



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, June 25, 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 Cesar Ruiz, Rudy Metayer, Jim McDonald, and David Rogers were in attendance. Councilmember Kimberly Holiday 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; Trista Evans, City Secretary; Terri Toledo, Director of Management Services; Charles Zech, City Attorney; Brandon Pritchett, Public Utility Director; Robyn Miga, Assistant Director of Planning and Development Services; Breanna Higgins, Special Projects Manager; Tracy Waldron, Finance Director; Abby Morrison, Public Works Services Director; Roger Heaney, Assistant Director of Communications; Flip Romero, Communications Director; Jeremy Frazzell, Planning and Development Services 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 in honor of Ara Duke who lost her life attending a Juneteenth celebration on June 15 in Round Rock, Texas.

#### 3. Public Comment

Chris Wolff expressed disappointment in the choice of a for profit EMS model and discussed a situation that resulted in a loss of life. Mr. Wolff stated there is an effort to defund the fire department and stated it is not about politics but expects council to watch out for the community.

#### 4. Presentation

- 4A. [2024-0140](#) Conduct a presentation on the Communications Department.

Mayor Gonzales opened the item. Mr. Romero introduced the Communications Department team and reviewed the department accolades. Mr. Romero discussed updates to the website, print media, and web communications. Mr. Romero discussed social media tools and media relations. Mayor Gonzales asked if the City has advanced enough in terms of technology. Mr. Romero discussed it as a moving target and stated the department is always looking for more ways to be innovative. Mr. Romero stated the communications departments utilizes many different sources to reach as many people as possible and answered questions from Mr. Rogers regarding use of different social media platforms to reach different groups.

#### Reading of the Consent Agenda

Ms. Evans stated no items were pulled from the consent agenda and all items may be acted upon in a single motion.

#### 5. Other Actions

- 5A. [2024-0602](#) Approving the minutes of the June 11, 2024 Worksession and Regular Meeting and June 17, 2024 Worksession.

The minutes were approved on the consent agenda.

- 5B. [2024-0571](#) Approving a professional services agreement with Studio 16:19 Landscape Architects in the amount of \$98,680 for a Conditional Letter of Map Revision (CLOMR) study associated with play amenity enhancements at the Gilleland Creek Park Playground and the Gilleland Creek Park Pool located at 700 N. Railroad Ave., and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5C. [2024-0637](#) Approving a professional services agreement with Huitt-Zollars, Inc. in the amount of \$406,511.08 for the design and preparation of construction documents for the 8-inch Bohls Place Wastewater Interceptor, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5D. [2024-0597](#) Approving a professional services supplemental agreement with Freese and Nichols, Inc. in the amount of \$223,306 for environmental, project management permitting services associated with the Secondary Colorado River Raw Water Line Project (Project) and authorizing the City Manager to execute same.

The item was approved on the consent agenda.

- 5E. [2024-0601](#) Approving a three year subscription with Freeit Data Solutions in the amount of \$145,658.83 to procure new firewalls and system support utilizing Texas Department of Information Resources (DIR) cooperative agreement, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5F. [2024-0619](#) Approving a professional services agreement with Colliers Engineering & Design in the amount of \$269,996 for professional engineering services associated with the design and bid phase services for the Community Development Block Grant (CDBG) Parkway Drive Street Improvement Project and, authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5G. [2024-0620](#) Approving a construction agreement with Andale Construction, Inc. in the amount of \$405,898 for placement of HA5, a pavement preservation application and part of the Pavement Maintenance Program, on designated City streets, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5H. [2024-0621](#) Approving the purchase of shade canopies for the turf mounds at Wilbarger Creek Park, located at 1211 Kingston Lacy Blvd. in the amount of \$95,997.58, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5I. [2024-0623](#) Approving the purchase for replacing the perimeter fencing at the Wells Point Sports Park, located at 800 S. Heatherwilde Blvd. in the amount of \$89,660, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5J. [2024-0622](#) Approving the purchase of trail and accessibility improvements at Cambridge Heights Park, located at 17500 Marfa Lights Trail in the amount of \$163,179, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**
- 5K. [2024-0626](#) Approving a professional services agreement with Binkley and Barfield, Inc., in the amount of \$652,166 to provide professional engineering services associated with the 12-inch Looping Improvements in Central Pressure Zone, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.**

- 5L.** [2024-0629](#) Approving an agreement for Emergency Vehicle Preemption with Paradigm Traffic Systems in the amount of \$750,400, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.
- 5M.** [2024-0641](#) Approving a professional services agreement with Black & Veatch Corporation, in the amount of \$342,796.30 to provide Preliminary Engineering Report 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.
- 5N.** [RES-1234](#) Approving a resolution suspending the July 8, 2024 effective date of Texas Gas Service Company's requested increase, approving cooperation with other cities in the Texas Gas Service Company's Central-Gulf service area; hiring legal and consulting services to negotiate with the company and direct any necessary litigation and appeals; authorizing intervention in GUI No. 17471 at the Railroad Commission; requiring reimbursement of the cities' rate case expenses.
- 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.

