



City of Pflugerville

Minutes - Final

City Council

Tuesday, September 27, 2022

7:00 PM

1611 Pfennig Lane

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 Ceasar Ruiz, Jim McDonald, and David Rogers were in attendance. Councilmembers Kimberly Holiday and Rudy Metayer were 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; Brian McDougal, Interim Assistant City Manager; Trista Evans, City Secretary; Charles Zech, City Attorney; Breanna Higgins, Assistant to the City Manager; Terri Toledo, Director of Management Services, Jason O'Malley, Police Chief; Brandon Pritchett, Public Utility Director; Jeremy Frazzell, Planning and Development Services Director; Jeff Dunsworth, Assistant City Engineer; Patricia Davis, City Engineer; Shane Mize, Parks and Recreation Director; Jennifer Coffey Griswold, Library Director; Romulus Atanasiu, Engineer Associate; Makeba Lewis, Commander; Evan Groeschel, Operations 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. Presentation

- 3A. [2022-0905](#) Mayor's proclamation declaring October 9, 2022 through October 15th, 2022 as Fire Prevention Week in the City of Pflugerville.

Mayor Gonzales read a summary of the proclamation and presented it to Daniel Berger with Travis County ESD2. Mr. Berger, Community Risk Reduction Division Manager spoke about the history of fire prevention week and the importance of making a plan.

- 3B. [2022-0621](#) Mayor's proclamation declaring Tuesday, October 4, 2022 as National Night Out in the City of Pflugerville.

Mayor Gonzales read a summary of the proclamation and presented it to Dan Griffith, Community Services Corporal. Cpl. Griffith invited Council and staff to join for

4. Items of Community Interest

Mayor Gonzales stated that the Pfetch a Ride rideshare program starts October 1 and provided some detail.

Mayor Gonzales stated Music in the Park's last night is Friday with Bidi Bidi Banda at Pfluger Park.

Mayor Gonzales stated the Heritage House Museum is hosting Harvest Fest on Sunday.

Mayor Gonzales stated that Deutschen Pfest is October 14-16 in Pfluger Park.

Mr. McDonald stated the school district needs help and discussed qualifications needed to be a guest educator. Mr. McDonald encouraged everyone to sign up to be a guest educator.

Mr. McDonald commended the Post Master for assisting with assisting a citizen in renewing a passport.

Mayor Pro Tem Weiss commended the Library and everyone involved for holding Library Con, stating it was a great event.

5. Public Comment

Tom Kost spoke about the tax rate that was voted on in the last council meeting. Mr. Kost stated a lot of people cannot afford an increase in their taxes and it is difficult for renters too. Mr. Kost stated he wants to know how the number was determined. Mr. Kost stated he has seen the tax increases coming and it is becoming unaffordable to live in the city. Mr. Kost stated the city can get the community involved.

Reading of the Consent Agenda

Item 6F. was pulled from the consent agenda. Ms. Evans read the ordinance of the caption and stated all items remaining on the consent agenda can be acted upon in a single motion.

6. Consent Agenda

- 6A. [ORD-0664](#) Approving an ordinance on second reading with a caption reading: An ordinance of the City of Pflugerville, Texas, amending Ordinance No. 913-07-10-09 of the City of Pflugerville, Texas, as amended, by

approving a Specific Use Permit for proposed office/warehouse and industrial uses (light) on Lot 3F of the Renewable Energy Park Replat of Lot 3F, consisting of approximately 24.393-acres zoned Urban Center Corridor Level 5 (CL5) district located generally south of Helios Way, west of Impact Way, and east of Sun Light Near Way to be known as the Lot 3F Specific Use Permit (2022-4-SUP); providing a cumulative and repealer clause; providing for a severability clause; and providing an effective date.

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

6B. [2022-0910](#)

Approving the minutes of the September 13, 2022 Worksession, September 13, 2022 Regular Meeting, September 19, 2022 Worksession, and September 20, 2022 Quorum.

The minutes were approved on the consent agenda.

6C. [2022-0822](#)

Approving a contract with Trojan Technologies in the amount of \$665,520 for Ultraviolet Disinfection Equipment associated with the Wilbarger Creek Regional Wastewater Treatment Facility Project, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

6D. [2022-0851](#)

Approving expenditures in accordance with a proposal from Alpha Building Corporation for \$65,683 for renovation of 100 E. Main Street, Suite 500 and authorizing the City Manager to execute necessary documents.

The item was approved on the consent agenda.

