



# City of Pflugerville

## Minutes - Final City Council

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Tuesday, August 25, 2015

7:00 PM

100 East Main Street, Suite 500

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### Regular Meeting

#### 1. Call to order

Mayor Jeff Coleman called the regular meeting to order at 7:00 p.m. Councilmembers Wayne Cooper, Brad Marshall, Starlet Sattler and Victor Gonzales were in attendance. Councilmember Omar Peña was absent. City employees attending: Brandon Wade, City Manager; George Hyde, City Attorney; Karen Thompson, City Secretary; Trey Fletcher, Assistant City Manager; Tom Word, Assistant City Manager; Chuck Hooker, Police Chief; Jim McLean, Assistant Police Chief; Laura Wilkes, Police Lieutenant; Terri Waggoner, Public Information Officer; Emily Barron, Planning Director; James Hemenes, Parks Director; Amy Good, Finance Director; Sarah Moody, Budget Analyst; James Wills, Public Works Director; Jennifer Coffey, Library Director; Amy Giannini, Interim Development Services Engineering Director. Doug Weiss, Board President and Amy Madison, Interim Executive Director, of the Pflugerville Community Development Corporation (PCDC), were also in attendance.

#### 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.**

Mayor Coleman led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

**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.**

Mayor Coleman led those in attendance in reciting the Pledge of Allegiance to the Texas State Flag.

#### 3. Public Hearing and Ordinance First Reading

##### 3A. [ORD-0261](#)

Conduct a public hearing and consider approving the first reading of an ordinance with a caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF AN APPROXIMATE 17.654-ACRE TRACT OUT OF THE ELNATHAN BEBEE SURVEY NO. 5, ABSTRACT NO. 53 LOCATED BETWEEN

PFENNIG LN AND BLACK LOCUST DR, GENERALLY NORTHEAST OF THE SWENSON FARMS BLVD AND PFENNIG LN INTERSECTION, FROM AGRICULTURE/CONSERVATION (A) TO SINGLE FAMILY MIXED USE (SF-MU); TO BE KNOWN AS THE KUEMPEL TRACT/PFENNIG LANE REZONING (REZ1506-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Coleman opened the public hearing and read the item to include the ordinance caption under consideration. Ms. Barron presented and answered questions of the Council.

David Calabuig, 1111 Laurel Oak Trail, indicated that he is in favor of the development of single family detached homes. He indicated concerns for the maintenance of the tree line next to the trail as well as the floodplain, that it be maintained or improved. Discussion followed regarding the ownership of the property with the treeline, which was unknown. Mayor Coleman asked that staff have information concerning the tree line at the next meeting.

There were no additional requests to speak at the public hearing. Mr. Cooper made a motion to close the public hearing. Ms. Sattler seconded the motion. All voted in favor. The motion carried.

Mr. Marshall made a motion to approve the ordinance on first reading. Mr. Cooper seconded the motion. All voted in favor. The motion carried.

#### 4. Public Comment

Kimberly Hanson, 3213 Evening Breeze, spoke on her daughter's effort to hold Pflugerville Pink Pfridays in October 2015 as an amendment to the October Breast Cancer Awareness Month.

#### Reading of the Consent Agenda

Item 9C was removed from the consent agenda. Ms. Thompson read the items to include the captions of the ordinances under consideration.

#### 5. Approval of Minutes

- 5A. [2015-4181](#) Approval of the minutes of the August 11, 2015 Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

#### 6. Ordinance Second Reading

- 6A. [ORD-0262](#) Approving an ordinance on second reading with the caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING THE CITY OF PFLUGERVILLE, TEXAS CODE OF ORDINANCES, CHAPTER 72 REGARDING SPEED LIMITS ON CITY STREETS, ESTABLISHING PRIMA FACIE MAXIMUM SPEEDS, AND

**PROVIDING AN EFFECTIVE DATE**

The ordinance was approved on second and final reading on the consent agenda.

**7. Ordinances First Reading**

- 7A. [ORD-0263](#) Approving an ordinance on first reading with the caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING THE CITY OF PFLUGERVILLE, TEXAS CODE OF ORDINANCES, CHAPTER 72 REGARDING SPEED LIMITS ON CITY STREETS (A.W. GRIMES BLVD, MEISTER LN, AND SUN LIGHT NEAR WAY), ESTABLISH PRIMA FACIE MAXIMUM SPEEDS, AND PROVIDING AN EFFECTIVE DATE.

The ordinance was approved on first reading on the consent agenda.

**8. Resolution**

- 8A. [RES-0263](#) Approving a resolution affirming City of Pflugerville support for actions taken by the Highland Lakes Firm Water Customer Cooperative relating to the amended and restated water management plan application filed with the Texas Commission on Environmental Quality by the Lower Colorado River Authority.