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

## 6. Public Hearing and Ordinance

- 6A.** [RES-1236](#) Conduct the first public hearing regarding the 2024-2028 Community Development Block Grant (CDBG) program Consolidated Plan and Action Plan.
- Mayor Gonzales read the item and opened the public hearing. Eryca Fambro with WFN Consulting reviewed the process and discussed the survey results. Ms. Fambro answered questions from council about the responses and discussions help about food access. Ms. Fambro reviewed survey results regarding satisfaction with current living situation and discussion followed regarding industrial traffic on roadways. Ms. Fambro reviewed transportation availability options survey question and discussion followed regarding Pfetch a Ride. Mr. McDonald discussed providing more vouchers, Mr. Metayer discussed looking at the financial impact and stated he would like to see more transit options too. Discussion followed regarding how to utilize CDBG funding for Pfetch a Ride. Ms. Fambro discussed the plan priorities and goals. Mr. McDonald asked about the money allocated to Workforce Solutions. Mr. Frazzell provided information about the discussions with Workforce Solutions. There was no one present wishing to speak under the public hearing. Mr.

**McDonald moved to close the public hearing. Mr. Rogers seconded the motion. All voted in favor. The motion carried.**

**6B. [ORD-0774](#)**

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 approximately 105.18 acre tract of land situated in the William Caldwell Survey, Abstract No.162, Survey No.22, both in Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), Single-Family (SF-MU), Neighborhood Services (NS), and Parks, Facilities and Open Space (PF); to be known as the 16544 Cameron Road Rezoning (REZ2024-00030); 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 location that was requested to be annexed along with the rezoning and reviewed the zoning designations. Mr. Frazzell answered questions from council regarding what the zoning designations allow and discussion follow. The application Tara Thomason answered questions about plans in mind for the zoning location and reviewed the lot sizes. Mr. Metayer asked about the land that is shown to be dedicated to a new fire station. Discussion followed regarding designating land for public use. 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. Mr. Metayer moved to approve the ordinance on first reading. Mr. Rogers seconded the motion. All voted in favor. The motion carried.**

**6C. [ORD-0776](#)**

Approving an ordinance on second reading with a caption reading: An ordinance of the City of Pflugerville, Texas, amending and updating Chapter 53, Water and Sewers, Drought Contingency Plan and providing that violations of this ordinance are class C misdemeanors subject to fines not to exceed \$2,000.00; providing cumulative, repealer and severability clauses; providing for open meeting and establishing an effective date.

**Mayor Gonzales read the item and opened the public hearing. Mr. Pritchett reviewed the city's water supply sources and stated LCRA recently updated their Drought Contingency Plan and requires firm water customers to comply with those changes. Mr. Pritchett reviewed the current and proposed drought contingency plan and stated that the city receives fines if water usage is not reduced when moved into stage two. Mr. Pritchett answered questions from council stated the restrictions apply to all city water customers. Mr. Pritchett discussed city programs and stated staff will assist residents if an HOA is citing residents for not watering when under restrictions. There was no one present wishing to speak under the public hearing. Mr. Rogers moved to close the public hearing. Mayor Gonzales seconded the motion. All voted in favor. The motion carried. Mr. Rogers moved to approve the ordinance on first reading. Mr. McDonald seconded the motion. Mr. Rogers voted no. All others voted in favor.**

- 6D. [ORD-0781](#) 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 32.6197 acres of land out of the C.S. Parish Survey No. 2, Abstract No. 621, and the Sefrim Eiselin Survey No. 1, Abstract 265, both in Travis County, Texas from Planned Unit Development (PUD), General Business 1 (GB1) and Agriculture/Conservation (A) to Planned Unit Development (PUD) District; to be known as the Downtown East Project Planned Unit Development (PUD2024-00142); 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 location and zoning designations. Mr. Frazzell discussed looking at pedestrian connections and allowing the flexibility to grow and adapt with market changes. Mr. Frazzell reviewed the areas and phasing of the project. Mr. Frazzell reviewed items such as building height requirements, parking options, and buffer yards. Mr. McDonald asked about impact on Main Street. Mr. Frazzell stated staff can review the traffic impact on the roadway. Mr. Rogers asked about areas of floodplain. There was no one present wishing to speak under the public hearing. Mayor Pro Tem Weiss moved to close the public hearing. Mr. McDonald seconded the motion. Mr. Metayer was not present for the vote. All others voted in favor. The motion carried.

