



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, November 8, 2022

5:00 PM

1611 Pfennig Lane

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#### Worksession

Public comment will be allowed in person at the Regular Meeting scheduled to begin at 7:00p.m.

#### 1. Call to Order

Mayor Victor Gonzales called the worksession to order at 5:00pm. Councilmembers Ceasar Ruiz, Kimberly Holiday, and Rudy Metayer were in attendance. Mayor Pro Tem Doug Weiss and Councilmember Jim McDonald joined the worksession at 5:01pm. Councilmember David Rogers joined the worksession at 5:08pm.

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; Breanna Higgins, Assistant to the City Manager; Brandon Pritchett, Public Utility Director; Andrea Brinkley, CIP Director; Terri Toledo, Director of Management Services; Melissa Moore, Finance Director; Patricia Davis, City Engineer; Jeff Dunsworth, Assistant City Engineer; Evan Groeschel, Operations Director; Roger Heaney, Assistant Communications Director.

#### 2. Discuss Only

##### 2A. [2022-1051](#)

Discussion regarding the Utility Capital Improvement Program and Funding.

Mayor Gonzales opened the item for discussion. Mr. Hunter provided comment about the projects. Mr. Pritchett discussed growth in Pflugerville and building infrastructure to support the growth. Mr. Pritchett discussed the major projects, factors driving costs, and answered questions from council. Ms. Brinkley discussed labor shortage and supply chain disruption issues.

The following representatives were present and reviewed each of their respective project timelines and costs and answered questions from council: Yue Sun, Ardurra, Water Treatment Plant Expansion; Anne Hoskins, Freese and Nichols, Secondary Colorado River Raw Water Line; Greg Swoboda, Garver, Wilbarger Wastewater Treatment Facility; Coby Gee, Freese and Nichols, Central Wastewater Treatment Plant Expansion Phase II; Ryan Owen, CP&Y, Weiss/Pecan Water Line and Wilbarger Creek Line.

Ms. Brinkley provided an overall review of Utility CIP construction costs and answered questions from council. Ms. Brinkley provided recommendations for

funding including re prioritizing vital projects, development partnerships, and impact fees and rates. Mr. Metayer asked about how the priorities are determined. Mr. Rogers asked about federal programs. Ms. Brinkley provided information about WIFIA and reviewed possible funding for water and wastewater programs. Discussion followed regarding funding opportunities including FEMA programs.

**2B.** [2022-1039](#)

Discussion regarding the Surface Water Treatment Plant Expansion Project.

Mayor Gonzales opened the item for discussion. Mr. Pritchett provided a review of the project background and goals including expanding capacity and maintaining regulatory compliance. Mr. Pritchett discussed building it right the first time and managing cost escalation during design. Mr. Pritchett discussed engaging the local contractor community, managing supply chain disruption, and pre-purchasing equipment.

Yue Sun with Ardurra discussed the pre-bid meeting and the bid received. Ms. Yue stated the bid market is very active and contractors are selective. Ms. Yue reviewed the follow up meetings held with contractors who attended the pre-bid meeting but did not submit a bid and reviewed factors contributing to costs increases, including labor shortage and material cost. Mr. Dunsworth reviewed schedule optimization and milestone adjustments that were recommended by the contractor. Discussion followed regarding costs and steel production.

**2C.** [2022-1036](#)

Discussion regarding the City's Impact Fees for Water and Wastewater Infrastructure.

Mayor Gonzales opened the item for discussion. Ms. Davis reviewed the purpose of the discussion for impact fees and introduced Jessica Vassar with Freese and Nichols, and Matthew Garrett with NewGen Strategies. Ms. Vassar reviewed the impact fee process and 10-year growth areas in the city. Mr. Garrett reviewed the detailed credit analysis and answered questions from council. Ms. Vassar reviewed comparison cities and the schedule for impact fees. Mr. McDonald and Mr. Metayer asked if the numbers provided are enough. Ms. Davis stated if there is another drastic change it will come back to council. Ms. Vassar stated it is required to be reviewed every five years, but a lot of growing cities are doing it every one or two years. Mr. Rogers asked if there was any anticipation of a decrease in new home purchases. Mr. Garrett provided comment.

**3. Adjourn**

Mayor Gonzales adjourned the worksession at 6:52pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on November 29, 2022.

