



# City of Pflugerville

## Minutes - Final - Final

### City Council

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Tuesday, August 22, 2017

6:00 PM

100 East Main Street, Suite 500

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#### Worksession

#### 1. Call to order

Mayor Victor Gonzales called the worksession to order at 6:00 p.m. Councilmembers Doug Weiss, Jeff Marsh, Starlet Sattler and Mike Heath were in attendance. Mayor Pro Tem Omar Peña entered the worksession at 6:04 p.m. City employees attending: Brandon Wade, City Manager; Charles Zech, City Attorney; Karen Thompson, City Secretary; Jennifer Stubbs, Assistant City Secretary; Trey Fletcher, Assistant City Manager; Amy Giannini, City Engineer; Emily Barron, Planning Director; James Hemenes, Parks Director; Terri Toledo, Communications Director; Amy Good, Finance Director; Jessica Robledo, Police Chief; Sara Bustilloz, Police Department Public Information Officer; Billy Gibbens, Police Civilian Director; Jason Smith, Police Commander; Jennifer Coffey, Library Director.

#### 2. Discuss only

##### 2A. [2017-6100](#)

Presentation and discussion regarding The Pecan District.

Dave Wallace, Chief Operating Officer of Angelou Economics, presented on the proposed project and answered questions of the Council. Mr. Wade provided information on Public Improvement District (PID), Municipal Utility District (MUD), and Tax Increment Reinvestment Zone (TIRZ) financing and explained that the city's financial advisor recommends against PID financing. Mayor Pro Tem Peña stated that he would like to hear more about the TIRZ. Mr. Weiss indicated a need for cost sharing, and stated that he is not satisfied with a MUD for this project, that he would like to see milestones and guarantees, such as an irrevocable letter of credit. Mr. Heath asked if we have water and wastewater for this project. Mr. Wade stated that utilities are near the site, but this MUD would be for the internal lines. Mr. Heath asked about the roads. Mr. Cid Galindo, developer, stated the main road would be a city road, and the others would be internal. There was continued discussion. Additional details were to be presented at a future worksession.

##### 2B. [2017-6089](#)

Discussion regarding the fiscal year 2018 budget and strategic plan update.

There was no discussion on the item at the worksession. Discussion on the item was to take place at the regular meeting.

#### 3. Adjourn

Mr. Marsh made a motion to close the worksession. Mr. Heath seconded the motion. All voted in favor. The motion carried. The worksession was adjourned at 6:51 p.m.

Respectfully submitted,

Karen Thompson  
City Secretary

Approved as presented on September 12, 2017.