



# City of Pflugerville

## Meeting Agenda - Final

### City Council

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Tuesday, April 26, 2022

7:00 PM

100 East Main Street, Suite 500

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#### Regular Meeting

**1. Call to order**

**2. Opening**

**A. Pledge of Allegiance to the Flag of the United States of America**

**B. Pledge of Allegiance to the Texas State Flag**

**C. 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.

**3B.** [2022-0414](#) Mayor's proclamation declaring May 2, 2022 as Older Americans Month in the City of Pflugerville.

**3C.** [2022-0430](#) Mayor's proclamation declaring April 2022 as Sexual Assault Awareness Month in the City of Pflugerville.

**4. Items of Community Interest**

Pursuant to Texas Government Code Sec. 551.0415, a member of the governing body may make an announcement about items of community interest during a meeting of the governing body without having given notice of the subject of the announcement. "Items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

## 5. Public Comment

In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council. No formal action, discussion, deliberation, or comment will be made by the City Council. Each person providing public comment will be limited to 3 minutes.

## Reading of the Consent Agenda

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless requested by a member of the City Council. Public comment on consent agenda items may be heard without removing the item from the consent agenda. Each person providing public comment will be limited to 3 minutes.

## 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.
- 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.

- 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.

## 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

## Action on the Consent Agenda

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 amended, 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.
- 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.
- 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.

## 9. Regular Agenda

- 9A.** [2022-0387](#) Discuss and consider action regarding the Small Business Grant program.
- 9B.** [2022-0415](#) Discuss and consider action to approve the Special Events Subcommittee recommended changes to Deutschen Pfest 2022.
- 9C.** [2022-0432](#) Discussion regarding FY23 budget preparations and budget assumptions.
- 9D.** [2022-0401](#) Discussion regarding Executive Assistant to the City Council position.
- 9E.** [2022-0416](#) Discussion regarding code of conduct for elected and appointed officials.
- 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.

**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.

**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.

**10. Discuss and Consider Items Pulled from the Consent Agenda**

**11. Adjourn**

Executive sessions held during this meeting will take place in Suite 500 or Suite 300, at the discretion of the City Council.

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**Attendance By Other Elected or Appointed Officials:**

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

**Sereniah Breland, City Manager**

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on April 22, 2022 at 5:00 PM pursuant to Section 551.041, Government Code.

**Trista Evans, City Secretary**

The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Breanna Higgins at [breannah@pflugervilletx.gov](mailto:breannah@pflugervilletx.gov) or 512-990-6129 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

