



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, January 23, 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 Ceasar Ruiz, Kimberly Holiday, Rudy Metayer; Jim McDonald, and David Rogers were 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; Terri Toledo, Director of Management Services; Trista Evans, City Secretary; Charles Zech, City Attorney; Tracy Waldron, Finance Director; Roger Heaney, Assistant Communications Director; Carlo Franco, Special Projects Manager; Abby Morrison, Public Works Services Director; Brandon Pritchett, Public Utility Director; Evan Groeschel, Operations Director; Erin Sellers, Innovation Strategist; Issac Espinoza, Project Manager.

#### 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

There was no one present wishing to speak under public comment.

#### Reading of the Consent Agenda

Ms. Evans stated that items 4F. and 4G. were pulled from the consent agenda and all remaining items may be acted upon in a single motion.

**4. Other Actions**

- 4A.** [2024-0091](#) Approving the minutes of the January 9, 2024 Regular Meeting.  
**The minutes were approved on the consent agenda.**
- 4B.** [2024-0025](#) Approving the purchase of five 325D Grass Hopper Mowers in the amount of \$75,792.50 and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 4C.** [2024-0028](#) Approving the purchase of a regenerative air street sweeper from Tymco in the amount of \$353,216.10, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 4D.** [2024-0029](#) Approving the purchase of a brush incinerator from Air Burners INC in the amount of \$198,100, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 4E.** [2024-0071](#) Approving a construction contract with Patin Construction LLC in the amount of \$5,214,112 for services associated with the 2020 General Obligation Bond Neighborhood Street Reconstruction Package 1B, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 4H.** [2024-0115](#) Approving Tracy Waldron, Finance Director, and Lauren Henkes, Assistant Finance Director as additional authorized signers for the Lone Star Investment Pool, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 4I.** [RES-1183](#) Approving a resolution ordering and declaring the November 2023 Charter Amendments, as approved by the voters of the City of Pflugerville, adopted.  
**The resolution was approved on the consent agenda.**
- 4J.** [RES-1184](#) Approving a resolution authorizing the City Manager to execute a mural easement agreement between the City and Two Brews Holdings LLC, the property owner of 100 W. Pecan Street, Pflugerville, Texas, allowing for the installation of a public art mural on the existing building.

The resolution was approved on the consent agenda.

### Action on the Consent Agenda

Mr. McDonald moved to approve the consent agenda. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

Items pulled from the consent agenda will be addressed under Item 6.

## 5. Regular Agenda

- 5A. [2024-0092](#) Discuss and consider action to make appointments to the Pflugerville Community Development Corporation (PCDC) Corporation Board.
- Mayor Gonzales opened the item and discussed the two positions on the board that are open. Mr. McDonald discussed having two councilmembers on the board already and discussed the previous applicants. Mr. Ruiz stated he was still interested in a position to look at the future of PCDC. Mr. McDonald discussed having boards to allow for citizen input. Mayor Pro Tem Weiss discussed his experience serving on the board and discussion followed regarding council serving on the board. Mr. Ruiz stated he wanted to serve for one year. Mr. Metayer discussed the work of PCDC. Mr. Rogers moved to appoint Ceasar Ruiz to Place 4 and Oscar Mitchell to Place 7. Ms. Holiday seconded the motion. The vote was as follows: Mr. Metayer - yes, Mr. Rogers - yes, Mayor Pro Tem Weiss - no, Mr. Ruiz - yes, Mayor Gonzales - yes, Mr. McDonald - no, Ms. Holiday - yes. The motion carried.
- 5B. [2023-1094](#) Discuss and consider action regarding engaging construction law firm for as needed construction legal services.
- Mayor Gonzales opened the item for discussion. Mr. Rogers moved to appoint Allensworth Law as the primary construction law firm and Cokinis Young as the alternate firm. Mr. Metayer seconded the motion. Mr. McDonald asked why in that order. Mr. Rogers discussed their approaches to litigation. Mr. Metayer asked the attorneys about working with a judge with construction law experience. Ms. Cook and Mr. Allensworth provided comment. Mayor Gonzales called the vote. Mr. McDonald voted no, all others voted in favor. The motion carried.
- 5C. [2024-0018](#) Discussion regarding Explore Pflugerville tourism program.
- The item was discussed during the previously posted worksession.
- 5D. [2024-0116](#) 1.) Executive Session Item: Deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code regarding the purchase, exchange, lease, and/or value of real property related to real estate proposal for Downtown East. 2.) Open Session Item: Discuss and consider action regarding real estate proposal for Downtown East.
- The item was discussed in executive session during the earlier posted worksession.

