



City of Pflugerville

Minutes - Final

City Council

Tuesday, February 25, 2025

7:00 PM

1611 Pfennig Lane

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; Thomas Hunter, Assistant City Manager; Terri Toledo, Director of Management Services; Trista Evans, City Secretary; Charles Zech, City Attorney; Tracy Waldron, Finance Director; Roger Heaney, Director of Communications and Marketing; Jason Smith, Assistant Police Chief; Evan Groeschel, Operations Director; Breanna Higgins, Special Projects Manager; Yasmin Turk, Ph.D., Planning 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.

3. Public Comment

Mary Heep stated she lives in Old Town Pflugerville and is aware of a notice of a business to sell alcohol that is directly across the street from Pace High School and next to First Baptist Church. Ms. Heep stated the city has not adopted TABC guidelines for sale of alcohol and is here to request the city adopts an ordinance that restricts sale of alcohol within a certain distance of a school.

Richard Halpin stated he is concerned about having an alcohol centered business immediately across the street from Pace High School and next to the

church. Mr. Halpin discussed issues from alcohol businesses a few blocks east and stated people have had to move because the operators ignore the city's noise ordinance. Mr. Halpin discussed issues and the impact on the neighborhood and Pace High School.

Traci Dockter stated she is speaking on behalf of Pflugerville Area Youth Baseball and Softball and thanked the two councilmembers who attended the opening ceremonies. Ms. Dockter stated they have an opportunity to host the regional tournament for the world series and is asking for support. Ms. Dockter stated they have an opportunity for some equipment to make the fields better but need the city's and the school's help.

Alyn Macleod stated he is here for the monthly update from the Veterans Task Force, provided a packet to council and invited them to attend DAV's 95th chapter birthday. Mr. Macleod thanked the city for getting the veteran page linked on the website.

4. Presentation

- 4A. [2025-0016](#) Mayor's proclamation declaring March 2025 as Women's History Month in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to JoAnne Thornton.

- 4B. [2025-0211](#) Mayor's proclamation declaring February 25, 2025 as JoAnne Thornton Day in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to JoAnne Thornton.

Reading of the Consent Agenda

Ms. Evans stated all items on the consent agenda may be acted upon in a single motion.

5. Other Actions

- 5A. [2025-0167](#) Approving the minutes of the February 11, 2025 Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

- 5B. [2025-0153](#) Approving a professional supplemental service agreement with Halff Associates, Inc. in the amount of \$144,682.02 for required Project Administration, Bidding and Construction Phase Services associated with the Historic Colored Addition Subdivision (HCA) Russell St, Caldwells Ln, Taylor St, Lincoln Ave, and Grant Ave Infrastructure Improvements (TR 1904) Project, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5C.** [2025-0182](#) Approving a 3-year agreement with Earthworks Landscape and Maintenance LLC for city wide mowing services in the amount of \$559,567.48 for year one, FY25, with an option to include the bid alternate rate of \$48 per additional acre added for the term of the contract, and authorizing the City Manager to execute that same.
- The item was approved on the consent agenda.**
- 5D.** [2025-0183](#) Approving an agreement with Fidis Solutions Group, LLC in an amount not to exceed \$180,000 for sidewalk removal and replacement services, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5E.** [2025-0184](#) Approving an agreement with TRP Construction Group in an amount not to exceed \$150,000 for roadway striping services, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5F.** [2025-0185](#) Approving the purchase of a FP5 Flameless Pothole Patch Truck from Bergkamp in the amount of \$283,381 and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5G.** [2025-0187](#) Approving the purchase of a Western star 47X quad axle dump truck from Lonestar Truck Group in the amount of \$203,112.43 and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5H.** [2025-0188](#) Approving a professional services agreement with Austin Traffic Signal Construction Co., Inc. for Traffic Signal Maintenance in an amount not to exceed \$405,500 for FY25, and authorizing the City Manager to execute same.
- The item was approved on the consent agenda.**
- 5I.** [2025-0189](#) Approving a pipeline cleaning and televising contract with National Water Main Cleaning Company in the amount of \$214,335.56 associated with the Rehabilitation of Wastewater Lines project, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5J.** [2025-0203](#) Approving the procurement of tertiary filter cloths in the amount of \$67,972, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**

- 5K.** [2025-0205](#) Approving a professional services supplemental agreement with Black & Veatch Corporation (BV), in the amount of \$774,078.76 to provide Design and Bid phase services, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5L.** [2025-0207](#) Approving a professional services supplemental agreement with CP&Y, Inc. dba STV Infrastructure (STV), in the amount of \$378,405.50 to provide Design and Bid phase services associated with the 30/24-inch State Highway 45 Pump Station Discharge Line project, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5M.** [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.

