



City of Pflugerville

Minutes - Final

City Council

Friday, January 26, 2024

8:00 AM

6012 Aviation Drive

Worksession

1. Call to Order

Mayor Victor Gonzales called the worksession to order at 8:01am. Mayor Pro Tem Doug Weiss and Councilmembers Ceasar Ruiz and Rudy Metayer were in attendance. Councilmember Jim McDonald joined the worksession at 8:04am. Councilmember Kimberly Holiday joined the meeting at 8:05am. Councilmember David Rogers joined the meeting at 10:50am.

City staff in attendance: Sereniah Breland, City Manager; James Hartshon, Deputy City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Trista Evans, City Secretary; Charles Zech, City Attorney; Terri Toledo, Director of Management Services; Tracy Waldron, Finance Director; Brandon Pritchett, Public Utility Director; Evan Groeschel, Operations Director; Jeremy Frazzell, Planning and Development Services Director; Jason O'Malley, Police Chief; Abby Morrison, Public Works Services Director.

2. Public Comment

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

3. Regular Agenda

3C. [2024-0002](#) Discussion regarding extraterritorial jurisdiction long term strategy.

Mayor Gonzales opened the item for discussion. Mr. Frazzell discussed the legislative process of annexation and undeveloped land in the city. Mr. Frazzell discussed the ETJ release process and provided information about obligations for CCN wastewater services. Mr. Metayer discussed land inside the city and in the ETJ and stated the future of Pflugerville is moving east. Mayor Pro Tem Weiss discussed waiting for the best development for a location. Mr. Frazzell discussed balance between focusing on inside city and the ETJ. Mr. Frazzell discussed the history of districts and connecting with county roads. Mr. Metayer discussed working with the county of road maintenance. Ms. Breland provided information about the continuity piece of annexation process and property owners. Mr. McDonald discussed the proposed UDC amendments that failed. Ms. Holiday discussed moving towards the Aspire 2040 plan. Mr. Frazzell discussed options to acquire property, reviewed districts in the area, and answered questions from council. Mr. Metayer discussed other cities setting the corridor. Mayor Pro Tem Weiss discussed land opportunities. Ms. Breland discussed having a review of the financial impact.

Mr. Metayer left the worksession at 9:00am.

3A. [2024-0004](#)

Discussion regarding local governance and lessons learned from other cities.

Mayor Gonzales opened the item for discussion. Dan Johnson reviewed the history of Pflugerville and where the city is going. Mr. Johnson discussed effective growth and development. Mayor Gonzales discussed watching the growth and adaptation of the community. Mr. Johnson discussed the challenges through city growth. Mr. McDonald discussed half the population looking back and half looking forward. Mr. Johnson discussed change agents and rapid growth cities. Mr. Johnson discussed the eventual city footprint and being strategic about expansion. Mr. Johnson discussed being present in the region because decisions are being made about the city at a regional level. Mr. Johnson discussed keeping up with city wide needs and focusing on the hierarchy of what the budget identifies as priority.

Mayor Gonzales called a recess at 9:55am and reconvened the meeting at 10:08am. Mr. Johnson discussed needs and services, compensation needs, and resiliency outlook. Mr. Johnson recommended caution when comparing with other cities as there are many variables involved. Mr. Johnson discussed community crafting and the value of taxes. Mayor discussed succession in planning and leadership. Mr. McDonald discussed growth and where to focus staff. Mayor Gonzales discussed keeping direction clear and keeping it moving forward. Mayor Pro Tem Weiss discussed looking at infrastructure needs when it comes to residential growth. Ms. Holiday discussed paying attention to cost of living as the city growth. Mayor Pro Tem Weiss discussed getting the right jobs, training, and education so people can afford to live and work in Pflugerville. Mr. Ruiz discussed managing growth. Discussion followed regarding preparing for maintenance needs staying a step ahead.

3B. [2024-0079](#)

Discussion regarding CIP and Finance strategy.

Mayor Gonzales opened the item for discussion. Mr. Pritchett reviewed the utility fund capital improvement program including the water treatment plant expansion, Secondary Colorado River Raw Water Line, and Wilbarger Wastewater Treatment Plant. Mr. Pritchett stated they are constantly looking forward the next twenty years for the city and discussed impacts of development. Mr. Ruiz asked about LCRA, Mr. Pritchett provided information and answered questions from council about water access. Mr. Pritchett discussed infrastructure that was previously replaced. Mayor Pro Tem Weiss discussed needing the water to serve the community in the future.

Ms. Waldron discussed the rate study in 2023 and rate projections. Mr. McDonald discussed having a clear message about rate increases. Discussion followed regarding the history of rates. Ms. Waldron provided information about the impact of issuing debt and studying rates every year as large projects go through the process. Mayor Pro Tem Weiss discussed base rate versus volume rate.

Mr. Groeschel discussed transportation projects including Kelly Lane, Immanuel Road, FM 685 and SH 45. Mr. Rogers discussed restricting traffic on Immanuel. Mr. Rogers asked about Central Commerce. Mayor Pro Tem Weiss discussed taking on the road so the city would be able to maintain it.

Discussion followed regarding road extensions. Mr. Groeschel reviewed upcoming facilities and parks projects.

Ms. Waldron reviewed debt service rate and answered questions from council about rates and issuing debt. Mayor Pro Tem Weiss discussed what other debt needs to be issued.

3D. [2024-0011](#)

1.) Executive Session: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code: "to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee": City Attorney. 2.) Open Session Item: Discussion regarding City of Pflugerville legal services.

Mayor Gonzales stated city council was entering executive session for discussion on the item at 12:25pm. Mayor Gonzales reconvened the meeting in open session and stated city council was taking a recess at 1:55pm. Mayor Gonzales reconvened the worksession at 2:07pm.

Mr. McDonald discussed the city manager, city attorney, and municipal judge holding monthly meetings together. Discussion followed regarding communication, ensuring services received by the city are satisfactory, and a 360 evaluation process.

3E. [2024-0007](#)

Discussion regarding retail strategy and sales tax use.

Mayor Gonzales opened the item for discussion. Mr. Ruiz discussed ensuring the city is bringing in revenue. Mayor Pro Tem Weiss discussed the growth of the city. Ms. Breland stated financial model for ETJ will give an idea of how to mix commercial and real estate. Discussion followed regarding the impact of potential code amendments. Mayor Pro Tem Weiss discussed available locations for retail. Ms. Breland discussed role of PCDC, land banking, and the impact of CEDS. Discussion followed regarding the current retail policy and 380 agreements. Mr. Rogers asked what kind of retail should be brought in. Discussion followed regarding retail to bring into Pflugerville and quality of life. Mayor Pro Tem Weiss discussed if there needed to be a distinction between focus on retail and primary jobs. Mr. McDonald discussed role of the City and role of PCDC. Mr. Zech provided comment about economic development cooperation. Discussion followed regarding serving on the PCDC board and staffing. Mr. McDonald discussed land purchases and intent of PCDC. Discussion followed regarding CEDS as a way to identify direction to PCDC.

3F. [2024-0008](#)

Discussion regarding planning and development services update.

There was no discussion on this item.

3G. [2024-0010](#)

Discussion regarding Pflugerville's 60th Anniversary.

Mayor Gonzales opened the item for discussion. Ms. Barron stated the 60th anniversary is in 2025 and want to prepare for what council wants to do for it. Ms. Toledo reviewed the city activities for the 50th anniversary. Discussion followed regarding options and planning for it in the next budget.

4. Adjourn

Mayor Gonzales adjourned the worksession at 4:30pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on February 13, 2024.