



City of Pflugerville

Minutes - Final

City Council

Tuesday, October 11, 2022

6:00 PM

1611 Pfennig Lane

Special Joint Meeting

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 joint meeting to order at 6:04pm. Mayor Pro Tem Doug Weiss and Councilmembers Ceasar Ruiz, Kimberly Ruiz, Jim McDonald, and David Rogers were in attendance. Councilmember Rudy Metayer was not in attendance.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Roxana Stevens, Assistant City Attorney; Trista Evans, City Secretary; Terri Toledo, Director of Management Services; Jeremy Frazzell, Planning and Development Services Director; Patricia Davis, City Engineer; Andrea Brinkley, CIP Director; Jennifer Griswold, Library Director; Erin Sellers, Innovation Strategist; Melissa Moore, Finance Director; Sara King, Assistant Finance Director; Jason O'Malley, Police Chief.

2. Discuss Only

2A. [2022-0961](#)

Discussion with Tax Reinvestment Zone No. 1 Board of Directors regarding recommending approval of the enlargement of the boundaries and the extension of the term of "Reinvestment Zone Number 1, City of Pflugerville, Texas."

Mayor Gonzales opened both items for discussion. Ms. Barron introduced Naina Magon with Hawes Hill. Ms. Magon introduced the history of the Tax Reinvestment Zone No. 1 (TIRZ). Ms. Magon discussed the amended project plan and finance plan including extending the lift of the zone an additional 11 years to 2052. Ms. Magon discussed project costs, taxable values, and reviewed the TIRZ amendment process. Mr. Rogers asked why it is being considered as an annexation rather than a separate TIRZ. Ms. Magon provided information about using a larger reinvestment zone to have greater use and flexibility within the zone. Mr. McDonald asked about the Pecan District and areas not included in the zone. Ms. Magon provided information about state law requirements for residential area percentage limits. Discussion followed regarding areas outside of the boundaries of the zone.

Mayor Pro Tem Weiss asked about reinvestments purposes and infrastructure. Ms. Magon provided information about the infrastructure and costs. Mr.

McDonald asked about areas under TxDOT jurisdiction. Ms. Barron stated no permission is needed from them to include the area in the zone and any infrastructure items would go through the same process as areas outside of the zone with TxDOT. Mr. Rogers asked about road infrastructure projects. Ms. Barron provided information about opportunities within the zone.

The TIRZ Board took action to approve both items for recommendation unanimously.

- 2B. [2022-0962](#) Discussion with Tax Reinvestment Zone No. 1 Board of Directors regarding recommending approval of the Fourth Amendment of the Project Plan and Financing Plan for “Reinvestment Zone Number 1, City of Pflugerville, Texas.”

Discussion on the item occurred under item 2A.

3. Adjourn

Mayor Gonzales adjourned the joint meeting at 6:30pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on October 25, 2022.