



City of Pflugerville

Minutes - Final

Capital Improvement Advisory Committee

Monday, September 21, 2020

5:00 PM

100 E. Main St., Suite 500

Regular Meeting (Telephone/Video Conference)

NOTICE IS HEREBY GIVEN In accordance with order of the Office of the Governor issued March 16, 2020, the Capital Improvement Advisory Committee of the City of Pflugerville will conduct a video/telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above.

This Meeting Agenda, and the Agenda Packet, are posted online at <https://pflugerville.legistar.com>

This telephonic/video meeting will be hosted through WebEx.
Meeting Link: <https://pflugervilletx.webex.com/pflugervilletx/onstage/g.php?MTID=edf73c3adaecc2107ac02c3443bc98a9f>

Access Code: 146 101 0150
Dial-in number: United States Toll +1-408-418-9388

Public comment will only be allowed via telephone/video conference. All speakers must register to speak at least 2 hours in advance of the meeting. Speakers must call in at least 15 minutes prior to the meeting start in order to speak. Written comments may also be submitted 2 hours in advance of the meeting.

To register to speak or to submit written comments, please email: planning@pflugervilletx.gov at least 2 hours in advance of the meeting.

A recording of the telephone/video meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

The meeting will be available live for viewing on PFTV on the City website: <https://www.pflugervilletx.gov/city-government/communications/pftv>

1 Call to Order

Vice Chair Guerrero called the Virtual meeting to order at 5:02 pm.

Vice Chair Guerrero took a roll call of the Commissioners present:

Chair Epstein

Commissioner Tiemann
Commissioner Mitchell
Commissioner Ruiz
Commissioner Romig
Commissioner Hudson
Commissioner Seligman (Arrived late)

2 Consent Agenda

2A Approve the Capital Improvement Advisory Committee Minutes for August 3, 2020 regular meeting.

Attachments: [Minutes August](#)

No action on Minutes, will be added to 10/5 meeting.

3 Discuss and Consider

3A Discuss the collection rates and policy recommendations to be considered in order to establish a roadway impact fee.

Attachments: [7-30-2020 Pflugerville Roadway Impact Fees DRAFT FINAL](#)

Jake Gutekunst with Kimley Horn made a presentation on the collection rates and policy recommendations to be considered in order to establish a roadway impact fee.

Commissioner Romig asked about the flat fee of vehicle miles and the reasoning behind it as activity may fluctuate between residential areas. Ms. Barron replied that the overall impact fees were taken into consideration and how it affects homebuyers with water and wastewater costs. To try and be consistent across service areas for residential units as much as possible by having a flat rate fee.

Commissioner Romig asked if it were possible to have a different rate of vehicle mile rate for residential single family vs residential multi-family? Mr. Gutekunst stated that different collections rates could be set however generally it is uncommon.

Mr. Gutekunst proceeded to ask the Commissioners a few questions whereby the Commsioners would give their input and vote out of 3 options provided to them.

1. Should grace period of 1 year be extended? 83% polled no, but extend grace period coverage to all properties, not just ones platted before effective date. Commissioner Romig discussed the point and the consensus was to give properties a window but not necessarily a whole year.

2. Delay Effective Date? 57% polled yes, delay effective date, but keep grace period as 1 year after for platted properties while 29% voted make it same date as ordinance adoption (2nd reading). The consensus was to not delay more than a month; give notice and provide information to the public that it's been adopted. Vice Chair Guerrero discussed the effective date could be January

1st.

3. Should the collection rate be phased in? 50% polled yes, 50% polled no. Commissioners Mitchell and Romig discussed their reason for voting no was due to the complexity of housekeeping. Vice Chair Guerrero and Commissioner Tiemann and Ruiz discussed voting yes as going from \$0-\$5000/household is significant and would lessen the impact to development as the fee gets built out year over year. If there is a one year effective date it is difficult to make it. Commissioner Romig asked what do the other Commissioners think the grace period should be? Vice Chair outlined for instance; 50% first year, 75% 2nd year, 100% 3rd year following the grace period.

4. Flat rate or variable by service area? 75% polled the rate should be variable. The Commissioners discussed that they liked staff idea for having a flat rate for residential but variable across, most developments will be balancing costs however wondered if service area will have the opposite effect in less expensive areas. Commissioner Seligman raised the point to not forget that there has to be money for repairs/maintenance. Mr. Gutekunst clarified that maintenance can't be included in these fees.

5. What should the collection rate be per single family house (flat or variable for single family)? The Commissioners discussed the rates and what would be a fair fee. Mr. Gutekunst stated that the discussion and the points raised would be looked into at the next meeting on October 5th.

4 Adjourn
Pat Epstein, Chair,

The Capital Improvement Advisory Committee may retire to executive session any time between the meeting opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code. Action, if any, will be taken in open session.

Pat Epstein, Chair

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on or before September 18, 2020 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Karen Thompson, City Secretary

The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Ali Abdelfattah, Americans with Disabilities Act (ADA) Coordinator, at alia@pflugervilletx.gov or 512-990-6300 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

By Other Elected or Appointed Officials:

It is anticipated that members of the City Council and/or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council and/or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council and/or boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for the City Council or board, commission or committee subject to the Texas Open Meetings Act.

Commissioner Mitchell made a motion to adjourn. Commissioner Romig seconded. All in favor. Meeting adjourned at 6:18pm.

Vice Chair Guerrero took a roll call of the Commissioners present:

Chair Epstein
Commissioner Tiemann

Commissioner Mitchell
Commissioner Ruiz
Commissioner Romig
Commissioner Hudson
Commissioner Seligman