



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, March 22, 2022

7:00 PM

100 East Main Street, Suite 500

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#### Regular Meeting

#### 1. Call to order

Mayor Victor Gonzales called the regular meeting to order at 7:00pm. Mayor Pro Tem Doug Weiss and Councilmembers Kimberly Holiday, Rudy Metayer, Jim McDonald, and David Rogers were in attendance. Councilmember Cesar Ruiz was not in attendance.

City staff in attendance: Sereniah Breland, City Manager; Trey Fletcher, Deputy City Manager; James Hartshorn, Assistant City Manager; Amy Giannini, Assistant City Manager; Charles Zech, City Attorney; Trista Evans, City Secretary; Breanna Higgins, Assistant to the City Manager; Emily Barron, Planning and Development Services Director; Evan Groeshel, Operations Director; Terri Toledo, Communications Director; Maggie Holman, Public Information Officer; Jason O'Malley, Police Chief; Jason Smith, Assistant Police Chief; Patricia Davis, City Engineer.

#### 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. Presentation

##### 3A. [2022-0269](#) Graduation of the 2022 PF101 class.

Mayor Gonzales introduced Jackie Sartor, the class president for the 2022 Pf 101 class. Ms. Sartor gave a presentation including an overview of the classes, takeaways, and encouraged others to participate. Ms. Sartor thanked city council and staff for the time putting the program together. Mayor Gonzales

congratulated the class and stated this is the greatest way to learn about the city. Each graduate present was presented with a certificate.

**3B. [2022-0313](#)**

Recognition of Pflugerville Community Development Corporation's (PCDC) certificate of achievement for Economic Excellence as presented at the Texas Economic Development Council (TEDC) Legislative Conference on Feb. 21.

Mayor Gonzales recognized PCDC's certificate of achievement for Economic Excellence.

**4. Items of Community Interest**

Mayor Gonzales stated the Heritage House Museum has reopened and is open the first Sunday of each month from 1-4pm and on Tuesdays during the Pfarmers Market from 3-7pm. Mayor Gonzales announced that PCDC is hosting the Business First Breakfast on March 24th at Typhoon Texas where city staff will be discussing the future of downtown Pflugerville. Mayor Gonzales stated that COVID testing and vaccine resources are available in Pflugerville and information can be found at [pflugervilletx.gov/virus](http://pflugervilletx.gov/virus). Mayor Gonzales stated that the city is hiring summer staff including lifeguards, camp counselors, and swim instructors.

Mayor Pro Tem Weiss recognized Mayor Gonzales who was presented with the lifetime achievement award at the Pflugerville Chamber of Commerce Annual Gala stating it was a well deserved honor.

Mr. McDonald stated the Police Department has a Citizen's Police Academy that provides a deeper dive into the police department's functions.

**5. Public Comment**

Nasim Uddin stated he has lived in Pflugerville for almost nineteen years and thanked Mayor and Council for their leadership. Mr. Uddin stated he has seen the Pflugerville population and his community grow, and they love physical activities such as cricket but there are no cricket fields in the city. Mr. Uddin stated they have to go to Cedar Park or farther for a cricket field. Mr. Uddin stated he would like to be able to access the fields to play cricket in the city.

Shikder Reyad spoke about the need for a cricket field and the population growth. He asked for field access to play cricket as they have been playing in the soccer field. He stated that they have a team from the cricket sports club and they badly need a field.

Mohammad Kabir stated he is representing the same community looking for a cricket field. Mr. Kabir thanked council for providing the opportunity to speak and provided information about the Austin Bengal Tigers cricket sports club. He stated that it has grown into more than 200 plays and many are from Pflugerville. Mr. Kabir stated they coordinate a cricket tournament every year and thanked the city for help with renting Pfluger Park. He stated they are looking for somewhere to have a field for their cricket pitches.

Rashed Islam stated he is present to request a field for the cricket league and requested support. Mr. Islam stated that the club wants to provide support itself

and wants to raise money to put towards the infrastructure to build those facilities. He spoke about opportunities for youth camps and working with the school district. He stated that when cricket teams come in for games so do their families and that can generate revenue.

Syed Zahed Aziz stated he has lived in Austin since 1996 and over the past three weekends during their cricket tournament many people stopped by to ask what they were playing and joined the group. He stated he would like to have the opportunity to have home fields.

Md Siddiqur Rahman stated he is the current captain of the Austin Bengal Tigers and wanted to echo what his team members and community members have said. He stated it is a great opportunity to promote cricket in Pflugerville if they can use the ground here.

