



City of Pflugerville

Meeting Agenda - Final

City Council

Tuesday, January 11, 2022

7:00 PM

100 East Main Street, Suite 500

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. 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.

4. Public Hearing and Ordinance First Readings

- 4A. [ORD-0621](#) Conduct a public hearing and consider approving an ordinance on first reading with the caption reading: An ordinance levying special assessment for, and apportioning the costs of, certain improvement to property in and for the Martin Tract Public Improvement District; Fixing a charge and lien against all properties within the district, and the owners thereof; Providing

for the manner and method of collection of such assessments; Making a finding of special benefit for property in the district and the real and true owners thereof; Approving a service and assessment plan; Providing a severability clause; and Providing an effective date.

- 4B.** [ORD-0623](#) 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. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 17.466 acres, of unplatted land situated in the Edward Flint Survey No. 11, In Travis County, Texas, from Agriculture/Development Reserve (A) to Multi-Family-10 (MF-10); to be known as the Weiss/Kelly Rezoning (REZ2111-01); Providing for Repeal of conflicting ordinances; providing for severability; and providing an effective date.
- 4C.** [ORD-0637](#) Conduct a public hearing and consider approving an ordinance on first reading with the 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 amending the Lakeside Meadows Planned Unit Development (PUD) district approved in Ordinance No. 1427-20-01-28, by adjusting the boundary by adding and rezoning approximately 1.4 acres from Urban (Level 4: CL4) district to Planned Unit Development (PUD) district, removing and rezoning approximately 2.6 acres from Planned Unit Development (PUD) to Urban (Level 4: CL4) district, and amending the development regulations for the approximately 416 acres of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162, the E. Kirkland Survey, Abstract No. 458, and the J.P. Sherwood Survey, all in Travis County, Texas, to continue to be known as the Lakeside Meadows Planned Unit Development (PUD) district (REZ2106-03); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

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.

6. Discuss and Consider Action

- 6A.** [2022-0024](#) Conduct introductions and take action to make appointments to the Equity Commission for one alternate member for a one year term beginning January 1, 2022.

7. Executive Sessions

- 7A.** [2022-0057](#) Executive session: Deliberation regarding economic development

negotiations pursuant to Chapter 551.087 of the Texas Government Code regarding a proposed Pflugerville Community Development Corporation (PCDC) performance agreement for Project GAP.

- 7B.** [2022-0056](#) Executive session: Deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code regarding a potential Pflugerville Community Development Corporation (PCDC) performance agreement for Project New Future and Project Charge.
- 7C.** [2022-0067](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code for discussion regarding litigation: Cash Construction Company, Inc. vs. the City of Pflugerville. 2.) Open Session Item: Discuss and consider action regarding litigation: Cash Construction Company, Inc. vs. the City of Pflugerville.

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.

8. Ordinance First Reading

- 8A.** [ORD-0634](#) Approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, Amending the City of Pflugerville, Texas Code of Ordinances, by amending Title VII Traffic Code, Chapter 71 Parking Regulations, Section 71.05 Parking prohibited in certain designated areas by establishing an additional No Parking Zone on 10th Street; Providing for a violation of Section 71.05 as a misdemeanor and a fine 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.

9. Ordinances Second Reading

- 9A.** [ORD-0616](#) Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas authorizing the execution of a tax resale deed for the conveyance of property Lot 23, Block B, Spring Brook Phase A Section 1-G, Plat Number 200100112 as described in Document number 2008036125 of the deed of records of Travis County, Texas; Providing for Severability; and Providing an effective date.
- 9B.** [ORD-0624](#) Approving an ordinance on second reading with the 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 104.42 acres of unplatted land

situated in the William Caldwell league and Labor Survey No. 66, in Travis County, Texas, from Urban (Level 4: CL4) and Urban Center (Level 5:CL5) to Campus Industrial (CI) District; to be known as the E. Pecan and Cameron Road Rezoning (REZ2110-01); Providing for repeal of conflicting ordinances; Providing for severability; and providing an effective date.

10. Approval of Minutes

- 10A. [2022-0012](#) Approval of the minutes of the December 14, 2021 Worksession and Regular Meeting and December 16, 2021 Special Meeting.

11. Resolutions

- 11A. [RES-0959](#) Approving a resolution with the caption reading: A resolution of the City Council of the City of Pflugerville, Texas, Setting a public hearing to discuss and review Chapter 152, Subchapter B, Roadway Impact Fee Ordinance Amendments.

