



City of Pflugerville

Meeting Agenda - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, January 18, 2018

6:30 PM

100 East Main Street, Suite 500

Regular Meeting

1. **Call to Order**
2. **Discuss and Consider Action**
 - 2A. [2018-6441](#) Discuss and consider action to nominate, elect and approve a resolution designating corporate officers for 2018.
 - 2B. [2018-6442](#) Discuss and consider action to approve a resolution designating permissible locations and Regular Board Meeting dates of the PCDC Board of Directors in accordance with PCDC bylaws.
3. **Approval of December 14, 2017 Regular Meeting Minutes**
4. **Approval of Financials for December 2017**
5. **Presentations**
 - 5A. [2018-6432](#) Presentation and discussion regarding Typhoon Texas' Marketing Plan by Ty Weitzel, Typhoon Texas General Manager.
 - 5B. [2018-6469](#) Presentation and discussion regarding a revised Traffic Impact Analysis for FM 685/Towne Center Dr. signal and SH 130 and Towne Center Dr. Presentation by Vivek Deshpande, Kimley-Horn and Associates, Inc.
 - 5C. [2018-6489](#) Presentation and discussion regarding a proposed website development contract by Joel Soape, President, EDSuite.
 - 5D. [2018-6439](#) Presentation and discussion on Site Selection's January issue containing a four-page article and ad for Pflugerville.
 - 5E. [2018-6440](#) Presentation and discussion on PCDC quarterly calendar.

6. Public Hearing

- 6A. [2018-6434](#) Public hearing regarding a Performance Agreement between Pflugerville Community Development Corporation and Project Flack.

7. Discuss and Consider Action

- 7A. [2018-6435](#) Discuss and consider action on approving a Performance Agreement between Pflugerville Community Development Corporation and Project Flack.
- 7B. [2018-6488](#) Discuss and consider action regarding a challenge grant request by the City of Pflugerville Parks & Recreation Department, not to exceed \$90,000, for the enhancement of the Pfluger Park Playground Project.
- 7C. [2018-6467](#) Discuss and consider action authorizing the Executive Director to enter into a contract with EDSuite, not to exceed \$21,000, for the purpose of website development.
- 7D. [2018-6468](#) Discuss and consider action authorizing the Executive Director to enter into an agreement with Kimley-Horn and Associates, Inc., not to exceed the amount of \$10,000, for the purpose of a revised Traffic Impact Analysis for FM 685/Towne Center Dr. signal and SH 130 and Towne Center Dr.

8. Executive Session

- 8A. [2018-6437](#) 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.074 of the Texas Government Code to discuss employment matters related to Karla Henderson and duties of the Executive Director and Attorney regarding the same.
- 2.) Executive Session Item: Deliberations in accordance with Sections 551.071, 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 Next Step, Flack, Still and American Marksman.

9. Future Agenda Items

10. 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

Jim Swanzy, Board 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 12th day of January 2018 at 5:00 pm pursuant to Section 551.041 of the Texas Government Code.

Amy Madison, Executive Director

The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Crystal Connally, Executive Assistant at 512-990-3725 for information. 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 Section 551.144(c) of the Texas Government Code 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.