



City of Pflugerville

Minutes - Final

City Council

Tuesday, April 26, 2022

7:00 PM

100 East Main Street, Suite 500

Regular Meeting

1. Call to order

Mayor Victor Gonzales called the meeting to order at 7:03pm. Mayor Pro Tem Doug Weiss, 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, Assistant City Manager; Brian McDougal, Interim Assistant City Manager; Emily Barron, Planning and Development Services Director; Trista Evans, City Secretary; Charles Zech, City Attorney; Jason O'Malley, Police Chief; Jason Smith, Assistant Police Chief; Tyler Summers, Lieutenant; Terri Toledo, Communications Director; Maggie Holman, Public Information Officer; Breanna Higgins, Assistant to the City Manager; Patricia Davis, City Engineer; Jeff Dunsworth, Assistant City Engineer; Nicole Little, Business Process Analyst; Melissa Moore, Finance Director; Jeremy Frazzell, Assistant Planning Director; Evan Groeschel, Operations Director; Brandon Pritchett, Public Utility 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. Presentations

3A. [2022-0191](#)

Mayor's proclamation declaring May 2 through May 6, 2022 as Air Quality Awareness Week in the City of Pflugerville.

Mayor Gonzales presented the Air Quality Awareness Week proclamation to Mayor Pro Tem Weiss.

- 3B.** [2022-0414](#) Mayor's proclamation declaring May 2, 2022 as Older Americans Month in the City of Pflugerville.
- Mayor Gonzales presented the Older Americans Month proclamation to Mr. Mize.**
- 3C.** [2022-0430](#) Mayor's proclamation declaring April 2022 as Sexual Assault Awareness Month in the City of Pflugerville.
- Mayor Gonzales presented the Sexual Assault Awareness Month proclamation to the Victim Services department.**

4. Items of Community Interest

Mayor Gonzales announced that the first public meeting for the Downtown East project is Wednesday, April 27. Mayor Gonzales announced that the Greater Pflugerville Job Pfair is Saturday April 30 from 9-noon at Hendrickson High School.

Mayor Gonzales announced that Public Safety Day hosted by the Police Department is April 30th 10am-2pm at The Pfield.

Mr. Rogers congratulated the owner of the Boring Company for acquiring another company.

5. Public Comment

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

Reading of the Consent Agenda

Items 6B., 7C., and 7G. were pulled from the consent agenda. Ms. Evans read the consent agenda to include the captions of the ordinances.

6. Ordinances

- 6A.** [ORD-0652](#) Approving an ordinance on first reading with the caption reading: An ordinance of the City of Pflugerville, Texas, adopting the second amendment to the FY22 Budget for the City of Pflugerville; and providing an effective date.
- The ordinance was approved on first reading on the consent agenda.**
- 6C.** [ORD-0647](#) Approving an ordinance on second reading with the caption reading: An ordinance amending the City of Pflugerville Code of Ordinances, Title XV Land Usage, Chapter 153 Planning, by repealing and replacing the 2030 Comprehensive Plan adopted by Ordinance No. 1050-10-09-28 with the Aspire Pflugerville 2040 Comprehensive Plan and repealing and replacing Title XV Land Usage, Chapter 153; providing for severability; and providing an effective date.
- The ordinance was approved on second reading on the consent agenda.**

7. Other Actions

- 7A. [2022-0417](#) Approving the minutes of the April 12, 2022 Worksession, April 12, 2022 Regular Meeting, and April 20, 2022 Worksession.
The minutes were approved on the consent agenda.
- 7B. [2022-0335](#) Approving a contract with Entech Sales and Service, LLC in the amount of \$477,656 to provide professional services associated with the Building Automation Project and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 7D. [2022-0371](#) Approving a Professional Service Supplemental Agreement with Garver, LLC in the amount of \$382,448 for professional engineering services associated with City of Pflugerville Reuse Feasibility Study, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 7E. [2022-0373](#) Approving a Developer Participation Contract for the QuikTrip development, located southeast of the intersection of SH 130 and East Pecan Street, between QT South, LLC (“Developer”) and the City of Pflugerville (“City”) and authorizing the City Manager to execute the agreement.
The item was approved on the consent agenda.
- 7F. [2022-0426](#) Approving a Professional Service Agreement with Business & Community Lenders (BCL) in the amount of \$80,000 for administering the PfCares-Phase II Small business grant program and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.

