. Action, if any, will be taken in open session.

Omar Peña, 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 17th day of January, 2014 at 5:00 pm pursuant to Section 551-041, Government Code.

Floyd Akers, Executive Director

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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.