



Meeting Agenda - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, August 3, 2022

6:00 PM

3801 Helios Way, Ste. 130

Special Called Meeting

You are invited to a Zoom webinar.

When: Aug 3, 2022 06:00 PM Central Time (US and Canada)

Topic: PCDC Special Called Meeting

Please click the link below to join the webinar:

https://us02web.zoom.us/j/88144051955?pwd=64giGxXc2Usj8_CDYEGxR19Y5D9chm.1

Passcode: 155201

Or One tap mobile :

US: +13462487799,,88144051955# or +16694449171,,88144051955#

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Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 386 347 5053 or +1 564 217 2000 or +1 646 931 3860 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 881 4405 1955

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1. Call to Order
2. Opening
 - 2A. 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.
 - 2B. 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
4. Public Hearing

- 4A. [2022-0700](#) Public Hearing for Community Engagement Grant program to include funding a public transit program; including implementing a subsidized transit ridesharing program for transportation to community facilities and events and workforce development; ADA compliance; overseeing technical development and program monitoring; marketing and consultation costs, promotions and tourism; incorporating transportation for special events; focusing on safety and the environment; providing transit for those within and outside of Pflugerville employed within the city or doing business in the city; and related programs and services.

5. **Approve the June 15, 2022 PCDC Regular Board Meeting Minutes and the June 15, 2022 Work Session Minutes.**

6. **Discuss Only**

- 6A. [2022-0727](#) Discussion regarding PCDC Quarterly Calendar.
- 6B. [2022-0760](#) Discussion and update regarding Valley View Consulting recommendations and transactions to diversify and invest PCDC funds. Presented by Emily Upshaw, Valley View Consulting.
- 6C. [2022-0750](#) Discuss a High Demand Job Training Matching Grant submitted in partnership with Workforce Solutions Capital Area to increase capacity and training for the Pflugerville ISD's Emergency Medical Technician Training Program. Traci Hendrix, PFISD, CTE Director.
- 6D. [2022-0761](#) Discussion regarding a transportation program for the City of Pflugerville. Presented by Emily Barron, Assistant City Manager.
- 6E. [2022-0733](#) Discussion regarding the NaviRetail Contract and a proposed Retail and Recruitment Policy for the City of Pflugerville.
- 6F. [2022-0743](#) Presentation regarding status updates associated with the Special Use Permit for Lot 3F and Replat for Lot 3F in the SH-130 Commerce Center. Presented by Darren Strozewski, P.E. Principal, DCS.

7. **Discuss and Action**

- 7A. [2022-0752](#) Discuss and consider action approving a cost of living adjustment wage increase for all PCDC personnel and amending the FY23 Budget as required.
- 7B. [2022-0754](#) Discuss and consider action to authorize the Executive Director to enter into an agreement with Atmos Energy not to exceed \$163,924.07, for the purpose of providing gas services for the Impact Way Extension Phase III A & B project. Presented by Darren Strozewski, P.E., DCS.

- 7C. [2022-0755](#) Discuss and consider action to authorize the Executive Director to approve Change Order No. 1 for the deduction of \$26,682.00 from the construction services agreement with Joe Bland Construction on the Impact Way Extension Phase III A & B project. Presented by Darren Strozewski, P.E., DCS.

8. Executive Session

- 8A. [2022-0746](#) 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.087 of the Texas Government Code to discuss economic development negotiations 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 Project Connection and Project Charge.
- 8B. [2022-0744](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

9. 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. PCDC President, George Vande Werken.

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on the 29th day of July, 2022 at 5:00 PM pursuant to Section 551.041, Government Code.

The Pflugerville Community Development Corporation is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Requests to speak during Public Comment must be received at least 2 hours prior to the meeting. To request to speak please contact Alisa Richey, Executive Assistant at alisar@pfdevelopment.com or 512-990-3725 for information. 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 Texas Government Code Chapter

551.144(c) 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. 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.

VIDEO CONFERENCE CALL: PURSUANT TO SECTION 551.127 OF THE TEXAS GOVERNMENT CODE, ONE OR MORE MEMBERS OF THE PCDC BOARD MAY

PARTICIPATE IN A MEETING REMOTELY, FOLLOWING CERTAIN GUIDELINES AND NOTICE REQUIREMENTS. A QUORUM OF THE PCDC WILL BE PHYSICALLY PRESENT FOR THE SCHEDULED MEETING AT THE ABOVE STATED LOCATION. THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT AT THE STATED MEETING LOCATION. THE MEMBER OF THE PCDC BOARD PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THE ABOVE PUBLIC LOCATION. VIDEO CONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO COMMUNICATION WITH EACH MEMBER. PARTICIPATING REMOTELY WILL BE MADE AVAILABLE AND EACH PORTION OF THE MEETING HELD BY VIDEO CONFERENCE THAT IS REQUIRED TO BE OPEN TO THE PUBLIC CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE LOCATION SPECIFIED.

Amy Madison, PCDC Executive Director.