



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, September 24, 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, Jim McDonald, and David Rogers were in attendance. Councilmember Rudy Metayer joined the meeting at 7:19pm.

City staff in attendance: James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Terri Toledo, Director of Management Services; Trista Evans, City Secretary; Charles Zech, City Attorney; Tracy Waldron, Finance Director; Breanna Higgins, Special Projects Manager; Roger Heaney, Communications Interim Director; Brandon Pritchett, Public Utility Director; Norma Martinez, Real Estate Manager; Evan Groeschel, Operations Director; Jeff Achee, Assistant Parks and Recreation 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. Public Comment

Cindy Williams thanked Councilmember McDonald for helping the senior citizen community stating the property next door was obstructing views and is now cleaned off. Ms. Williams thanked council for serving.

Alyn Macleod stated he is here with members of the American Legion to propose a centralized building in the city that will service veterans and their families. Mr. Macleod stated the building council also be a resource for the city in times of emergency. Mr. Macleod discussed ways the building would help

veterans and the community as a whole and asked for support and to consider allocating a building for this purpose.

#### 4. Presentations

- 4A. [2024-0798](#) Mayor's proclamation declaring October 2024 as Domestic Violence Awareness Month in the City of Pflugerville.
- Mayor Gonzales read the proclamation and presented it to Elizabeth Whited, Director of the Family Violence and Protective Order Division at the Travis County Attorney's Office.**
- 4B. [2024-0943](#) Mayor's proclamation declaring September 23rd-27th as Falls Prevention Awareness Week in the City of Pflugerville.
- Mayor Gonzales read the proclamation.**
- 4C. [2024-0937](#) Mayor's proclamation declaring September 24, 2024 as Underappreciated Jobs Day in the City of Pflugerville.
- Mayor Gonzales read the proclamation and presented it to Mr. Heaney.**
- 4D. [2024-0954](#) Conduct a presentation of the new City website, Pf Media with Roku, City app and video series, Pf INSIDER: Frontline Work, Heart of the City.
- Mr. Heaney reviewed the October 1 launch of the new city website, Roku video platform, Pf Media app, and video series Pf Insider. Mr. Heaney reviewed the new features and showed clips of the videos. Mayor Gonzales stated he feels like he is living in the new Pflugerville and the city has made tremendous strides in its communication.**

#### Reading of the Consent Agenda

**Ms. Evans stated items 5B., 5D., and 5P. were removed from the consent agenda, read the caption of the ordinance, and stated all items remaining on the consent agenda may be acted upon in a single motion.**

#### 5. Other Actions

- 5A. [ORD-0794](#) Approving an ordinance on first reading with caption reading: An ordinance of the City of Pflugerville, Texas, amending the City of Pflugerville, Texas Code of Ordinances title VII Traffic code, Chapter 71 Parking Regulations, Section 71.05 Parking Prohibited in Certain Designated Areas by adding prohibited parking for special events; providing for a penalty for a violation of Chapter 71 as a Class C misdemeanor and a fine in an amount not to exceed \$500.00; providing that this ordinance shall be cumulative; repealing all ordinances to the extent they are in conflict; providing for severability; and providing an effective date.
- The ordinance was approved on first reading on the consent agenda.**

- 5C.** [2024-0919](#) Approving the minutes of the September 9, 2024 Joint Meeting, September 10, 2024 Worksession and Regular Meeting, and September 16, 2024 Worksession Minutes.  
**The minutes were approved on the consent agenda.**
- 5E.** [2024-0870](#) Approving a conditional purchase agreement and associated conveyance documents between CapMetro (Parcel 29a) and the City of Pflugerville as necessary to acquire real property interests for the Secondary Colorado River Raw Water Line Project and, authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 5F.** [2024-0872](#) Approving the Meadowlark Preserve Public Improvement District Reimbursement Agreement, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 5G.** [2024-0926](#) Approving a work authorization with Seven Arrows Land Staff, LLC in the amount of \$182,820 for right-of-way and appraisal services associated with the 30/24 Inch SH 45 Pump Station Discharge Line Project, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 5H.** [2024-0927](#) Approving a three-year DIR coop agreement not to exceed \$138,000 with Presidio to renew the City's voice-over internet protocol (VoIP) system, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 5I.** [2024-0933](#) Approving a conditional purchase agreement and associated conveyance documents between Century Land Holdings II, LLC and GRBK Edgewood, LLC (Parcel 33 & 34) and the City of Pflugerville as necessary to acquire real property interests for the Secondary Colorado River Raw Water Line Project, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 5J.** [2024-0936](#) Approving a work authorization with Seven Arrows Land Staff, LLC in the amount of \$164,000 for right-of-way and appraisal services associated with the 12- Inch Looping Improvements in 794' Pressure Zone Project, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 5K.** [2024-0941](#) Approving a Full Service Legislative and Regulatory Consulting Services

Contract with Focused Advocacy in an amount not to exceed \$78,150 for Legislative and Consulting Services, and authorizing the City Manager to execute the same.

