



City of Pflugerville

Minutes - Final - Final

City Council

Tuesday, June 27, 2017

7:00 PM

100 East Main Street, Suite 500

Regular Meeting

The City Council is scheduled to hold a Worksession starting at 6:00 p.m. Please see the Worksession Agenda for a list of items for discussion at the Worksession.

1. Call to order

Mayor Victor Gonzales called the regular meeting to order at 7:08 p.m. Councilmembers Doug Weiss, Jeff Marsh, Omar Peña, Starlet Sattler and Mike Heath were in attendance. City employees attending: Brandon Wade, City Manager; George Hyde, City Attorney; Lauri Gillam, Assistant City Manager; Karen Thompson, City Secretary; Jennifer Stubbs, Assistant City Secretary; Tom Word, Assistant City Manager; Jessica Robledo, Police Chief; James Hemes, Parks Director; Sheila Wiora, Assistant Parks & Recreation Director; Aileen Dryden, Park Development Manager; Suzie Galloway, Aquatics & Athletics Coordinator; LeAnn Resendez, Recreation Center Superintendent; Corey Abbate, Senior Programs Coordinator; Terri Toledo, Communications Director; Amy Good, Finance Director; Jennifer Coffey, Library Director; Amy Giannini, City Engineer, Cindy Pierce, Development Engineering Director. Pflugerville Development Corporation (PCDC) Board Members in attendance: Jim Swanz, President; Ron Agnew, Vice President; Victor Johnson, Treasurer; Jeff Thompson, Secretary; A.K. Brewer, and Doug Weiss. Boardmember Ken Dalfonso was absent. PCDC employees in attendance: Amy Madison, Executive Director; Christian Kurtz, Director of Business Development; and Karla Henderson, Operations/Administrative Manager, and Sarah Griffin, Attorney.

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 Gonzales led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

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 Gonzales 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

3A. [2017-5952](#) Proclamation recognizing the One World Soccer 2005 (under 12 years old) girls team as the 2017 South Texas State Cup Champions.
Mayor Gonzales presented a proclamation and declared June 27, 2017 as One World Soccer 2005 Girls Champions Day in the City of Pflugerville.

3B. [2017-5960](#) Presentation of the 2016 Economic Development Excellence Award from the Texas Economic Development Council to the Pflugerville Community Development Corporation (PCDC).
Mayor Gonzales presented the Economic Development Excellence Award to the PCDC Boardmembers and staff in attendance.

3D. [2017-5958](#) Proclamation designating July 2017 as Parks and Recreation Month in the City of Pflugerville.
Mayor Gonzales declared July 2017 as Parks and Recreation Month in the City of Pflugerville and presented the proclamation to the parks employees in attendance. Mr. Hemeses provided information on the scheduled parks month events.

3C. [2017-5859](#) Presentation and invitation to enjoy Pfireworks at The Pfield to celebrate Independence Day in the City of Pflugerville.
Mr. Hemeses made a brief presentation and invited the public to come enjoy the Pfirecracker-Pfestival to celebrate Independence Day in the City of Pflugerville.

4. Public Comment

Anthony Nguyen, 19905 Tree Sap Way, thanked the Council for the Greenridge stoplight. He stated that he was at the meeting to speak regarding item 9E, the possible purchase of the Blackhawk golf course. He stated that he is not in favor of the city purchasing the golf course, that it should be purchased by a private entity. He asked if the city had reviewed the financials and only to consider purchasing if the cost is at or below market value. He stated that the city can control the development with zoning. He stated that the city has already subsidized a water park and he would hate to see the city make another bad decision and to subsidize another business.

Daniel Dower, 7707 Wolverine Street, stated that he is a teacher with the Pflugerville Independent School District and has 18 AVID students that are developing their skills and he is sharing their concerns with the proposed curfew ordinance. He read the list of student concerns to include that the ordinance is not fair to minors that haven't done anything wrong; that the ordinance limits the ability for teens to help out at home with some teens that are of driving age picking up younger siblings and items from the store; and that teens facing unnecessary curfew charges could affect their education.

Reading of the Consent Agenda

Ms. Stubbs read the items under consideration.

5. Approval of Minutes

5A. [2017-5953](#) Approval of the minutes of the June 13, 2017 Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

6. Resolutions

6A. [RES-0433](#) Approving a resolution designating Mayor Pro Tem Omar Peña as the City of Pflugerville representative on the Capital Area Metropolitan Planning Organization (CAMPO) Transportation Policy Board. (Requested by Mayor Victor Gonzales)

The resolution was approved on the consent agenda.

7. Other Actions

7A. [2017-5949](#) Authorizing the City Manager to execute a conditional purchase agreement and associated conveyance documents between Morris D. Callaway and Sharon K. Callaway and the City of Pflugerville as necessary to acquire real property interests for the Pfennig Lane Roadway Improvements Project.