## Reading of the Consent Agenda

Items 7A., 7C., 7D., and 7E. were pulled from the consent agenda. Ms. Evans read the consent agenda including the captions of the ordinances.

### 6. Ordinances

- 6A. [ORD-0640](#) Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas repealing and amending the City's Code of Ordinances to adopt certain international building codes and standards with amendment; establishing certain building regulations and requirements; establishing penalties thereto; providing for severability; and providing an effective date.

The ordinance was approved on the consent agenda.

### 7. Other Actions

- 7B. [2022-0301](#) Approving a Professional Services Supplemental Agreement with CP&Y, Inc. in the amount of \$201,365.00 to provide professional services associated with the SH 130 Wastewater Extension Project, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 7F. [2022-0307](#) Approving an amendment to the contract with Unity Contractor Services, Inc. for citywide mowing services in an amount not to exceed \$380,000 for the remaining months of the City's fiscal year and authorize the City Manager to execute the same.

The item was approved on the consent agenda.

## Action on the Consent Agenda

Mayor Pro Tem Weiss moved to approve the consent agenda. Councilmember Rogers seconded the motion. All voted in favor. The motion carried.

Items pulled from the consent agenda will be addressed under Item 10

## 8. Presentation

- 8A. [2022-0238](#) Police Department annual presentation.

Mayor Gonzales opened the item for discussion. Chief O'Malley gave a presentation about the Police Department including a look back at 2021 with new police vehicles and the TML Municipal Excellence Award for the Pflugerville Autism Buddies Program. Chief O'Malley discussed some of what is coming up including recruitment, training and support, and community engagement. Chief O'Malley answered questions regarding efficient reporting. Mayor Gonzales recognized the tenured officers. Mr. McDonald thanked Chief O'Malley and spoke about after school programs and engagement programs. Chief O'Malley stated they are working the Pflugerville ISD to come up with innovative ways to be engaged and spoke on ways to use the data and officers strategically. Discussion followed regarding resources inside and outside of the city. Chief O'Malley provided information about the mental health officers, crisis intervention training, and victim services.

- 8B. [2022-0300](#) Presentation regarding the Downtown East Project.

Mayor Gonzales opened the item for discussion. Mr. Fletcher provided information about the background of the project and a review of what has previously gone to council. Mr. Fletcher reviewed the timeline of phases and stated staff is currently working on development of information to continue to share with the public. Mr. Fletcher discussed the preliminary project goals to optimize taxpayer investment, minimize development risk, balance long term land ownership, and generate land value and long term tax revenue. Mr. Fletcher stated the city wants to engage the community throughout the planning design, to use the project to create job opportunities and open spaces. Mr. Fletcher spoke about delivering a multi-generational recreation center and connecting to the surrounding trail network. Mr. Fletcher provided information about the plan to engage with the public over the next several months and regional considerations and projects that may contain some lessons learned. Mr. Rogers asked about the goal to build the Pflugerville brand and how that would be achieved. Mr. Fletcher spoke on the variety of ways it can be integrated into design.

- 8C. [2022-0317](#) Presentation regarding Quarter 1 Fiscal Year 2022 Financial Update.

This item was postponed and there was no discussion.

## 9. Regular Agenda

- 9A. [RES-0978](#) Discuss and consider action to approve a resolution amending rules of order and procedure for City Council meetings to amend the worksession start time.

Mayor Gonzales read the item and provided comment about regularly needing more time in the worksession and holding it from just 6pm-7pm is not much

time and recommended starting at 5pm. Mr. Rogers stated concern about moving it to 5pm for those who do not work in town as it may be difficult to get to the meeting. Mr. Metayer stated he thinks the worksession does need to start earlier to get through everything. Mr. McDonald stated there needs to be more time for discussion. Mr. McDonald moved to approve the resolution amending the worksession start time to 5pm. Mayor Pro Tem Weiss seconded the motion. All voted in favor. The motion carried.

**9B. [2022-0320](#)**

Discussion regarding Oncor's expansion of electric services along Weiss Lane, Pecan Street and Pflugerville Parkway corridors.

Mayor Gonzales opened the item for discussion. Ms. Barron provided information about the Oncor expansion and scope of work. Armando Perez with Oncor provided additional information to council about why the lines are overhead instead of underground. Mr. Perez stated that the project is for system capacity improvement to improve reliability and capture the growth seen in the system. Council asked for city staff to work with Oncor to see where underground utilities can be implemented and what the cost looks like. Mr. Metayer stated it may be something that PCDC can look into. Mr. Perez stated when there are geographical limitations Oncor will move forward with underground utilities, however, their standard design is overhead and discussed the requirements of the Public Utility Commission (PUC). Discussion followed regarding seeing the cost and future development. Mr. Fletcher provided information about plans for growth in the area. Ms. Holiday asked how this would change the timeline with the project needed for summer usage. Mr. Perez stated it puts it at a critical state as undergrounding changes the scope. Discussion followed regarding the project and potential limitations underground utilities can bring to development processes later on. Discussion followed regarding the process and Mr. Perez stated he would provide city staff with the information requested about cost.

