



Meeting Agenda

Pflugerville Community Development Corporation (PCDC)

Wednesday, September 18, 2019

6:00 PM

3801 Helios Way, STE 130

Regular Meeting

1. Call to Order

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

4. Presentations

- 4A.** [2019-7824](#) Presentation regarding Seedling presented by Dan Leal, Executive Director.
- 4B.** [2019-7847](#) Presentation regarding Workforce Solutions Capital Area (WFSCA) Incumbent Worker Training Funds. Presented by Megan Elkins, Director of Talent Pipeline Success at WFSCA.

5. Executive Session

- 5A.** [2019-7826](#) 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, American Marksman, Typhoon Texas, Charm, Cedar, and Highland.
- 5B.** [2019-7831](#) 2.) Executive Session Item: Discussion of the duties of the Executive Director pursuant to Chapter 551.074 of the Texas Government Code.
- 5C.** [2019-7827](#) 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

6. Discuss and Action

- 6A. [2019-7828](#) Discuss and consider action approving a second amendment to the first amended and restated water and adventure park ground lease and operating agreement.
- 6B. [2019-7829](#) Discuss and consider action on a second amendment, to the Flooring Services SW, LTD's Economic Development Performance Agreement.

7. Discuss Only

- 7A. [2019-7825](#) Discussion regarding the PCDC Quarterly Calendar.
- 7B. [2019-7849](#) Discussion and update on administrative changes to restate the FY2020 Annual Budget related to governmental financial reporting standards.

8. Approve August 21, 2019 Regular Meeting Minutes

9. Approve August 2019 Financials

10. Future Items

11. 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.

Victor Johnson, 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 13th day of September, 2019 at 5:00 p.m. 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 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 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.