



City of Pflugerville

Minutes - Final

City Council

Tuesday, January 28, 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; 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, Special Projects Manager; Robyn Claridy Miga, Assistant Director of Development Services; Roger Heaney, Communications Director; Tracy Waldron, Finance Director; Evan Groeschel, Operations Director; Jason O'Malley, Police Chief; Abby Morrison, Public Works Administration 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

Traci Dockter stated the season opener for Pflugerville Area Baseball and Softball is February 15th and they have 475 kids playing this season. Ms. Dockter stated they are working on different avenues to get funding and would love to speak to anybody to see if there is a way to get connected.

4. Presentation

- 4A. [2025-0015](#) Mayor's proclamation declaring February, 2025 as Black History Month in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to Urcha Dunbar Crespo and Ruth Coaxum.

Reading of the Consent Agenda

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

5. Other Actions

- 5A. [ORD-0804](#) Approving an ordinance on first and final reading with the caption reading: An ordinance of the City of Pflugerville, Texas, adopting the first amendment to the FY25 Budget for the City of Pflugerville; and providing an effective date.

The ordinance was approved on first and final reading on the consent agenda.

- 5B. [ORD-0807](#) Approving an ordinance on first 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 first reading on the consent agenda.

- 5C. [ORD-0810](#) Approving an ordinance on first 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.

The ordinance was approved on first reading on the consent agenda.

- 5D. [ORD-0805](#) Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas Code of Ordinance Title VII Traffic Code, Chapter 71 Parking Regulations, Section 71.05 Parking prohibited in certain designated areas by establishing an additional no parking zone on 10th Street; providing for a violation of Section 71.05 as a misdemeanor and a fine amount not to exceed \$500.00; providing that this ordinance shall be cumulative; repealing all ordinances to the extent they are in conflict; providing for severability; and providing an effective

date.

The ordinance was approved on second reading on the consent agenda.

5E. [ORD-0806](#)

Approving an ordinance on second reading with the caption reading: An ordinance authorizing the lease of City property located at 11753 New Sweden, 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.

5F. [2025-0082](#)

Approving the minutes of the January 14, 2025 Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

5G. [2024-1100](#)

Approving a license agreement with Farmer George Farmer's Market to operate as the City's Farmers Market provider, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

5H. [2025-0006](#)

Approving a work authorization with Kimley-Horn in the amount of \$111,000 for professional engineering services for the Roadway Impact Fee Study update, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

5J. [2025-0083](#)

Approving a bulk chemical contract with PVS DX, Inc. in the amount of \$126,400 for sodium hypochlorite associated with water treatment bulk chemicals, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

5K. [2025-0084](#)

Approving a bulk chemical contract with Brenntag Southwest in the amount of \$25,500 for sodium hypochlorite associated with wastewater treatment bulk chemicals, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

5L. [2025-0085](#)

Approving a bulk chemical contract with ChemNation in the amount of \$197,568 for dewatering polymer associated with wastewater treatment bulk chemicals, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

5N. [2025-0005](#)

Approving a professional services agreement with Freese and Nichols, Inc. in the amount of \$283,000 for professional engineering services for the Engineering Design Manual update, and authorizing the City Manager

to execute the same.

The item was approved on the consent agenda.

- 5O.** [2025-0108](#) Approving a right-of-way license and maintenance agreement with Meadowlark Community Association, Inc. for public alleys in the Meadowlark Subdivision, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5P.** [2025-0107](#) Approving a right-of-way license and maintenance agreement with Meadowlark Community Association, Inc. related to median signage and stamped asphalt in the public right-of-way in the Meadowlark Ph. 1 and 2 Subdivision, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5Q.** [RES-1300](#) Approving a resolution authorizing the City Manager to execute a Post-Annexation Provision of Services Agreement, providing that upon annexation the City will provide standard City services to a 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).

The resolution was approved on the consent agenda.

- 5R.** [RES-1308](#) Approving a resolution of the City of Pflugerville, Texas, approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for "City of Pflugerville, Texas Special Assessment Revenue Bonds, Series 2025 (Meadowlark Preserve Public Improvement District)".

