



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, August 27, 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; Terri Toledo, Director of Management Services; Trista Evans, City Secretary; Charles Zech, City Attorney; Tracy Waldron, Finance Director; Jeremy Frazzell, Planning and Development Services Director; Joseph Chacon, Director of Emergency Services; Brandon Pritchett, Public Utility Director; Norma Martinez, Real Estate Manager; Shane Mize, Parks and Recreation Director.

#### 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

Honey Goodenough stated the neighbors of Mountain Creek neighborhood would love to be considered to have an expansion of their playground. Ms. Goodenough discussed the schools in the area and increase in students. Ms. Goodenough stated they would like to see an expansion of the playground and a dog park.

#### 4. Presentation

- 4A. [2024-0839](#) Mayor's proclamation declaring September 2024 as Preparedness Month in the City of Pflugerville.  
**Mayor Gonzales read the proclamation and presented it to Mr. Chacon.**
- 4B. [2024-0824](#) Conduct a presentation to open the public comment period to amend the Community Development Block Grant (CDBG) Action Plans for Program Years 2022 and 2023.  
**Mayor Gonzales opened the item. Mr. Frazzell invited everyone to look at the CDBG plans and the amendments are open for public review and comment online. Mr. Frazzell stated copies are also available at the library and Travis County Health and Human Services.**

### Reading of the Consent Agenda

**Ms. Evans stated item 5E. was removed from the consent agenda, read the caption of the ordinance, and stated all items remaining on the consent agenda may be acted upon in a single motion.**

### 5. Other Actions

- 5A. [ORD-0786](#) Approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville approving the 2024 Annual Service and Assessment Plan update and 2024 Assessment Roll for the Martin Tract Public Improvement District in accordance with chapter 372, Texas Local Government Code, as amended; marking various finding and provisions related to the subject; and providing for an effective date.  
**The ordinance was approved on first reading on the consent agenda.**
- 5B. [2024-0810](#) Approving the minutes of the August 13, 2024 Worksession and Regular Meeting, and August 19, 2024 Special Meeting.  
**The minutes were approved on the consent agenda.**
- 5C. [2024-0816](#) Approving a construction contract with SKE Construction in the amount of \$115,229 for the Central Wastewater Treatment Plant Waste Activated Sludge line project, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 5D. [2024-0807](#) Approving a work authorization with Seven Arrows Land Staff, LLC in the amount of \$278,800 for right-of-way and appraisal services associated with the SH 130 Water Line Project, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**

- 5F.**    [2024-0821](#)        Approving an acquisition and improvement agreement with Lakeside Meadows LLC. associated with the Secondary Colorado River Raw Water Line and Weiss Pecan Water Line projects, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5G.**    [2024-0815](#)        Approving the purchase of trail and accessibility improvements at Cambridge Estates Linear Park, located at E. Oxford Dr and Windsor Hill Dr, by Fun Abounds, Inc. in the amount of \$226,804, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5H.**    [2024-0797](#)        Approving a professional services supplemental agreement with Kimley-Horn in the amount of \$221,847 for professional engineering services associated with the Pfluger Farm Lane North project, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5I.**    [2024-0846](#)        Approving an interlocal agreement with Texas Municipal League Intergovernmental Risk Pool (TMLIRP) and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5J.**    [RES-1252](#)        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 1.666 acre of land in fee-simple for right of way purposes and out of the John Davis Survey No. 13, Abstract No. 231, Travis county, Texas and being out of that tract of land described as 10.502 acres located on the southeast corner of Copper Mine Drive and TX-130 service road.
- The resolution was approved on the consent agenda.**
- 5K.**    [RES-1253](#)        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 0.1980 acre of land in access and utility easement out of the James Burleson Survey No. 19, Abstract no. 4, Travis county,

Texas and being out of that tract of land described as 18.30 acres located north of FM 969 & east of US 183 Austin, Travis County, TX.

