



City of Pflugerville

Minutes - Final City Council

Tuesday, August 6, 2013

6:00 PM

100 East Main Street, Suite 500

Special Meeting

1. Call to order

Mayor Jeff Coleman called the special meeting to order at 6:02 p.m. Councilmembers Wayne Cooper, Omar Peña, Starlet Sattler and Victor Gonzales were in attendance. Councilmember Brad Marshall was absent. City employees attending: Brandon Wade, City Manager; Erin Higginbotham, Assistant City Attorney; Lauri Gillam, Assistant City Manager; Trey Fletcher, Assistant City Manager; Emily Barron, Planning Director; Dan Franz, City Engineer; Blake Overmyer, Building Official; Beth Davis, Finance Director; Amy Good, Assistant Finance Director; Terri Waggoner, Public Information Officer; Kathy Ellis, Website Coordinator; Kristine Risch, Public Information Admin Tech, Pam Cosel, Marketing and Events; Chuck Hooker, Police Chief; Laura Wilkes, Police Lieutenant; Bill Anderson, Police Lieutenant; Mark Richardson, Police Corporal.

2. Discuss and consider action

2A. 2013-2170

1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code and discussions regarding deliberations on economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code regarding economic development and other agreements for Project Wave. 2.) Open Session Item: Discuss and consider action to approve a Chapter 380 economic development agreement with the City of Pflugerville, the Pflugerville Community Development Corporation and the Project for Project Wave; a real estate contract and addendum for land purchased by the Pflugerville Community Development Corporation for the Project; a performance agreement, construction agreement, and lease and operating agreement with the Pflugerville Community Development Corporation and the Project for Project Wave; and an economic development reimbursement and refund agreement between the City of Pflugerville and the Pflugerville Community Development Corporation for Project Wave.

The item was addressed in open session. No discussion took place in executive session on the item.

Mr. Floyd Akers, Pflugerville Community Development Corporation (PCDC) Director, provided information regarding Project Wave and introduced Mr. David Busch, President and CEO of Hawaiian Falls. Mr. Busch and Mr. Evan

Barnett, Vice President of Hawaiian Falls, provided information on the company and plans for the new park to be developed in Pflugerville and discussed with Council. Additional Hawaiian Falls representatives in attendance: Mr. Noah Benjamin, Graphic Designer & Multimedia Specialist; Mr. Jerry Crenshaw, Chief Financial Officer; Ms. Kathy Wellman, Resource Services Manager; and Mr. David Alvery, Public Relations and Marketing.

Mr. Gonzales made a motion to approve the development agreements between the PCDC, City of Pflugerville and Hawaiian Falls. Mr. Cooper seconded the motion. Mayor Coleman asked if the motion was specific enough. Ms. Higginbotham recommended including all the agreements in the motion. Mr. Gonzales stated as a supplement to his motion to approve the economic development agreement between the City of Pflugerville, the PCDC and Project Wave (Hawaiin Falls), to approve a real estate contract and addendum for land purchased by the PCDC for the Project, a performance agreement, construction agreement, and lease and operating agreement with PCDC and the Project and an economic development reimbursement and refund agreement between the City and the PCDC for Project Wave. Mr. Cooper seconded the motion. Mr. Gonzales provided comments. All voted in favor. The motion carried.

Recess

Mayor Coleman called for a break at 6:38 p.m. He resumed the meeting at 6:52 p.m.

3. Resolution

- 3A. RES-0148 Discuss and consider action to adopt a resolution approving the Pflugerville Community Development Corporation's borrowing of \$1,680,000 from Citizens National Bank for a project of the Pflugerville Community Development Corporation.

Mr. Akers provided information and discussed with the Council. Mr. Peña made a motion to approve the resolution. Mr. Cooper seconded the motion. All voted in favor. The motion carried.

4. Discuss only

- 4A. 2013-2168 Discussion regarding the Fiscal Year 2014 budget.

Mr. Wade presented regarding employee benefits and discussed with the Council. Chief Hooker answered questions regarding proposed police incentives. Buddy Morris, consultant, answered questions regarding insurance benefits and associated costs.

Mr. Wade provided new proforma scenarios to the Council to bring the tax rate down to the effective rate or down 2 cents and discussed with the Council. Mayor Coleman recommended reducing by 2 cents. Discussion continued. Mr. Cooper recommended taking down a full 1/2 cent from the effective rate. Staff was to bring forward budget recommendations to the next worksession for the full 1/2 cent under the effective rate reduction.

4B. 2013-2175 1.) Executive Session Item: Discussions regarding deliberations on economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code.

There was no discussion on the item.

4C. 2013-2176 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding the provision of public utilities within the City of Pflugerville.

There was no discussion on the item.

5. Adjourn

Mr. Cooper made a motion to adjourn. Ms. Sattler seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 8:19 p.m.

Respectfully submitted,

**Karen Thompson
City Secretary**

Approved as _____ on August 23, 2013.