



City of Pflugerville

Minutes - Final

City Council

Tuesday, October 13, 2020

5:00 PM

100 East Main Street, Suite 500

Worksession (Telephone/Video Conference)

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the City Council will conduct this Worksession by telephone/video conference in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the COVID-19. There will be no public access to the location described above.

This Worksession Agenda and the Agenda Packet, are posted online at <https://pflugerville.legistar.com>

This telephonic/video meeting will be hosted through WebEx.
Meeting Link: <https://pflugervilletx.webex.com/pflugervilletx/onstage/g.php?MTID=e2b40a30232c2e4d59dc3d21f2590db10>

Meeting Code/Number: 146 381 1686
Dial-in number: (US toll): = 1-408-418-9388

Public comment under Public Hearing items will be allowed via telephone/video conference at the Regular Meeting scheduled to begin at 7:00 p.m. All speakers under Public Hearing items must register to speak at least 2 hours in advance of the Regular Meeting. Speakers must call in at least 15 minutes prior to the start of the Regular Meeting in order to speak. Written comments may also be submitted 2 hours in advance of the meeting.

Public comment on all items other than Public Hearing items will be allowed via telephone/video conference at the Regular Meeting scheduled to begin at 7:00 p.m. All speakers must register to speak at least 2 hours in advance of the Regular Meeting. Public comment on all items other than Public Hearing items will occur under the Public Comment item. Speakers must call in at least 15 minutes prior to the start of the Regular Meeting 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 citysecretary@pflugervilletx.gov at least 2 hours in advance of the Regular Meeting. Name and address must be included. Written comments are limited to 250 words.

A recording of the telephone/video meeting will be made, and will be available to the public upon written request.

The meeting will be available live for viewing on PFTV on the City website:
<https://www.pflugervilletx.gov/city-government/communications/pftv>

1. Call to order

Mayor Victor Gonzales called the worksession to order at 5:00 p.m. The worksession was held as a telephone/video conference. Councilmembers Jeff Marsh, Rudy Metayer, Mike Heath, Jim McDonald, and Doug Weiss were in attendance. Mayor Pro Tem Peña joined the worksession at 5:02 p.m. City employees attending: Sereniah Breland, City Manager; Charlie Zech, City Attorney; Trey Fletcher, Deputy City Manager; James Hartshorn, Assistant City Manager; Amy Giannini, Assistant City Manager; Emily Barron, Planning and Development Services Director; Terri Toledo, Communications Director; Gwen Holford, Digital Content Web Specialist; Wade Maness, Videography Multimedia Specialist; Trista Evans, Deputy City Secretary;

2. Discuss only

2A. [2020-8691](#)

Discussion regarding imposition to roadway impact fees related to the Roadway Impact Fee Study in preparation for future public hearing.

Ms. Barron introduced Jake Gutekunst with Kimley-Horn to give a presentation regarding roadway impact fees. Mr. Gutekunst provided information about the Capital Improvements Advisory Committee (CIAC) recommendations and provided a schedule of items that will be brought to future council meetings. Mr. Gutekunst described the recommendation option provided by the CIAC which included different rates for residential and non-residential land uses and different structures. The CIAC recommendation presented a flat rate for across the city while non-residential was variable across the city to more directly correlate to the relative need in each area. Mr. Gutekunst provided some comparisons to other cities as well as what the fees would have been for development within Pflugerville.

Mr. Gutekunst and Ms. Barron answered questions from Council and provided additional clarification. Mr. Gutekunst stated that impact fees cannot fund 100% of the CIP in any study.

Mr Heath requested clarification regarding revenues and impact of reduced fees. Mayor Pro Tem Peña stated for consideration if the fees were a barrier to entry and would like to see some balance. Ms. Barron stated that the fees can come back to Council at any time if needed.

Mr. Marsh stated the business owner is also hit with the cost, not just developer. Mr. Weiss stated the cost will come out in up front cost or in taxes over time. Mr. Metayer stated a want for new business to pay for the cost as opposed to those already here. Mr. Metayer requested additional information

regarding the city comparison chart and choice of cities.

Mr. Gutekunst discussed the differences in impact of variable rate and non-variable rate. He stated that the non-variable rate can create a simpler system and the uniformity can make the process more digestible. He stated the variable system is a direct correlation to infrastructure needs for each area.

Mr. McDonald asked if there have been cities who effected a roadway impact fee program then rolled it back because of negative consequences. Mr. Gutekunst stated not with the cities they have worked with, City of Hutto placed an indefinite suspension on theirs. Mr. McDonald asked if there are smaller areas inside the service area where the fees might be lower to incentivize growth. Mayor Gonzales stated a need to incorporate a combination of fees to meet the cost of the needs.

2B. [2020-8715](#)

Executive Session Item: Deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code regarding the purchase, exchange, lease, and/or value of real property.

Mayor Gonzales announced that the City Council was retired to executive session on items 2B and 2C for discussion in executive session. He read the items and retired to executive session at 5:58 p.m. Discussion on the item took place in executive session. No action was taken.

2C. [2020-8716](#)

Executive Session Item: Deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code regarding the purchase, exchange, lease, and/or value of real property related to 102 S. 3rd Street.

Discussion of item took place in executive session during regular meeting. No action was taken.

3. Adjourn

Mayor Gonzales reconvened in open session at 6:21 p.m. Mayor Pro Tem Peña and Councilmembers McDonald, Marsh, Heath, Weiss, and Metayer were in attendance. Mayor Gonzales adjourned the meeting at 6:22 p.m.

Respectfully Submitted,

Trista Evans
Deputy City Secretary

Approved as presented on October 27, 2020.