12. Other Actions

- 12A. [2021-1283](#) Approving a Professional Services Agreement with Halff Associates, Inc. in the amount Not to Exceed (NTE) \$200,000.00 for professional services associated with Traffic Signal Management projects and implementation of the Pflugerville Signal System Assessment & Improvement Plan and authorizing the City Manager to execute the same.
- 12B. [2022-0017](#) Authorizing the City Manager to execute a contract with Brenntag SW, Inc. for the purchase of Sodium Hypochlorite in the amount of \$1.65/gallon with an annual amount not to exceed \$20,000.
- 12C. [2022-0020](#) Authorizing the City Manager to execute a contract with Chameleon Industries, Inc. for the purchase of Aluminum Sulfate in the amount of \$0.863/gallon with an annual amount not to exceed \$125,000.
- 12D. [2022-0021](#) Authorizing the City Manager to execute a contract with ChemNation, Inc. for the purchase of dewatering polymer in the amount of \$3,550/tote with an annual amount not to exceed \$225,000.
- 12E. [2022-0022](#) Authorizing the City Manager to execute a contract with Chemrite, Inc. for the purchase of Sodium Permanganate in the amount of \$773.80/drum with an annual amount not to exceed \$35,000.
- 12F. [2022-0023](#) Authorizing the City Manager to execute a Change Order with McDonald Municipal and Industrial for the Surface Water Treatment Plant Emergency Generator in the amount of \$58,800 for the installation of the temporary generator at the Surface Water Treatment Plant.
- 12G. [2022-0026](#) Authorize the City Manager to purchase replacement computers from GTS Technology Solutions, Inc. in the amount of \$89,108.00 utilizing Texas

DIR-TSO-3763-R purchasing cooperative contract.

- 12H.** [2022-0027](#) Authorizing the City Manager to approve the purchase of the Motorola Solutions NICE Inform Recorder logging solution (NICE) upgrade in the amount of \$215,846.
- 12I.** [2022-0047](#) Authorize the City Manager to enter into an agreement with The Brandt Companies for the purchase and installation of an emergency generator for PAWS in the amount of \$100,798.29 utilizing BuyBoard Contract 631-20.
- 12J.** [2022-0011](#) Approving a request in accordance with Section 4.5.3(B)(A) of the Unified Development Code to allow a Planned Unit Development rezoning application to be submitted for land which is less than 20 acres, located at 21101 FM 685.
- 12K.** [2022-0019](#) Authorizing expenditures in an amount not to exceed \$150,000 for purchase and installation of an outdoor fitness station from National Fitness Campaign.
- 12L.** [2022-0002](#) Approving an Agreement for the Transfer of Water Certificate of Convenience and Necessity Service Area (Property Within City's Extraterritorial Jurisdiction) between the City and Manville Water Supply Corporation and authorizing the City Manager to execute same.
- 12M.** [2022-0064](#) Authorizing the City Manager to execute a purchase agreement and associated conveyance documents between Connie Lorraine Sladek, individually and Leslie K. Sladek and Connie L. Sladek, as Co-Trustees of the Kelby Keith Sladek Trust of 2012 and Leslie K. Sladek and Connie L. Sladek, Co-Trustees of the Riley Warren Sladek Trust of 2012 (Parcel 8) and the City of Pflugerville as necessary to acquire real property interests for the Weiss Lane and Pecan Street Water Line Projects.
- 12N.** [2022-0016](#) Approving DuPont Water Solutions for selected membrane filtration system supplier for the Pflugerville Water Treatment Plant Expansion and authorize the City Manager to execute the same.
- 12O.** [2022-0030](#) Approving the selection of Halff Associates, Inc. for professional engineering services associated with the 2020 Transportation Bond Program Project: Street Reconstruction Package 1 and authorizing the City Manager to execute a professional services agreement in the amount of \$467,198.76.
- 12P.** [2022-0031](#) Approving the selection of Lockwood, Andrews & Newnam, Inc. for professional engineering services associated with the 2020 Transportation Bond Program Project: Street Reconstruction Package 2 and authorizing the City Manager to execute a professional services agreement in the amount of \$423,294.00.
- 12Q.** [2022-0032](#) Approving the selection of Cobb, Fendley & Associates, Inc. for professional engineering services associated with the 2020 Transportation

Bond Program Project: Street Reconstruction Package 3 and authorizing the City Manager to execute a professional services agreement in the amount of \$520,715.61.

Action on the Consent Agenda

13. Discuss and consider action

- 13A. [2022-0050](#) Discuss and consider action approving the PCDC President to enter into an Economic Development Performance Agreement (EDPA) with Cumberland Additive, Inc., not to exceed \$300,000 for the purpose of an expansion and creation of primary jobs.
- 13B. [2022-0094](#) Discuss and consider action approving an amended contract with Acadian Ambulance Services for EMS services in the City and extraterritorial jurisdiction (ETJ) and authorizing the City Manager to execute same.

14. Discuss only

- 14A. [2022-0069](#) Discussion regarding winter weather preparedness.

15. 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 January 7, 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 Ali Abdelfattah, Americans with Disabilities Act (ADA) Coordinator, at alia@pflugervilletx.gov or 512-990-6300 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.