Action on the Consent Agenda

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

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

8. Public Hearing and Ordinance First Reading

- 8A. [ORD-0648](#) 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 mended, by approving a Specific Use Permit for Commercial Recreation and Entertainment, Outdoor on an approximately 19.81 acre tract of land zoned Public Facilities and Open Space (PF) district for a property situated in the Edward Flint Survey No. 11, Abstract No. 27, Travis County, Texas generally located south of Kelly Lane, east of Falcon Pointe Blvd., and east of Hidden Lake Drive, to be known as Camp Doublecreek Specific Use Permit (2022-4-SUP); providing for repeal of conflicting ordinances; providing an effective date.

Mayor Gonzales read the caption of the ordinance and opened the public hearing. Mr. Frazzell gave a presentation regarding the specific use permit for Camp Doublecreek and answered questions from council. There was no one present wishing to speak under the public hearing. Mayor Pro Tem Weiss moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The motion carried. Mr. Metayer moved to approve the ordinance on first reading. Mr. McDonald seconded the motion. All voted in favor. The motion carried.

8B. [ORD-0650](#)

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, amending the Planned Unit Development (PUD) for Northpointe as adopted by Ordinance No. 1425-19-12-10 for an approximately 120 acres consisting of two parcels: an approximately 81.15-acre tract generally located west of State Highway 130 and north of Pflugerville Parkway and an approximate 38.14-acre tract generally located east of State Highway 130 and north of Pflugerville Parkway, both out of the John Davis Survey No. 13, Abstract No. 231 of the real property records of Travis County, to continue to be zoned Planned Unit Development (PUD), to continue to be known as the Northpointe PUD rezoning (2022-1-PUD); Providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Mayor Gonzales read the caption of the ordinance and opened the public hearing. Mr. Frazzell gave a presentation about the amendment to the Planned Unit Development (PUD) to integrate assisted living and senior housing. Mr. Frazzell stated it defines what is independent living and refines some of the original standards. Mr. Frazzell provided information about uses are in the PUD and answered questions from council regarding parking standards and requirements.

Robert Wall spoke on behalf of the applicant and provided information about the development plan and what the housing provides. Mr. Wall answered questions from council and stated they provide transportation and find that many residents decide they do not need a vehicle.

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. Rogers seconded the motion. All

voted in favor. The motion carried.

- 8C.** [ORD-0651](#) Conduct a public hearing and consider approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville Readopting Code of Ordinances Title IX General Regulations, Chapter 95 Parks and Recreation Subchapter 95.50 Youth Programs Standards of Care; Replacing all ordinances in conflict; containing a savings clause and declaring an effective date.

Mayor Gonzales read the ordinance caption and opened the public hearing. Mr. Mize provided information about the ordinance stating it is an annual review of the standards of care required by the state and there were no changes from last year. There was no present wishing to speak under the public hearing. Mr. Rogers moved to close the public hearing. Ms. Holiday seconded the motion. All voted in favor. The motion carried. Mr. McDonald moved to approve the ordinance on first reading. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

9. Regular Agenda

- 9A.** [2022-0387](#) Discuss and consider action regarding the Small Business Grant program.

Mayor Gonzales opened the item for discussion. Raquel Valdez Sanchez with BCL gave a presentation about updates to the round two guidelines for the small business grant program and answered questions about the changes. Ms. Valdez Sanchez provided information about the process for applicants. Discussion followed regarding the requirements for a sole proprietor.

- 9B.** [2022-0415](#) Discuss and consider action to approve the Special Events Subcommittee recommended changes to Deutschen Pfest 2022.