**The item was approved on the consent agenda.**

- 5L. [2024-0945](#) Approving a memorandum of understanding with the Pflugerville Park Foundation, and authorizing the City Manager to execute the same.

**The item was approved on the consent agenda.**

- 5M. [2024-0950](#) Approving the procurement of eleven (11) Axon Fleet 3A in-car camera systems and required accessories and services utilizing the existing Axon Enterprise, Inc. Fleet3A Plan agreement, and utilizing the BuyBoard purchasing cooperative, in the amount of \$34,741.30 annually for five years, and authorizing the City Manager to execute the same.

**The item was approved on the consent agenda.**

- 5N. [2024-0952](#) Approving the service continuation of 28 Flock Falcon Cameras and licensing from Flock Safety in the amount of \$86,000 using awarded fiscal year Department of Justice Project Safe Neighborhood Grant funds, and authorizing the City Manager to execute the same.

**The item was approved on the consent agenda.**

- 5O. [2024-0928](#) Approving the purchase for Adaptive Traffic Signal Control equipment in the amount of \$108,300, and authorizing the City Manager to execute the same.

**The item was approved on the consent agenda.**

- 5Q. [RES-1268](#) Approving a resolution of the City Council of the City of Pflugerville, Texas, authorizing the acceptance, in accordance with City Parkland Dedication requirements and by Special Warranty Deed, of certain real property described as Lot 4 and Lot 5 (1208 and 1209 Rauscher Dr), Pflugerville Farms Apartments, a subdivision in Travis County, Texas, recorded in Document No. 202000161 of the Official Public Records of Travis County, Texas, and directing the City Manager and City Attorney, or their respective designees, to take all necessary actions to complete the land conveyance to the City.

**The resolution was approved on the consent agenda.**

- 5R. [RES-1263](#) Approving a resolution of the city council of the city of Pflugerville, Texas, authorizing acceptance of the special commissioners' award and directing the city manager and city attorney, or their respective designees, to take all necessary actions to complete eminent domain proceedings, including ratifying the issuance of a check in the amount of the award and depositing the same with the Travis County Court Clerk for

the acquisition of 3.6826 acre of land in access and temporary construction easement and utility easement out of the Lucas Munos Survey No. 55 Abstract No. 515, Travis County, Texas and being part or portion of the land described in a conveyance to MSS Trust Irrevocable Trust Et. Al in the Deed of Record in document 2016216058 of the official public records of Travis County, Texas and being 66.29 acres of the land out of the Lucas Munos Survey No. 55 Abstract No. 513, Travis County, Texas and being the land described as parcel 1-part 1 in a conveyance to 290 Jones Investment Inc. in the Deed of Record in vol. 12012, P 2033 of the official public records of Travis County, Texas.

The resolution 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 voted in favor. The motion carried.

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

## 6. Budget and Finance

- 6A. [2024-0913](#) Conduct a public hearing on the proposed property tax rate of \$0.5428.

Mayor Gonzales read the item and opened the public hearing.

Melody Ryan provided public comment speaking about the impact of higher property taxes on the community. Ms. Ryan discussed the need to be mindful of how costs are estimated and not to add more cost that is passed on. Ms. Ryan discussed the water rates stating she saw a surplus resulting from the fees. Ms. Ryan stated the city should only take what it needs, and not more.

Ms. Waldron reviewed the proposed property tax rate, average homestead value property taxes, and reviewed comparison of rate over time. Ms. Waldron reviewed the rates of surrounding cities and discussed that surrounding cities are all at different stages in their growth.

Mayor Pro Tem Weiss moved to close the public hearing. Ms. Holiday seconded the motion. All voted in favor. The motion carried.

- 6B. [ORD-0792](#) Discuss and consider action to approve an ordinance on first and final reading with the caption reading: An Ordinance of the City of Pflugerville, Texas adopting the Fiscal Year 2025 Budget for the City of Pflugerville, Texas.

Mayor Gonzales read the item. Ms. Waldron reviewed the key budget assumptions and provided an overview of the major funds. Ms. Waldron discussed the general fund revenues and expenditures, and hotel occupancy tax budget. Mr. Rogers asked about the sales tax projection. Ms. Waldron discussed the review of trends to determine the projects. Ms. Waldron reviewed the water and wastewater fund summary and provided information

about the revenue, stating the city is bound by debt covenants that have set requirements to meet the debt coverage and discussed use of those funds to potentially cash fund projects or other opportunities. Mr. Metayer discussed ways the City uses to save on capital projects. Ms. Waldron answered questions from council regarding the fund balance. Mr. Metayer moved to approve the item on first and final reading. Ms. Holiday seconded the motion. Mr. Rogers voted no, all others voted in favor. The motion carried.