The item was approved on the consent agenda.

- 5N.** [2025-0215](#) Approving an engagement letter with Almanza, Blackburn, Dickie, and Mitchell to perform legal services for the City of Pflugerville Personnel Appeal Board, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5O.** [RES-1314](#) Approving a resolution suspending the April 12, 2025 effective date of the proposal by Texas Gas Service Company, a division of One Gas Inc. Central Gulf Service Area, to implement interim GRIP rate adjustments for gas utility investment in 2024 and requiring delivery of this resolution to the company and legal counsel.

The resolution was approved on the consent agenda.

Action on the Consent Agenda

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

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

6. Public Hearings and Ordinances

- 6A.** [ORD-0814](#) 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. 1203-15-02-24 of the City of Pflugerville, Texas. as amended, by changing the zoning designation of

the approximately 0.0826-acres, being a portion of Lot 4, Block 10, Town of Pflugerville Subdivision, in Travis County, Texas, from Single Family Suburban (SF-S) to Neighborhood Services (NS); to be known as the 308 N 1st Street Rezoning (REZ2024-00404). Providing for repeal of conflicting ordinances; providing for serviceability; and providing an effective date.

Mayor Gonzales read the item and opened the public hearing. Dr. Turk reviewed the summary of the request and zoning map stating it is consistent with the comprehensive plan and Downtown District Overlay.

Victoria Castillo provided public comment asking what will be done with the location if it is rezoned. The applicant, April Kearney, provided information stated the location will be for personal services rendered towards autistic women in a safe environment. Ms. Kearney provided information about the business and stated will also have a wellness store and center.

There was no else present wishing to make public comment. Mayor Pro Tem Holiday 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 first reading. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried.

6B. [ORD-0813](#)

Conduct a public hearing and consider approving an ordinance on first reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 5.05 acres, of unplatted land situated in the Jacob Casner Survey No. 9, Abstract No. 2753, in Travis County, Texas, from Agricultural/ Development Reserve (A) to Single Family- Mixed Use (SF-MU); to be known as the Westglade Rezoning (REZ2024-00416); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Mayor Gonzales read the item and opened the public hearing. Dr. Turk reviewed the summary of the rezoning request for five acres to single family mixed use stating it is consistent with the comprehensive plan and compatible with surrounding land use.

The applicant, Samuel Fenwick, stated the plan is to create a cottage court area and reviewed the proposed project site plan. Mr. Rogers asked about maintaining the green grass and any plans for zero-scaping. Mr. Fenwick provided information about consideration for this including native and drought resistant plants. Mayor Gonzales asked who will pay for the watering. Mr. Fenwick provided information about a home owners association. Mr. Weiss asked any planned coordination. Mr. Metayer asked if they have spoken to the neighbors. Discussion followed.

Beverly Darlick provided public comment stating they trust this land developer and support this because somebody is going to get the land and they would like to know what is going to be done. Ms. Darlick provided comment about concern for the land and stated they support this plan more than some others that have gone to council.

There was no one else present wishing to make public comment. Mr. Weiss moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. Mr. Weiss moved to approve the ordinance on first reading. Mr. Metayer seconded the motion. Mr. Ruiz stated considering digging wells. Mr. Metayer stated he agreed with Mr. Rogers about consideration of zero-scaping. Ms. Ryan stated she is excited to see more options for those looking for entry homeownership opportunities. All voted in favor. The motion carried.

