



# City of Pflugerville

## Minutes - Final City Council

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Tuesday, March 24, 2015

7:00 PM

100 East Main Street, Suite 500

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### Regular Meeting

#### 1. Call to order

Mayor Jeff Coleman called the regular meeting to order at 7:04 p.m. Councilmembers Wayne Cooper, Brad Marshall, Omar Peña and Victor Gonzales were in attendance. Councilmember Starlet Sattler was absent. City employees attending: Brandon Wade, City Manager; George Hyde, City Attorney; Karen Thompson, City Secretary; Lauri Gillam, Assistant City Manager; Trey Fletcher, Assistant City Manager; Tom Word, Assistant City Manager; Emily Barron, Planning Director; Dan Franz, City Engineer; James Hemenes, Parks Director; Amy Giannini, Interim Development Engineering Director; Jeremy Frazzell, Senior Planner; Blake Overmyer, Building Official; Pam Cosel, Marketing and Special Events; Amy Good, Finance Director, Lauren Vander Laan, Accountant II.

#### 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 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 Coleman led those in attendance in reciting the Pledge of Allegiance to the Texas State Flag.

#### 3. Presentation

- 3A. [2015-3797](#) Presentation regarding the Spring Pfling and Pflugerville Recreation Center's Pffteenth anniversary celebration on March 28, 2015.

Ms. Cosel presented on the item.

#### 4. Presentation

- 4A. [2015-3792](#) Presentation regarding downtown visioning.

Mr. Wade stated that one of his goals was to provide a workable plan for the

downtown area and he has been working with staff and the downtown. He stated that he is pleased with the ideas. He stated as an introduction to the Planning Department's presentation, that this is not the downtown plan but is instead a vision to start to talk about what could be done. Ms. Barron presented potential ideas for downtown Pflugerville. Mr. Wade stated that they wanted to start this dialogue and have presented it to the Downtown Association. He stated at this point we need to get some momentum going with the downtown. Mr. Wade spoke regarding possible funding options. Discussion with Council followed. Mayor Coleman spoke on the need to create a vibrant downtown to keep the small town feeling. Mr. Gonzales provided comments and stated that there are stakeholders in Old Town that need to be kept in mind. Mr. Marshall stated that he thinks that they should do bite-size pieces, constantly moving forward. He asked if there are thoughts to taking the Planning Department's ideas and making a more professionally prepared plan. Mr. Wade stated that he is hesitant to have a landscape architect create a plan at this time. He stated that we have a couple of downtown plans and perhaps we can take some ideas from those plans. He stated that he is interested in starting with placemaking projects to create public interest. He stated that we may see in a couple of years that we need to have a plan done. Mr. Cooper suggested selling the city hall property to develop it into something great. Mr. Wade stated that the city could go out for a request for proposals to see what others might want to put here. Mr. Wade stated that he has also suggested perhaps taking the money from the sale of the property and putting it back into the downtown. Mayor Coleman asked Council if they are interested in looking at extending the TIRZ (Tax Increment Reinvestment Zone) downtown. He stated if yes, then they would have staff look into that.

Terri Gebbia, Jill Marsh, and Diane Anderson of Ruffles & Rust and the Pflugerville Downtown Association were in attendance. Ms. Gebbia spoke regarding their support for the revitalization project initiated by Mr. Wade. She stated that they desire an entertainment, shopping, and relaxing area and a place to be proud of. She stated that the Pflugerville Downtown Association comes in support and is willing to help.

The following did not wish to speak, but asked that the Mayor announce for the record their support for downtown/old town funding and improvements:

Rachel Sides, 101-B Pecan Street West

Rob Sides, 101-B Pecan Street West

Mike Marsh, 2524 Dunes Drive

Mike Marsh, Chair of the Reinvestment Zone No. One (TIRZ ) board, stated that the TIRZ board has discussed this briefly without detail and are interested in supporting this. He stated that he believes the TIRZ could do projects under the statutes of the law that would create an environment like the downtown of Round Rock. He stated that the TIRZ can create infrastructure and purchase property. He stated that if it were added to the TIRZ project and financing plan, it would create funds sometime in the future and it could do some of the easier things immediately. He stated that the city can only provide the environment for private investment to see that there is an interest in downtown led by the city. He stated that the TIRZ could assist the city by providing infrastructure funding. Discussion with Council followed.

Mayor Coleman thanked those in attendance for coming and for their interest.

## 5. Presentation and Resolution

- 5A. [RES-0245](#) Presentation and consideration of a resolution with the caption reading: RESOLUTION OF THE CITY OF PFLUGERVILLE, TEXAS ACCEPTING THE FISCAL YEAR 2014 AUDIT.