6E. [2022-0906](#)

Approving a Professional Services Agreement with LJA Engineering, Inc. in the amount of \$258,460 for design engineering services associated with Traffic Signal System Improvement Implementation projects, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

6G. [2022-0908](#)

Approving a construction contract with 123 Builders, Co. in the amount of \$1,469,614.50 associated with the Gilleland Creek Pool Facilities Project, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

6H. [2022-0909](#)

Approving a construction contract with HCS, Inc. in the amount of \$349,729 associated with the Green Red Barn Improvements project, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

6I. [2022-0913](#)

Approving the procurement of vertical turbine pumps in the amount of

\$442,880, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 6J.** [2022-0914](#) Approving a bulk chemical contract with G20 Technologies in the amount of \$290,400 for aluminum chlorhydrate associated with water and wastewater bulk chemicals, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 6K.** [2022-0915](#) Approving a bulk chemical contract with DPC Industries in the amount of \$276,000 for sodium hypochlorite associated with water and wastewater bulk chemicals, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 6L.** [2022-0916](#) Approving a bulk chemical contract with DNA Chem Inc. in the amount of \$37,740 for sodium bisulfite associated with water and wastewater bulk chemicals, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 6M.** [2022-0920](#) Approving a 24-month Full Service Legislative and Regulatory Consulting Services Contract with Focused Advocacy for Legislative and Consulting Services, and authorizing the City Manager to execute the same.

The item 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.

7. Public Hearings and Ordinances

- 7A.** [ORD-0672](#) 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, tracts of land totaling approximately 3.248 acres of land situated in the Sefrim Eiselin Survey No. 1, Abstract No. 265 and the John Davis Survey No. 13, Abstract No. 231, Travis County, Texas, of the real property records of Travis County, being one tract of land totaling 3.248 acres. Generally located at the southeast corner of SH 130 and Pflugerville Parkway; Extending the boundaries of the city to include the land; and to be zoned Agriculture/Development Reserve (A); to be known as the SE Corner SH130 and Pflugerville Pkwy 2022 Annexation (2022-1-ANX); 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.

Mayor Gonzales read the caption of the ordinance and opened the public hearing. Mr. Frazzell provided information about the petition to annex by the property owner. Mr. Rogers asked Mr. York, the applicant's representative, about future development plans in the area. Mr. York stated at this time looking at commercial development and this is the first step in the process.

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. All voted in favor. The motion carried.

Mayor Pro Tem Weiss moved to approve the ordinance on first reading. Mr. McDonald seconded the motion. All voted in favor. The motion carried.

7B. [ORD-0673](#)

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, tracts of land totaling approximately 11.66 acres of land situated in the Sefrin Eiselin Survey No.4, Abstract No. 265, Travis County, Texas, of the real property records of Travis County, Being one tract of land totaling 11.66 acres. Generally located northwest of the East Pecan Street and SH 130 Intersection. Extending the boundaries of the city to include the land; and to be zoned Agriculture/Development Reserve (A); to be known as East Pecan and 130 2022 Annexation (2022-2-ANX); 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.

Mayor Gonzales read the caption of the ordinance and opened the public hearing. Mr. Frazzell provided information about the petition to annex by the property owner and discussed the process of the annexation.

There was no one present wishing to speak under the public hearing. Mr. Ruiz moved to close the public hearing. Mr. McDonald seconded the motion. All voted in favor. The motion carried.

Mr. McDonald moved to approve the ordinance on first reading. Mayor Pro Tem Weiss seconded the motion. All voted in favor. The motion carried.

7C. [RES-1038](#)

Conduct a public hearing on a resolution authorizing and creating the Meadowlark Preserve Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; Providing for related matters; and Providing an effective date.

Mayor Gonzales opened the item for discussion. Ms. Barron provided information about the Meadowlark development and discussed the project request. Mr. McDonald discussed the development plan with residential and opportunities for commercial development areas. Ms. Barron stated the development plan will be coming to council at the next meeting and discussed some of the factors of the agreement. Mr. Rogers discussed the location and stated agreement that there should be some commercial development opportunities. Mayor Pro Tem Weiss asked about the plans for the roads in the area. Ms. Barron provided information.

Mr. Rogers moved to open the public hearing finding that pursuant to Section 372.0055 of the Texas Local Government Code, the City Council estimates the current appraised value of taxable real property liable for assessment in the District is \$3,015,000 based on the unimproved land, and the estimated cost of the Authorized Improvements is \$25,000,000. Mayor Pro Tem Weiss seconded the motion. All voted in favor. The motion carried.

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. All voted in favor. The motion carried.

