

City of Pflugerville



Minutes - Final

Monday, March 23, 2026

6:00 PM

1611 Pfennig Lane

Capital Improvement Bond Committee

1. Call to Order

Assistant City Manager Emily Barron called the meeting to order at 6:00 pm. Bond Committee members in attendance: Dennis Spencer, Jesse Plaza, Eric Klingelberger, Syed Kazmi, Melissa Call, Joan Clark, Mark Epstein, Christine Bailey, Nefisat Jacobs, Noelle Rudolph, Mark Choquette, Lucas Myers, Kevin Pakenham.

Bond Committee members not in attendance: Chris Wolff, Cynthia Williams. City employees in attendance: Flozelle Roberts, Assistant City Manager; Emily Barron, Assistant City Manager; Shane Mize, Director of Parks and Recreation; Ashley Bailey, Planning and Development Services Director; Rhonda McLendon, Director of Animal Welfare Services; Erin Sellers, Innovation Strategist; Hassan Raza, Transportation Engineering Manager; Cindy Breaux, CIP Program Manager; Walker Allee, Management Analyst.

Bond Consultants in attendance: Janna Rosenthal, Angellia Points, Ryan Earp, Jay Kennedy.

2. Public Comment

There was no one present wishing to make public comment.

The Capital Improvement Bond Committee welcomes comment on Committee items.

Public

comment that is made on an item that is not on the published agenda will only be heard by the

Committee. No formal action, discussion or comment will be made. Each person providing

public comment will be limited to three (3) minutes.

3. Approval of Minutes

- 3A.** Discuss and consider action to approve the minutes of the March 9, 2026 meeting.

Ms. Bailey made a motion to approve the minutes as presented, Ms. Call seconded the motion. All voted in favor. The motion carried.

4. Discuss and Consider

- 4A.** Discuss and consider action to designate a Chair of the Capital Improvement Bond Committee.

The committee discussed the agenda item regarding the designation of a Chair for the Capital Improvement Bond Committee. No members volunteered to serve as Chair. No action was taken. The item will be brought back at the next scheduled meeting.

5. Discuss Only

5A.

Discussion regarding the evaluation of Transportation & Downtown Projects.

Assistant City Manager Emily Barron opened item 5A, WSB staff shared an overview of the agenda. WSB staff recapped the vision wall and mission-setting exercise from the previous meeting to reorient the committee to it's purpose.

The Committee discussed the importance of understanding existing bond obligations, including remaining balances, unspent funds, and how Pflugerville compares to similarly sized municipalities. Committee members also discussed the impact of bond programs on the tax rate and the need for clear and accessible financial information.

WSB staff shared the different themes of the vision wall and shared the mission setting activity from the first meeting culminating in "The mission of the Bond Advisory Committee is to recommend a 2026 bond program that reflects the community's priorities through and inclusive, transparent, and fiscally responsible process that strengthens and improves city services. Their work aims to set a community vision for the future and ensure that recommended projects serve the needs of Pflugerville and support the long-term well-being of the City and it's residents."

City staff provided an overview of how proposed bond projects were identified, noting that projects were developed based on previously adopted plans and long range planning documents.

WSB staff reviewed the results of the prior meeting's project rankings and explained that the rankings are used to help frame the overall bond program. Staff noted that the committee reviewed approximately \$80 million in projects in the previous meeting and that the current meeting would include an additional \$104 million, for a total of approximately \$184 million in proposed projects.

WSB staff presented an overview of proposed transportation projects, including FM 685 relief routes, Melber Lane, and Kelly Lane Phase 3. Staff discussed how these projects are intended to improve mobility, reduce congestion, and support future growth.

The committee asked questions regarding right-of-way acquisition, project costs, drainage, traffic control, and construction timelines.

Staff clarified that FM 685 widening is not part of the proposed bond program and is a separate project. Discussion noted that relief routes are intended to improve traffic flow and support future corridor improvements.

Committee members asked questions regarding project phasing, total project costs, and potential developer participation. City staff discussed anticipated timelines and noted that developers may contribute through impact fees or right-of-way dedication.

Several committee members expressed difficulty visualizing how the projects connect and requested additional context, including maps, timelines, and cost breakdowns. Staff noted that additional materials, including project fact sheets and online resources, will be provided to support the committee's review.

WSB staff presented the proposed downtown parking improvements project. The committee asked questions regarding the project scope.

Staff provided an overview of the parking project, noting its phased approach to support downtown development, beginning with securing land for a surface lot and allowing for future structured parking. The committee and staff discussed how parking relates to economic development and the importance of coordinating with broader infrastructure planning. Staff also indicated that

additional parking studies will be needed to determine long-term needs. WSB staff facilitated project scoring, provided a recap of transportation and downtown project scores, and reviewed next steps and upcoming meetings and timelines. WSB staff noted that additional materials, including FAQs, project summaries, and online resources, will be provided to support the committee's review.

6. Adjourn

The meeting was adjourned at 7:54 pm.

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 March 17, 2026 at 5:00 PM pursuant to Section 551.041, Government Code.
Trista Evans, City Secretary
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