The resolution was approved on the consent agenda.

- 5S.** [RES-1310](#) Approving a resolution authorizing the City Manager to execute an amendment to Interlocal Cooperation Agreement with Travis County for the City's Secondary Colorado River Raw Water Line along Wells Branch Parkway Construction project.

The resolution was approved on the consent agenda.

Action on the Consent Agenda

Mr. Rogers moved to approve the consent agenda. Mr. Weiss 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 Ordinance

- 6A. [ORD-0808](#) Conduct a public hearing and consider an ordinance on first 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.

Mayor Gonzales read the item title and opened the public hearing. Ms. Barron reviewed the summary of the request to amend the Future Land Use Map, reviewed the Downtown District Overlay and future land use categories. Ms. Barron reviewed the purpose of the changes and stated there are no changes to current use of property or zoning. Ms. Barron answered questions regarding the future use as compared to the current use and the impact of the zoning changes.

There was no one present wishing to speak under the public hearing. Mr. Weiss moved to close the public hearing. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried. Mayor Pro Tem Holiday moved to approve the ordinance on first reading. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

Discuss and Consider Action on Items Pulled from the Consent Agenda

- 5M. [2025-0095](#) Approving a conditional purchase agreement and associated conveyance documents between Virginia Weiss (Parcel 5, 5E and 7, 7E) and the City of Pflugerville as necessary to acquire real property interests for the E. Pflugerville Parkway Realignment (Jesse Bohls) E. of Weiss Project, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Ms. Morrison reviewed the purchase of parcels for the East Pflugerville Parkway project and reviewed the connections for the road. Ms. Morrison discussed the importance of the project for its connection to the Public Works Facility. Mr. Weiss moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

- 5T. [RES-1311](#) Approving a Resolution approving a Resolution of the Pflugerville Community Development Corporation Authorizing the Issuance of the Corporation's Sales Tax Revenue Bonds, Taxable Series 2025 and other related matters.

Mayor Gonzales opened the item for discussion. Dusty Traylor with RBC provided information about the PCDC bonds and answered questions from council. Mr. Traylor reviewed the purchase of land and stated the remainder of the land price is being paid for by the fund balance of PCDC. Mr. Traylor provided clarification that it is the first time PCDC is going into the public debt markets. Mr. Metayer moved to approve the item. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried.

7. Regular Agenda

- 7A. [2025-0041](#) Discuss and consider action to approve a construction contract with Joe Bland Construction in the amount of \$8,250,009 for construction 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 authorize the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Groeschel reviewed the project in the Historic Colored Addition Subdivision which includes street reconstruction, lighting, water mains, underground utilities, and other improvements. Mr. Groeschel stated there was a slight change in cost and the total amount is \$8,269,204. Mr. Weiss stated it was a long process to get here and is glad to see it. Mr. Metayer discussed the history of the subdivision. Ms. Ryan asked about which streets are being reconstructed. Mr. Groeschel stated all of the streets and it includes sidewalks. Mr. Ruiz discussed future road connections. Mr. Ruiz moved to approve the item. Mr. Weiss seconded the motion. All voted in favor. The motion carried.

- 7B. [2025-0105](#) Discuss and consider action to approve a resolution amending the City's Legislative Agenda for the 89th Legislative Session.

Mayor Gonzales opened the item for discussion. Ms. Ryan reviewed the purpose of the legislative subcommittee to carry out the legislative agenda and they followed council direction from the approved agenda. Ms. Ryan stated she is committed to accountability and discussed the benefit of tough but productive conversations. Mr. Rogers stated he opposes the amendments to remove emergency services districts items and thinks the city should seek introduction and passage of legislation to protect the territorial integrity of the city and advocate for democratically elected leadership in taxing authorities. Mayor Gonzales discussed the history of the ESD, discussion that the city has had about having its own fire department in the future and stated the organization is working in its present state. Mayor Gonzales discussed making an effort to work together and become more collaborative. Mr. Metayer stated the founding members of the fire department were founding members of the community, discussed interactions, and working together. Mr. Rogers stated the problem will get more expensive and discussed the history of the matter. Mr. Weiss moved to approve the amended legislative agenda with the emergency services districts sections removed. Mr. Metayer seconded the motion. The vote was as follows: Mr. Metayer - yes, Mayor Gonzales - yes, Mr. Ruiz - yes, Mr. Rogers - no, Mayor Pro Tem Holiday - yes, Mr. Weiss - yes, Ms. Ryan - no. The motion carried.

