



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, January 9, 2024

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 Doug Weiss and Councilmembers Ceasar Ruiz, Kimberly Holiday, Rudy Metayer, Jim McDonald, 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; Terri Toledo, Director of Management Services; Breanna Higgins, Assistant to the City Manager; Jeremy Frazzell, Planning and Development Services Director; Jennifer Griswold, Library Director; Flip Romero, Communications Director; Rhonda McLendon, Animal Shelter Director; Abby Morrison, Public Works Services Director; Norma Martinez, Real Estate Manager; Jason O'Malley, Police Chief; Brandon Pritchett, Public Utility Director; Robyn Miga, Assistant Director of Planning and Development Services.

#### 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.

#### 3. Public Comment

There was no one present wishing to speak under public comment.

#### Reading of the Consent Agenda

**Ms. Evans stated item 4J. was removed from the consent agenda and all remaining items may be acted upon in a single motion.**

#### **4. Other Actions**

- 4A. [2024-0012](#)** Approving the minutes of the November 20, 2023 Special Meeting, December 12, 2023 Worksession, December 12, 2023 Regular Meeting, December 18, 2023 Worksession, and December 19, 2023 Special Meeting.
- The item was approved on the consent agenda.**
- 4B. [2024-0016](#)** Approving a conditional purchase agreement and associated conveyance documents between Capital Metropolitan Transportation Authority (Parcel No. 12) 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.**
- 4C. [2024-0019](#)** Approving an agreement to purchase an approximate 0.5385 acre tract of land out of C.S. Parish Survey, Travis County, Texas recorded in Document No. 1999113416 Deed Records of Travis County, Texas, also known as 103 N. Railroad, in an amount not to exceed \$1,690,000, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 4D. [2024-0024](#)** Approving a construction contract with Lone Star Site Work, LLC. in the amount of \$686,046 associated with the Wilke Lane (SH 45 Eastbound Frontage Road) Right Turn Lane at Pfluger Farm Lane North, and authorizing the City Manager to execute same.
- The item was approved on the consent agenda.**
- 4E. [2024-0030](#)** Approving a supplemental work authorization with CBRE, Inc., in the amount of \$270,900 for appraisal services associated with 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.**
- 4F. [2024-0031](#)** Approving a purchase order for AudioVisual Innovation and Signal Perfection, LLC (AVI-SPL) for \$138,657 for audio visual improvements for the Pflugerville Public Library, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**

- 4G.**    [2024-0033](#)       Approving a three-year contract with Granicus in the annual amounts of \$17,446 for year one, \$17,972 for year two and \$18,513 for year three to assist with management of short-term rental properties within the City of Pflugerville, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 4H.**    [2024-0063](#)       Approving the recommended appointment for the 2024 Animal Advisory Committee.
- The item was approved on the consent agenda.**
- 4I.**    [2024-0077](#)       Approving a Pflugerville Community Development Corporation (PCDC) contract with DCS Engineering in an amount not to exceed \$133,050 for preliminary engineering and design services to construct Phase IV of Impact Way extension to and through the PCDC 17.7 acre tract.
- The item was approved on the consent agenda.**
- 4K.**    [RES-1181](#)       Approving a resolution authorizing the acceptance, in accordance with City parkland dedication requirements and through a special warranty deed, of certain real property described as Lot 2, Block A in the Village at Wells Branch Subdivision, a Travis County Subdivision filed by Document No. 202000253, and directing and authorizing the City Manager and City Attorney to take all necessary actions to complete the land conveyance to the City.
- The resolution was approved on the consent agenda.**
- 4L.**    [RES-1182](#)       Approving a resolution authorizing the City Manager to enter into a license agreement for the maintenance of the Village at Wells Branch public parkland, being Lot 2, Block A in the Village at Wells Branch Subdivision.
- The resolution was approved on the consent agenda.**

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

**Mr. McDonald moved to approve the consent agenda. Mr. Metayer seconded the motion. All voted in favor.**

**Items pulled from the consent agenda will be addressed under Item 7.**

## **5. Public Hearings**

- 5A.**    [ORD-0763](#)       Conduct a public hearing and consider action to approve an ordinance on first and final reading with the caption reading: Fifth Supplemental Ordinance to the Master Ordinance Establishing the City of Pflugerville, Texas Utility System Revenue Financing Program Authorizing the Issuance of the City's Utility System Revenue Bonds, Series 2024A.

Mayor Gonzales read the item and opened the public hearing. Dusty Traylor, RBC Capital Markets, discussed the rates and the process. Richard Donoghue, McCall Parkhurst & Horton, provided information about the ordinance stated is it in the same form as previous similar ordinances. Mr. Traylor stated this is possible with the City's robust capital plan and seeking alternatives that drive down costs. There was no one present wishing to speak under the public hearing. Mr. Rogers moved to close the public hearing. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.

Mr. Metayer moved to approve the ordinance. Ms. Holiday seconded the motion. All voted in favor. The motion carried.

## 6. Regular Agenda

- 6A. [2023-1224](#) Conduct introductions and take action to make appointments to the Pflugerville Community Development Corporation (PCDC) Board of Directors for Place 1, Place 3, Place 5, and Place 7 for two-year terms beginning January 1, 2024.

Mayor Gonzales opened the item for discussion. Mayor Gonzales stated he is interested in another term. Mr. McDonald moved to reappoint Victor Gonzales for a two year appointment to Place 1. Mr. Metayer seconded the motion. All voted in favor. The motion carried. Mr. McDonald discussed concern regarding having three councilmembers on the board. Mr. Rogers discussed sharing those concerns and the Open Meetings Act. Discussion followed. Mr. Zech provided information about the Open Meetings Act. Mr. Ruiz stated he is interested in taking over Mayor Pro Tem Weiss's position if there are not enough qualified applicants. Mr. Metayer discussed the importance of the philosophy of the PCDC Board and membership. Mayor Pro Tem Weiss discussed the importance of having community input. Discussion followed regarding the impact of board appointments.

