



# City of Pflugerville

## Minutes - Final City Council

---

Tuesday, August 14, 2012

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 7:03 p.m. Councilmembers Wayne Cooper, Brad Marshall, Darelle White, Starlet Sattler and Victor Gonzales were in attendance. City employees attending: Brandon Wade, City Manager; George Hyde, City Attorney; Lauri Gillam, Assistant City Manager; Trey Fletcher, Assistant City Manager; Tom Word, Assistant City Manager; Karen Thompson, City Secretary; Terri Waggoner, Public Information Officer; Chuck Hooker, Police Chief; Jim Bowlin, Parks and Recreation Director; Dan Franz, City Engineer; Lisa Charbonnet, Library Director; James Wills, Public Works Director; Blake Overmyer, Building Official; Amy Good, Assistant Finance Director; Beth Davis, Finance Director; Tracy Hibbs, Utility Business Operations Manager; Laura Wilkes, Police Lieutenant; Jim McLean, Assistant Police Chief; Wiley Webb, Utilities Superintendent.

#### 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.

**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.** [2012-1353](#) Proclamation in memory of Army Specialist Krystal Alvarado Fitts, who died in service to our country in Kandahar, Afghanistan on July 17, 2012.

Mayor Coleman read and presented the proclamation to the family of Army Specialist Krystal Alvarado Fitts. He provided for display the leaf that will be placed at the Fallen Warrior Memorial in her honor.

- 3B.** [2012-1327](#) Presentation regarding Safe Routes to Schools.

Mr. Fletcher presented on the item.

- 3C. [2012-1340](#) Presentation of the Distinguished Budget Presentation Award.

Mayor Coleman presented the award to Finance staff in attendance: Ms. Davis, Ms. Good and Ms. Hibbs.

#### 4. Public Comment

Brent Hurta, 3104 Murrelet Way, indicated appreciation for the support he has received and his satisfaction in seeing the skate spots coming to fruition. He thanked the City Council.

Eddie Zamora, 21415 Martin Lane, President of the Pflugerville Youth Soccer Association (PAYSL), stated that he was in attendance concerning the issues regarding field use at the Wells Point Park. He stated that they are working through it and that his goal is to maintain the integrity of his club. He stated that he wants to do what is right for his club and his community. He stated that he is willing to meet half way. He provided information on PAYSL.

- Supp Item [RES-0099](#) Resolution ordering a General Election for November 6, 2012 for the election of Councilmembers for Place 3 and Place 5.

Mayor Coleman opened item 1A on the supplemental agenda. Mr. Gonzales made a motion to approve the resolution. Ms. Sattler seconded the motion. All voted in favor. The motion carried.

#### Reading of the Consent Agenda

Ms. Thompson read the items to be considered on the consent agenda.

#### 5. Approval of Minutes

- 5A. [2012-1350](#) Approval of the minutes of the July 24, 2012 Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

#### 6. Resolutions

- 6A. [RES-0092](#) Approving a resolution amending the City of Pflugerville Engineering Design Guidelines to update Section 7 - Pollution Control to be in compliance with the City of Pflugerville Code of Ordinances Title XV Land Usage Chapter 158 Storm Water Pollution Control Ordinance and the City of Pflugerville's Municipal Separate Storm Sewer System (MS4) Phase II Permit.

The resolution was approved on the consent agenda.

- 6B. [RES-0103](#) Approving a resolution for an Interlocal Agreement with Travis County for the administration of storm water management programs applicable

to the City of Pflugerville Extraterritorial Jurisdiction (ETJ) in Travis County and authorizing the City Manager to execute the same.

**The resolution was approved on the consent agenda.**

- 6C.**     [RES-0102](#)     Approving a resolution to authorize publication of notice, preparation of service plan and adoption of a schedule for annexation of two separate tracts of land owned by the City of Pflugerville consisting of 9.91 acres within the Villages of Hidden Lakes, located in the Gene M. Martin Survey No. 9, Abstract 529 in Travis County, Texas.

**The resolution was approved on the consent agenda.**

- 6D.**     [RES-0104](#)     Approving a resolution to authorize publication of notice, preparation of service plan and adoption of a schedule for annexation of E. Pecan Street.

**The resolution was approved on the consent agenda.**

## **7.       Other Actions**

- 7A.**     [2012-1326](#)     Approving a request for a variance to Section DG8.1C of the Engineering Design Guidelines to allow the installation of a pole mounted transformer to serve portions of the Windermere Centre III Subdivision, also known as 15812 Windermere Drive, a 4-acre commercial use development by Ridge Hill Investments, Inc. located on Windermere Drive approximately 400-ft north of Pecan Street.