The item was approved on the consent agenda.

7B. [2017-5959](#) Approving an Access Easement and Underground Stormwater Detention System Maintenance and Inspection Covenant in Paradise Cove, located southwest of the intersection of East Black Locust Drive and West Pfennig Lane, and authorizing the City Manager to execute the agreement.

The item was approved on the consent agenda.

Action on the Consent Agenda

Mayor Gonzales made a motion to approve the consent agenda. Ms. Sattler seconded the motion. All voted in favor. The motion carried.

8. Discuss and consider action

8A. [2017-5950](#) Discuss and consider action to award a construction contract for the Pigeon Forge and Lynn Cove Street Reconstruction Project to Alpha Paving Industries, Inc., the lowest responsible bidder of five (5) bids received on June 15, 2017, in the amount of \$109,946.00 and authorizing the City Manager to execute same.

Ms. Giannini provided information and answered questions of the Council. Mr. Heath made a motion to approve the item as presented. Ms. Sattler seconded the motion. All voted in favor. The motion carried.

9. Discuss only

9A. [2017-5962](#) Discussion regarding update on Transportation Plan. (Requested by Councilmember Mike Heath)
Mr. Wade proposed an update of the Transportation plan be included in the FY 2018 Budget.

9B. [2017-5963](#) Discussion regarding traffic impact fees. (Requested by Councilmember Mike Heath)
Mr. Word provided information on traffic impact fees and answered questions from the Council.

9C. [2017-5969](#) Discussion regarding staff car allowances. (Requested by Mayor Victor Gonzales)
Mr. Wade provided information and handouts and discussed with the Council. Council requested to discuss compensation and car allowances on a future item.

8B. [2017-5808](#) Discuss and consider action regarding future agenda items.
Council requested to review compensation and car allowances in the future.

Executive Session

Mayor Gonzales announced that the City Council was retiring to executive session for discussion on items 8C, 8D, 9D and 9E. He read the items and retired to executive session. The time was 8:15 p.m.

8C. [2017-5944](#) 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 concerning economic development negotiations regarding a Pflugerville Community Development Corporation (PCDC) economic development performance agreement with Project Base. 2.) Open Session Item: Discuss and consider action to approve a Pflugerville Community Development Corporation (PCDC) economic development performance agreement with Project Base.
Discussion on the item took place in executive session. Action on the item took place later in the meeting in open session.

8D. [2017-5956](#) 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 concerning a Lease Agreement and Compromise and Settlement Agreement with Cortec Precision Sheet Metal, Inc. 2.) Open Session Item: Discuss and consider action regarding authorizing the Pflugerville Community Development Corporation (PCDC) to execute both a Lease Agreement and Compromise and Settlement Agreement with Cortec Precision Sheet Metal, Inc.

Discussion on the item took place in executive session. Action on the item took place later in the meeting in open session.

9D. [2017-5954](#)

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 concerning economic development negotiations regarding:

1. Project Sydney
2. Project Rock
3. Costco
4. Project Drive (Requested by Councilmember Mike Heath)
5. Project Ag (Requested by Amy Madison, PCDC Executive Director)

Discussion on the item took place in executive session. No action was taken.

9E. [2017-5955](#)

1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code and deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code regarding the purchase, exchange, lease, transfer and/or sale of real property.

- A. Blackhawk Golf Course

Discussion on the item took place in executive session. No action was taken.

Executive Session

Mayor Gonzales reconvened in open session at 10:20 p.m.

8D. [2017-5944](#)

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 concerning economic development negotiations regarding a Pflugerville Community Development Corporation (PCDC) economic development performance agreement with Project Base. 2.) Open Session Item: Discuss and consider action to approve a Pflugerville Community Development Corporation (PCDC) economic development performance agreement with Project Base.

Ms. Madison provided information on the performance agreement and answered questions of Council. Mr. Weiss made a motion to approve the item as presented. Mayor Pro Tem Peña seconded the motion. All voted in favor.

The motion carried.

8C. 2017-5956

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 concerning a Lease Agreement and Compromise and Settlement Agreement with Cortec Precision Sheet Metal, Inc. 2.) Open Session Item: Discuss and consider action regarding authorizing the Pflugerville Community Development Corporation (PCDC) to execute both a Lease Agreement and Compromise and Settlement Agreement with Cortec Precision Sheet Metal, Inc.

Ms. Madison provided information. Mr. Weiss made a motion to approve the item as presented. Mayor Gonzales seconded the motion. The vote was: Mr. Weiss-yes, Mr. Marsh-no, Mayor Pro Tem Peña-yes, Mr. Heath-no, Mayor Gonzales-yes. The motion carried.

10. Adjourn

Ms. Sattler made a motion to adjourn. Mr. Heath seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 10:25 p.m.

Respectfully submitted,

**Karen Thompson
City Secretary**

Approved as presented on July 11, 2017.