



City of Pflugerville

Meeting Agenda - Final

City Council

Tuesday, November 14, 2017

7:00 PM

100 East Main Street, Suite 500

Regular Meeting

1. Call to order

2. Opening

A. Pledge of Allegiance to the Flag of the United States of America: I pledge allegiance to the flag of the United States of America, and to the republic for which it stands: one nation under God, indivisible, with liberty and justice for all.

B. Pledge of Allegiance to the Texas State Flag: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

C. Moment of silence in memory of Mr. Blake Overmyer, Building Official for the City of Pflugerville.

3. City Council Announcements

Pursuant to Texas Government Code Sec. 551.0415. a member of the governing body may make an announcement about items of community interest during a meeting of the governing body without having given notice of the subject of the announcement. "Items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

4. Presentations

- 4A. [2017-6201](#) Appreciation presentation for outgoing Councilmember Starlet Sattler for service to the City as Councilmember from May 2008 to November 2017.

- 4B. [2017-6289](#) Presentation of Texas Recreation and Park Society (TRAPS) Conservation and Volunteerism Award to the Parks and Recreation.

5. Public Hearing and Ordinance First Readings

- 5A. [ORD-0373](#) Conduct a public hearing regarding the issuance of City of Pflugerville, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2017A and consideration and action with respect to "Ordinance Authorizing the Issuance of City of Pflugerville, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2017A; Authorizing the Levy of an Ad Valorem Tax and the Pledge of Certain Net Revenues in Support of the Certificates; Approving an Official Statement, a Purchase Agreement and a Paying Agent/Registrar Agreement; and Authorizing Other Matters Related to the Certificates." (Utility - wastewater capital improvements)
- 5B. [ORD-0374](#) Conduct a public hearing regarding the issuance of City of Pflugerville, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2017B and consideration and action with respect to "Ordinance Authorizing the Issuance of City of Pflugerville, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2017B; Authorizing the Levy of an Ad Valorem Tax and the Pledge of Certain Net Revenues in Support of the Certificates; Approving an Official Statement, a Purchase Agreement and a Paying Agent/Registrar Agreement; and Authorizing Other Matters Related to the Certificates." (TIRZ developer reimbursement)
- 5C. [ORD-0375](#) Conduct a public hearing regarding the issuance of City of Pflugerville, Texas Limited Tax Bonds, Series 2017 and consideration and action with respect to "Ordinance authorizing the Issuance of City of Pflugerville, Texas Limited Tax Bonds, Series 2017; Authorizing the Levy of an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement, a Purchase Agreement, and a Paying Agent/Registrar Agreement; and Authorizing Other Matters Related to the Bonds." (Street and Park Projects 2014 and 2015 general obligation bond elections)
- 5D. [ORD-0383](#) Conduct a public hearing regarding the issuance of City of Pflugerville, Texas Limited Tax Refunding Bonds, Series 2017 and consideration and action with respect to "Ordinance authorizing the Issuance of City of Pflugerville, Texas Limited Tax Refunding Bonds, Series 2017; Authorizing the Levy of an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement, a Purchase Agreement, an Escrow Agreement and a Paying Agent/Registrar Agreement; Calling Certain Obligations for Redemption and Authorizing Other Matters Related to the Bonds."(bond refunding)

6. Public Comment

In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council. No formal action, discussion, deliberation, or comment will be made by the City Council. Each person providing public comment will be limited to 3 minutes.

Reading of the Consent Agenda

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless requested by a member of the City Council. Public comment on consent agenda items may be heard without removing the item from the consent agenda. Each person providing public comment will be limited to 3 minutes.

7. Approval of Minutes

- 7A. [2017-6303](#) Approval of the minutes of the October 24, 2017 Worksession and Regular Meeting.

8. Resolutions

- 8A. [RES-0469](#) Approving a resolution with the caption reading: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS ADOPTING A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PFLUGERVILLE, TEXAS AND COSTCO WHOLESALE CORPORATION; PROVIDING FOR AN EFFECTIVE DATE.

9. Ordinances First Reading

- 9A. [ORD-0382](#) Approving an ordinance on first reading with the caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS CONVEYING 1.263 ACRES OF LAND IN THE CITY OF PFLUGERVILLE, TEXAS AT THE SOUTHEAST CORNER OF SH 130 AND KELLY LANE TO COSTCO WHOLESALE CORPORATION PURSUANT TO AN ECONOMIC DEVELOPMENT AGREEMENT AUTHORIZED UNDER CHAPTER 380 OF THE LOCAL GOVERNMENT CODE; AUTHORIZING THE CITY MANAGER TO EXECUTE A SPECIAL WARRANTY DEED; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; REPEALING ALL ORDINANCES TO THE EXTENT THEY ARE IN CONFLICT; PROVIDING FOR SEVERABILITY.

10. Ordinances Second Reading

- 10A. [ORD-0372](#) Approving an ordinance on second reading with a caption reading AN ORDINANCE OF THE CITY OF PFLUGERVILLE TEXAS CLOSING, VACATING, ABANDONING AND CONVEYING A PORTION OF KELLY LANE IN THE CITY OF PFLUGERVILLE, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED WITHOUT WARRANTY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE;

REPEALING ALL ORDINANCES TO THE EXTENT THEY ARE IN CONFLICT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.

11. Other Actions

- 11A. [2017-6288](#) Approving an Interlocal Agreement between Pflugerville Community Development Corporation and the City of Pflugerville, Texas pertaining to infrastructure improvements.
- 11B. [2017-6309](#) Approving an Interlocal Agreement between the City of Pflugerville, Texas and Travis County Emergency Services District No. 2 for the allocation of sales tax revenue.
- 11C. [2017-6304](#) Approving a reimbursement request from Mayor Victor Gonzales for business meeting mileage and expenses in the amount of \$329.89 for attendance at the Texas Municipal League Conference held in Houston Texas October 4-6, 2017, the CAPCOG (Capital Area Council of Governments) monthly General Assembly meeting held on October 16, 2017 in Austin, Texas and the Austin Chamber Regional Growth Solutions meeting held on October 30, 2017 in Austin, Texas.
- 11D. [2017-6154](#) Cancelling the December 26, 2017 City Council Worksession and Regular Meeting.

Action on the Consent Agenda

12. Discuss only

- 12A. [2017-6306](#) Discussion regarding the process of placing items on the agenda. (Requested by Councilmembers Mike Heath and Jeff Marsh.)
- 12B. [2017-6302](#) 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 regarding:
A. Costco

13. Discuss and consider action

- 13A. [2017-6296](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code and deliberation regarding the purchase, exchange, lease or value of real property identified as ABS 260 SUR 22 ELISON T ACR 62.5900 (1-D-1) in Travis County, Texas and located on New Sweden Church Road, Manor, TX, 78653 pursuant to Chapter 551.072 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action authorizing the purchase of

approximately 62.59 acres of real property identified as ABS 260 SUR 22 ELISON T ACR 62.5900 (1-D-1) in Travis County, Texas and located on New Sweden Church Road, Manor, TX, 78653 and further authorizing the City Manager to take all necessary actions, including executing all documents required for the purchase of the real property.

13B. [2017-6298](#) Discuss and consider action regarding future agenda items.

14. Adjourn

Executive sessions held during this meeting will take place in Suite 500 or Suite 300, at the discretion of the City Council.

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the 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 other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the 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 that board, commission or committee subject to the Texas Open Meetings Act.

Brandon Wade, City Manager

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 November 10, 2017 at 5:00 PM 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 call the City Secretary's Office at 512-990-6101 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.