8. Regular Agenda

- 8A. [RES-1037](#) Discuss and consider action to approve a resolution of the City Council of the City of Pflugerville, Texas, directing the City Manager or the City Manager's designee to execute all documents to institute eminent domain proceedings for the acquisition of public right-of-way in Pflugerville, Travis County, Texas and directing the city attorney to initiate condemnation proceedings associated with the Historic Colored Addition Infrastructure Improvements Project.

Mayor Gonzales opened the item for discussion. Mr. Atanasiu provided information about the location and the purpose stating the expansion of Grand Avenue is required to allow an increase in turning radius for larger fire department vehicles to navigate the turn. Mr. Atanasiu provided information about the process.

Mr. Rogers moved that the City of Pflugerville City Council authorize the use of the power of eminent domain to acquire parcel 3, a 0.0057-acre (250 s/f) unit of property situated at the intersection of Grant Avenue and Caldwells Lane in the City of Pflugerville, Travis County, Texas located in the H.W. Forley Survey, Abstract 288, Lot 7. Block F. Vol. 2, pg. 204, P.R.T.C.T. Document 2005176078 O.R.R.T.C.T., from landowner Joel Bennett for the public purpose of: The expansion to the width of Grant Avenue to provide an increased turning radius at the intersection with Caldwells Lane to allow larger fire fighter vehicles and the Fire Department's longest apparatus an adequate turning radius to safely maneuver this portion of the intersection to ensure an unobstructed pathway for these larger vehicles to respond to an emergency currently and in the future.

Mr. McDonald seconded the motion. Mayor Pro Tem Weiss voted no, all others voted in favor. The motion carried.

- 8B. [2022-0397](#) Discuss and consider action to approve the City of Pflugerville Retail Recruitment Policy.

Mayor Gonzales opened the item for discussion. Ms. Higgins gave a presentation reviewing the retail recruitment policy and its main goals. Ms. Higgins discussed PCDC's key responsibilities including establishing connections with collaborative partners. Mayor Gonzales discussed the collaborative effort of retail recruitment and the growth of the city. Mayor Pro

Tem Weiss asked about the process to establish the targeted industries. Ms. Higgins stated that the policy will guide the City and PCDC on establishing those industries and will look towards those next steps and when it can come back to council. Mayor Gonzales asked about the role of the Chamber of Commerce in the policy. Ms. Breland stated that once the company has been recruited, then the Chamber of Commerce will step in on retention.

Mayor Pro Tem Weiss moved to approve the Retail Recruitment Policy. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

8C. [RES-1041](#)

Discuss and consider action to approve a resolution seeking introduction and passage of legislation relating to relations between cities and Emergency Services Districts.

Mayor Gonzales opened the item for discussion. Mr. Rogers provided comment about the proposed resolution and the intended purpose. Mr. Rogers provided detail about the purpose to allow citizens to vote on representation. Mayor Pro Tem Weiss asked whether the request was to send it to the Texas Municipal League (TML) or if the city was approving a resolution. Mr. Rogers stated it was for TML. Discussion followed regarding resolutions already seen by TML and the deadline to submit to TML that had already passed. Discussion followed regarding the process for TML to see a late submission. Mayor Gonzales stated there should be a discussed about the topic during the process to set the legislative agenda.

Mr. Rogers moved to approve the resolution as presented. Mayor Gonzales seconded the motion. The vote was as follows: Mayor Pro Tem Weiss - no, Mr. Ruiz - no, Mayor Gonzales - yes, Mr. McDonald - no, Mr. Rogers - yes. The motion failed.

8D. [2022-0924](#)

Discussion regarding the City's Automated Metering Infrastructure (AMI) portal.

The item was discussed in the earlier posted worksession.

8E. [2022-0661](#)

Discussion regarding the Gilleland Creek Pool Facilities Project.

The item was discussed in the earlier posted worksession.

8F. [2022-0918](#)

Discussion regarding the Downtown East Project Update.

The item was discussed in the earlier posted worksession.

9. Discuss and Consider Items Pulled from Consent Agenda

6F. [2022-0907](#)

Approving a Professional Services Supplemental Agreement with Plus Six Engineering, LLC in the amount of \$399,942 to provide Owner's Representative Services associated with the Central Wastewater Treatment Plant Expansion Phase 1 project, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. McDonald asked for additional information about the supplemental agreement. Mr. Dunsworth

provided information about the delay due to a number of factors and stated the phase is 94% complete and the agreement will it through the final stages of commissioning. Discussion followed regarding working with Plus Six Engineering.

Mr. McDonald moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

10. Adjourn

Mayor Gonzales adjourned the meeting at 8:26pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on October 11, 2022.