



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, February 11, 2025

7:00 PM

1611 Pfennig Lane

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#### Regular Meeting

#### 1. Call to Order

Mayor Victor Gonzales called the meeting to order at 7:00pm. Mayor Pro Tem Kimberly Holiday and Councilmembers Doug Weiss, Ceasar Ruiz, Rudy Metayer, Melody Ryan, and David Rogers were in attendance.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Trista Evans, City Secretary; Charles Zech, City Attorney; Jason O'Malley, Police Chief; Breanna Higgins, Special Projects Manager; Roger Heaney, Communications Director; Jeff Dunsworth, City Engineer; Tracy Waldron, Finance Director; Brandon Pritchett, Public Utility Director; Evan Groeschel, Operations Director; Abby Morrison, Public Works Services Director; Gordon Haws, Engineering Manager.

#### 2. Opening

##### A. Pledge of Allegiance to the Flag of the United States of America

Mayor Gonzales led those in attendance in the Pledge of Allegiance to the Flag of the United States of America.

##### B. Pledge of Allegiance to the Texas State Flag

Mayor Gonzales led those in attendance in the Pledge of Allegiance to the Texas State Flag.

##### C. Moment of Silence

Mayor Gonzales led those in attendance in a moment of silence.

#### 4. Presentation

- 4A. [2025-0110](#) Mayor's proclamation declaring February 21, 2025 as Government Communicator's Day in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to Mr. Heaney.

- 4B. [2025-0111](#) Mayor's proclamation declaring February 16th through February 22nd as Engineer's Week in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to Mr. Dunsworth.

### 3. Public Comment

Urcha Dunbar-Crespo stated she had a question about time frames for a project but Mr. Groeschel and Ms. Morrison let her know they would help her with that information.

### Reading of the Consent Agenda

Ms. Evans stated items 5D., 5I., and 5L. were pulled from the consent agenda, read the captions of the ordinances, and stated all items remaining on the consent agenda may be acted upon in a single motion.

### 5. Other Actions

- 5A. [ORD-0807](#) Approving an ordinance on second reading with the caption reading: An ordinance authorizing the lease of City property located along Kingston Lacy Boulevard, Pflugerville; providing cumulative, repealer and severability clauses; providing for open meeting and establishing an effective date.
- The ordinance was approved on second reading on the consent agenda.
- 5B. [ORD-0808](#) Approving an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1545-22-04-26 of the City of Pflugerville, Texas, as amended, by amending the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 153 Planning, by amending the Aspire Pflugerville 2040 Comprehensive Plan Future Land Use Map Found in Chapter 3, to be known as the 2025 Downtown FLUM Amendment (CPA2024-00499); providing for repeal of conflicting ordinances; providing for severability, and providing an effective date.
- The ordinance was approved on second reading on the consent agenda.
- 5C. [2025-0118](#) Approving the minutes of the January 24, 2025 Worksession, January 25, 2025 Worksession, and January 28, 2025 Worksession and Regular Meeting.
- The minutes were approved on the consent agenda.
- 5E. [2025-0144](#) Approving a conditional purchase agreement and associated conveyance documents between City of Austin, (Parcel 4) and the City of Pflugerville as necessary to acquire real property interests for the Secondary Colorado River Raw Water Line Project, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.

- 5F.**     [2025-0145](#)     Approving a conditional purchase agreement and associated conveyance documents between City of Austin, (Parcel 6b) and the City of Pflugerville as necessary to acquire real property interests for the Secondary Colorado River Raw Water Line Project, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5G.**     [2025-0150](#)     Approving the procurement of a clarifier drive in the amount of \$112,925, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5H.**     [2025-0152](#)     Approving the FY25 Quarter 1 Investment Report.
- The item was approved on the consent agenda.**
- 5J.**     [2025-0162](#)     Approving an amended municipal financial advisor agreement with RBC Capital Markets, LLC to assist in structuring and securing financing options for any public-private land development of real property.
- The item was approved on the consent agenda.**
- 5K.**     [RES-1312](#)     Approving a resolution of the city council of the City of Pflugerville, Texas, authorizing acceptance of the special commissioners' award and directing the city manager and city attorney, or their respective designees, to take all necessary actions to complete eminent domain proceedings, including ratifying the issuance of a check in the amount of the award and depositing the same with the Travis County Court Clerk for the acquisition of 1.1898 acre of land in access and temporary construction easement out of the Mariguita Castro Survey No. 55 Abstract No. 160, Travis County, Texas.
- The resolution was approved on the consent agenda.**

### **Action on the Consent Agenda**

**Mayor Gonzales moved to approve the consent agenda. Mr. Metayer seconded the motion. All voted in favor. The motion carried.**

**Items pulled from the consent agenda will be addressed under Item 8.**

- 4C.**     [2025-0025](#)     Presentation regarding the Engineering Department.
- Mayor Gonzales opened the item. Mr. Haws reviewed the engineering organizational structure and discussed the services provided by the department. Mr. Haws provided information about the divisions including design, construction, utility, development, and floodplain management. Mr. Haws reviewed major projects in the city.**

## 6. Public Hearings and Ordinances

- 6A. [ORD-0810](#) Conduct a public hearing and consider approving an ordinance on second reading with the caption reading: An ordinance levying special assessment for, and apportioning the costs of, certain improvement to property in and for the Meadowlark Preserve Public Improvement District; Fixing a charge and lien against all properties within the district, and the owners thereof; Providing for the manner and method of collection of such assessments; Making a finding of special benefit to property in the district and the real and true owners thereof; Approving a service and assessment plan; Providing a severability clause; and Providing an effective date.

