



City of Pflugerville

Minutes - Final City Council

Tuesday, November 2, 2010

6:00 PM

100 East Main Street, Suite 500

Special Meeting with Pflugerville Community Development Corporation

1. Call to order

Mayor Jeff Coleman called the special meeting to order at 6:07 p.m.

Councilmembers Wayne Cooper, Mike Marsh, Darelle White, Starlet Sattler, and Victor Gonzales were in attendance. City employees attending: Brandon Wade, City Manager; Floyd Akers, City Attorney; Lauri Gillam, Assistant City Manager; Trey Fletcher, Managing Director of Operations; Chuck Hooker, Police Chief; Felix Benavides, City Engineer; Karen Thompson, City Secretary.

2. Discuss and consider action

Items were addressed in the order as recorded in the minutes

Mayor Coleman stated that the Council would consider the Tax Increment Reinvestment Zone (TIRZ) item and Capital Improvement Plan Priorities item first. He opened both items for consideration.

[2010-0243](#)

1.) Executive Session Item: Deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code regarding the creation of a Tax Increment Reinvestment Zone (TIRZ) and Chapter 380 economic development agreement with Newland Communities. 2.) Open Session Item: Discuss and consider action regarding the creation of a Tax Increment Reinvestment Zone (TIRZ) and Chapter 380 economic development agreement with Newland Communities.

There was discussion on the item. Additional discussion and action took place on the item later in the meeting.

Rainer Ficken of Newland Communities provided information on the proposed TIRZ and answered questions of the Council.

[2010-0292](#)

Discuss and consider the Capital Improvement Plan Priorities for FY 2011 through FY 2015.

There was discussion on the item. Additional discussion and action took place on the item later in the meeting.

Council discussion on the item took place concurrently with discussion regarding the proposed TIRZ, with consideration regarding road improvements.

2010-0249

1.) Executive Session Item: Deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code regarding a Chapter 380 economic development agreement and use of 4B funds with Pecan Street Plaza, LLC or its affiliates for the Pacana ALUR Development. 2.) Open Session Item: Discussion regarding a Chapter 380 economic development agreement and use of 4B funds with Pecan Street Plaza, LLC or its affiliates for the Pacana ALUR Development.

There was Council discussion on the item. No action was taken by the City Council.

Pflugerville Community Development Corporation (PCDC) Boardmembers Randy Duncan, Darelle White, David Clay, Jeff Reeb, Janice Heath, Omar Pena, and Doug Weiss were in attendance for joint discussion with the Council on the item. Charles Simon, PCDC Economic Development Director, was also in attendance. Mr. Duncan called the PCDC meeting to order at 6:37 p.m. Cid Galindo provided information on the proposed Pacana development. Mayor Coleman explained that the Council has voted three to one to go forward at this meeting. Mr. Galindo answered questions of the group.

Mr. Cooper stated that he voted against this and explained his concerns for establishing an expectation that the City will take on risk for developers in the future. He stated to question the logic, stating that the ALUR is in place. He spoke regarding his concerns for items not addressed such as service, loading, and trash functions, the civic center concept and the park not being on the parks plan or comprehensive plan. He stated concerns about the financing and the risk to the City. He stated that the structured parking is not going to benefit the rest of the City and that they have not addressed costs for police. He stated that he is concerned about the demands on the City's money and funding. He stated that the City typically only gives sales tax or ad valorem tax incentives, that they can only break even here. and that they are meddling with the private sector. He stated that the Council has done its due diligence by putting the zoning in place.

Mayor Coleman stated concerns for the development of the western portion of the City. David Clay stated to agree with the Mayor. Mr. Marsh stated that he sees a need for a stimulus on the west side of town. He stated that he is concerned with the opportunity cost of not doing this. He stated that he believes it would be a wise investment. Mr. Gonzales stated to support Mr. Marsh's position. He stated that the 1825 corridor is a gateway and he thinks the project would be a positive draw for the west side of Pflugerville. Ms. Sattler stated that they wanted Pflugerville to be a destination and this could be the first step towards a destination.

Mr. White stated that he is not a planner, but is a user and travels to different locations and has seen this be successful and knows it can work. He stated that with the metrics provided, the exposure to the City is minimized. He stated that it still needs to be delineated how it is to be broken down with the City and PCDC. He stated that from his perspective, he agrees with what has been said about the west side of community and that he feels as a city of 50,000, they need to represent all of the people. He stated a need to establish a pattern of what quality they expect and will support and that they will then see that unfold throughout the City. There was continued discussion of the group.