- 7C. [2025-0104](#) Discuss and consider action on existing and proposed legislative

advocacy agreements.

Mayor Gonzales opened the item for discussion. Ms. Higgins provided a review of the proposed agreements and answered questions from council. Mr. Metayer stated HillCo is a well known firm. Discussion followed regarding the scope of the contracts and the terms and TML and internal staff providing legislative information. Brian Thornton with Searle Strategies provided information about the firm and answered questions from council. Discussion followed regarding the current contract with Focused Advocacy. Mr. Rogers moved to approve the agreement with Searle Strategies. The motion died for lack of a second. Mayor Gonzales moved to approve the agreement with HillCo. Mr. Ruiz seconded the motion. The vote was as follows: Mr. Ruiz - yes, Mayor Gonzales - yes, Mr. Weiss - yes, Mr. Rogers - no, Mayor Pro Tem Holiday - yes, Mr. Metayer - yes, Ms. Ryan - yes. The motion carried.

Mr. Weiss moved to sever the agreement with Focused Advocacy. Mr. Ruiz seconded the motion. Mr. Metayer discussed the history of working with Focused Advocacy. Discussion followed regarding the current agreement, proposed amendment, and impact of not severing the contract. The vote was as follows: Mr. Rogers - no, Ms. Ryan - yes, Mr. Metayer - no, Mayor Gonzales - yes, Mayor Pro Tem Holiday - yes, Mr. Ruiz - yes, Mr. Weiss - yes. The motion carried.

7D. [2025-0112](#)

Discuss and consider action regarding continuation of Tax Reinvestment Zone No. 1 and possible alternatives.

Mayor Gonzales opened the item for discussion. Mr. Rogers discussed the purpose of the TIRZ and whether or not a TIRZ is needed. Mr. Rogers discussed the history of the TIRZ and if the city is getting a benefit from it. Discussion followed regarding use of the TIRZ for Downtown East and development. Mr. Metayer asked about the focus of the concerns and stated the TIRZ Board has been good stewards of tax dollars. Discussion followed regarding the use of TIRZ.

7E. [2025-0113](#)

Discuss and consider action on possible amendments to the code of conduct and ethics training for elected and appointed officials.

Mayor Gonzales opened the item for discussion. Mr. Rogers stated he wants to look at the code of conduct to ensure that council subcommittees are allowed and recommended Mayor Pro Tem Holiday, Mr. Ruiz, and himself to serve on a subcommittee to work through the code of conduct. Ms. Ryan discussed the PCDC code of conduct being consistent with the City's code of conduct. Mr. Weiss stated he would like to have the discussion as a worksession during a lunch and learn. Ms. Breland stated the next available lunch and learn is in May and council agreed to discuss at that time.

7F. [2025-0010](#)

Discussion regarding development vision, goals and core objectives for Project Greenfield, a 52.686 acre tract of land located at 3615 E. Pflugerville Parkway.

The item was discussed during the earlier posted worksession.

7G. [2025-0024](#)

Conduct a presentation on the Finance Department.

The item was discussed during the earlier posted worksession.

- 7H. [2025-0114](#) Discussion regarding a long term strategy on the City's extraterritorial jurisdiction.

The item was discussed during the earlier posted worksession.

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

- 5I. [2025-0086](#) Approving the 2025 PCDC Board of Director's Ethics Policy for annual board signature.

Mayor Gonzales opened the item for discussion. Ms. Ryan stated she pulled this item for the discussion about consistency between the City and PCDC documents. Mr. Weiss moved to approve the item. Mr. Metayer seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

9. Adjourn

Mayor Gonzales adjourned the meeting at 8:48pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on February 11, 2025.