6C. [ORD-0812](#)

Conduct a public hearing and consider approving an annexation ordinance on first reading with the caption: An ordinance of the City of Pflugerville, Texas, annexing, for full purposes, tract of land totaling 82.962 acre of land being 80.218-acres out of the G.B. Zimplemann and J.V. Bergen Survey No. 285 Abstract No. 2370 and Thomas Hancock Survey No.20, Abstract No. 392, being a portion of Steger Lane and 2.681 acres out of the Andrew Austin Survey No.19, Abstract 38, out of the G.B.Zimplemann and J.V. Bergen Survey No. 285, Abstract No.2370, being a portion of Cameron Road, Travis County, Texas within the City's extraterritorial jurisdiction. The property is generally located at 17716 Steger Lane to be known as the 17716 Steger Lane Annexation (ANX2024-00209).; Binding the land to all of the acts, ordinances, resolutions and regulations of the City; approving a service plan; providing for severability; and providing an effective date.

Ms. Evans read the item and Mayor Gonzales opened the public hearing. Dr. Turk reviewed the summary of the annexation request stating it is consistent with council strategic goals and contiguous to current city limits. Ms. Ryan asked if there are any road improvements the city would need to invest in. Mr. Groeschel reviewed the area and about one mile of roadway that will need to be replaced, provided information about the process and the cost estimates. Ms. Ryan asked if development will have any cost sharing. Discussion followed regarding impact fees. Mr. Metayer discussed road conditions to the east. Dr. Turk reviewed the fiscal estimate. Mr. Weiss asked about retail space. Discussion followed regarding Travis County bond for Cameron Road.

There was no one present wishing to make public comment. Mayor Gonzales moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The motion carried. Mr. Rogers moved to approve the ordinance on first reading. Mr. Metayer seconded the motion. Ms. Ryan voted no. All others voted in favor. The motion carried.

7. Regular Agenda

7A. [ORD-0815](#)

Discuss and consider action to approve an ordinance on first reading with the caption reading: An ordinance authorizing the lease of City property located at 105 East Pecan, Pflugerville; providing cumulative, repealer and severability clauses; providing for open meeting and establishing an effective date.

Mayor Gonzales opened the item for discussion. Ms. Higgins reviewed the ordinance and provided information about the location. Ms. Higgins discussed

the previous lease stating the tenant requested the lease terminated. Ms. Higgins provided information about the section regarding a hold over period for the tenant to continue month to month. Mr. Weiss asked if there was any conflict within the lease regarding no extensions and the hold over section. Mr. Zech provided clarification stating there is no conflict. Mr. Weiss moved to approve the ordinance on first reading effective immediately. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

7B. [RES-1315](#)

Discuss and consider action to approve a resolution establishing the name of the new multi-generational recreation center.

Mayor Gonzales opened the item for discussion. Ms. Higgins reviewed the multi-generational recreation center foals and activities and the discussions with the steering committee and council subcommittee about names. Ms. Higgins stated the proposed name is The Monarch, the intention behind the name connected to the monarch butterfly, and the acronym. Mr. Rogers provided comment about sending a mixed message about a kingdom. Discussion followed regarding the name. Mayor Gonzales discussed the community coming together. Mayor Pro Tem Holiday stated Pflugerville is already a sanctuary city for monarch butterflies and likes the connection. Ms. Ryan stated she would like to see more of the monarch butterfly sanctuary city integrated. Mr. Rogers recommended having a butterfly on the building if that is to be the name. Mayor Pro Tem Holiday discussed the transitional phases of a butterfly. Mr. Metayer moved to approve the item. Mayor Gonzales seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

7C. [2025-0186](#)

Presentation regarding the Pflugerville Community Development Corporation (PCDC) FY25 Q1 Financial Report.

The item was discussed during the previously posted worksession.

7D. [2025-0198](#)

Discussion regarding community input and City actions as a result of the 2023 Pflugerville Community Survey.

The item was discussed during the previously posted worksession.

7E. [2025-0190](#)

1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code for discussion regarding Gilleland Creek Pool.

2.) Open Session Item: Discuss and consider action regarding a settlement agreement related to the Gilleland Creek Pool project.

Mayor Gonzales opened the item for discussion. Mr. Metayer moved to approve the settlement agreement. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

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

9. Adjourn

Mayor Gonzales adjourned the meeting at 8:23pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on March 11, 2025.