



# City of Pflugerville

## Minutes - Final

### Pflugerville Community Development Corporation (PCDC)

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Wednesday, June 17, 2020

6:00 PM

3801 Helios Way, Ste. 130

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#### Regular Meeting

In an effort to mitigate the spread of COVID-19 by avoiding meetings that bring people in group setting, and in accordance with the Texas Governor's Declaration of Disaster enacted March 13, 2020 and Proclamation of March 16, 2020, members of the PCDC Board of Directors may be participating remotely in compliance with the Texas Open Meetings Act, as temporarily modified by the Texas Governor. Members of the public may participate by joining at:

You are invited to a PCDC Regular Board Meeting Zoom webinar.

**When:** Jun 17, 2020 06:00 PM Central Time (US and Canada)

**Topic:** PCDC June 17, 2020 Regular Board Meeting

**Please click the link below to join the webinar:**

**<https://us02web.zoom.us/j/81333210465>**

**Or iPhone one-tap :**

**US: +13462487799,,81333210465# or +16699006833,,81333210465#**

**Or Telephone:**

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

**US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866**

**Webinar ID: 813 3321 0465**

**International numbers available: <https://us02web.zoom.us/j/81333210465>**

Public comment will only be allowed via telephone/video conference. All speakers must register to speak at least 2 hours in advance of the meeting. All public comment will occur at the beginning of the meeting under the public comment item. Speakers must call in at least 15 minutes prior to the meeting start in order to speak. Written comments may also be submitted 2 hours in advance of the meeting.

To register to speak or to submit written comments, please email [crystalc@pfdevelopment.com](mailto:crystalc@pfdevelopment.com) at least 2 hours in advance of the meeting.

A recording of the telephone/video meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

#### 1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Ms. A.K. Brewer, Dr. Erin Kurusz, Mr. Ron Agnew, Mr. Ken Dalfonso, Mr. George Vande Werken, and Mr. Jim McDonald. Staff in attendance: Ms. Amy Madison, Executive Director; Mr. Christian Kurtz, Director

of Business Development; Ms. Crystal Connally, Operations Director, Ms. Veronica Ramirez, Marketing and Communication Manager and Mr. Monte Akers, General Counsel.

Also in attendance: Mr. Trey Fletcher, Pflugerville Assistant City Manager.

Absent: Mr. Jeff Coleman

Mr. Dalfonso called the meeting to order at 6:00 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

No Public Comment.

## 4. Discuss and Action

- 4A. [2020-8276](#) Discuss and consider action authorizing the Executive Director to approve a community engagement grant request for the City of Pflugerville, not to exceed \$100,000, for the purpose of sidewalk and parking improvements at City Hall Plaza, 100 E Main Street and along Willbarger, 1st Street and Railroad. Presented by Emily Barron, City of Pflugerville Planning Department.

Mr. McDonald moved to authorize the Executive Director to approve a community engagement grant request for the City of Pflugerville, not to exceed \$100,000, for the purpose of sidewalk and parking improvements at City Hall Plaza, 100 E. Main Street and along Willbarger, 1st. Street and Railroad. Mr. Agnew seconded. Passed 6-0.

- 4B [2020-8263](#) Discuss and consider action to approve edits to the FY2020 PCDC Reserve & Budget Policy and Investment Policy.

Mr. Vande Werken moved to approve edits to the FY2020 PCDC Reserve & Budget Policy and Investment Policy. Dr. Kurusz seconded. Passed 6-0.

- 4C. [RES-0727](#) Discuss and take action on adoption of Resolution 2020-005 of the Pflugerville Community Development Corporation regarding review of the Fund Reserve & Budget Policy and The Public Funds Investment Policy.

Mr. Vande Werken moved to approve Resolution 2020-005 regarding review of the Fund Reserve & Budget Policy and the Public Funds Investment Policy for FY2021. Mr. Agnew seconded. Passed 6-0.

- 4D. [2020-8455](#) Discuss and consider action to approve the Pflugerville Community Development Corporation's FY2021 Annual Budget and associated documents and authorizing the Executive Director to forward to Pflugerville City Council for consideration.
- Mr. Agnew moved to approve PCDC's FY2021 Annual Budget and associated documents and to authorize the Executive Director to forward to Pflugerville City Council for consideration. Seconded by Ms. Brewer. Passed 6-0.
5. **Accept May, 2020 Financials**
- Mr. Agnew moved to accept May, 2020 Financials. Mr. Vande Werken seconded. Passed 6-0.
6. **Accept May 20, Regular Meeting Minutes and May 28, Work Session Minutes.**
- Mr. Agnew moved to accept the May 20, 2020 Regular Meeting Minutes and May 28, 2020 Work Session Minutes. Ms. Brewer seconded. Passed 6-0.
7. **Discuss Only**
- 7A. [2020-8452](#) Discussion and update on a PCDC application submission for a High Demand Job Training Grant through Texas Workforce Commission.
- Ms. Madison presented an update to the Board that the application has been submitted and consideration by Texas Workforce Commission is considering the application.
- 7B. [2020-8453](#) Discussion and update regarding the PCDC 3D City Strikes Back webinar series.
- Ms. Madison and Ms. Ramirez shared the results of the 3D City Webinar Series as well as future uses of the recorded series.
- 7C. [2020-8454](#) Discussion and update regarding the PCDC 2020 Development Map.
- Ms. Ramirez gave an update to the Board on the PCDC Development Map. A list of locations they will be placed was requested. A suggestion to see about adding a link to the City's website was also requested.
- 7D. [2020-8458](#) Discussion and update regarding Typhoon Texas improvements and operations.
- Ms. Madison and Mr. Delaughter, Typhoon Texas CFO, updated the Board regarding Typhoon Texas improvements and operations.
- 7E. [2020-8464](#) Discussion and update regarding future public meeting format.
- The Board discussed the meeting format over the next few months. Ms. Madison advised the Board that while our large conference room is set up to accommodate social distance meetings, the PCDC is following the City's lead on in person meetings. PCDC will continue to meet virtually and will re-evaluate over the coming months. A suggestion to ask a Senator to carry a

bill on the subject matter

- 7F. [2020-8463](#) Discussion and update regarding the City of Pflugerville ordinance establishing an equity commission.

**Ms. Madison updated the Board on the draft City of Pflugerville ordinance establishing an equity commission. Mr. Dalfonso requested to review a list of CEDS 2.0 items related to equity.**

## 8. Executive Session

- 8A. [2020-8450](#) 1.) 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: Charm, PFit and Ozzy.

- 8B. [2020-8451](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**The Board went into Executive Session at 8:14p.m.  
The Board returned from Executive Session at 10:28p.m.  
No action taken.**

## 9. Future Items

**No future items requested.**

## 10. Adjourn

**Mr. McDonald moved to adjourn. Dr. Kurusz seconded. Motion approved 6-0.  
Meeting adjourned 10:28p.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. PCDC President, Ken Dalfonso.

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 12th day of June, 2020 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. Please contact Crystal Connally, Operations Director at [crystalc@pfdevelopment.com](mailto:crystalc@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.

**VIDEOCONFERENCE 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. VIDEOCONFERENCE 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 VIDEOCONFERENCE 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.