

**MINUTES**  
**REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE**  
**(FALCON POINTE TIRZ)**  
**BOARD OF DIRECTORS MEETING**  
**100 EAST MAIN STREET, SUITE 500**  
**WEDNESDAY, APRIL 17, 2013**  
**6:00 PM**

**1. Call to Order.** Chairman Mike Marsh called the meeting to order at 6:03 p.m. Boardmembers Ron Beyer, Scott Williams and Bob Dwyer were in attendance. Boardmember Scott Johnson was absent. Attending: Trey Fletcher, Assistant City Manager; Beth Davis, Finance Director; Amy Good, Assistant Finance Director; Karen Thompson, City Secretary; Charlie Zech, TIRZ Attorney, Denton, Navarro, Rocha and Bernal P.C.; Rainer Ficken and Bill Meyer, Newland Communities.

**2. Public Comment.** There were no requests to address the Board under the item.

**3. Approval of the minutes of the April 18, 2012 meeting.** Mr. Beyer made a motion to approve the minutes as presented. Mr. Williams seconded the motion. All voted in favor. The motion carried.

**4. Discuss and consider action to approve expenditures for fiscal year 2012 and expenditures through the second quarter of fiscal year 2013.** Ms. Davis presented the financial reports and discussed with the Board. Mr. Beyer made a motion to approve the financial statements and expenditures as presented. Mr. Dwyer seconded the motion. All voted in favor. The motion carried.

**5. Quarterly development update by Trey Fletcher, Assistant City Manager.** Mr. Fletcher reported on the progress of development within the TIRZ boundaries and discussed with the Board. He reported regarding single family housing development that there had been 147 housing starts and 80 finishes. He reported on platting that there were approved preliminary plats for 279 single-family lots and final plats for 280 lots. He reported on the CVS pharmacy near completion and a proposed 117-unit senior housing apartment complex.

**6. Discuss progress report, budget and schedule update for Terrabrook Falcon Pointe L.P. projects:**

**South Tract Major Facilities (i.e. Colorado Sand Drive/Lonestar Ranch Blvd)  
Falcon Pointe South Tract Lift Station No. 4**

**South Tract Amenity (i.e. ROW, entry, park, trail improvements...)**

Mr. Ficken provided handouts and a status report on their projects. He reported that roadway and pond are under construction with an estimated completion of September 2013. He stated that following the roads, they would continue with landscaping, walls and lighting. He reported the lift station is also under construction with an estimated completion of September 2013. He reviewed the project cost summary and detail regarding the detention amenity pond.

**7. Discuss amending the Final Project Plan and Reinvestment Zone Financing Plan to include the widening and construction of E. Pflugerville Parkway by Terrabrook Falcon Pointe L.P. from SH 130 to approximately 265 feet east of Colorado Sand Drive.**

Mr. Ficken recommended that the Board authorize staff and attorney to prepare documents to include the widening of E. Pflugerville Parkway in the TIRZ project plan and to move forward with that. He stated that the estimated project cost is \$1.2 million. Mr. Fletcher indicated that if there is consensus of the Board, they will move forward. Discussion followed. There was consensus of the Board that the roadway should be widened to four lanes as soon as possible and to move forward with including the project in the project plan.

**8. Discuss progress report, budget and schedule update for City of Pflugerville projects: Colorado Sand Street, Drainage, and Utility Improvement Project**

Mr. Fletcher reported on the item and discussed with the Board. He stated that the construction contract is scheduled to be awarded by the City Council on May 14, 2013 with construction completion in November or December 2013.

**9. Discuss and consider action regarding future agenda items and meeting schedule.**

The next meeting was scheduled on June 19, 2013 to include an item to amend the project plan to allow the addition of the E. Pflugerville Parkway widening project.

**10. Adjourn.** Mr. Beyer made a motion to adjourn. Mr. Williams seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 6:58 p.m.

Approved as presented on July 24, 2013.

---

Mike Marsh  
Chair