Mr. White made a motion for the PCDC to move forward with discussions on the agreement and working out the details. Mr. Clay seconded the motion. All voted in favor. The motion carried. No action was taken on the item by the City Council. Discussion on the item was closed and the PCDC adjourned at 8:12 p.m.

Mayor Coleman called for a break 8:12 p.m. He reconvened the meeting at 8:20 p.m.

[2010-0292](#)

Discuss and consider the Capital Improvement Plan Priorities for FY 2011 through FY 2015.

Mr. Benavides provided a summary of the memo provided in the Council's agenda packet. He explained that they would use the same methodology and the same funding and would not be issuing any bonds for the next two years. He stated that they just completed the Pflugerville Parkway project and there are some close-out issues to be dealt with which will cost approximately \$750,000. He reported that the Becker Farm Road project is basically ready to bid out and has a cost estimate of approximately \$480,000. He stated that they have \$13,000,000 and with these current obligations, they would have approximately \$10.4 million remaining. He stated that in looking at the top priority project, which is Kelly Lane and considering Council discussions recently regarding Kelly Lane, they have taken another look at the Kelly Lane small area study, discussion of the TIRZ and Colorado Sands and are looking at improving connectivity of the area. He stated that the map provided shows a summary of the recommendations. He stated that the recommendation is to not go forward with the Kelly Lane project at this point, but to build some of the improvements on Kelly Lane toward the west side and to build Colorado Sands and connect at 685. Mayor Coleman asked if they elect to do phase 1 and phase 2, if there would be enough money left to do Pflugerville Parkway east from 685 to 130 as well as the orange on the map, to complete phases 1, 2, and 4. Mr. Benavides estimated the total cost of phases 1, 2, and 4 to cost \$7 million. Mr. Benavides indicated there should be enough money for the completion of all three. Mr. Akers noted that the area is part of the unactivated Municipal Management District (MMD). It was discussed that the MMD is required to refund half of the costs of the road. Mr. Benavides provided additional information on the proposed road improvements. Mr. Hooker stated that he thinks the north-south roadway is exciting and would alleviate a lot of traffic issues at the schools. He stated that he thinks the school district would be excited. There was continued discussion.

Council discussion followed with Mr. Ficken and City staff regarding the roadways to be constructed by the City, the roadways to be included in the TIRZ and the associated costs and timing.

Mr. Marsh stated that they have two issues, one to instruct staff to proceed with the recommended CIP projects and the other would be to instruct staff to proceed with the creation of the TIRZ, in cooperation with Newland Communities. Mr. Wade suggested wording to enter into final negotiations. Mr. Akers suggested wording to publish notice for the next City Council meeting.

Mr. Cooper stated to make that motion (to enter into final negotiations for creation of the TIRZ and to publish notice for the next City Council meeting). Mr. White seconded the motion. All voted in favor. The motion carried.

Mr. Marsh made a motion to instruct staff to proceed with the CIP plan as outlined to include phase 1, 2, 4, and east Pflugerville Parkway. Mr. Wade indicated a desire to also construct 130 to Colorado Sands to Pflugerville Parkway East if funds remain. He stated the intent is to include 130 to Colorado Sands in area b of the TIRZ boundary. Mr. Marsh stated to amend his motion. Mr. Gonzales seconded the motion. Ms. Thompson read the motion to instruct staff to proceed with the CIP plan as outlined to include phase 1, 2, 4,

and east Pflugerville Parkway from 685 to 130, which would not be included in the TIRZ, and if money is still remaining, use that in the CIP to do the 130 to Colorado Sands to Pflugerville Parkway East. All voted in favor. The motion carried.

2010-0243

1.) Executive Session Item: Deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code regarding the creation of a Tax Increment Reinvestment Zone (TIRZ) and Chapter 380 economic development agreement with Newland Communities. 2.) Open Session Item: Discuss and consider action regarding the creation of a Tax Increment Reinvestment Zone (TIRZ) and Chapter 380 economic development agreement with Newland Communities.

Discussion on the item took place at the same time as discussion on the Capital Improvement Plan Priorities item. Action was taken on the item to enter into final negotiations for creation of the TIRZ and to publish notice for the next City Council meeting.

There was continued discussion on the item at the same time as the discussion on the Capital Improvement Plan Priorities item. Mr. Cooper stated to make the motion to enter into final negotiations for creation of the TIRZ and to publish notice for the next City Council meeting. Mr. White seconded the motion. All voted in favor. The motion carried.

3. Adjourn

The meeting was adjourned at 8:59 p.m.

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

Respectfully submitted,

Karen Thompson
City Secretary

Approved as _____ on November 23, 2010.