



# City of Pflugerville

## Minutes - Final City Council

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Tuesday, January 20, 2015

6:00 PM

100 East Main Street, Suite 500

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### Special Meeting

#### 1. Call to order

Mayor Jeff Coleman called the special meeting to order at 6:02 p.m. Councilmembers Wayne Cooper, Brad Marshall, Starlet Sattler and Victor Gonzales were in attendance. Councilmember Omar Peña entered the meeting at 6:07 p.m. City employees in attendance: Brandon Wade, City Manager; George Hyde, City Attorney; Karen Thompson, City Secretary; Lauri Gillam, Assistant City Manager; Trey Fletcher, Assistant City Manager; Tom Word, Assistant City Manager; Emily Barron, Planning Director; Dan Franz, City Engineer; James Hemenes, Parks Director; Jacquelyn Smith, CIP Program Manager; Amy Good, Finance Director; Terri Waggoner, Public Information Officer.

#### 2. Discuss and consider action

##### 2A. [2015-3637](#)

1.) Executive Session Item: Discussions regarding deliberations on 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 for legal advice concerning a 380 economic development agreement for Project Sunshine. 2.) Open Session Item: Discuss and consider action regarding a 380 economic development agreement for Project Sunshine.

Mr. Wade provided an introduction to the item. Miyun Cho Fellerhoff, Managing Director, Ziegler, introduced the proposed project. Warren Johnson, Principal, Ziegler Cooper Architects, presented an overview of the development master plan. Scott Mann, CEO, Star Stream Capital, developer, provided information. Ms. Cho Fellerhoff provided information on other projects done by the developer. Mr. Johnson provided information on Ziegler Cooper Architects and their projects. Ms. Cho Fellerhoff provided information on the proposed development schedule and economic impact study results.

Mayor Coleman announced that the City Council was retiring to executive session on the item for discussions regarding deliberations on economic development. The time was 6:36 p.m. Mayor Coleman reconvened in open session at 7:18 p.m.

Mr. Cooper asked regarding the phasing of the project, stating that Phase 1 in the proposed agreement was shown on the west side. He asked regarding Phase 1 being on the east side. Mr. Mann stated that maybe they misspoke during their presentation. He confirmed that Phase 1 is on the west side. He

stated that all would be developed in accordance with the approval process of the City. He acknowledged Darren Strowzewski, DCS Engineering, as a key member of the team and critical to understanding the City and setting up the phasing.

Holland Wiler, Wiler and Associates, Real Estate Services, provided comments on the phasing. Ms. Cho Fellerhoff provided information on vertical development vs. infrastructure development and explained that the horseshoe area would be the first area to be developed in the vertical development. Mr. Johnson answered questions of Council and provided additional information.

Mr. Cooper made a motion to approve the resolution approving the agreement between the City of Pflugerville and Pflugeville Crosssing LP and authorizing the City Manager to execute the 380 agreement and all necessary documents thereof to enter into that agreement. Mr. Peña seconded the motion. All voted in favor. The motion carried.

Mayor Coleman called for a break at 7:26 p.m. He reconvened in open session at 7:38 p.m.

### **3. Discuss only**

- 3A.**    [2015-3638](#)    1.) Executive Session Item: Discussions regarding deliberations on 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 for legal advice concerning economic development negotiations.

There was no discussion on the item.

- 3B.**    [2015-3635](#)    Presentation and discussion about the City's Capital Improvement Program.
- Mr. Word, Mr. Franz and Mr. Wade provided information on the item. Mr. Wade stated plans to provide a quarterly update to the Council. Mr. Wade provided information on possible projects to be funded through reserve funds and Certificates of Obligation. Mr. Marshall asked regarding the Gilleland Creek pool repairs and Mr. Hemenes provided information. Mr. Wade stated that he does not need an immediate answer on the reserve fund projects but needs an amount for the Certificates of Obligation. Mr. Marshall asked regarding the need for lighting at the soccer fields and discussion followed. Mayor Coleman stated he would like to leave the funding in for the parking at the Pfennig Lane fields and provided information on the need for parking there. Discussion followed.

There was continued discussion on the item with staff. Council concluded to leave in the \$300,000 for the Pfennig sports fields parking lot and restrooms, and to remove the \$1 million for sports lighting for Wells Point and Pfennig fields and to add \$100,000-\$200,000 as a reserve project for a study of what needs to be done at both soccer fields.

- 3C.**    [RES-0240](#)    Discussion regarding a possible November 2015 bond election and proposed resolution language establishing membership composition,

purpose and scope of a 2015 bond committee.

Mr. Wade provided information. The Council discussed the possible make up of the committee. The item was to be considered again on January 27, 2015 and February 10, 2015 if more time is needed to make the appointments.

Mayor Coleman recommended determining the number of committee members on January 27, 2015.

#### **4. Adjourn**

Mr. Cooper made a motion to adjourn. Ms. Sattler seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Karen Thompson  
City Secretary

Approved as presented on February 10, 2015.