- 6C. [RES-1264](#) Discuss and consider action to approve a resolution ratifying the property tax increase reflected in the City's FY25 operating budget.

Mayor Gonzales opened the item. Mayor Pro Tem Weiss moved to ratify the vote just taken to approve the FY25 budget which will raise more revenues from ad valorem taxes than the previous fiscal year. Mayor Gonzales seconded the motion. Mr. Rogers voted no, all others voted in favor. The motion carried.

- 6D. [ORD-0793](#) Discuss and consider action to approve an ordinance on first and final reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, Tax Levy Ordinance of the City of Pflugerville, Texas for Fiscal Year 2025.

Mayor Gonzales opened the item. Mayor Pro Tem Weiss moved that the property tax rate be increased by the adoption of a tax rate of \$0.5428 per \$100 valuation, which is effectively a 3.46 percent increase in the tax rate. Mr. Metayer seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

- 6E. [ORD-0795](#) Conduct a public hearing on reauthorizing all building permit fees and consider approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville, Texas Adopting the Pflugerville Fee Schedule; Amending Certain Fees and Establishing Costs and Fees charged by the City of Pflugerville; Providing for a Penalty for a Violation of Section 10.99 of the City Code of Ordinances; and Declaring an Effective Date.

Mayor Gonzales read the item and opened the public hearing. Ms. Waldron discussed the boards and commissions who have reviewed the fees and discussed the process. Ms. Waldron provided information about some of the changes to fees. Mr. Achee answered questions from council about some of the Parks and Recreation Department fees.

There was no one present wishing to speak under the public hearing. Mr. McDonald moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

Mr. Ruiz moved to approve the ordinance on first reading. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

## 7. Public Hearings and Ordinances

- 7A. [ORD-0782](#) 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 Industrial Uses (light) and Office/Warehouse on approximately 42.23-acre property generally located north of Cameron Road, east of the Northeast Metro Park, south of the Pecan Street, and west of State Highway 130, situated in the William Caldwell Survey Abstract No. 162, City of Pflugerville, Travis County, Texas, to be known as the Cameron Road Industrial Specific Use Permit (SUP2024-00157); providing a cumulative and repealer clause; providing for a non-severability clause; and providing an effective date.

**Mayor Gonzales read the item and opened the public hearing. Ms. Barron reviewed the existing zoning of the location and the criteria for approval a specific use permit. Ms. Barron reviewed the recommended conditions for approval and stated the applicant requested to postpone action on the ordinance first reading.**

Ethan Harwell with Kimley Horn stated they have been with staff and council to negotiate architectural standards and there are still questions so they are asking to postpone action on the ordinance. Mr. Harwell stated they would like to get consensus with council and staff before action on first reading. Nikelle Meade, Development Attorney, stated they have some questions from councilmembers that they have not responded to yet and would like the opportunity to do so.

There was no one present wishing to speak under the public hearing. Mr. Rogers moved to close the public hearing. Mr. McDonald seconded the motion. All voted in favor. The motion carried.

**7B. [ORD-0784](#)**

Conduct a public hearing and consider approving an ordinance on first reading with the caption reading: An ordinance amending the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 153 Planning, by adopting the Downtown Streetscape Master Plan; providing for severability; and providing an effective date.

**Mayor Gonzales read the item and opened the public hearing. Aaron Cooper with Half and Associates reviewed the project purpose to develop a vision for cohesive enhancement to Downtown streetscapes. Mr. Cooper reviewed the community engagement and recommendations of shared use paths and street trees. Mr. Cooper reviewed the areas along Pecan Street, Main Street, and Railroad Avenue. Mr. Cooper reviewed recommendations for alleys and answered questions from council. Mr. Cooper discussed context sensitive streets and provided information regarding cost estimates per project sections. There was no one present wishing to speak under the public hearing. Mr. McDonald moved to close the public hearing. Ms. Holiday 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. Mr. Rogers voted no, all others voted in favor. The motion carried.**

**7C. [ORD-0791](#)**

Conduct a public hearing and consider action to approve an ordinance



on first reading with a caption reading: An Ordinance of the City of Pflugerville, Texas, amending Title XV: Land Usage, Chapter 152, Subchapter B, Roadway Impact Fees to include an updated roadway impact fee service area map and approving a Roadway Impact Fee Study update incorporated herein; containing severability and repealer clauses; and providing an effective date.

