



# City of Pflugerville

## Minutes - Final

### Pflugerville Community Development Corporation (PCDC)

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Wednesday, August 21, 2019

6:00 PM

3801 Helios Way, STE 130

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#### Regular Meeting

#### 1. Call To Order

Pflugerville Community Development Corporation Board members in attendance: Ms. A.K. Brewer, Mr. Victor Johnson, Mr. Ron Agnew, Mr. George Vande Werken, Mr. Doug Weiss, Mr. Jeff Coleman and Mr. Dalfonso. Staff in attendance: Ms. Amy Madison, Executive Director; Mr. Christian Kurtz, Director of Business Development; Mr. Matt Lara, Marketing and Communications Manager; Ms. Crystal Connally, Executive Assistant.

Mr. Johnson called the meeting to order at 6:04 p.m.

#### 2. Opening

A. Pledge of Allegiance to the Flag of the United States of America: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands: one nation under God, indivisible, with liberty and justice for all.

B. Pledge of Allegiance to the Texas State Flag: Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

#### 3. Public Comment

Ms. Brewer announced that Mr. Coleman received the Community Builder award from Senior Access.

Mr. Coleman motioned to close public comment. Mr. Vande Werken seconded. Motion passed 7-0.

#### 4. Approve July 11, 2019 Special Meeting Minutes

Mr. Agnew motioned to approve the July 11, 2019 Special Meeting Minutes. Mr. Vande Werken seconded. Motion passed 7-0.

#### 5. Approve July, 2019 Financials

Mr. Agnew motioned to approve the July 2019 Financials. Mr. Dalfonso seconded. Motion passed 7-0.

#### 6. Public Hearing

- 6A. [2019-7745](#) A Public Hearing regarding amending the FY2020 budget to include an additional \$500,000 for SH 45 sewer extension.

**Mr. Johnson opened the public hearing. Mr. Weiss motioned to close the public hearing. Mr. Vande Werken seconded. Motion passed 7-0.**

## 7. Discuss Only

- 7A. [2019-7750](#) Discussion and presentation on the FM 685 improvements for the waterpark.

**Ms. Madison presented the current status of the FM 685 Water Park Entrance Improvements.**

- 7B. [2019-7762](#) Discussion and presentation on a City of Pflugerville request, not to exceed \$33,000, for the purpose of park and trail improvements. Presented by Shane Mize, City of Pflugerville Parks & Recreation Director.

**Mr. Mize presented the Parks & Recreation plan for improvements to the park area near Springbrook.**

- 7C. [2019-7749](#) Discussion and presentation on the PCDC CEDS 2.0.

**Ms. Madison presented the current timeline for the CEDS 2.0 for PCDC Board workshop and City Council joint meeting and approval.**

## 8. Executive Session

- 8A. [2019-7755](#) 1.) Executive Session Item: Discussion of the duties of the Executive Director pursuant to Chapter 551.074 of the Texas Government Code regarding budget preparations and personnel.

- 8B. [2019-7756](#) 2.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 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, Typhoon Texas, Drain, Cedar, Ice, Wafer, Bronco and Highland.

- 8C. [2019-7757](#) 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**The Board went into Executive Session at 6:27 p.m. The Board returned from Executive Session at 8:15 p.m. No action was taken.**

## 9. Discuss and Action

- 9A.**    [2019-7753](#)            Discuss and consider action to approve the Executive Director to transfer 9.8470 acres of property, located at ABS 73 Sur 10 Bray J L, to the City of Pflugerville for the purpose of park trail easement.

**Ms. Madison presented for consideration a request to transfer 9.8470 acres of property, located at ABS 73 Sur 10 Bray J L, to the City of Pflugerville for the purpose of trail easement. Mr. Weiss motioned to authorize the Executive Director to work with the PCDC Attorney to convey the land to the City of Pflugerville. Mr. Agnew seconded. Motion passed 7-0.**

- 9B.**    [2019-7765](#)            Discuss and consider action authorizing the Executive Director to approve funding for the City of Pflugerville, not to exceed \$33,000, for the purpose of park and trail improvements adjacent to Springbrook development.

**Mr. Agnew motioned to authorize the Executive Director to approve funding for the City of Pflugerville not to exceed \$33,000 for the purpose of park and trail improvements adjacent to Springbrook. Ms. Brewer seconded. Motion passed 5-2.**

- 9C.**    [2019-7754](#)            Discuss and consider action to amend PCDC FY2020 budget to include \$500,000 for SH45 sewer extension.

**Assistant City Manager, Trey Fletcher, presented the waste water and capacity improvements request to serve the areas north of 45. No motion was made. No action taken.**

## **10.    Discuss Only**

- 10A..** [2019-7764](#)            Discussion on a communication tool, SLACK, for purposes of business communication between board members and staff.

**Ms. Madison presented the communication tool SLACK, for the purposes of business related texting.**

- 10B.**    [2019-7747](#)            Discussion on PCDC FY2019 Quarterly Calendar.

**Ms. Madison presented the PCDC Quarterly Calendar.**

- 10C.**    [2019-7773](#)            Discussion regarding the City of Pflugerville Code of Conduct and possible amendments for the PCDC Code of Ethics. Presented by Monte Akers, General Counsel.

**Mr. Akers presented a discussion of the City of Pflugerville Code of Conduct and the PCDC Code of Ethics so that the Board is aware of the City's adopted Code of Conduct.**

## **11.    Future Items**

**Presentation by Seedling at a future meeting.**

## **12. Adjourn**

Mr. Dalfonso motioned to adjourn the meeting. Mr. Weiss seconded. Motion passed 7-0. Meeting adjourned at 8:59 p.m.

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.

Victor Johnson, President

Approved as submitted on September 18, 2019  
Respectfully Submitted by,  
Crystal Connally, Executive Assistant  
Pflugerville Community Development Corporation