The resolution was approved on the consent agenda.

**5L.**     [RES-1254](#)

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 0.1980 acre of land in access and temporary construction easement out of the Howell T. Davis Survey No.30, Abstract No. 214, the Lucas Muons Survey No. 55, Abstract 513 and the J.C Tannehill Survey No. 29, Abstract No. 22 Travis County, Texas and being out of that tract of land described as 454.982 acres located west OG Johnny Morris Road and south of Old Manor Road Austin, Travis County, TX.

The resolution was approved on the consent agenda.

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

Mr. Rogers moved to approve the consent agenda. Mr. McDonald seconded the motion. All voted in favor. The motion carried.

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

## **6. Public Hearing and Ordinances**

**6A.**     [2024-0758](#)

Conduct a public hearing on the FY25 Proposed Budget.

Mayor Gonzales opened the public hearing. Ms. Waldron reviewed the budget key assumptions, general fund summary, and sales tax history. Ms. Waldron discussed the hotel occupancy tax operating expenses and water and wastewater fund summaries. Ms. Waldron reviewed the budget timeline and next steps. Mr. Rogers asked about the fund balance percentage. Ms. Waldron discussed the city policy and impact on bond ratings. Mr. Rogers asked about the sales tax projects. Ms. Waldron discussed the trends that show an average 5% increase. Mr. Rogers asked about historical perspective on property value. Ms. Waldron provided information.

Melody Ryan provided public comment recommending council start with a budget at the no new revenue rate and then identify what would need to be added to evaluate what is necessary. Ms. Ryan stated she would like more detail on why the fund balance cannot be used for utility rates and stated she would send more questions to staff.

Mayor Pro Tem Weiss moved to close the public hearing. Ms. Holiday seconded the motion. All voted in favor. The motion carried.

- 6B.** [ORD-0783](#) Conduct a public hearing and consider approving the first reading of an ordinance with a caption reading: An ordinance of the City of Pflugerville Texas, amending Ordinance No. 1203-12-02-25 of the City of Pflugerville Texas, as amended, by changing the zoning designation of approximately 10.53-acre of unplatted land situated in the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R); to be known as the 1917 and 1931 Rowe Loop Rezoning (REZ2024-000156); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

**Mayor Gonzales read the item and opened the public hearing. Mr. Frazzell reviewed the area of land proposed for rezoning and the zoning request. Mr. Frazzell answered questions from council regarding the surrounding land and wastewater lines. Discussion followed regarding upcoming road improvements.**

**Beverly Darilek provided public comment stating she understands what is going on but does not like it. Ms. Darilek discussed her history in Pflugerville. Ms. Darilek discussed the road improvement plans and the wastewater system for the area. Ms. Darilek stated she did not like the rezoning of the property.**

**The rezoning applicant provided information about the land and answered questions from council. Mr. Ruiz discussed concern about approving the rezoning before knowing the plan. Mayor Pro Tem Weiss discussed what zoning makes sense in the area. Discussion followed regarding the area.**

**Mr. McDonald moved to close the public hearing. Mr. Metayer seconded the motion. Mayor Gonzales voted no. All others voted in favor. The motion carried. Mayor Pro Tem Weiss moved to approve the ordinance on first reading. Mr. McDonald seconded the motion. The vote was as follows: Mr. McDonald - yes, Mr. Metayer - no, Mr. Ruiz - no, Mayor Pro Tem Weiss - yes, Ms. Holiday - yes, Mr. Rogers - no, Mayor Gonzales - no. The motion failed.**

## **7. Regular Agenda**

- 7A.** [2024-0796](#) Conduct introductions and take action to make appointments to the Deutschen Pfest Committee.