**6. Discuss and Consider Action on Items Pulled from Consent Agenda**

- 4F.** [2024-0109](#) Approving a construction contract with SKE Construction in the amount of \$2,145,818 for the Pflugerville Estates Water Line Rehabilitation Project, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mayor Pro Tem Weiss discussed the item stating the location is out of city limits and asked about the City's ability to charge any fees. Mr. Pritchett discussed the needs of the area for adequate fire hydrant lines and answered questions from council. Mr. Pritchett stated staff evaluates rates every year and it can be included in the review. Mayor Pro Tem Weiss asked about similar projects in the city. Mr. Hunter provided information about the improvements that were already included in the plans. Mr. Rogers asked about the original lines that were installed. Mayor Pro Tem Weiss asked who is typically responsible for installing the lines. Discussion followed regarding the location. Mayor Pro Tem Weiss asked about postponing the item to find a way to provide direct funding for the project. Mr. Zech stated he will review statutory authority and discussion followed regarding the process. Mayor Pro Tem Weiss moved to postpone the item to bring back for discussion at the next meeting. Mr. Rogers seconded the motion. The vote was as follows: Mr. Rogers - yes, Mr. Ruiz - yes, Mayor Gonzales - no, Mayor Pro Tem Weiss - yes, Mr. Metayer - no, Ms. Holiday - no, Mr. McDonald - yes. The motion carried.

- 4G.** [2024-0111](#) Approving the PCDC Executive Director to enter a contract with TIP Strategies in the amount of \$75,000, and authorizing PCDC expenditures, not to exceed \$50,000, to match an additional \$25,000 grant award from Texas Workforce Commission for purposes of conducting a Pflugerville Workforce Study.

Mayor Gonzales opened the item for discussion. Mayor Pro Tem Weiss discussed concerns with the item and discussed the purpose of the study stating it may be counterproductive to what he is hoping it to accomplish. Crystal Connally, PCDC Business Retention and Workforce Director, discussed what the study will cover and focusing on what industries need. Tom Stellman with TIP Strategies discussed Pflugerville becoming more competitive and discussed looking at where the opportunities are for existing employees. Mayor Pro Tem Weiss discussed the mindset of recruiting businesses. Mr. Metayer discussed training for the jobs coming up.

Ms. Connally stated the study will have measurable tasks. Mayor Pro Tem Weiss asked if it is based on the draft CEDS. Discussion followed regarding CEDS. Mr. Stellman stated the study may bring some things that come from talking directly to businesses and to other communities about what they are facing and what they are doing about it. Discussion followed regarding the scope and need of the study. Mr. Metayer discussed wanting to see how there will be a pivot to what is going to happen over the next ten or twenty years. Mr. Ruiz asked once the study is complete, how long will it be good for. Mayor Pro Tem Weiss stated he would like to get through CEDS then determine if this study is needed. Mr. McDonald asked if the City will receive the raw data. Mr. Rogers moved to postpone the item to the next meeting. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

**7. Adjourn**

**Mayor Gonzales adjourned the meeting at 8:16pm.**

**Respectfully submitted,**

**Trista Evans, City Secretary**

**Approved as \_\_\_\_\_ on February 13, 2024.**