



City of Pflugerville

Legislation Text

File #: 2021-0639, **Version:** 1

Discuss and consider action regarding preparation for a General Obligation Bond election in support of the development of a mixed use municipal complex and direction to the City Manager to engage a consultant for preparation of supporting documentation, renderings for the same.

Based on growth, demand for city services and requisite staffing and facility needs, a new municipal complex is proposed. Multiple needs assessments have been performed since 2003. The most recent was prepared by PGAL in 2018 and at that time recommended up to 70,849 square feet to accommodate existing needs and future growth; however the program will be re-evaluated prior to proceeding into design based updated organizational needs to support strategic objectives of the city, future population and service needs, and considerations and innovations as a result of lessons learned from the COVID-19 pandemic.

Development costs of a new facility can vary greatly from city to city, but should be anticipated to be in the \$350 to \$400 per square foot range to fulfill the performance specifications of a lasting public facility. Offsite drainage and utility improvements also need to be considered. The project can also enhance development opportunities for market uses that complement the city facilities and generate value for the community.

The drafted Notice of Intent included \$27 million for the construction of a new city hall. This component was removed by the City Council from the approved NOI. Therefore, in order to fund a new facility there was direction to go to the voters for a future bond proposition.

There are two uniform election dates to use for this election, in May and November of each year.

The Last Day to Order General Election or Special Election on a Measure on November 2, 2021 is August 16, 2021.

The Last Day to Order General Election or Special Election on a Measure on May 7, 2022 is February 18, 2022.

In preparation for this election, it is recommended to engage a design firm to prepare a package of documents in order to provide documentation and visualization of the proposed project being conceptualized and put forward for voter consideration for either uniform election date as well as the engagement of a citizen stakeholder committee such as the 2020 Citizens Bond Committee.

Prior City Council Action

On June 8, 2021 the City Council approved a Notice of Intent (NOI) for the issuance of Certificates of Obligation (\$10 million) for the acquisition of land in support of this project.

Deadline for City Council Action

Action is requested on June 22, 2021.

Funding Expected: Revenue ___ Expenditure N/A ___

Budgeted Item: Yes ___ No N/A ___

Amount: ___\$TBD_____

1295 Form Required? Yes ___ No

Legal Review Required: N/A Required ___ Date Completed: _____

Supporting documents attached:

None.

Recommended Action

Discuss and take action as appropriate regarding the preferred uniform election date and authorize the City Manager to execute the proposal.