



City of Pflugerville

Minutes - Final City Council

Tuesday, June 9, 2015

7:00 PM

100 East Main Street, Suite 500

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. City Councilmember Omar Peña was absent. City employees attending: Brandon Wade, City Manager; George Hyde, City Attorney; Karen Thompson, City Secretary; Lauri Gillam, Assistant City Manager; Trey Fletcher, Assistant City Manager; Emily Barron, Planning Director; Amy Good, Finance Director; Jeremy Frazzell, Senior Planner; Dan Franz, City Engineer; James Hemenes, Parks Director; Terri Waggoner, Public Information Officer; Chuck Hooker, Police Chief; Rhonda McLendon, Animal Shelter Director; Darrell Winslett, Water Conservation Manager; James Wills, Public Works Director. Doug Weiss, President; Floyd Akers, Executive Director; Amy Madison, Assistant Executive Director, of the Pflugerville Community Development Corporation (PCDC) attended the meeting.

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. Presentations

- 3A. [2015-3987](#)** Proclamation declaring June 15, 2015 as Ride to Work Day in the City of Pflugerville.

Mayor Coleman read and presented the proclamation to the members of the Gold Wing Road Riders Association in attendance.

- 3B. [2015-3959](#)** Presentation of the 2015 Capital Improvement Bond Committee recommendations in consideration of a proposed November 3, 2015 bond election.

Mr. Fletcher indicated that Melody Ryan, Chair and Rodney Blackburn, Vice Chair, were in attendance. Committee members Karyn Buchanan, Ken Dalfonso, and Mike Heath were also in attendance. Mr. Blackburn distributed recommendations of the Senior Task Force to the Council. Ms. Ryan presented the recommendations of the Bond Committee to include: Roads totalling \$20,167,000: East Pflugerville Parkway (\$5.64 million), Immanuel Road (\$2.678 million), Old Austin Hutto Road (\$2.266 million), and Weiss Lane (\$9.579 million); New Animal Shelter totalling \$9,052,000; Parks/Trails totalling \$2,060,000: Parks \$1,470,000 and Trails \$590,000. Ms. Ryan noted that the Bond Committee recommended that a feasibility study for a new Recreation Center be funded in upcoming budgets. Ms. Ryan, Mr. Hemenes and Mr. Fletcher answered questions of Council. Mr. Fletcher stated that the animal shelter conceptual plans including operations and maintenance costs would be presented at an upcoming Council meeting. Mr. Wade discussed the timeline for calling a bond election, noting that decisions would need to be made by the end of July.

Mayor Coleman announced that the following people did not wish to speak but had asked that he announce their support for putting the animal shelter on the bond election: Lynn Vaughan, 17215 Glen Road; Harold and Mary Bieseimer, 2405 Amen Corner Road; Barbara Woodwoth, 809 Windsor Castle Drive; and Karyn Buchanan.

3C. [2015-3951](#)

Presentation regarding the status of water supplies in the region.

Mr. Wills stated that the City has two sources of water; well water and water from the LCRA (Lower Colorado River Authority). He reported on water level increases since May 11, 2015. He reported that last year 27.5% of the city's water needs were supplied by groundwater wells, thus taking pressure off the LCRA and the Highland Lakes. He reported that now that the Highland Lakes have reached more than 1.36 million acre feet and with Pflugerville's ample ground water supply and award-winning conservation efforts, the City is able to move to Stage 2 Water Restrictions. He reviewed the Stage 2 rules for watering allowing two times a week watering. Mayor Coleman indicated that continued caution is needed in ongoing water use.

4. Public Hearing and Ordinance First Reading

4A. [ORD-0255](#)

Conduct a public hearing and consider approving an ordinance on first reading with the 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 TWO SEPARATE TRACTS CONSISTING OF APPROXIMATELY 38.465 ACRES OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 14, AND APPROXIMATELY 6.279 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT 791, FROM GENERAL BUSINESS 1 (GB1) AND AGRICULTURE/CONSERVATION (A) DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD); TO BE KNOWN AS THE COMMONS AT HEATHERWILDE AND PECAN PLANNED UNIT DEVELOPMENT

(REZ1503-03); 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 caption of the ordinance under consideration. Ms. Barron presented on the item. There were no requests to speak at the public hearing. Mr. Gonzales made a motion to close the public hearing. Ms. Sattler seconded the motion. All voted in favor. The motion carried.

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

5. Public Comment

David Markley, 13010 Lamplight Village Ave, Austin, announced that Aztex Soccer had lost its fields during the flooding and in order to support those who had lost much more, they would be holding a fundraiser for flood victims on June 20, 2015. He invited local businesses to activate with Aztex.

Khala Hanson, 3213 Evening Breeze Way, stated that she would like to hold Pflugerville Pink Friday each Friday in October for breast cancer awareness month.

Mike Heath, 107 Settlers Valley Drive, asked that the Council consider additional roadway projects in the City that would include a State funding match: 130 frontage roads, FM685 and FM 1825 (Pecan Street).

Reading of the Consent Agenda

Ms. Thompson read the items to include the caption of the ordinance under consideration.