**The item was approved on the consent agenda.**

- 7B.**     [2012-1333](#)     Approving a request for a variance to Section DG8.1C of the Engineering Design Guidelines to install a pole mounted transformer and above ground connections to serve portions of Lots 8 & 9, Block B of the 685 Commercial Park, a 1.04-acre light industrial use development for PT Products & Services, Inc. located at 20109 Algrog Street in Pflugerville, Texas.

**The item was approved on the consent agenda.**

- 7C.**     [2012-1343](#)     Review of the Quarterly Investment Report for the quarter ending June 30, 2012.

**The item was approved on the consent agenda.**

- 7D.**     [2012-1346](#)     Approving the selection of RVI Planning, Inc. for the Trails Master Plan and the Parks Development Plans 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.**

- 7E.**     [2012-1348](#)     Receive report on City Council, Commission, Board and Committee

expenditures for July 2012.

The item was approved on the consent agenda.

### Action on the Consent Agenda

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

### 8. Discuss and consider action

- 8A. [2012-1349](#) Discuss and consider action regarding future agenda items.

Mayor Coleman noted that he had requested a worksession for staff to provide a tutorial to the Council regarding the municipal utility districts east of SH 130.

### Executive Session

Mayor Coleman announced that the City Council was retiring to executive session on items 8B, 8C, 9A, 9B, 9C. He read the items and retired to executive session. The time was 7:26 p.m.

- 8B. [2012-1356](#) 1.) Executive Session Item: Deliberations regarding 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 regarding a proposed commercial lease agreement between Princess Craft Manufacturing Inc. and the Pflugerville Community Development Corporation (PCDC), and a proposed commercial lease agreement for sublease of the property between PCDC and Complete Energy Systems. 2.) Open Session Item: Discuss and consider action to approve a commercial lease agreement between Princess Craft Manufacturing Inc. and PCDC, and a commercial lease agreement for sublease of the property between PCDC and Complete Energy Systems.

Discussion on the item was to take place in executive session. Action on the item was taken later in the meeting during open session.

- 8C. [2012-1359](#) 1.) Executive Session Item: Deliberations regarding 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 regarding a 380 economic development agreement for the construction of the Stone Hill Town Center Roadway Connection project. 2.) Open Session Item: Discuss and consider action to approve a 380 economic development agreement for the construction of the Stone Hill Town Center Roadway Connection project.

Discussion on the item was to take place in executive session. Action on the item was taken later in the meeting during open session.

**9. Discuss only**

- 9A.**     [2012-1351](#)     1.)Executive Session Item: Consultation with legal counsel regarding agreements with Manville Water Supply Corporation pursuant to Chapter 551.071 of the Texas Government Code.
- Discussion on the item was to take place in executive session. No action was taken.**
- 9B.**     [2012-1352](#)     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 was to take place in executive session. No action was taken.**
- 9C.**     [2012-1357](#)     1.)Executive Session Item: Consultation with legal counsel regarding Hernandez v. Aaron Cawthon, et al. filed in the Western District of Texas, Austin Division and State of Texas v. Hernandez filed in the Municipal Court of Pflugerville, Texas pursuant to Chapter 551.071 of the Texas Government Code.
- Discussion on the item was to take place in executive session. No action was taken.**

**Executive Session Closed**

Mayor Coleman reconvened in open session at 8:45 p.m.

- 8B.**     [2012-1356](#)     1.) Executive Session Item: Deliberations regarding 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 regarding a proposed commercial lease agreement between Princess Craft Manufacturing Inc. and the Pflugerville Community Development Corporation (PCDC), and a proposed commercial lease agreement for sublease of the property between PCDC and Complete Energy Systems. 2.) Open Session Item: Discuss and consider action to approve a commercial lease agreement between Princess Craft Manufacturing Inc. and PCDC, and a commercial lease agreement for sublease of the property between PCDC and Complete Energy Systems.
- Ms. Sattler made a motion to approve. Mr. Marshall seconded the motion. Ms. Sattler clarified that her motion was to approve both lease agreements. Mr. Marshall reaffirmed his second. All voted in favor. The motion carried.**
- 8C.**     [2012-1359](#)     1.) Executive Session Item: Deliberations regarding 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 regarding a 380 economic development agreement for the construction of the Stone Hill Town Center Roadway Connection project. 2.) Open Session Item: Discuss and consider action to approve a 380 economic development agreement for the construction of the Stone Hill Town Center Roadway Connection project.

**Mr. White made a motion to approve the agreement in a form approved by the City Attorney. Mr. Marshall seconded the motion. All voted in favor. The motion carried.**

## **10. Adjourn**

**Mr. Gonzales made a motion to adjourn. Mr. Cooper seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 8:46 p.m.**

**Respectfully submitted,**

**Karen Thompson  
City Secretary**

**Approved as presented on August 28, 2012.**