



City of Pflugerville

Minutes - Final

City Council

Tuesday, June 29, 2021

6:00 PM

100 East Main Street, Suite 500

Special Meeting

Public comment will be allowed in person at the Special Meeting scheduled to begin at 6:00 p.m. Written comments may also be submitted 2 hours in advance of the Special Meeting. To submit written comments, please email citysecretary@pflugervilletx.gov at least 2 hours in advance of the Special Meeting. Name and address must be included. Written comments are limited to 250 words.

1. Call to order

Mayor Gonzales called the meeting to order at 6:00pm. Councilmembers Doug Weiss, Ceasar Ruiz, and Mike Heath were in attendance. Councilmember David Rogers arrived at 6:01pm. Mayor Pro Tem Omar Peña arrived at 6:08pm. Councilmember Rudy Metayer arrived at 6:19pm.

City employees in attendance: Sereniah Breland, City Manager; Trey Fletcher, Deputy City Manager; James Hartshorn, Assistant City Manager; Terri Toledo, Communications Director; Emily Barron, Planning and Development Services Director; Karen Thompson, City Secretary; Trista Evans, Deputy City Secretary; Jason Smith, Acting Police Chief; Lauren Henkes, Assistant Finance Director; Maggie Holman, Public Information Officer; Jennifer Griswold, Library Director; Wade Maness, Videographer Multimedia Specialist.

2. Public Comment

Mayor Gonzales stated that written public comment had been received. Ms. Evans read the comments:

Tamara Edwards, Grand Mission Way, stated that certificates of obligation should not be used for non-emergency items and a new city hall is needed but it is not an emergency. Ms. Edwards asked council to present a reasonable price and let citizens vote on it.

Jeffrey Reeb, Pfluger Street, stated he is against certificates of obligation except for emergencies and is against spending \$10 million for land.

Pat McCord stated a new city hall is needed and should be built where the current city hall and bank is. He stated to demolish the old building and rebuild in Old Town in the current location.

Deanna Huff, Edgemere Drive, asked council not to pass a certificate of obligation for land acquisition for a city hall stating citizens have a right to vote on it.

Terry Newsom, 12th Street, stated certificates of obligation should not be used to finance a city hall stating taxpayers should have a right to decide how large sums of their tax money are going to be spent. He asked council to consider

the costs based on the actual minimum functional needs.

Lisa Hall stated the discussion on a city hall has not seemed urgent until now and now there seems to be an urgent need to pass certificates of obligation. She asked council to vote against spending \$10 million on land for a new city hall and using certificates of obligation.

3. Discuss and consider action

3A. [ORD-0587](#)

Discuss and consider action to approve an ordinance as amended on third reading with the caption reading: An ordinance of the City of Pflugerville, Texas, adopting the first amendment to the FY21 Budget for the City of Pflugerville; and providing an effective date.

Mr. Rogers made a motion to adopt the ordinance minus the \$10 million for land purchase. Mr. Heath seconded the motion. Mr. Weiss asked legal for the process on amending an ordinance on third reading. Mayor Gonzales asked for any public comment.

Jim McDonald, Great Sand Dunes Avenue, stated he heard a statement that there is unanimous consent opposed to the land acquisition and he thinks that is incorrect and is a local minority. He stated he is impressed with the level of work product from the employees working out of a closet and there are a lot of voices looking for more than scattered offices and recommended the money stay in.

Mr. Rogers stated he believes a new city hall is needed. He stated he believed the previous amendment would be a reasonable compromise but was incorrect and a lot of voters want to be able to vote on each part of the package. He stated the city has done a lot of work on the building that was built in 1984 but it is not adequate for the job going forward. Mr. Zech stated if an amendment on third reading is approved it should come back for a fourth reading. Discussion followed regarding the possibility of delay in land acquisition. Mayor Gonzales called for a vote. The vote was as follows: Mr. Rogers - yes, Mr. Heath - yes, Mayor Pro Tem Peña - yes, Mr. Ruiz - yes, Mr. Weiss - no, Mayor Gonzales - yes. The motion carried.

3B. [RES-0890](#)

Discuss and consider action to approve a resolution with the caption reading: "Resolution authorizing the publication of Notice of Intention to Issue City of Pflugerville, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2021, and other matters related thereto" (Land Acquisition and Public Safety in support of EMS services)

Mr. Rogers made a motion to approve the resolution minus the \$10 million for land acquisition. Mr. Heath seconded the motion. Mayor Gonzales asked if there was any public comment, there were none. Mr. Rogers provided information on what the remaining \$5 million for EMS would cover. Mayor Gonzales asked about the timeline for issuance. Richard Donoghue with McCall, Parkhurst, & Horton, provided information about deadlines. Mayor Gonzales called for the vote. The vote was as follows: Mr. Rogers - yes, Mr. Heath - yes, Mr. Metayer - yes, Mayor Gonzales - yes, Mayor Pro Tem Peña - yes, Mr. Ruiz - yes, Mr. Weiss - no. The motion carried.

4. Discuss only

4A. [2021-0439](#) Discuss economic development elements for the Aspire Pflugerville 2040 Comprehensive Plan.

Ms. Barron introduced Chance Sparks with Freese and Nichols and Travis Sparks with TXP. Mr. Sparks gave a presentation about fiscal impacts and economics related to the comprehensive plan. He provided information about local jobs, taxable retail sector sales, and answered questions from the council. Discussion followed regarding land acquisition and planning for the future. Mr. Weiss stated there is a market for the type of development at SH130. Mr. Metayer stated council should look at what has been successful and what is right for the future. Mr. Heath stated a discussion is needed about land uses. Mr. Sparks answered questions from the council.

Amy Madison, Executive Director of Pflugerville Community Development Corporation, stated PCDC shares common goals. Ms. Madison provided information about jobs that have been brought into the city and the mixed use make up of buildings. Ms. Madison stated she would like a joint session with PCDC and Council when it can happen and answered questions from the council. Mr. Weiss stated there are some things that can be talked about now. Mr. Metayer stated it is a longer discussion. Discussion followed with Ms. Madison regarding infrastructure and growth. Council discussed scheduling a joint meeting with PCDC, with July 30th suggested as a date for strategic planning meeting and July 31st as a discussion for the comprehensive plan with PCDC.

5. Adjourn

Mayor Gonzales adjourned the special meeting at 7:48pm.

Respectfully submitted,

Trista Evans, Deputy City Secretary
Approved as submitted on July 13, 2021