



City of Pflugerville

Minutes - Final - Final

City Council

Tuesday, October 10, 2017

6:00 PM

100 East Main Street, Suite 500

Worksession

1. Call to order

Mayor Victor Gonzales called the worksession to order at 6:00 p.m. Councilmembers Doug Weiss, Jeff Marsh, Starlet Sattler and Mike Heath were in attendance. Mayor Pro Tem Omar Peña was absent. City employees attending: Brandon Wade, City Manager; Charles Zech, City Attorney; Scott Osborn, Assistant City Attorney; Karen Thompson, City Secretary; Jennifer Stubbs, Assistant City Secretary; Lauri Gillam, Assistant City Manager; Trey Fletcher, Assistant City Manager; Tom Word, Assistant City Manager; Terri Toledo, Communications Director; Emily Barron, Planning Director; Erin Sellers, Senior Planner, Jeremy Frazzell, Assistant Planning Director; James Hemenes, Parks Director; Amy Giannini, City Engineer; Chad Wood, Senior Transportation Engineer; Cindy Pierce, Development Engineering Director; Jacquelyn Smith, Capital Improvement Program Manager; Jessica Robledo, Police Chief; Jason Smith, Assistant Police Chief.

2. Discuss only

Items were addressed in the order as recorded in the minutes.

2B. [2017-6230](#)

Discussion regarding engineering scope and cost estimates for proposed downtown capital improvements. (Requested by: Councilmember Jeff Marsh)

Ms. Giannini presented a conceptual cost estimate of \$8 to 10 million for potential roadway, drainage, sidewalk and landscape improvements to downtown. Ms. Giannini answered questions of Council and discussion followed. Mr. Marsh asked the Council if this is a plan that they could move forward with in getting an architect. Mr. Weiss asked if the City had current plans in place. Ms. Giannini stated that there are no engineering plans. Mr. Wade indicated a need for an engineering scope in order to provide a more detailed cost estimate that they could provide to a future bond committee. Mr. Weiss stated that he was at a conference this past week with Mayor Gonzales and learned that funding for the other city's downtown project that was discussed was also about \$8 million. Mr. Heath stated this is a good start but not adequate for revitalization. He stated a need to expand the effort. Mr. Marsh stated that his intent was to start small and to showcase the area. He stated that he would like to focus on the business area first and then look at the broader scope. Mr. Heath requested to include Pecan Street. He stated that they need to define the vision and that he is interested in linking a regional hike and bike trail on the Mokan to reform the downtown. Mayor Gonzales

indicated to agree that they need a vision and a plan and a developer partner to invest in downtown. He stated that the \$8 to \$10 million investment needs to coincide with business revitalization. Mr. Heath suggested that they go back and look at the previous plans and recommendations and then talk about the vision. He requested that this be discussed in a worksession. There was continued discussion. Mr. Marsh suggested that they go through with the meeting to determine what plans to fund in this year's budget, to see if the city has dollars left over, and then to dedicate a worksession to downtown. There was continued discussion. Mr. Marsh and Mr. Weiss were to look at the full vision with staff.

2A. [2017-6222](#)

Update regarding zoning and land use of property within the State Highway 130 and State Highway 45 Corridors.

Ms. Tammie Williamson, Chair of the Planning and Zoning Commission; and Oscar Mitchell and Pat Epstein, Planning and Zoning Commissioners, attended. Ms. Williamson gave a presentation and updated the Council on their recommendations and process for modifications to the land use regulations along the State Highway 130 and State Highway 45 corridors. Mr. Heath asked if Planning and Zoning had looked at property values. Mr. Heath mentioned he is advocating action and a potential future agenda item. Mr. Heath requested to minimize residential and stated commercial in CL5 is his recommendation. Mr. Gonzales stated that there needs to be a blend of both and that he understands where Mr. Heath is coming from. Ms. Epstein asked for information on the direction from Council to the Planning and Zoning Commission. Mr. Wade suggested that Planning and Zoning and the City Council have a joint worksession and to possibly invite the stakeholders. There was continued discussion. The Council made plans for a joint worksession with the Planning and Zoning Commission on November 6, 2017 at 6 pm.

2C. [2017-6214](#)

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 regarding:

- A. Project Leonidas
- B. Project Amazon
- C. Project North
- D. Costco

There was no discussion on the item during the worksession. Discussion on the item took place in executive session during the regular meeting.

2D. [2017-6216](#)

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 related to:

- A. Weiss Lane Roadway Project

There was no discussion on the item during the worksession. Discussion on the item took place during the regular meeting.

2E. [2017-6243](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code regarding local, state and federal laws concerning current use of property located at 911 Ramble Creek Drive.

There was no discussion on the item during the worksession. Discussion on the item took place during the regular meeting.

2F. [2017-6227](#) 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.

There was no discussion on the item during the worksession. Discussion on the item took place during the regular meeting.

2G. [2017-6228](#) 1.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding performance evaluation of the Municipal Judge.

There was no discussion on the item during the worksession. Discussion on the item took place during the regular meeting.

3. Adjourn

Mr. Heath made a motion to close the worksession. Ms. Sattler seconded the motion. All voted in favor. The motion carried. The worksession was adjourned at 7:00 p.m.

Respectfully submitted,

**Jennifer Stubbs
Deputy City Secretary**

Approved as presented on October 24, 2017.