



City of Pflugerville

Minutes - Final

City Council

Tuesday, October 25, 2022

7:00 PM

1611 Pfennig Lane

Regular Meeting

1. Call to order

Mayor Victor Gonzales called the meeting to order at 7:02pm. Mayor Pro Tem Doug Weiss and Councilmembers Ceasar Ruiz, and Jim McDonald were in attendance. Councilmember David Rogers joined the meeting at 7:05pm. Councilmember Rudy Metayer joined the meeting at 7:13pm. Councilmember Kimberly Holiday joined the meeting at 9:24pm.

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; Shane Mize, Parks and Recreation Director; Brandon Pritchett, Public Utility Director; Terri Toledo, Director of Management Services; Roger Heaney, Communications Assistant Director; Andrea Brinkley, CIP Director; Erin Sellers, Innovation Strategist; Robyn Miga, Planning and Development Services Assistant Director; Jeff Dunsworth, Assistant City Engineer; Jason O'Malley, Police Chief; Jason Smith, Assistant Police Chief.

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. [2022-1015](#)

Mayor's proclamation declaring the month of November 2022 as CAPCOG Critical Infrastructure Security and Resilience Month.

Mayor Gonzales read a summary of the proclamation and presented it to Ms.

Brinkley, Mr. Pritchett, and Mr. Groeschel.

- 3B.** [2022-1016](#) Mayor's proclamation declaring November 2022 as National Family Caregivers Month.
- Mayor Gonzales read a summary of the proclamation and presented it to Siena Lindermann, Assistant Director of the Area Agency on Aging of the Capital Area. Ms. Lindermann provided comment about what makes up a family caregiver and stated that the agency is here to help.
- 3C.** [2022-0243](#) Conduct a presentation regarding the Municipal Court.
- Mayor Gonzales opened the item. Judge Sheehan gave a presentation regarding the Municipal Court and introduced the court team. Judge Sheehan recognized Caroline Davis as both Associate Judge and Court Administrator and stated she is retiring October 31st and recognized her contributions. Judge Sheehan discussed court highlights including A/V upgrades and a paperless project. Judge Sheehan stated Teen Court will be returning and discussed the process. Mr. Metayer rejoined the meeting at 7:13pm. Mr. Rogers asked for details about Teen Court and Judge Sheehan provided information. Mr. McDonald asked about court hours. Judge Sheehan provided information and stated some cases are still held through Zoom. Discussion followed regarding juries. Mr. Metayer provided comment about participating in democracy and discussion followed regarding juror qualifications.
- 3D.** [2022-1006](#) Conduct a presentation regarding the Aspire Pflugerville 2040 Comprehensive Plan Award.
- Mayor Gonzales opened the item. Ms. Barron shared information about receiving the highest award for the comprehensive plan stating the award recognizes work done creating the comprehensive plan and continued long term planning. Ms. Barron thanked staff, council, and the boards for their continued work and support.
- 3E.** [2022-0245](#) Conduct a presentation regarding the Planning and Development Services department.
- Mayor Gonzales opened the item. Mr. Frazzell gave a presentation introducing the planning and development teams, development review dashboard, and notable active projects. Mr. Frazzell discussed notable long range completed and upcoming projects and environmental highlights. Mr. Frazzell introduced the code compliance team and reviewed the Report a Problem tool. Mr. Rogers asked about the public nuisance category. Mr. Frazzell provided comment about how it is typically used. Mr. Frazzell discussed hybrid work schedules as well as permitting and development trends.

4. Items of Community Interest

Mayor Gonzales stated Halloween is coming and reminded everyone to drive safely and provided an invitation to the trunk or treat at Pflugerville Animal Welfare Services on Saturday, October 29.

Mayor Gonzales stated November 6 at 2pm the Heritage House Partners are holding a memorial bench dedication for Clarence Bohls, previous councilmember, mayor, and first City Manager.

Mayor Gonzales reminded everyone to download Pfetch a Ridge vouchers.

Mayor Gonzales stated if tree limbs were knocked down by the storm to visit pflugervilletx.gov/limb for curbside and pickup options.

Mr. Rogers stated early voting has started and spoke about the number of voters. Mr. Rogers stated the lines were short and moved quickly despite the large numbers.

Mr. Ruiz stated rideshare services are in use and looking forward to hearing about how it is going.

5. Public Comment

Netty Hendrickson thanked the council for the transportation and stated that it is working for those who need special vans for their chairs. Ms. Hendrickson stated they need someone in the senior communities to teach how to log in to the system and get set up with the voucher codes. Ms. Hendrickson stated that when talking about new development there are a number of people who need handicap parking and enough spots close enough to use it. Ms. Hendrickson provided comment about a different world being in a chair, cane, or crutches.

Nicholas Teklu stated concern about the road next to Cele Middle School and stated the road is becoming dangerous. Mr. Teklu stated he sees people swerving because it is sinking on each side and regularly sees people get close to hitting each other. Mr. Teklu stated he wanted to share his concerns with the leadership to find out if it is going to be repaired.

