



# City of Pflugerville

## Minutes - Final - Draft

### City Council

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Tuesday, December 10, 2019

5:00 PM

100 East Main Street, Suite 500

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#### Joint Worksession with the Pflugerville Community Development Corporation (PCDC)

#### 1. Call to order

Mayor Victor Gonzales called the worksession to order at 5:02 p.m. Councilmembers Doug Weiss, Jeff Marsh, and Rudy Metayer were in attendance. Councilmember Jim McDonald entered at 5:05 p.m. Mayor Pro Tem Omar Peña entered at 5:35 p.m. Councilmember Mike Heath entered at 5:43 p.m. City employees attending: Sereniah Breland, City Manager; Charlie Zech, City Attorney; Trey Fletcher, Assistant City Manager; James Hartshorn, Assistant City Manager; Karen Thompson, City Secretary; Emily Barron, Planning Director; Patricia Davis, City Engineer; Maggie Holman, Public Information Officer; Erin Sellers, Senior Planner; Jennifer Coffey, Library Director; Terri Toledo, Communications Director.; Aileen Dryden, Parks Development Manager.

PCDC Boardmembers in attendance: Victor Johnson, President; Ron Agnew, Vice President; Jeff Coleman, Secretary; Ken Dalfonso, Treasurer, A.K. Brewer, George Vande Werken, and Councilmember Doug Weiss. PCDC staff in attendance: Amy Madison, Executive Director; Crystal Connally, Operations Director; Christian Kurtz, Director of Business Development; Monte Akers, PCDC Attorney; Jerry Briones, Business Recruitment Director.

#### 2. Discuss only

##### 2A. [2019-8057](#)

1.) Executive Session Item: Pursuant to Section 551.071 of the Texas Local Government Code- Consultation with Attorney regarding Precision Ammunition.

Mayor Gonzales announced that the City Council was retiring to executive session on the item for consultation with legal counsel. He read the item and retired to executive session. The time was 5:03 p.m. Mayor Gonzales reconvened in open session at 5:35 p.m. No action was taken.

##### 2B. [2019-8052](#)

Discussion regarding Pflugerville Fiscal Impact Model and Land Use Analysis project.

Mr. Fletcher provided an introduction. Kevin Shepherd, Verdunity, presented on using fiscal analysis to make decisions on land use, infrastructure and development and looking at the relationships of land use, population and tax rate. There was discussion with Mr. Shepherd.

##### 2C. [2019-8051](#)

Discussion regarding City of Pflugerville infrastructure needs and

potential funding sources.

There was discussion regarding the need for projects and funding sources. Mayor Pro Tem Peña suggested starting plans for projects. Mr. Dalfonso suggested purchasing land to gain control. Mr. Heath asked how they are going to address current growth, how to maintain and what the next step would be. Mr. Coleman stated that if the Council's vision is for PCDC to attract primary jobs to build up the commercial base or is going in a different direction, they need to tell the PCDC. He stated that it is the Council's responsibility to set the direction. Mr. Metayer stated that they need to continue on. Discussion followed. Mr. Heath stated a need to improve communications. Mr. Johnson stated that he hopes that the PCDC can continue to have joint meetings with the City Council at least quarterly or semi-annually. Mayor Gonzales provided comments.

- 2D. [2019-8056](#) Discussion regarding the PCDC Community Economic Development Strategic Plan 2.0.

Ms. Madison stated that she would like all of them to think of the CEDS as a living, breathing document that can be tweaked as needed. She stated that it is a guide and they look at it at each PCDC meeting. The City Council was to consider adoption at the regular meeting.

### 3. Adjourn

Mr. Marsh made a motion to adjourn. Mr. McDonald seconded the motion. All voted in favor. The motion carried. The worksession was adjourned at 6:58 p.m.

Respectfully submitted,

Karen Thompson  
City Secretary

Approved as \_\_\_\_\_ on January 14, 2019.