**9C. [2022-0316](#)**

1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.087 of the Texas Government Code to discuss economic development negotiations and financial information received from businesses expanding or relocating in the City of Pflugerville and to seek legal advice regarding such projects, incentives, and negotiations, including: New Future. 2.) Open Session Item: Discuss and consider action approving the Pflugerville Community Development Corporation President to enter into an Economic Development Performance Agreement (EDPA) with Project New Future not to exceed \$1,000,000 for the purpose of expansion and creation of primary jobs.

Mayor Gonzales announced that city council is retiring to executive session for discussion on items 9C., 9D., and 9E. Mayor Gonzales read the items and announced city council was in executive session at 8:40pm. Mayor Gonzales reconvened the meeting in open session at 9:27pm. Mr. McDonald moved to approve item 9C. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

**9D. [2022-0318](#)**

1.) Executive Session Item: Consultation with legal counsel regarding legal issues associated with the Central Wastewater Treatment Plant Expansion Phase I Project pursuant to Chapter 551.071 of the Texas Government Code. 2.) Open Session Item: Discussion and possible

action regarding legal issues associated with Central Wastewater Treatment Plant Expansion Phase I Project.

Discussion on the item took place in executive session. No action was taken.

**9E. [2022-0321](#)**

1.) Executive Session Item: Discussion of personnel matters regarding performance evaluation of the City Manager pursuant to Chapter 551.074 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action related to the employee agreement between Sereniah Breland and the City of Pflugerville.

Discussion on the item took place in executive session. No action was taken.

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

**7A. [2022-0302](#)**

Approving the minutes of the March 8, 2022 Worksession, March 8, 2022 Regular Meeting, and March 16, 2022 Worksession.

Mayor Gonzales opened the item for discussion and Ms. Evans read the item. Mr. Metayer stated for the March 16th worksession call to order Mayor Pro Tem Weiss was listed twice in place of Mr. Rogers. Ms. Evans stated that would be amended. Mr. Metayer moved to approve the minutes as amended. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

**7C. [RES-0977](#)**

Approving a resolution rejecting all bids received for the Heatherwilde Phase III Pavement Maintenance Project.

Mayor Gonzales opened the item for discussion and Ms. Evans read the item caption. Mr. Groeschel provided information about the initial bid and the plan for future bid with a bid alternate to provide for flexibility to get the work done within the budget. Mr. Rogers asked about the choice of work area within the bid alternate. Mr. Groeschel stated the placement allows for continuity with road sections that are already complete. Mr. Rogers moved to approve the resolution. Mayor Pro Tem Weiss seconded the motion. All voted in favor. The motion carried.

**7D. [2022-0308](#)**

Approving the Pflugerville Community Development Corporation Executive Director to enter into a contract with Lionheart Places, LLC not to exceed \$75,000 for the purpose of creating a Pflugerville Sub Area Plan for land generally located north of SH45, west of SH130 in the City of Pflugerville.

Mayor Gonzales opened the item for discussion, Ms. Evans read the item caption. Mr. Fletcher discussed development pressure and the need for connectivity in the area. Mr. Fletcher stated that some property owners in the area joined for a small area study plan and invited the city on the presentation. Mr. Fletcher stated that through working with PCDC this item is to pick up where that study left off and add on to it. Discussion followed regarding ways to use the information provided through the study to get the look of the area closer to what council aspires for it to be. Mr. Fletcher stated that property owners and stakeholders will be involved throughout the process. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

- 7E. [2022-0314](#) Approving the Pflugerville Community Development Corporation Executive Director to enter into a contract with Joe Bland Construction, L.P. not to exceed \$2,382,550.50 for construction services associated with the Impact Way Extension Phase III A & B project.

Mayor Gonzales opened the item for discussion, Ms. Evans read the item caption. Ms. Madison stated that PCDC has been planning to build this for quite some time and now plans to bring the road through and subdivide as needed. Ms. Madison answered questions from council about reinvesting in infrastructure to grow the community with plans to continue to extend. Mr. Metayer moved to approve the item. Mayor Pro Tem Weiss seconded the motion. All voted in favor. The motion carried.

## 11. Adjourn

Mayor Gonzales adjourned the meeting at 9:47pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on April 12, 2022.