



City of Pflugerville

Legislation Details (With Text)

File #: RES-0619 **Version:** 1 **Name:**
Type: Resolution **Status:** Passed
File created: 5/10/2019 **In control:** City Manager Office
On agenda: 5/14/2019 **Final action:** 5/14/2019
Title: Discuss and consider options for development of a new city hall campus within the proposed NorthPointe Development, Downtown Area, or other locations and take action to approve a Resolution of the City of Pflugerville, Texas authorizing the use of certificates of obligation or other means necessary for the development of a new city hall campus in the downtown area.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution, 2. New City Hall Test Fit, 3. Proposal from Negba Group LLC

Date	Ver.	Action By	Action	Result
5/14/2019	1	City Council	Approved	Pass

Discuss and consider options for development of a new city hall campus within the proposed NorthPointe Development, Downtown Area, or other locations and take action to approve a Resolution of the City of Pflugerville, Texas authorizing the use of certificates of obligation or other means necessary for the development of a new city hall campus in the downtown area.

The purpose of this resolution is to establish firm direction to pursue the land and plans to implement using certificates of obligation or seeking partnerships with the private sector or a combination of these means to development the project. Staff recommends the development of this project in the downtown area based on the findings of the City Hall Needs Assessment that was performed last year and visualized with the Test Fit scenario shown in the attached exhibit.

As referenced in the proposed resolution, the city has been approached by numerous developers over the years proposing that municipal facilities be located within or to anchor a project. A current proposal is attached from Negba Group LLC, developer of the proposed NorthPointe development, generally located along SH 130, north of Pflugerville Parkway. The proposal has been attached for reference and direction from the City Council, however, staff recommends that these facilities and the associated investment is better to locate in the historical heart of the community, being the downtown area, and serve as a catalytic project for additional public or private investment in the downtown area which is particularly important as Pflugerville has multiple existing development nodes or in development in the future.

Approving this Resolution is to solidify a course to aggressively secure land and funds necessary to design and develop a new city hall complex in the downtown area which could include identification of potential public private partnership opportunities to achieve the desired project outcome which could include the integration of non-governmental uses on the site. Opportunities to consolidate other municipal functions such as the court could also be explored enabling the expansion of the existing Justice Center for law enforcement needs in the vacated space as well as the recently acquired

parcel to the west.

Prior City Council Action

None.

Deadline for City Council Action

Action is requested on May 14, 2019.

Funding Expected: Revenue ___ Expenditure ___ N/A

Budgeted Item: Yes ___ No ___ N/A

Amount: n/a

1295 Form Required? Yes ___ No

Legal Review Required: N/A ___ Required Date Completed: May 10, 2019

Supporting documents attached:

Resolution

City Hall Test Fit Exhibit

Proposal from Negba Group LLC

Recommended Action

Approve the resolution.