



City of Pflugerville

Minutes - Final

City Council

Tuesday, October 8, 2024

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 Doug Weiss and Councilmembers Ceasar Ruiz, Kimberly Holiday, Jim McDonald, and David Rogers were in attendance. Councilmember Rudy Metayer was not 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; Charles Zech, City Attorney; Trista Evans, City Secretary; Terri Toledo, Director of Management Services; Dave Madden, Forester; Tracy Waldron, Finance Director; Jason O'Malley, Police Chief.

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 Docktor stated she was speaking on behalf of Pflugerville Area Youth Baseball and Softball and provided an update on the contract with PfISD which is now in effect. Ms. Docktor emphasized the role that youth sports plays in the community and stated it is time to partner. Ms. Docktor discussed breaking down barriers to build a relationship and invited council to attend the closing ceremonies.

Elijah Alborn thanked the council for their work and on behalf of the Rotary and Wild West Brewfest team for the support of the 2024 event. Mr. Alborn talked about the fest bringing the community together and stated they are

excited about the 2025 event. Mr. Alborn stated they anticipate larger crowds and continued support is crucial.

4. Presentations

- 4A. [2024-0056](#) Mayor's proclamation declaring October 2024 as Breast Cancer Awareness Month in the City of Pflugerville.
Mayor Gonzales read the proclamation and presented it to Monique Stensrud, Executive Director for Central Texas for Susan G. Komen.
- 4B. [2024-0869](#) Mayor's proclamation declaring October 26, 2024 as Arbor Day in the City of Pflugerville.
Mayor Gonzales read the proclamation and presented it to Dave Madden, Forester.
- 4C. [2024-0982](#) Mayor's proclamation declaring October 8, 2024 as Fred Cantu day in the City of Pflugerville.
Fred Cantu was not in attendance.

Reading of the Consent Agenda

Ms. Evans read the captions of the ordinances and stated items 5B., 5I., 5J., 5K., and 5Z. were removed from the consent agenda.

5. Other Actions

- 5A. [ORD-0782](#) 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 approving a Specific Use Permit for Industrial Uses (light) and Office/Warehouse on approximately 42.23-acre property generally located north of Cameron Road, east of the Northeast Metro Park, south of the Pecan Street, and west of State Highway 130, situated in the William Caldwell Survey Abstract No. 162, City of Pflugerville, Travis County, Texas, to be known as the Cameron Road Industrial Specific Use Permit (SUP2024-00157); providing a cumulative and repealer clause; providing for a non-severability clause; and providing an effective date.
The ordinance was approved on first reading on the consent agenda.
- 5C. [ORD-0790](#) Approving an ordinance on second 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 48.969 acres situated in the Josheph Wiehl Survey No. 8, Abstract No. 802, in Travis County, Texas, from Agriculture/Development Reserve (A) to Planned Unit Development (PUD) District; to be known as the Public Works Complex

Planned Unit Development (PUD2024-00269); 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.

5D. [ORD-0791](#)

Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, amending Title XV: Land Usage, Chapter 152, Subchapter B, Roadway Impact Fees to include an updated roadway impact fee service area map and approving a Roadway Impact Fee Study update incorporated herein; containing severability and repealer clauses; and providing an effective date.

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

5E. [ORD-0794](#)

Approving an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending the City of Pflugerville, Texas Code of Ordinances title VII Traffic code, Chapter 71 Parking Regulations, Section 71.05 Parking Prohibited in Certain Designated Areas by adding prohibited parking for special events; providing for a penalty for a violation of Chapter 71 as a Class C misdemeanor and a fine in an 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.

5F. [ORD-0795](#)

Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas Adopting the Pflugerville Fee Schedule; Amending Certain Fees and Establishing Costs and Fees charged by the City of Pflugerville; Providing for a Penalty for a Violation of Section 10.99 of the City Code of Ordinances; and Declaring an Effective Date.

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

5G. [ORD-0783](#)

Approving an ordinance on third reading with the 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.

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

- 5H. [2024-0964](#) Approving the minutes of the September 24, 2024 Worksession and Regular Meeting.
The minutes were approved on the consent agenda.
- 5L. [2024-0951](#) Approving a services agreement with JS MD Sigma PLLC (Sigma; Sigma Tactical Wellness) to provide cardiovascular and metabolic screening to participating Pflugerville Police Department employees at a cost not to exceed \$89,145, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 5M. [2024-0966](#) Approving a Pflugerville Community Development Corporation (PCDC) sales contract for \$24,500,000 regarding Project Greenfield for the purchase of real property, being a 52.686 acre tract of land located in the E. Kirkland Survey No. 7, Abstract No. 458, Travis County, Texas, locally addressed as 3615 E. Pflugerville Parkway, pending due diligence during feasibility period.
The item was approved on the consent agenda.
- 5N. [2024-0983](#) Approving a professional service supplemental agreement with Walker Partners, LLC in the amount of \$1,668,335.00 for professional services associated with 27-inch Kelly Lane Wastewater Interceptor Project, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 5O. [2024-0976](#) Approving the Black Locust Studios 2024 PFEAR Haunted House License Agreement, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 5P. [2024-0978](#) Approving a conditional purchase agreement and associated conveyance documents between Jan Carol Selman and Dwain Selman (Parcel No.7) and the City of Pflugerville as necessary to acquire real property interests for the Immanuel Road Project, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 5Q. [2024-0975](#) Approving a conditional purchase agreement and associated conveyance documents between Dessau Investments Inc (Parcel No.1) and the City of Pflugerville as necessary to acquire real property interests for the Immanuel Road Project, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.