Mayor Gonzales read the item and opened the public hearing. Ms. Waldron provided information about the item. Rod Hayslip with P3 Works reviewed the Meadowlark Preserve Public Improvement District and discussed the bond pricing. Mr. Weiss asked about assessment levels, Mr. Hayslip provided information. There was no one present wishing to make public comment. Mr. Weiss moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The motion carried. Mr. Metayer moved to approve the ordinance on second reading. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

- 6B. [ORD-0811](#) Conduct a public hearing and consider approving an ordinance on first and final reading with the caption reading: An ordinance Authorizing the Issuance of the "City of Pflugerville, Texas Special Assessment Revenue Bonds, Series 2025 (Meadowlark Preserve Public Improvement District)", Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, an Offering Memorandum, a Continuing Disclosure Agreement and other agreements and documents in connection therewith; Making findings with respect to the Issuance of such Bonds; and providing an effective date.

Mayor Gonzales read the item and opened the public hearing. Dusty Traylor with RBC Capital Markets provided information about the special assessment revenue bonds, about the market and pricing. Mr. Rogers asked why the rates are so competitive. Mr. Traylor stated there is a belief in the development and the city and investors are seeing the growth. Mr. Traylor answered questions from Ms. Ryan regarding interest rates. Discussion followed regarding the bonds.

There was no one present wishing to make public comment. Mr. Metayer moved to close the public hearing. Mr. Ruiz seconded the motion. All voted in favor. The motion carried. Mr. Metayer moved to approve the ordinance on first and final reading. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.

## 7. Regular Agenda

- 7A. [2025-0157](#) Presentation and submission of the 2024 Racial Profiling Data Report to the City Council as required by Texas Statute Code of Criminal Procedure, Chapter 2 General Duties of Officers, Art. 2.132 Law Enforcement on Racial Profiling.

The item was discussed during the earlier posted worksession.

## 8. Discuss and Consider Action on Items Pulled from Consent Agenda

- 5D. [2025-0063](#) Approving a Discretionary Service Agreement (DSA) with Oncor Electric Delivery in the amount of \$498,551 for relocation of overhead to underground facilities associated with Historic Colored Addition Subdivision (HCA) Russell St, Caldwells Ln, Taylor St, and Lincoln Ave Infrastructure Improvements Project, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Rogers asked why the utilities are being moved underground. Mr. Groeschel provided comment about meetings with the community. Mr. Metayer discussed the importance of the area and looking at water lines. Discussion followed regarding whether or not underground utilities would be implemented downtown. Ms. Ryan asked about consistency of utility location. Discussion followed regarding utility placement. Mr. Metayer moved to approve the item. Mr. Weiss seconded the motion. The vote was as follows: Mr. Metayer - yes, Mr. Ruiz - yes, Mayor Gonzales - yes, Mayor Pro Tem Holiday - yes, Mr. Rogers - no, Ms. Ryan - no, Mr. Weiss - yes. The motion carried.

- 5L. [RES-1313](#) Approving a resolution with the caption reading: "Resolution authorizing the publication of Notice of Intention to Issue City of Pflugerville, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2025, and other matters related thereto."

Mayor Gonzales opened the item for discussion. Ms. Waldron reviewed the notice as discussed during the FY25 budget process and stated this is the beginning of the process. Ms. Ryan asked how the projects and amounts are determined. Ms. Waldron stated they are pulled from the Capital Improvement Plan and it is setting the maximum that the city would issue as they work through the specifics of the projects. Ms. Ryan discussed concerns about using certificates of obligation and about going to the public and soliciting feedback through a general obligation bond through an election. Mr. Metayer moved to approve the item. Mayor Gonzales seconded the motion. Ms. Ryan voted no. All others voted in favor. The motion carried.

- 5I. [2025-0155](#) Approving a contract with Double Eagle Entertainment, LLC. in the amount of \$135,000 for sound, entertainment management, and production services associated with city-sponsored events, and authorizing the City Manager to execute the same.

There was no discussion or action on the item.

- 7B. [2025-0160](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to

Section 551.071 of the Texas Government Code regarding lease of 101 E. Pecan Street. 2.) Open Session Item: Discuss and consider action regarding lease of 101 E. Pecan Street.

**Mayor Gonzales read the item and announced City Council was retiring to executive session at 7:50pm. Mayor Gonzales reconvened the meeting in open session at 7:57pm.**

## **9. Adjourn**

**Mayor Gonzales adjourned the meeting at 7:57pm.**

**Respectfully submitted,**

**Trista Evans, City Secretary**

**Approved as submitted on February 25, 2025.**