



# City of Pflugerville

## Minutes - Final

### City Council

---

Tuesday, November 14, 2023

5:00 PM

1611 Pfennig Lane

---

#### Worksession

Public comment will be allowed in person at the Regular Meeting scheduled to begin at 7:00p.m.

#### 1. Call to Order

Mayor Victor Gonzales called the worksession to order at 5:00pm. Mayor Pro Tem Doug Weiss and Councilmembers Ceasar Ruiz, Jim McDonald, and David Rogers were in attendance. Councilmember Kimberly Holiday joined the worksession at 5:05pm. Councilmember Rudy Metayer joined the worksession at 5:30pm.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Terri Toledo, Director of Management Services; Trista Evans, City Secretary; Charles Zech, City Attorney; Jason O'Malley, Police Chief; Jeremy Frazzell, Planning and Development Services Director.

#### 2. Discuss Only

##### 2A. [2023-1110](#)

1.) Executive Session Item: Discussion in accordance with Texas Government Code Section 551.072 Deliberation regarding Real Property and Section 551.071 Consultation with Attorney related to Downtown East development.

Mayor Gonzales stated city council was retiring to executive session for discussion on items 2A. and 2C. at 5:01pm.

Mayor Gonzales reconvened the worksession in open session at

##### 2C. [2023-1054](#)

1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code for discussion regarding litigation: Settlement and arbitration fees for Austin Materials, LLC vs. The City of Pflugerville, et. al.

Mayor Gonzales reconvened the worksession in open session at 6:02pm. No action was taken.

##### 2B. [2023-0804](#)

Joint meeting with PCDC Board and City Council for discussion regarding the Pflugerville Community Development Corporation (PCDC) Comprehensive Economic Development Strategic Plan 3.0 (CEDS 3.0).

PCDC Board Present: Dennis Spencer, Jonathan Kamenicky, Adam Rosenfield, Samantha Pisik, Victor Gonzales, Jim McDonald, Doug Weiss.

Mayor Gonzales opened the item for discussion. Amy Madison, PCDC Executive Director, discussed meeting with the steering committee and changes in the economic development profession. Tony Delisi, Ernst and Young, reviewed the CEDS 3.0 project schedule and reviewed accelerating changes, affordability, and expanded investment. Mr. Delisi discussed work from home trends reviewed stakeholder priorities. Mr. Rogers asked about an innovation district. Mr. Delisi stated it is to show opportunity for the area. Mr. Rosenfield discussed an innovation district as a center for new ideas. Discussion followed regarding AI uses. Mr. Metayer discussed needing an education center to help bring in the growing innovative environment. Mr. Metayer discussed people leaving Pflugerville to spend discretionary money. Ms. Holiday discussed the importance of bringing in higher education and concern about the housing market.

Mr. Delisi discussed a survey conducted with businesses and discussed future industries, workforce, and community. Mr. Ruiz discussed identifying what industries to bring to Pflugerville, then what kind of higher education might be needed in Pflugerville. Mr. Metayer discussed focusing on CR973 as well as SH130. Mr. Rogers discussed land banking to help guide the development. Ms. Madison discussed working with Retail Strategies to bring in more restaurants to the city and some discussions with Boeing.

### 3. Adjourn

Mayor Gonzales adjourned the worksession at 7:01pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as \_\_\_\_\_ on November 28, 2023.