



# City of Pflugerville

## Minutes - Final City Council

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Tuesday, February 22, 2011

7:00 PM

100 East Main Street, Suite 500

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### Regular Meeting

#### 1. Call to order

*Mayor Jeff Coleman called the meeting to order to 7:02 p.m.*

Councilmembers Wayne Cooper, Mike Marsh, Darelle White, Starlet Sattler and Victor Gonzales were in attendance. City employees attending: Brandon Wade, City Manager; Floyd Akers, City Attorney; Lauri Gillam, Assistant City Manager; Trey Fletcher, Managing Director of Operations; Terri Waggoner, Public Information Officer; Karen Thompson, City Secretary; Blake Overmyer, Building Official; Felix Benavides, City Engineer; Beth Davis, Finance Director; Sabrina Schmidt, Accounts Payable; Patricia Rinehart, Public Works Admin Assistant; Bill Anderson, Police Lieutenant.

#### 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.**

Mayor Coleman led those in attendance in reciting the Pledge of Allegiance to the flag of the United States.

**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.**

Mayor Coleman led those in attendance in reciting the Pledge of Allegiance to the Texas State flag.

Items were addressed in the order as recorded in the minutes.

#### 3. Presentations

- A. 2010-0450 Appreciation presentation for outgoing members of the Architectural Review Board, Downtown Planning Committee and Keep Pflugerville Beautiful Committee.

Mayor Coleman presented certificates of appreciation and a small gift to the outgoing Architectural Review Board members in attendance: Willie Jackson and David Taylor; the outgoing Downtown Planning Committee members in attendance: David Clay, Willie Jackson, Rico Reyes, Starlet Sattler, and David Taylor; and the outgoing Keep Pflugerville Beautiful member in attendance: Starlet Sattler.

- B. 2010-0451 Overview of the Capital Area Council of Governments (CAPCOG) by Deputy Director Sheila Jennings.

Mayor Coleman provided an introduction for the presentation by Sheila Jennings, Deputy Director of CAPCOG. Ms. Jennings stated that Mayor Coleman is a member of the CAPCOG Executive Committee, their governing board. She explained that with it being CAPCOG's 40th anniversary, they thought it would be appropriate to make presentations throughout the region to provide an update from CAPCOG. Ms. Jennings presented on CAPCOG's organization, divisions, programs, budget, and upcoming projects for 2011. Mayor Coleman provided comments.

#### 4. Public Comment

Brent Hurta, 3104 Murrelet Way, provided an update on the plans for the skate spot and requested during the review of parkland dedication requirements to consider dual use facilities in the drainage ditches and/or detention ponds and to allow those to be used toward parkland dedication qualifications.

#### Reading of the Consent Agenda

Item 8A (2010-0458) was removed from the consent agenda. Ms. Thompson read the items along with the captions of the ordinances under consideration.

#### 5. Approval of Minutes

- A. 2010-0461 Approval of the minutes of the January 29, 2011, Worksession and February 8, 2011, Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

#### 6. Ordinance First Reading

- A. ORD-0048 Approving an ordinance on first reading with the caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2010-2011 BUDGET FOR THE CITY OF PFLUGERVILLE; AND PROVIDING AN EFFECTIVE DATE.

The ordinance was approved on first reading on the consent agenda.

**7. Ordinance Second Reading**

- A. **ORD-0046** Approving an ordinance on second reading to add duties to the Parks and Recreation Commission associated with being the Keep Texas Beautiful affiliate with the caption reading: AN ORDINANCE AMENDING THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE IX: GENERAL REGULATIONS SECTION 95.27 DUTIES OF THE COMMISSION, REPLACING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERABILITY CLAUSE AND DECLARING AN EFFECTIVE DATE.

The ordinance was approved on second and final reading on the consent agenda.

**8. Other Actions**

- B. **2010-0459** Approving an Interlocal Agreement (ILA) between the City of Pflugerville and Travis County Emergency Services District #2 for provision of emergency medical services at Fire Station #3 at 2301 Kelly Lane.
- The item was approved on the consent agenda.
- C. **2010-0464** Appointing Mr. Brad Marshall to the Finance and Budget Committee for an unexpired term ending December 31, 2011.
- The item was approved on the consent agenda.
- D. **2010-0467** Approving a reimbursement request in the amount of \$69.79 by City Councilmember Victor Gonzales for business meeting mileage and expenses.
- The item was approved on the consent agenda.

**Action on the Consent Agenda.**

Mr. Gonzales made a motion to approve the consent agenda. Mr. White seconded the motion. All voted in favor. The motion carried.

**8. Other Action-Removed from the Consent Agenda**

- A. 2010-0458 Approving the selection of Lockwood, Andrews & Newnam, Inc. (LAN) for engineering services for the preparation of the water distribution system master plan and water model and authorizing the City Manager to enter into negotiations.