**Mayor Gonzales read the item and opened the public hearing. Ms. Miga reviewed the proposed update to incorporate newly annexed territory. Ms. Miga reviewed the maximum assessable service area fees and answered questions from council regarding collection rates. Mr. Metayer asked how the fees compare to surrounding cities. Ms. Miga stated she would provide that information. There was no one present wishing to speak under the public hearing. Mr. McDonald 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.**

**7D. [ORD-0790](#)**

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 changing the zoning designation of approximately 48.969 acres situated in the Josheph Wiehl Survey No. 8, Abstract No. 802, in Travis County, Texas, from Agriculture/Development Reserve (A) to Planned Unit Development (PUD) District; to be known as the Public Works Complex Planned Unit Development (PUD2024-00269); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

**Mayor Gonzales read the item and opened the public hearing. Ms. Barron reviewed the summary of the request to house the Public Works Complex and provided information about the layout. Mayor Pro Tem Weiss asked about how the facility will be secured. Ms. Barron reviewed the screening that will be around the facility and provided information about the E Pflugerville Pkwy extension. Ms. Barron discussed the staff that will be accommodated and reviewed renderings of the facility.**

**There was no one present wishing to speak under the public hearing. Ms. Holiday moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The motion carried.**

**Ms. Holiday moved to approve the ordinance on first reading. Mr. Metayer seconded the motion. All voted in favor. The motion carried.**

**8. Regular Agenda**

**8A. [2024-0932](#)**

Discuss and consider action regarding the Travis County Appraisal District Board of Directors Election.

**Mayor Gonzales opened the item. Ms. Evans provided information about the resolution and stated Elizabeth Montoya is currently serving on the board and**



is interested in continuing. Mr. Rogers provided comment about his discussion with Ms. Montoya and her interest on continuing to serve. Mr. Rogers moved to nominate Elizabeth Montoya. Ms. Holiday seconded the motion. All voted in favor. The motion carried.

8B. [2024-0709](#) Discussion regarding Downtown East update.

The item was discussed during the earlier posted worksession.

8C. [2024-0959](#) Discussion regarding policy and procedures for naming City Property.

The item was discussed during the earlier posted worksession.

8D. [2024-0143](#) Conduct a presentation on the People and Culture Department.

The item was discussed during the earlier posted worksession.

## 9. Discuss and Consider Action on Items Pulled from Consent Agenda

5B. [ORD-0783](#) Approving an ordinance on second reading with a caption reading: An ordinance of the City of Pflugerville Texas, amending Ordinance No. 1203-12-02-25 of the City of Pflugerville Texas, as amended, by changing the zoning designation of approximately 10.53-acre of unplatted land situated in the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R); to be known as the 1917 and 1931 Rowe Loop Rezoning (REZ2024-000156); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Mayor Gonzales opened the item stating it was previously not approved by council and asked Ms. Barron if the requirements and process for this location is the same as it was for the nearby properties. Ms. Barron stated that is correct and reviewed the location. Sam Shake, real estate broker for the application, discussed the locations around Rowe Loop and the type of concept for the area. Mr. Shake answered questions from council regarding the location and rezoning. Ms. Barron provided information about the process of rezoning and entitlement and stated if it is approved it will come back for a third reading on the October 8th agenda. Mayor Gonzales moved to approve the ordinance. Mr. McDonald seconded the motion. The vote was as follows: Mr. Metayer - yes, Mayor Gonzales - yes, Ms. Holiday - yes, Mr. Ruiz - no, Mayor Pro Tem Weiss - yes, Mr. McDonald - yes, Mr. Rogers - no. The motion carried.

5D. [2024-0856](#) Approving the purchase and installation of a new playground, safety surfacing, and shade covers at Central Park at Falcon Pointe, located at 18720 Falcon Pointe Blvd., in the amount of \$441,310, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Achee stated with these improvements 100% of parks in the City are shaded and the average age of the parks system will be under five years. Mr. Metayer moved to approve the item.

Mr. Rogers seconded the motion. All voted in favor. The motion carried.

**5P. [RES-1269](#)**

Approving a resolution approving the purchase of approximately 0.25 acres located at 101 Pecan Street from Delton Southern, in an amount not to exceed \$925,000, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item. Mr. McDonald asked to retire to executive session for legal consultation. Mayor Gonzales stated council was retiring to executive session at 9:19pm. Mayor Gonzales reconvened the meeting in open session at 9:32pm. Mr. McDonald moved to approve the item. Mr. Metayer seconded the motion. The vote was as follows: Mayor Pro Tem Weiss - no, Ms. Holiday - yes, Mayor Gonzales - yes, Mr. Metayer - yes, Mr. McDonald - yes, Mr. Ruiz - yes, Mr. Rogers - no. The motion carried.

**10. Adjourn**

Mayor Gonzales adjourned the meeting at 9:34pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as \_\_\_\_\_ on October 8, 2024.