Mayor Pro Tem Weiss moved to approve the ordinance on first reading. Mr. Ruiz seconded the motion. Mr. Metayer was not present for the vote, Mr. Rogers voted no, all others voted in favor. The motion carried.

## 7. Regular Agenda

- 7A. [2024-0604](#) Discuss and consider action to award a contract for delinquent municipal court fines and utility billing collection services to McCreary Veselka Bragg & Allen P.C. Attorneys at Law (MVBA), and authorizing the City Manager to execute same.

Mayor Gonzales opened the item for discussion. Mr. Hartshorn provided information about the request for proposal process and highlighted some of the items that were covered in the request. Mr. Hartshorn stated that in the process it was found that utility billing collections also needed to be handled by a firm and stated the mechanics are the same for municipal court and utility billing. Mr. Ruiz moved to approve the item. Mayor Pro Tem Weiss seconded the motion. Mr. Rogers voted no, all others voted in favor. The motion carried.

- 7B. [2024-0617](#) 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 for Project Top Floor. 2.) Open Session Item: Discuss and consider action to authorize the PCDC President to enter into an Economic

Development Performance Agreement (EDPA) between Pflugerville Community Development Corporation and Project Top Floor not to exceed \$1,950,000 for the purpose of co-workspace and entrepreneurial training to foster primary job creation and economic growth.

Mayor Gonzales opened the item and stated council is retiring to executive session at 9:15pm. Mayor Gonzales reconvened the meeting in open session at 9:49pm. Mayor Gonzales stated that there were several questions about the agreement and so the item will come back at the next council meeting. No action was taken.

**7C.** [RES-1232](#)

Discuss and consider action to approve a resolution establishing a Mobility Master Plan Technical Advisory Committee.

Mayor Gonzales opened the item for discussion. Mr. Frazzell stated the committee is associated with the Mobility Master Plan and is looking for recommendations for people to serve on the committee to be representative of the community and provide feedback. Mayor Pro Tem Weiss stated he is nominating Nicholas Goettsche and Jackie Sartor. Mr. Metayer stated he is nominating Celso Baez and Frank Fuentes. Mr. Metayer moved to approve the resolution with those nominations. Mayor Pro Tem Weiss seconded the motion. All voted in favor. Mayor Gonzales stated the item would come back at the next council meeting for the rest of the nominations.

**7D.** [RES-1233](#)

Discuss and consider action to approve a resolution amending the Pflugerville Community Development Corporation Bylaws.

Mayor Gonzales opened the item for discussion. Mr. Hartshorn reviewed the changes to the language in the bylaws as requested by council changing executive director to general manager, which would be the city manager. Mayor Pro Tem Weiss stated he thinks the board president should approve the agenda, discussion followed regarding not changing that language. Mayor Pro Tem Weiss discussed concerns about PCDC in hands of city staff. Mr. Rogers moved to table the item. Mayor Pro Tem Weiss seconded the motion. The vote was as follows: Mayor Pro Tem Weiss - yes, Mr. McDonald - no, Mr. Rogers - yes, Mr. Ruiz - no, Mayor Gonzales - no, Mr. Metayer - no. The motion failed.

Mr. McDonald discussed some structural change is needed. Council reviewed the red-lined document and discussed the changes and possible reporting structure. Mr. Metayer stated changes will already be occurring due to personnel changes and discussed seeing what those changes will be before making any other changes. Mr. McDonald discussed the need for more efficiency. Mayor Gonzales discussed needing a connection between PCDC and the City. Discussion followed regarding changes coming with personnel and board membership. Mr. Ruiz discussed keeping the PCDC board as it is and making sure PCDC is emphasizing the needs of the city. Discussion followed regarding board structure. Mr. Rogers moved to approve the item. The motion failed for lack of a second.

Mr. McDonald stated he would like to see if there's consensus on some rewording and reviewed the document. Mayor Pro Tem Weiss asked about recruitment for the new executive director. Mr. Hartshorn stated it is currently closed until the final structure is settled. Mr. McDonald moved to approve the item with the amendment of reverting 5.09 to the original language. Mr. Rogers seconded the motion. Discussion followed regarding the executive director

position and skill set needed. The vote was as follows: Mayor Pro Tem Weiss - no, Mr. Ruiz - yes, Mr. Rogers - no, Mr. McDonald - yes, Mr. Metayer - no, Mayor Gonzales - yes. The motion failed.

- 7E. [2024-0631](#) 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: Discuss and consider action regarding the Central Wastewater Treatment Plant Expansion Phase I Project.

The item was discussed in executive session during the earlier posted worksession.

- 7F. [2024-0618](#) Discuss and consider action regarding sales tax elections and special districts.

The item was discussed in executive session during the earlier posted worksession.

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

**9. Adjourn**

Mayor Gonzales adjourned the meeting at 10:57pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on July 9, 2024.