



City of Pflugerville

Minutes - Final

Capital Improvement Bond Committee

Tuesday, August 3, 2021

6:00 PM

100 E. Main Street Suite 500

1. Call to Order

Emily Barron, Planning and Development Services Director, called the meeting to order at 6:00 p.m. Bond Committee members in attendance: Pat Epstein, Lisa Hall, Brad Hickman, Darryl Houston, Jonathan Kamenicky, Amanda Maedgen, Elizabeth Montoya, Terry Newsom, Anthony Nguyen, Wayne Redd, Melody Ryan, Carol Teitelman (virtual participant), and Jollie Williams. Bond Committee members absent: Sheldon Lamey and Jason Kemp. City Councilmember Ceasar Riuz attended. City employees attending: Sereniah Breland, City Manager; Trey Fletcher, Deputy City Manager; James Hartshorn, Assistant City Manager; Amy Giannini, Assistant City Manager; Patricia Davis, City Engineer; Karen Thompson, Deputy City Secretary; Emily Barron, Planning and Development Services Director; Jeremy Frazzell, Assistant Planning and Development Services Director; Erin Sellers, Senior Planner; Terri Toledo, Communications Director; Maggie Holman, Public Information Officer; Shane Mize, Parks and Recreation Director; Melissa Moore, Finance Director; Breanna Higgins, City Manager's Office Intern. PGAL consultant team attending: Cris Ruebush and Charles Meyer. Peter Jansen, CBRE (virtual participant), Mina Megan and Tony Allender, Hawes Hill & Associates.

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

2. Public Comment

There were no requests to speak under the public comment item.

The Committee welcomes comment on items related to the business of the Committee. 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, deliberation, or comment will be made. Each person providing public comment will be limited to three (3) minutes and will be asked to state their name and address for the public record.

3. Approval of Minutes

- 3A. [2021-0810](#) Discuss and consider action to approve the minutes of the July 29, 2021 meeting.

Ms. Hall made a motion to approve the minutes. Ms. Montoya seconded the motion. All were in favor. None opposed. The motion carried.

4. Discuss and Consider Action

4A. [2021-0813](#)

Discuss and consider action regarding a recommendation to the City Council on financing and purchase of property for civic purposes and economic development.

Ms. Barron provided a brief review of last week's discussion.

Ms. Barron introduced Mina Megan, Hawes Hill. Ms. Megan provided information and answered questions regarding Tax Increment Reinvestment Zone (TIRZ) financing. There was discussion with input from Tony Allender, Hawes Hill, Mr. Fletcher and Ms. Breland.

Peter Jansen, CBRE, provided information on P3- Public, Private Partnerships and sales and revenue opportunities, and answered questions. There was discussion.

Ms. Moore provided information on financing options with input from Dusty Traylor, City Financial Advisory, virtual participant. There was discussion.

Ms. Breland presented the staff recommendation with input from Mr. Jansen. Ms. Breland the staff's recommendation: "Recommend approval of the purchase of the land at FM 685 and Pecan Street for the creation of a civic center that includes a city hall, recreation center, and mixed used development, using a combination of cash reserves and land General Obligation (G.O.) bonds, not to exceed \$10 million, and utilize a Request for Proposal (RFP) process to explore market driven opportunities for the creation of a civic and mixed-use center with the incorporation of a citizen advisory committee." Ms. Montoya made a motion to approve as provided. Mr. Houston seconded the motion. There was continued discussion. Mr. Jansen provided additional information on how a P3 could offset city hall cost. There was suggestion for a friendly amendment but Ms. Montoya declined. The vote on the motion was: Pat Epstein-yes, Lisa Hall-yes, Brad Hickman-yes, Darryl Houston-yes, Jonathan Kamenicky-yes, Amanda Maedgen-yes, Elizabeth Montoya-yes, Terry Newsom-no, Anthony Nguyen-no, Wayne Redd-yes, Melody Ryan-yes, Carol Teitelman-yes, and Jollie Williams-yes. The motion carried.

4B. [2021-0811](#)

Discuss and consider action regarding a recommendation to the City Council regarding possible projects/proposition items for a special bond election.

Ms. Teitelman nominated Ms. Maedgen to present the recommendation to the City Council. Ms. Epstein seconded the motion. All were in favor. None opposed. The motion carried.

5. Discuss Only

5A. [2021-0812](#)

Discussion regarding schedule and content for future meetings.

The Bond Committee was to present its recommendation to the City Council on August 10, 2021 at 6:00 p.m.

6. Adjourn

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Karen Thompson
Deputy City Secretary