- 5R.** [2024-0977](#) Approving a conditional purchase agreement and associated conveyance documents between Jan Carol Selman and Dwain Selman (Parcel No.4), and the City of Pflugerville as necessary to acquire real property interests for the Immanuel Road Project, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 5S.** [2024-0980](#) Approving an update to the contract with TRIPPP Ridesharing Consultants to ensure continuity of wheelchair accessible vehicle (WAV) rides, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 5T.** [2024-0985](#) Approving a three-year DIR coop agreement not to exceed \$148,000 with GTS to renew the City's Security Information and Event Management (SIEM) system, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 5U.** [2024-0986](#) Approving a three-year DIR coop agreement for \$220,154.23 with FreeIT Data Solutions to renew the City's data backup system, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 5V.** [2024-0988](#) Approving a professional services agreement with Terracon Consultants, Inc. in the amount of \$122,605.00 for Construction Materials Testing Services associated with the 1849 Park Phase 2, and authorizing the City Manager to execute same.
The item was approved on the consent agenda.
- 5W.** [2024-0216](#) Cancelling the December 24, 2024 Council Worksession and Regular Meeting.
The item was approved on the consent agenda.
- 5X.** [2024-0999](#) Approval of continued representation of the City of Pflugerville by Denton, Navarro, Rodriguez, Bernal, Santee and Zech, P.C. in condemnation of certain parcels in land owned by the City of Austin.
The item was approved on the consent agenda.
- 5Y.** [RES-1273](#) Approving a resolution authorizing an amendment to the Interlocal Agreement for Fire Marshal Services with Travis County ESD No. 2 to update the development plan review fee as anticipated in the City master fee schedule, remove an existing fee for maintenance inspections, update policies and procedures to account for existing processes with

plan review, and authorizing the City Manager to execute the same.

The resolution was approved on the consent agenda.

Action on the Consent Agenda

Mr. McDonald 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 7.

6. Public Hearings and Ordinances

- 6A.** [ORD-0798](#) Conduct a public hearing and consider action to approve an ordinance on first and final reading with the caption reading: Sixth 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 Bond (City of Pflugerville Master Program - Water and Wastewater CIP Tranche 1).

Mayor Gonzales read the item and opened the public hearing. Ms. Waldron provided information about funding from the Environmental Protection Agency and stated this funding is for Water Treatment Plan expansion, Weiss Lane/Pecan Street Water Line, and Colorado River Raw Water Line. There was no one present wishing to speak under the public hearing.

Mr. Rogers moved to close the public hearing. Mr. McDonald seconded the motion. All voted in favor. The motion carried. Mr. Rogers moved to approve the ordinance on first and final reading. Ms. Holiday seconded the motion. All voted in favor. The motion carried.

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

- 5B.** [ORD-0784](#) Approving an ordinance on second reading with the caption reading: An ordinance amending the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 153 Planning, by adopting the Downtown Streetscape Master Plan; providing for severability; and providing an effective date.

Mayor Gonzales opened the item for discussion. Mr. Rogers asked what the plan commits the city to spending in the long term. Ms. Breland stated the way any funds are committed is through the budget process. Mr. Rogers moved to approve the ordinance on second reading. Mayor Pro Tem Weiss seconded the motion. All voted in favor. The motion carried.

- 5I.** [2024-0906](#) Approving the purchase of air conditioning units and service from The Brandt Companies, LLC, for the Pflugerville Public Library, totaling \$74,683.35, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Rogers asked about the condition of the units. Mr. Groeschel stated the two units to be replaced are

over ten years old and not currently operable. Mr. Rogers moved to approve the item. Mayor Pro Tem Weiss seconded the motion. All voted in favor. The motion carried.

- 5J. [2024-0907](#) Approving the purchase of physical and electronic library materials for the public from Ingram \$64,100, Midwest Tapes (Hoopla) \$82,000, and Overdrive \$63,000, totaling \$209,100 for FY25, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Rogers stated he got a notification that the Overdrive app is no longer working. Ms. Griswold stated the app is changed to Libby which is still an updated version of Overdrive. Mr. Rogers moved to approve the item. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.

- 5K. [2024-0949](#) Approving the procurement of a BRINC Responder drone and required accessories and services utilizing the BRINC Drones Inc. (BRINC) Responder Safeguard Plan, and utilizing the BuyBoard purchasing cooperative, in the amount of \$23,999.20 per year for five (5) years, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Rogers asked what the drones will be used for. Chief O'Malley provided information about the drones for lost person searches and crime scene reconstruction. Chief O'Malley answered questions regarding the use of drones. Mr. Rogers moved to approve the item. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.

- 5Z. [RES-1265](#) Approving a resolution adopting policy and procedures for naming of City Property.

Mayor Gonzales opened the item for discussion. Mr. Rogers stated there is a sentence fragment on page 3 and then moved to approve the item. Ms. Holiday seconded the motion. All voted in favor. The motion carried.

8. Regular Agenda

- 8A. [2024-1008](#) 1.) Executive Session Item: Deliberation regarding real property pursuant to Section 551.072 of the Texas Government Code regarding the purchase, exchange, lease, and/or value of real property related to 101 E. Pecan St. 2) Open Session Item: Discuss and consider action regarding 101 E. Pecan St.

Mayor Gonzales read the item and stated council was retiring to executive session at 7:29pm. Mayor Gonzales reconvened the meeting in open session at 7:47pm. No action was taken.

9. Adjourn

Mayor Gonzales adjourned the meeting at 7:47pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on October 22, 2024.