Ms. Gillam stated that the Finance and Budget Committee reviewed the audit and unanimously recommended acceptance. She stated that the auditor had no management recommendations; that it is a perfect audit.

Mr. Cooper made a motion to approve the resolution accepting the audit. Mr. Gonzales seconded the motion. All voted in favor. The motion carried.

## 6. Public Hearing and Ordinance First Reading

- 6A. [ORD-0235](#) Conduct a public hearing and consider approving an ordinance on first reading with the caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED BY APPROVING A SPECIFIC USE PERMIT FOR LIGHT INDUSTRIAL USES ON LOT 3A AND LOT 3B, OF THE REPLAT OF LOT 3 RENEWABLE ENERGY PARK SUBDIVISION, LOCATED IN PFLUGERVILLE, TX, TO BE KNOWN AS THE CORTEC PRECISION SHEET METAL SPECIFIC USE PERMIT. (SD1502-01); PROVIDING FOR A REPEAL OF ORDINANCE NO. 1126-12-12-11; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A NON-SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Coleman opened the public hearing and read the caption of the ordinance to be considered on first reading. Ms. Barron provided information and answered questions of the Council. There were no requests to speak at the public hearing. Mr. Peña made a motion to close the public hearing. Mr. Gonzales seconded the motion. All voted in favor. The motion carried.

Mr. Marshall made a motion to approve the ordinance on first reading. Mr. Cooper seconded the motion. All voted in favor. The motion carried.

## 7. Public Comment

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

### Reading of the Consent Agenda

## 8. Approval of Minutes

- 8A. [2015-3769](#) Approval of the minutes of the March 10, 2015 Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

**9. Ordinance Second Reading**

- 9A. [ORD-0237](#) Approving an ordinance on second reading with the caption reading:  
AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS,  
ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR  
2015 BUDGET FOR THE CITY OF PFLUGERVILLE; AND  
PROVIDING AN EFFECTIVE DATE.

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

**10. Resolution**

- 10A. [RES-0240](#) Approving a resolution establishing a 2015 bond committee and appointing its members.

The resolution was approved on the consent agenda.

**11. Other Actions**

- 11A. [2015-3775](#) Approving action to reject all bids for the Pecan Street Lighting Installation Project. One (1) bid was received from Austin Traffic Signal on March 5, 2015 in the amount of \$167,994.00.

The item was approved on the consent agenda.

- 11B. [2015-3777](#) Review of the Quarterly Investment Reports for the quarters ending September 30, 2014 and December 31, 2014.

The item was approved on the consent agenda.

- 11C. [2015-3788](#) Approving the use of additional park escrow funds in the amount of \$33,540.26 for the Pflugerville Heights and Black Locust Parks Project.

The item was approved on the consent agenda.

- 11D. [2015-3793](#) Authorizing the City Manager to execute a Public Utility Easement Agreement with Temple Real Estate Investments, Inc. and the City of Pflugerville for the installation of dry utilities to serve the Sparetime Entertainment Center project.

The item was approved on the consent agenda.

- 11E. [2015-3794](#) Authorizing the City Manager to execute a Public Utility Easement Agreement with Geraldine Timmermann, Individually and as Independent Executor of the Estate of Terrell Timmermann, Deceased, and the City of Pflugerville for the installation of dry utilities to serve the Sparetime Entertainment Center project.

The item was approved on the consent agenda.

## Action on the Consent Agenda

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

### 12. Discuss and consider action

- 12A. [2015-3768](#) Discuss and consider action regarding future agenda items.

Mr. Cooper requested an update on the Texas Department of Transportation's (TxDOT) plans for Railroad Avenue. Mayor Coleman stated that he is also interested in an update and suggested setting a meeting of the Transportation Committee with TxDOT.

### 13. Discuss only

- 13A. [2015-3770](#) 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.

There was no discussion on the item.

- 13B. [2015-3771](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding the provision of public utilities within the City of Pflugerville.

There was no discussion on the item at the regular meeting. Discussion on the item took place in executive session in the earlier worksession.

- 13C. [2015-3772](#) 1.) Executive Session Item: Consultation with legal counsel regarding provision of emergency services within the City pursuant to Chapter 551.071 of the Texas Government Code.

There was no discussion on the item.

### 14. Adjourn

Mr. Cooper made a motion to adjourn. Mr. Peña seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Karen Thompson  
City Secretary

Approved as presented on April 14, 2015.