**Mayor Gonzales opened the item and stated an application has been received by Tara Cohen. Ms. Cohen answered questions from council about her experience volunteering for festivals. Mr. McDonald moved to appoint Tara Cohen to the Deutschen Pfest Committee. Mr. Metayer seconded the motion. All voted in favor. The motion carried.**

- 7C.** [2024-0781](#) Discuss and consider action regarding police services for the 2024 Para Endurance Multisport Camp and Adaptive Triathlon, and authorize the City Manager to execute the same.

**Mayor Gonzales opened the item for discussion. Mr. Rogers reviewed the request to cover the cost of police services for the event. Mayor Pro Tem Weiss asked if it is a one time request or if it will be recurring next year. Mr. Rogers discussed the event stated it is getting off the ground and discussed the para**

triathlon. Kristen Cepak, Pflugerville Chamber of Commerce President and CEO, discussed working with the foundation founder to put on the event which will be over four days. Ms. Cepak provided information about the event and answered questions from council. Ms. Holiday asked about many people will be going to the event. Ms. Cepak provided information about the number of participants and discussion followed. Mr. Rogers moved to provide police services at no charge for the 2024 Para Endurance Multisport Camp and Adaptive Triathlon. Mr. McDonald seconded the motion. Mayor Pro Tem Weiss voted no. All others voted in favor. The motion carried.

7B. [2024-0842](#)

Discuss and consider action regarding work hours, duties, and compensation of the Municipal Judge.

Mayor Gonzales read the item and stated council is retiring to executive session to discuss personnel at 8:26pm. Mayor Gonzales reconvened the meeting in open session at 8:31pm. Mr. Rogers moved to adjust compensation by raising the annual salary to \$45,000. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

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

5E. [2024-0820](#)

Approving the Meadowlark Preserve Public Improvement District Financing Agreement between Lennar Homes of Texas Land and Construction, LTD. and the City of Pflugerville, Texas, and authorizing the City Manger to execute the same.

Mayor Gonzales opened the item. Mr. Frazzell provided information about the Meadowlark Preserve and answered questions from council about the area. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

### Regular Agenda

7D. [2024-0817](#)

1.) Executive Session Item: Deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code regarding the purchase, exchange, lease, and/or value of real property related to real estate proposal for Downtown East. 2.) Open Session Item: Discuss and consider approval of payment for acquisition of approximately 0.3212 acres of land located near 301 Meadow Creek Drive and authorizing execution of documents related to the acquisition.

Mayor Gonzales opened the item. Mayor Gonzales moved to authorize the purchase of 0.3212 acres of property located at 301 Meadow Creek Drive in an amount not to exceed \$342,082. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

7E. [2024-0829](#)

1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code for discussion regarding lawsuit filed by 15508 Impact Way against the City and Pflugerville Community Development Corporation. 2.) Open Session Item: Discuss and consider action regarding lawsuit filed by 15508

Impact Way against the City and Pflugerville Community Development Corporation.

Discussion on the item occurred in executive session during the previously posted worksession. No action was taken.

**7G.** [2024-0811](#)

1.) Executive Session Item: Discussion of personnel matters pursuant to Section 551.074 of the Texas Government Code regarding performance evaluation of the City Manager. 2.) Open Session Item: Discuss and consider action regarding the performance evaluation of the City Manager.

Mayor Gonzales opened the item. Mayor Pro Tem Weiss moved to approve the amended city manager contract. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

**7F.** [2024-0840](#)

1.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding appointment and duties of the Associate Municipal Judge. 2.) Open Session Item: Discuss and consider action regarding appointment and duties of the Associate Municipal Judge.

Mayor Gonzales opened the item. Mayor Pro Tem Weiss moved to appoint Kristina Rojas-Stompel as Associate Municipal Judge. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

**7H.** [2024-0813](#)

Conduct a presentation on the proposed Downtown Streetscape Master Plan.

Discussion on the item occurred during the previously posted worksession.

**9. Adjourn**

Mayor Gonzales adjourned the meeting at 8:38pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as \_\_\_\_\_ on September 10, 2024.