



City of Pflugerville

Minutes - Final - Final

Capital Improvement Bond Committee

Tuesday, July 20, 2021

6:00 PM

100 E. Main Street, Suite 500

1. Call to Order

Karen Thompson, City Secretary, called the meeting to order at 6:00 p.m. Bond Committee members in attendance: Pat Epstein, Lisa Hall, Brad Hickman, Jonathan Kamenicky, Jason Kemp, Amanda Maedgen, Elizabeth Montoya, Terry Newsom, Anthony Nguyen, Melody Ryan, Carol Teitelman, and Jollie Williams. Bond Committee member Darryl Houston entered at 6:02 p.m. Bond Committee member Sheldon Lamey entered at 6:07 p.m. City Councilmembers David Rogers and Doug Weiss attended. City employees attending: Sereniah Breland, City Manager; Trey Fletcher, Deputy City Manager; James Hartshorn, Assistant City Manager; Amy Giannini, Assistant City Manager; Karen Thompson, City Secretary; Emily Barron, Planning and Development Services Director; Jeremy Frazzell, Assistant Planning and Development Services Director; Shane Mize, Parks and Recreation Director; Terri Toledo, Communications Director; Maggie Holman, Public Information Officer. PGAL consultant team attending: Gerri Gusler, Cris Ruebush and Scott Smith.

Items were addressed in the order as recorded in the minutes.

3. Public Comment

Mr. David Rogers thanked the Committee for their service. He provided comments on the Council appointing the Bond Committee and stated that he thinks that the Committee has running room and that there are many ways it could go for the land and city hall. He spoke on the options. He stated that he thinks with the proposed tract of land that the City would make almost all of its money back or even a profit.

2. Introductions of Bond Committee Members, City Staff and Consultant Team

Ms. Breland welcomed the Committee members and spoke on their task of creating a recommendation on where to put a new city hall, what facilities to include and how to deliver the project in a way that maximizes the return on investment and minimizes the burden on taxpayers. Ms. Barron introduced the PGAL consultant team: Cris Ruebush, Scott Smith and Gerri Gusler and City employees in attendance. Ms. Barron asked that the Committee members introduce themselves and provide what places/cities have inspired them as well as their favorite downtown Pflugerville memory.

The Committee members introduced themselves and provided the following as places/cities that inspire them and their favorite downtown Pflugerville memories:

Amanda Maedgen: Austin and Pflugerville; Hanover's about 20 years ago

Carol Teitelman: McKinney and its redo of downtown; unexpected places like the downtown courtyard and walking along the trail

Elizabeth Montoya: Rome for its history and layers; her office is in downtown Pflugerville

Pat Epstein: Washington D.C, Philadelphia, Dallas for its concept of believing in progress, Chili Pfest

Jollie Williams: Pflugerville for its city/country feel and family vibe; how T-Boy Timmerman wrapped him in when he came Pflugerville; Chili Pfest

Terry Newsom: Rome for its history and Taylor for its old homes, Chili Pfest car show

Anthony Nguyen, Paris as one of the most beautiful cities in the world, New York City, Round Rock and Georgetown downtowns; Chili Pfest for seeing people and saying hi

Lisa Hall: National Parks and open spaces; Old Prague Market

Melody Ryan: Yellow Stone and areas that celebrate culture, nature and history, Georgetown square; Deutschen Pfest and Chili Pfest

Sheldon Lamey: Egypt and New Orleans; Chili Pfest and the Christmas parade

Darryl Houston: Ann Arbor for its history and modernization and Tokyo; Deutschen Pfest and taking the trail

Brad Hickman: Georgetown square; Tuff's (Knebel's Tavern)

Jonathan Kamenicky: Georgetown for its downtown and walking space; Deutschen Pfest parade

Jason Kemp: Georgetown and Round Rock; Chili Pfest

4. Discuss Only

4A. [2021-0746](#)

Discussion regarding possible projects/proposition items for a special bond election.

Ms. Barron provided reviewed the history and guiding plans for Pflugerville. She stated as they discuss, they would like to hear the Committee's thoughts and concerns. Cris Ruebush provided information on the proposed site and current locations of City departments. Scott Smith reviewed the Pearl in San Antonio, the Silo District in Waco, the Town Square in Sugarland, the Coop in Hutto and the Buda Municipal Complex and discussed with the Committee.

Ms. Barron asked the Committee members for words to describe their vision and the following words were provided: informative, welcoming, educational, unique, sustainable, visionary, identifiable, functional, affordable, accessible, green, multi-generational, walkable, vibrant, flexible/expandable, scaleable,

family activities, multi-purpose.

Cris Ruebush and Scott Smith conducted an exercise for bond committee members to place a green sticker (support) or red sticker (not support) on a picture of each category with the following results:

bike rental: 1 green and 7 red
office space: 7 green and 0 red
housing: 0 green and 8 red
coffee shop: 0 green and 2 red
restaurants: 8 green and 0 red
retail: 5 green and 0 red
hotel: 0 green and 8 red
outdoor venue: 9 green and 0 red
indoor venue: 1 green and 0 red
urban dog park: 0 green and 7 red
food truck park: 0 green and 5 red
water feature: 1 green and 3 red
public plaza: 9 green and 0 red
play ground: 2 green and 0 red
public art: 3 green and 1 red
art gallery: 1 green and 5 red
farmers market: 3 green and 0 red
trail extension: 6 green and 1 red

Discussion followed regarding the results and how housing might be condominiums above retail and hotels might be small boutique hotels. Discussion followed regarding what the project might include and a possible P3 (Public-Private Partnership).

4B. [2021-0747](#)

Discussion regarding schedule and content for future meetings.

Ms. Breland suggested including a P3 20-minute information session next time. She stated that next time they would want to determine what the project could look like and a name for the project. She stated that the current schedule it to meet on July 29, 2021 and then on August 10, 2021 with the Council. She stated that the Committee might want to add a meeting on August 3, 2021.

5. Adjourn

The meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Karen Thompson
Deputy City Secretary

Approved as presented on July 29, 2021.