



City of Pflugerville

Minutes - Final

City Council

Tuesday, February 28, 2017

6:00 PM

100 East Main Street, Suite 500

Special Joint Meeting with Pflugerville Community Development Corporation (PCDC)

1. Call to order

Mayor Victor Gonzales called the special meeting to order at 6:01 p.m. Councilmembers Doug Weiss, Jeff Marsh, Starlet Sattler and Mike Heath were in attendance. Councilmember Omar Peña was absent. City employees in attendance: Brandon Wade, City Manager; George Hyde, City Attorney; Karen Thompson, City Secretary; Lauri Gillam, Assistant City Manager; Trey Fletcher, Assistant City Manager; Tom Word, Assistant City Manager; Emily Barron, Planning Director; Amy Giannini, City Engineer; Jennifer Coffey, Library Director; Terri Toledo, Communications Director; Jacquelyn Smith, CIP Project Manager; Blake Overmyer, Building Official; Amy Good, Finance Director; Jim McLean, Assistant Police Chief; Jason Smith, Police Commander.

Pflugerville Community Development Corporation (PCDC) Boardmembers in attendance: Jim Swanzy, President; Ron Agnew, Vice President; Jeff Thompson, Secretary; Victor Johnson, Treasurer; Ken Dalfonso; Doug Weiss. Boardmember A.K. Brewer was absent. PCDC employees in attendance: Amy Madison, Executive Director; Christian Kurtz, Director of Business Development.

2. Resolutions

2A. [RES-0395](#)

Discuss and consider action to approve a resolution with the caption reading: JOINT RESOLUTION OF THE PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION AND THE CITY OF PFLUGERVILLE, TEXAS APPROVING AN AGREEMENT BETWEEN THE PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION AND FIRSTSOUTHWEST, A DIVISION OF HILLTOP SECURITIES INC., FOR PROFESSIONAL SERVICES IN RELATION TO FINANCIAL ADVISING FOR THE ISSUANCE AND SALE OF INDEBTEDNESS OR DEBT OBLIGATIONS.

Mr. Swanzy read the item for consideration by the PCDC and City Council. Ms. Madison provided information, stating that Terrell Palmer has been engaged by the PCDC since 2013 on a limited scale, and with this refinancing, they are asking for approval of the agreement. Mr. Palmer provided comments. Mr. Agnew made a motion to approve. Mr. Thompson seconded the motion. All voted in favor. The motion carried. Mayor Gonzales asked if there is a Council motion on the item. Mr. Heath asked regarding the termination clause and asked regarding the cost for this transaction. Mr. Palmer stated that the agreement can be terminated at any time with a 30 days notice. He stated that

his cost for this issuance is approximately \$75,000 and it will be capitalized into the loan along with the other costs of the issuance. Ms. Madison provided comments. Mr. Gonzales made a motion to approve as presented. Mr. Weiss seconded the motion. All voted in favor. The motion carried.

2B. [RES-0392](#)

Discuss and consider action to approve a resolution with the caption reading: JOINT RESOLUTION OF THE PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION AND THE CITY OF PFLUGERVILLE, TEXAS APPROVING THE PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION TO BORROW UP TO \$25,000,000 FROM WHITNEY BANK FOR THE REFUNDING OF A LOAN WITH CAPITAL ONE, N.A., MOST RECENTLY APPROVED BY RESOLUTION NO. 1426-14-11-18-0227 AND BORROWED FOR THE PURPOSE OF SUPPORTING THE DEVELOPMENT OF A WATER AND ADVENTURE PARK AND AUTHORIZING THE ECONOMIC DEVELOPMENT DIRECTOR TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS ON BEHALF OF THE PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION TO ENTER INTO AN AGREEMENT WITH WHITNEY BANK FOR A LOAN TO SO REFUND, AND FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS PERMITTING THE LOAN TO BE ENTERED INTO, ALL AS APPROVED AS TO FORM BY THE GENERAL COUNSEL OF THE CORPORATION AND THE CITY ATTORNEY.

Mr. Swanzy read the item for consideration by the PCDC and City Council. Ms. Madison presented on the PCDC's goals in the refinancing to 1.) remove the City from water park loan obligation, 2.) improve the City's bond position, 3.) refinance the Fiscal Year 2020 balloon maturity, 4.) take advantage of current low interest rates, 5.) refinance with long-term debt with no balloon. Ms. Madison provided information on the bid process. She stated that bids were opened on February 21, 2017. She provided information on Hancock Whitney Bank with the bid for a \$24,000,000 15-year loan at 4.295% interest. Mr. Palmer provided information. Ms. Madison provided additional information. Ms. Madison and Mr. Palmer answered questions of the Council. Mr. Swanzy made a motion to approve. Mr. Agnew seconded the motion. All voted in favor. The motion carried. Mayor Gonzales called for the Council to consider the item. Mr. Gonzales made a motion to approve as presented. Mr. Heath stated that it is not ideal, but is the best deal before us. He stated that he is pleased with the due diligence of the PCDC Board and Council. Ms. Sattler seconded the motion. All voted in favor. The motion carried.

3. Adjourn

There being no further business on the agenda, Mayor Gonzales adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Karen Thompson
City Secretary

Approved as presented on March 14, 2017.