The resolution was approved on the consent agenda.

**9. Other Actions**

- 9A. [2015-4168](#) Authorizing the City Manager to execute a Public Water Easement Agreement with CSW Pflugerville, LLC and the City of Pflugerville for a water meter associated with the Shops at 685, Pad 1 project.

The item was approved on the consent agenda.

- 9B. [2015-4169](#) Authorizing the City Manager to execute a Water Line Easement Agreement between the City of Pflugerville and Manville Water Supply Corporation for a Manville water line relocation project on City parkland property located southwest of Springbrook Road and Autumn Sage Way.

The item was approved on the consent agenda.

**Action on the Consent Agenda**

Mr. Marshall made a motion to approve the consent agenda. Ms. Sattler seconded the motion. All voted in favor. The motion carried.

**10. Discuss and consider action**

- 10A.** [2015-4180](#) Discuss and consider action regarding future agenda items.
- Mr. Gonzales requested a future item to recognize Pflugerville Pink Pfridays in October 2015 in observation of Breast Cancer Awareness Month.**
- 10B.** [2015-4199](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code and deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code regarding the purchase of real property. 2.) Open Session Item: Discuss and consider action to approve the purchase of approximately 237.57 acres of property known as 16430 Cameron Road, Pflugerville, TX, and to authorize the City Manager to execute all documents required for purchase of the property.
- There was no discussion in executive session on the item. Mayor Coleman stated that the City Manager has signed a contract contingent on the Council's approval for the purchase of the property for \$18,000 per acre. Mr. Gonzales provided comments and indicated concern for spending \$4.3 million of the bond funds for the purchase of the property. He stated that he would like to address the sports complex on the front end of the project. Mr. Cooper made a motion to approve the item as presented. Mr. Marshall seconded the motion. All voted in favor. The motion carried.**
- 11. Discuss only**
- 11A.** [2015-4170](#) Discussion regarding the feasibility of funding of a senior center with Community Development Block Grant (CDBG) funds as well as potential alternatives.
- There was discussion on the item in the earlier worksession.**
- 11B.** [2015-4182](#) Discussion regarding the Fiscal Year 2016 budget and City Council Fiscal Year 2016 goals.
- There was no discussion on the item.**

### **Executive Session**

**Mayor Coleman announced that the City Council was retiring to executive session for possible discussion on items 11C, 11D, 11E, 11F, 11G, 11H, 11I and 11J. He read the items and retired to executive session. The time was 7:24 p.m.**

- 11C.** [2015-4178](#) 1.) Executive Session Item: Discussions regarding deliberations on economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code and consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice concerning economic development negotiations.
- Discussion on the item took place in executive session. No action was taken.**

- 11D.** [2015-4179](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding the provision of public utilities within the City of Pflugerville.  
**Discussion on the item took place in executive session. No action was taken.**
- 11E.** [2015-4183](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code and deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code regarding the purchase, exchange, lease, transfer and/or sale of real property.  
**Discussion on the item took place in executive session. No action was taken.**
- 11F.** [2015-4184](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding Texas Open Carry Legislation for Concealed Handgun Holders.  
**Discussion on the item took place in executive session. No action was taken.**
- 11G.** [2015-4197](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding ordinance provisions prohibiting the use of electronic hand-held devices while operating a vehicle.  
**Discussion on the item took place in executive session. No action was taken.**
- 11H.** [2015-4200](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding legal issues concerning the City's participation in a Halloween event.  
**Discussion on the item took place in executive session. No action was taken.**
- 11I.** [2015-4201](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding the interrelationship between the City Council's authority and the Pflugerville Community Development Corporation (PCDC) Board's authority over economic development corporation operations and projects and related project compliance.  
**Discussion on the item took place in executive session. No action was taken.**
- 11J.** [2015-4202](#) 1.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding performance evaluation of the City Manager for discussion regarding performance goals.  
**There was no discussion on the item.**

**Executive Session - Closed**

Mayor Coleman reconvened in open session at 10:38 p.m.

**Other Action - Removed from the Consent Agenda**

- 9C. [2015-4190](#) Approving an agreement for the City of Pflugerville to provide administrative and support services to the Pflugerville Community Development Corporation (PCDC).
- Mr. Gonzales made a motion to approve the agreement. Ms. Sattler seconded the motion. All voted in favor. The motion carried.

**12. Adjourn**

Mr. Cooper made a motion to adjourn. Ms. Sattler seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 10:38 p.m.

Respectfully submitted,

Karen Thompson  
City Secretary

Approved as \_\_\_\_\_ on September 8, 2015.