*The item was tabled.*

**Mr. Cooper asked for additional information to be provided on the item. Mr. Wade requested that Council table the item until the next meeting so that he could provide additional information. Mr. Cooper made a motion to table until they receive the additional information. Mr. White seconded the motion. All voted in favor. The motion carried.**

## 10. Discuss and consider action

- A. 2010-0462 Discuss and consider action regarding future agenda items.

**There were no requests for future agenda items.**

- B. 2010-0448 1.) Executive Session Item: Deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code regarding economic development agreements for the Stone Hill Town Center in Pflugerville, Texas. 2.) Open Session Item: Discuss and consider action regarding economic development agreements for the Stone Hill Town Center in Pflugerville, Texas.

**Jay Sears of NewQuest continued his presentation from the worksession on their proposal to make changes to the traffic circle, roadway and parking within the development. Council discussion with Mr. Sears followed.**

**Mayor Coleman announced that the Council was retiring to executive session on the item for deliberation regarding economic development negotiations. The time was 8:03 p.m. Mayor Coleman reconvened in open session at 8:23 p.m.**

**Mr. Marsh stated that the City Manager, who is a professional engineer, and the Planning Director, have explained that angled parking on the entrance to Stone Hill Drive would be a traffic calming device. Mr. Marsh requested of NewQuest that there be 175 feet long throat depth from SH130, that they remove the Stone Hill Drive median parking and that the sidewalks along Stone Hill Drive be 8 feet wide on both sides of the street. He stated that he was prepared to make a motion to authorize the City Manager to continue with these site development design changes if they are acceptable terms. Mr. Marsh clarified that he does not want any median parking. Mr. Sears indicated that he was okay with that and that he was in agreement. Mr. Cooper indicated to second the motion.**

Mayor Coleman asked for a formal motion. Mr. Marsh made a motion to authorize the City Manager to continue negotiations to modify the site development plan for Stone Hill Center, specifically the intersection of Stone Hill Drive and Limestone Commercial Boulevard, removing the traffic circle, creating new design for diagonal parking along Stone Hill Drive and Limestone Center, 8 foot concrete sidewalks along the length of Stone Hill Drive and providing at least 175 linear feet of throat depth between the service access road of SH130 and the intersection of Stone Hill Drive and Limestone Boulevard. Mr. Cooper seconded the motion. All voted in favor. The motion carried. Mayor Coleman stated that the Council would like a detailed schematic design before providing final approval. Mr. Sears stated he would revise accordingly.

## 9. Discuss only

- A. 2010-0452 Discussion regarding a more formalized purchasing function.

*There was discussion on the item. No action was taken.*

Mr. Wade explained that there had been a request for a centralized purchasing program and that staff intends to create a more formalized purchasing function. He stated that the City has purchasing controls in place, but there is a need to be a bit more formal. Mr. Marsh asked what more formalized purchasing would entail. Mr. Wade explained that there are rules in place, but that they are scattered and provided examples. Council discussion with Mr. Wade followed. Mr. Wade indicated plans to develop a formal purchasing manual which would be brought to the Council in the future for their approval.

- B. 2010-0468 Councilmember Victor Gonzales report on the 2011 Elected Officials' Conference held February 11-13, 2011 in Austin, Texas.

*There was discussion on the item. No action was taken.*

Mr. Gonzales stated that he has provided them with a written summary report and collateral materials on the conference. He provided additional information.

## Executive Session

Mayor Coleman announced that the Council was retiring to executive session on items 10C (2010-0414) for economic development negotiations and 10D (2010-0466) for deliberation regarding real property acquisition. The time was 8:38 p.m.

## 10. Discuss and consider action

- C.      2010-0414      1.) Executive Session Item: Deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code concerning development agreements between Terrell Timmermann and the City of Pflugerville for the Greenview and Pfluger Crossing developments. 2.) Open Session Item: Discuss and consider action concerning development agreements between Terrell Timmermann and the City of Pflugerville for the Greenview and Pfluger Crossing developments.

**Discussion on the item was to take place in executive session. No action was taken.**

- D.      2010-0466      1.) Executive Session Item: Deliberation regarding real property acquisition pursuant to Chapter 551.072 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action regarding real property acquisition.

**Discussion on the item was to take place in executive session. No action was taken.**

**Executive Session Closed**

**Mayor Coleman reconvened in open session at 9:00 p.m. No action was taken.**

**11. Adjourn**

*The meeting was adjourned at 9:00 p.m.*

**Mr. Cooper made a motion to adjourn. Ms. Sattler seconded the motion. All voted in favor. The motion carried.**

**Respectfully submitted,**

**Karen Thompson  
City Secretary**

**Approved as \_\_\_\_\_ on March 8, 2011.**