The applicants present: Sarah Burkhart, Samantha Pisk, Oscar Mitchell, Jeffrey Thompson, Darelle White, and Anita Husen introduced themselves and answered questions from council. Mayor Gonzales called a recess at 9:18pm. Mayor Gonzales reconvened the meeting at 9:22pm. Mr. Rogers stated support for Jeffrey Thompson, Oscar Mitchell, Darelle White, and Anita Husen. Mr. McDonald stated support for Samantha Piski, Jeffrey Thompson, Darelle White, and Anita Husen. Mr. Metayer stated support for Samantha Pisk, Darelle White, Anita Husen, and Ceasar Ruiz. Mayor Gonzales stated support for Darelle White, Anita Husen, Ceasar Ruiz, and Jeffrey Thompson. Ms. Holiday stated support for Jeffrey Thompson, Darelle White, Ceasar Ruiz, and Anita Husen. Mr. Ruiz stated support for Darelle White, Jeffrey Thompson, and himself. Mayor Pro Tem Weiss stated support for Jeffrey Thompson, Darelle White, Anita Husen, and Oscar Mitchell. Ms. Evans stated the appointment for Place 4 will be at the following council meeting. Mr. Rogers moved to appoint Jeffrey Thompson to Place 3, Darelle White to Place 5, and Anita Husen to Place 7. Mr. McDonald seconded the motion. All voted in favor. The motion carried.

- 6B. [2023-1220](#) Conduct introductions and take action to make appointments to the Finance and Budget Committee for up to two citizen members for two-year terms beginning January 1, 2024 and up to one Councilmember

for a term ending following the 2024 General Election.

Mayor Gonzales opened the item. Applicants James Smith and Lucas Martin introduced themselves and answered questions from council. Mr. McDonald moved to appoint Lucas Martin to the Finance and Budget Committee. Mr. Rogers asked for an amendment to include James Smith. Mr. McDonald did not accept the amendment. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

Mr. Metayer moved to appoint James Smith to the Finance and Budget Committee. Ms. Holiday seconded the motion. The votes were as follows: Mayor Pro Tem Weiss - no, Mr. Ruiz - yes, Ms. Holiday - yes, Mayor Gonzales - yes, Mr. Metayer - yes, Mr. McDonald - no, Mr. Rogers - yes. The motion carried.

**6C.   [RES-1170](#)**

Discuss and consider action to approve a resolution of the City Council of the City of Pflugerville, Texas, directing the City Manager or the City Manager's designee to execute all documents to institute eminent domain proceedings for the acquisition of land situated for permanent easements and/or temporary construction easements in Pflugerville, Travis County, Texas and directing the City Attorney to initiate condemnation proceedings associated with the Secondary Colorado River Raw Water Line Project.

Mayor Gonzales opened the item for discussion. Ms. Martinez discussed the project and stated it is a necessary part of the process to proceed. Mayor Pro Tem Weiss moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

**6D.   [RES-1171](#)**

Discuss and consider action to approve a resolution of the City Council of the City of Pflugerville, Texas, directing the City Manager or the City Manager's designee to execute all documents to institute eminent domain proceedings for the acquisition of land situated for permanent easements, temporary construction easements, and access easements in Pflugerville, Travis County, Texas and directing the City Attorney to initiate condemnation proceedings associated with the Secondary Colorado River Raw Water Line Project.

Mayor Gonzales opened the item for discussion. Ms. Martinez discussed the process of negotiations for the project stating it includes 36 out of 60 parcels. Mr. Rogers moved to approve the item. Mayor Gonzales seconded the motion. Mayor Pro Tem Weiss asked about the number of parcels and property owners and if the high percentage is standard. Discussion followed. Mayor Gonzales stated city council was retiring to executive session for purposes of discussion regarding real property and consultation with legal counsel at 9:50pm. Mayor Gonzales reconvened the meeting at 10:10pm and called for the vote. All voted in favor. The motion carried.

**6E.   [RES-1173](#)**

Discuss and consider action to approve a resolution of the City Council of the City of Pflugerville, Texas, directing the City Manager or the City Manager's designee to execute all documents to institute eminent domain proceedings for the acquisition of right of way in Pflugerville, Travis County, Texas and directing the City Attorney to initiate

condemnation proceedings associated with the Colorado Sand Drive Project.

Mayor Gonzales opened the item for discussion. Ms. Martinez provided information about the project. Mr. Hunter stated it is the final tract for the project and was requested by the property owner. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

**6F. [2023-1094](#)**

Discuss and consider action regarding engaging construction law firm for as needed construction legal services.

Mayor Gonzales opened the item for discussion. Mr. Zech stated he looked at qualified law firms in the area to engage in construction legal services and answered questions from the council. Mr. Metayer stated he would like to meet with them. Mr. Zech stated he recommends choosing a couple of firms as conflicts of interest could arise and stated he will coordinate to have them attend a future council meeting.

**7. Discuss and Consider Items Pulled from Consent Agenda**

**4J. [2023-0558](#)**

Approving a Real Estate Sales Contract between the City of Pflugerville (Buyer) and Pflugerville Independent School District (Seller) in the amount of \$669,000 for acquisition of 1.389 acres of right of way associated with the Colorado Sand Drive project, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Metayer thanked staff for the hard work to complete this item. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

**8. Adjourn**

Mayor Gonzales adjourned the meeting at 10:18pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on January 23, 2024.