



City of Pflugerville

Minutes - Final

Capital Improvement Advisory Committee

Monday, May 4, 2026

6:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Vice Chair Sally Decelis called the meeting to order at 6:01 p.m. Committee members Marcus Davis and Jennifer Purify were in attendance. Committee members Matt Tiemann and Andrew Crain were absent.

City Staff in attendance: Emily Barron, Assistant City Manager; Ashley Bailey, P&DS Director; Brittany Anderson, P&DS Assistant Director; Matt Rector, Public Utility and Engineering Director; Cindy Breau, CIP Program Manager; Kristin Gummelt, Planner II; Clevon Rodriguez, Planner I; and Rosie Cardenas, Administrative Tech.

2 Citizens Communication

No one addressed the committee.

3 Consent Agenda

Vice Chair Decelis asked if there were any items on the Consent Agenda that the Committee would like to remove. Hearing none, Ms. Decelis asked for a motion and a second to approve item 3A. Ms. Purify moved to approve the Consent Agenda. Mr. Davis seconded the motion. All present voted in favor. The motion to approve the Consent Agenda passed.

Item 3A was approved on the Consent Agenda.

3A [2026-0487](#)

Approve the Capital Improvement Advisory Committee Minutes for the April 6, 2026 regular meeting.

Item 3A was approved on the Consent Agenda.

4 Presentation

4A [2026-0459](#)

Conduct a presentation on 2026 Water and Wastewater Impact Fees update.

Mr. Rector introduced Grant Rabon, from Newgen Strategies and Solutions, LLC., who presented the 2026 Water and Wastewater Impact Fees update. Mr. Rabon provided a brief description of Impact Fees and how these fees are calculated. He also mentioned the CIAC's role in the process of setting the Impact Fees. Mr. Chris Leal with Garver presented the Water Land Use

Assumptions (LUA). He provided a map of the present pipelines and the proposed new lines and gave an overview of the projects from 2025 to 2035 in the Water CIP. Mr. Ryan Owen with STV presented the Wastewater LUA. Mr. Rabon provided a breakdown of components that make up the water impact fees and explained the Revenue Credit Concept. He provided current fees compared to the calculated fees.

5 Discuss and Consider

No items were moved from the Consent Agenda.

6 Adjourn

Vice Chair Decelis adjourned the meeting at 6:48 p.m.

Respectfully submitted,

Sally Decelis, Vice Chair

Capital Improvement Advisory Committee

Approved as submitted on this ____ day of _____, _____