Mayor Gonzales opened the item for discussion. Mr. Mize provided information about the recommended changes including event hours, event fees, and changes to the Pfun Run. Mr. Mize stated they recommend removal of the parade to reschedule it in the summer to space out the city's parades through the year. Mr. Mize answered questions from council about the children's event. Mr. Rogers stated concerns about removing the chipped time from the fun. Discussion followed regarding other marathons in the area. Mayor Pro Tem Weiss moved to approve the recommended changes. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

- 9C.** [2022-0432](#) Discussion regarding FY23 budget preparations and budget assumptions.

Discussion on the item took place in the earlier posted worksession.

- 9D.** [2022-0401](#) Discussion regarding Executive Assistant to the City Council position.

Mayor Gonzales opened the item for discussion. Ms. Breland provided information about the charter language for the position. Discussion followed regarding requirements for the position including experience and job duties. Mr. Ruiz discussed having a specific point of contact for the position. Mr.

McDonald spoke about the discussion during the Charter Review Commission meeting and having the position be full time. Mr. Metayer spoke in agreement of the full time position. Ms. Breland stated council could complete a questionnaire to determine needs. Mr. Metayer moved to appoint Mr. Metayer, Mr. McDonald, and Mr. Rogers to a subcommittee to work on the job description and duties. Mr. McDonald seconded the motion. All voted in favor. The motion carried.

9E. [2022-0416](#) Discussion regarding code of conduct for elected and appointed officials.

Discussion on the item took place in the earlier posted worksession.

9G. [2022-0438](#) 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.

Mayor Gonzales announced the item was postponed to the next meeting.

9F. [2022-0429](#) 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: Ground Control. 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 Ground Control not to exceed \$150,000 for the purpose of relocation and primary jobs.

Mayor Gonzales announced that council was retiring to executive session for discussion on items 9F. and 9H. Mayor Gonzales read the items and retired to executive session at 8:46pm. Mayor Gonzales reconvened the meeting in open session at 9:13pm.

Mr. Metayer moved to approve the item. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.

9H. [2022-0427](#) 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.

Mayor Pro Tem Weiss moved to approve the amended agreement. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

10. Discuss and Consider Items Pulled from the Consent Agenda

6B. [ORD-0653](#) Approving an ordinance on first reading with a caption reading: An

ordinance vacating an approximately 2.3 acres of Meister Lane Right-of-Way, situated in the J. Van Winkle Survey, Abstract No. 787 and the P. Conrad Survey, Abstract No 200, in the City of Pflugerville, Travis County, Texas, being part of Meister Lane, a variable width right-of-way, and being more particularly described in Exhibit A; Declaring that such property is unnecessary for use by the public; authorizing the mayor or city manager to execute a vacation of the right-of-way releasing public interest and control of this right-of-way; providing a severability clause; and providing an effective date.

Mayor Gonzales opened the item for discussion. Ms. Evans read the caption of the ordinance. Mr. McDonald asked about the alignment and stated the city may want to keep a piece of the land. Mr. Frazzell stated they can make sure to look at the curves in the design to make sure there is enough space. Mr. McDonald moved to approve the ordinance on first reading. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

7C. [2022-0365](#)

Approving the purchase of 28 Flock Falcon Cameras and licensing from Flock Safety in the amount of \$83,300 for license plate readers using awarded Department of Justice Project Safe Neighborhood Grant funds, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Metayer thanked the police department for their work on the item. Lt. Summers provided information about the system stating it collects only license plate information, policies for use of the cameras, and the transparency website. Lt. Summers answered questions from council regarding neighborhoods who have purchased the cameras and placement throughout the city. Ms. Holiday asked about who has access to the neighborhood cameras. Lt. Summers stated only the police department has access. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

7G. [2022-0428](#)

Approving the appointment of James Hartshorn as Deputy City Manager, Emily Barron as Assistant City Manager, and Terri Toledo as Director of Management Services.

Mayor Gonzales opened the item for discussion. Ms. Breland spoke on the experience of Ms. Toledo, Ms. Barron, and Mr. Hartshorn. Mayor Pro Tem Weiss moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

11. Adjourn

Mayor Gonzales adjourned the meeting at 9:36pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on May 10, 2022.