6. Approval of Minutes

- 6A. [2015-3945](#) Approval of the minutes of the May 26, 2015 Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

7. Ordinance Second Reading

- 7A. [ORD-0249](#) Approving an ordinance on second reading with the 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 TWO SEPARATE TRACTS CONSISTING OF APPROXIMATELY 3.321 ACRES OF LAND LOCATED BETWEEN FM 685 AND OLD AUSTIN-HUTTO RD., GENERALLY EAST OF THE APPLEWOOD DR. AND FM 685 INTERSECTION, FROM AGRICULTURE/CONSERVATION (A) TO GENERAL

BUSINESS 1 (GB1); TO BE KNOWN AS THE BURRELL BUSINESS PARK REZONING (REZ1503-02), AND PROVIDING AN EFFECTIVE DATE.

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

8. Resolution

- 8A. [RES-0253](#) Approving a resolution ratifying the Memorial Day 2015 Disaster Declaration and approving payment for emergency expenditures for street, bridge, storm sewer, drainage and building repairs.

The resolution was approved on the consent agenda.

9. Other Actions

- 9A. [2015-3953](#) Approving the selection of Davcar Engineering for the Design and Construction Project Management for the Pfennig Lane parking lot and restroom facility project and authorizing the City Manager to enter into negotiations regarding a scope of work and fee proposal.

The item was approved on the consent agenda.

- 9B. [2015-3956](#) Approving an agreement with MWM Design Group in the amount of \$150,100.00 for professional engineering services associated with preliminary engineering, final design, and construction phase services for the 2014 City of Pflugerville General Obligation Trail Development Gap project and authorizing the City Manager to execute the agreement.

The item was approved on the consent agenda.

- 9C. [2015-3957](#) Approving an agreement with MWM Design Group in the amount of \$30,653.94 for professional engineering services associated with preliminary engineering and public involvement for the 2014 General Obligation Mansions at Stone Hill Park Development Project and authorizing the City Manager to execute the agreement.

The item was approved on the consent agenda.

- 9D. [2015-3960](#) Authorizing the City Manager to execute a Slope Easement Agreement between Highland Park Residential Community, Inc. and the City of Pflugerville for the necessary roadway and drainage construction associated with the Heatherwilde Boulevard Capital Improvement Project.

The item was approved on the consent agenda.

- 9E. [2015-3943](#) Receive report on City Council, Commission, Board and Committee expenditures for May 2015.

The item was approved on the consent agenda.

Approval of the Consent Agenda

Mr. Gonzales made a motion to approve the consent agenda. Mr. Cooper seconded the motion. All voted in favor. The motion carried.

10. Discuss and consider action

- 10A. [2015-3942](#) Conduct interviews and discuss and consider action to appoint a student member of the Parks and Recreation Commission for a term ending May 31, 2016.

Council conducted interviews with applicants Kaylie Curington and Nicholas Beaulieu. Mr. Cooper made a motion to reappoint Kaylie Curington as the student member. Ms. Sattler seconded the motion. All voted in favor. The motion carried. Mr. Cooper encouraged Mr. Beaulieu to apply again next year.

- 10B. [2015-3944](#) Discuss and consider action regarding future agenda items.

None were noted.

Executive Session

Mayor Coleman announced that the City Council was retiring to executive session for possible discussion on items 10C, 10D, 11A, 11B, 11C, 11D and 11E. He read the items and retired to executive session. The time was 7:58 p.m.

- 10C. [2015-3966](#) 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 Pflugerville Community Development Corporation's (PCDC's) proposed sale of approximately 30 acres in the 130 Commerce Center. 2.) Open Session Item: Discuss and consider action to approve Pflugerville Community Development Corporation's (PCDC's) sale of approximately 30 acres in the 130 Commerce Center.

Discussion on the item took place in executive session. Action was taken on the item later in the meeting.

- 10D. [2015-3870](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice concerning a development agreement with the Pflugerville Independent School District.. 2.) Open Session Item: Discuss and consider action to approve a development agreement with the Pflugerville Independent School District.

Discussion on the item took place in executive session. No action was taken.

11. Discuss only

- 11A.** [2015-3946](#) 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.
- 11B.** [2015-3988](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding the City Council's statutory authority pursuant to Texas Local Government Code Section 501.401.
- Discussion on the item took place in executive session. No action was taken.
- 11C.** [2015-3947](#) 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.
- 11D.** [2015-3948](#) 1.) Executive Session Item: Consultation with legal counsel regarding provision of emergency services within the City pursuant to Chapter 551.071 of the Texas Government Code.
- Discussion on the item took place in executive session. No action was taken.
- 11E.** [2015-3986](#) 1.) Executive Session Item: Deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code for discussion related to the purchase of real property.
- Discussion on the item took place in executive session. No action was taken.

Executive Session - Closed

Mayor Coleman reconvened in open session at 9:26 p.m.

10. Discuss and consider action

- 10C.** [2015-3966](#) 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 Pflugerville Community Development Corporation's (PCDC's) proposed sale of approximately 30 acres in the 130 Commerce Center. 2.) Open Session Item: Discuss and consider action to approve Pflugerville Community Development Corporation's (PCDC's) sale of approximately 30 acres in the 130 Commerce

Center.

Mr. Cooper made a motion to approve extension of the contract until July 31, 2015 as requested. Mr. Marshall 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 9:27 p.m.

Respectfully submitted,

Karen Thompson
City Secretary

Approved as presented June 23, 2015.