Reading of the Consent Agenda

Item 6F. was removed from the consent agenda. Ms. Evans read the consent agenda including the captions of the ordinances and stated the remaining items may be acted upon in a single motion.

6. Other Actions

- 6A. [ORD-0674](#) Approving an ordinance on second reading with the caption: An ordinance of the City of Pflugerville, Texas, approving the enlargement of the boundaries and the extension of the term of "Reinvestment Zone Number 1, City of Pflugerville, Texas"; repealing all ordinances or parts of ordinances in conflict herewith; providing a severability clause; providing a savings clause; finding and determining that the meeting at which the ordinance is passed are open to the public as required by law; and providing an effective date.

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

- 6B. [ORD-0675](#) Approving an ordinance on second reading with the caption: An ordinance of the City of Pflugerville, Texas, approving the Fourth Amendment of the Project Plan and Financing Plan for "Reinvestment Zone Number 1, City of Pflugerville, Texas"; repealing all ordinances or parts of ordinances in conflict herewith; providing a severability clause;

providing a savings clause; finding and determining that the meeting at which the ordinance is passed are open to the public as required by law; and providing an effective date.

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

- 6C.** [2022-1007](#) Approving the minutes of the September 27, 2022 Worksession, October 11, 2022 Joint Meeting, October 11, 2022 Regular Meeting, and October 17, 2022 Worksession.

The minutes were approved on the consent agenda.

- 6D.** [2022-1008](#) Approving a contract with Blue Cross Blue Shield for 2023 Medical and Prescription benefits, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 6E.** [2022-1009](#) Approving the procurement of water meters in the amount of \$299,870, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 6G.** [2022-1011](#) Approving the procurement of pump control actuators in the amount of \$96,800, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 6H.** [2022-1012](#) Approving a construction contract with G2 CSi in the amount of \$370,000 for water and wastewater site decommissioning, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 6I.** [2022-1013](#) Approving a construction contract with Dan Williams Company, in the amount of \$1,002,396 associated with the Rowe Lane at FM 685 Project, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 6J.** [2022-1014](#) Approving a Professional Services Supplemental Agreement with Half Associates, Inc. in the amount of \$271,815 for professional engineering services associated with the 2023 Public Works Pavement Maintenance Program, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

Action on the Consent Agenda

Mayor Pro Tem Weiss moved to approve the consent agenda. Mr. Metayer seconded the motion. All those present voted in favor. Ms. Holiday was not present for the vote. The motion carried.

Items pulled from the consent agenda will be addressed under Item 9.

- 8C. [2022-1018](#) Discussion regarding programming of the new multi generational recreation center.

This item was discussed during the earlier posted worksession.

7. Public Hearing and Ordinance

- 7A. [ORD-0678](#) Conduct a public hearing and consider approving an ordinance on first and final reading with the caption reading: Fourth Supplemental Ordinance to the Master Ordinance Establishing the City of Pflugerville, Texas Utility System Revenue Financing Program.

Mayor Gonzales read the item and opened the public hearing. Dusty Traylor with RBC Capital Markets provided information about the Water Infrastructure Finance and Innovation Act (WIFIA) bond that has been an ongoing process. Mr. Traylor stated staff and bond counsel have been working closely with the Attorney General's office and the EPA to get all the required items together. Mr. Traylor reviewed the process for the bond and provided comment about interest rates. Richard Donoghue with McCall, Parkhurst, and Horton stated Pflugerville will be the first in the state who has done this and is waiting for the interest rate to be finalized on Friday.

There was no one present wishing to speak under the public hearing. Mr. McDonald moved to close the public hearing. Mayor Pro Tem Weiss seconded the motion. Mr. Metayer voted no. All others present voted in favor. Ms. Holiday was not present. The motion carried.

Mr. McDonald moved to approve the ordinance on first and final reading. Mr. Metayer seconded the motion. All those present voted in favor. Ms. Holiday was not present. The motion carried.

- 7B. [ORD-0676](#) Conduct a public hearing and consider approving an ordinance on first 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 Specific Use Permit for office/warehouse and industrial uses (light) on an approximate 87.520-acre tract of land out of the William Caldwell Survey Abstract No. 162 zoned Urban Corridor Level 4 (CL4) District, located generally south of the 130 Commerce Center, west of SH 130, north of Cameron Road to be known as the 15000 Cameron Road Specific Use Permit (2022-5-SUP); providing a cumulative and repealer clause; providing for a severability clause; and providing for an effective date.

Mayor Gonzales read the item and opened the public hearing. Mr. Frazzell provided information about the 87.5 acre piece of property stating the application is for a specific use permit to bring industrial use and warehouse to the site. Mr. Frazzell provided a description of the project and the surrounding areas along with the views of the properties from the road. Mr. Frazzell stated

the request meets the criteria for approval with conditions including the orientation of the truck court and screening for views. Mr. McDonald asked if there were other conditions. Mr. Frazzell stated the focus is on compatibility components. Mr. Metayer asked about why the specific area was chosen. Mayor Pro Tem Weiss asked about nearby parcels. Discussion followed regarding the surrounding properties.

Reid Dunbar with EastGroup Properties stated they like to provide spaces that accommodate local and regional users that need space. Mayor Pro Tem Weiss asked about the square footage of the buildings. Mr. Dunbar provided information about the space. Discussion followed regarding how the buildings and storefronts would be designed. Mr. Metayer discussed growth in the area. Mayor Pro Tem Weiss asked about construction of the buildings. Mr. Dunbar stated a majority of the space is built on a speculative basis as smaller users cannot wait for a building to be delivered.

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 those present voted in favor. The motion carried.

Mayor Pro Tem Weiss moved to approve the ordinance on first reading. Mr. Metayer seconded the motion. All those present voted in favor. The motion carried. Councilmember Holiday joined the meeting at 9:24pm.

7C. [ORD-0677](#)

Conduct a public hearing and consider approving an ordinance on first reading with a caption reading: An ordinance of the City of Pflugerville, Texas, amending ordinance no. 920-07-12-11 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of an approximate 5.03-acres tract of land out of the Jacob Casner Survey, Abstract no. 2753, in Pflugerville, Texas from Agricultural/Development Reserve (A) District to General Business 1 (GB1) District; to be known as the United Fleet Management rezoning (2022-4-REZ); 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 provided information about the 5.03 acres north of Rowe Lane and the surrounding areas. Mr. Metayer asked if there was any anticipated redevelopment in the area. Mr. Frazzell provided information about the parcels and the what kinds of businesses the district allows. Mr. Frazzell answered questions from council about the process of specific land use.

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.

Mr. McDonald moved to approve the ordinance on first reading. Mr. Rogers seconded the motion. Mr. Metayer voted no. All others voted in favor. The motion carried.

8. Regular Agenda

- 8A.** [2022-0925](#) Approving the first amendment to the City of Pflugerville Purchasing Policy.
- Mayor Gonzales opened the item for discussion. Ms. Moore introduced the purposes of the changes to the purchasing policy and reviewed the changes brought forward including contracting authority, request for quotes, and bulk purchases. Mr. Metayer asked if there was a list of items in the policy for bulk purchases. Ms. Moore stated there is a list but it is not limited to that list, it is for bulk purchases that are needed in regular operations of the city. Ms. Moore discussed changes in professional services, performance bonds, and alternative delivery methods. Ms. Moore stated electronic bids was being brought into the policy and it does not deviate from what was previously adopted but brings everything into one policy. Mr. McDonald asked if changes to the professional services section will create more opportunities. Ms. Moore provided information about the current process and increasing operational efficiency. Mr. Metayer provided comment about getting a more robust pool for the vendors the city works with. Ms. Breland provided a list of the locations where notices are posted. Discussion followed regarding the process and how to get more diversity in the responses. Ms. Holiday stated the list that the city sends to is robust. Mr. Metayer asked about the increase in the amount for contracting authority. Ms. Moore stated there are many routine items and it is to increase operational efficiency. Mayor Pro Tem Weiss moved to approve the item. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.
- 8B.** [2022-1017](#) Conduct a presentation from Waste Connections Lone Star, Inc.
- Mayor Gonzales opened the item for discussion. Mr. Groeschel stated Waste Connections is to come before council semi-annual for an update and there was some change in management. Mr. Groeschel introduced Trey Tow and Laign Orros with Waste Connections. Mr. Tow gave a presentation about working with staff to review concerns and stated a staff deficit was a cause of many problems. Mayor Gonzales stated hydraulic leakage on the trucks is also of concern. Mr. Tow discussed action plans for completing routes including breaking up routes and running an additional truck. Mr. Rogers discussed growth in the Carmel region. Mr. Tow stated they added a dedicated cart delivery position to serve Pflugerville. Mayor Gonzales asked about what kind of training new staff receives. Mr. Tow provided an overview stating every driver has a CDL and receives at least 10-15 days of training. Mr. Metayer asked what they are doing differently from the previous leadership. Mr. Tow stated they are bringing front line knowledge and basic operations knowledge. Discussion followed regarding ways to cut down calls received from the city and picking up the trash on the scheduled days.
- 8D.** [2022-1020](#) Discussion regarding future adjustments to the Unified Development Code to address the SH130 and SH45 corridor development regulations.
- This item was discussed during the earlier posted worksession.
- 8E.** [2022-1034](#) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code regarding water rates for various special districts.
- This item was discussed in executive session during the earlier posted worksession.

9. Discuss and Consider Items Pulled from Consent Agenda

- 6F.** [2022-1010](#) Approving a sludge hauling contract with Wastewater Transport Services in the amount of \$595,000 for sludge hauling associated with dewater sludge hauling, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item. Mr. Metayer 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 10:24pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on November 8, 2022.