



City of Pflugerville

Minutes - Final

City Council

Tuesday, January 11, 2022

7:00 PM

100 East Main Street, Suite 500

Regular Meeting

1. Call to order

Mayor Victor Gonzales called the meeting to order at 7:00pm.

Mayor Pro Tem Doug Weiss, Councilmembers Jim McDonald, Ceasar Ruiz, Kimberly Holiday, David Rogers, and Rudy Metayer were in attendance.

Staff in attendance: Sereniah Breland, City Manager; Trey Fletcher, Deputy City Manager; James Hartshorn, Assistant City Manager; Amy Giannini, Assistant City Manager; Charles Zech, City Attorney; Trista Evans, City Secretary; Emily Barron, Planning and Development Services Director; Jennifer Griswold, Library Director; Jason O'Malley, Police Chief; Breanna Higgins, Assistant to the City Manager; Terri Toledo, Communications Director; Maggie Holman, Public Information Officer; Patricia Davis, City Engineer; Jeff Dunsworth, Assistant City Engineer; Rhonda McLendon, Animal Welfare Services Director; Billy Gibbens, Civilian Commander; Evan Groeschel, Operations Director; Brandon Pritchett, Public Utility Director; Shane Mize, Parks and Recreation Director; Cody Collins, IT Director; Jason Haun, Emergency Management Coordinator.

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. Items of Community Interest

Mayor Gonzales announced that on January 6 Austin Public Health moved into Stage 5 of their COVID-19 risk based guidelines and stated that vaccinated and unvaccinated people should take precautions and wear masks. Mayor

Gonzales stated an Austin Public Health COVID-19 vaccination site opened at Pfluger Hall and Curative opened an outdoor COVID-19 testing site near Pfluger Hall.

Mayor Gonzales stated that starting January 11 street sweepers will begin city wide from 8am-5pm and asked for residents to keep items behind the curb to get the most effective clean sweep.

Mayor Gonzales announced that Martin Luther King Junior Day is approaching and the Library is hosting a poster exhibition honoring Dr. King's vision that each U.S. citizen have equal access to economic opportunities and the American Dream. City offices and facilities will be closed on January 17, 2022 in observance.

Mayor Gonzales stated the city is still collecting feedback on designs for Pecan and Picadilly Parks. Feedback can be provided at pflugervilletx.gov/parksbond.

Mr. McDonald stated that Pflugerville ISD is having a come and go board appreciation reception on January 27th starting at 4pm. Mr. McDonald stated that January 11 is national wear blue day for awareness of human trafficking.

Mr. Rogers thanked the Parks staff for putting on a great Pflugerville Pfreeze Pflop.

Mr. Ruiz thanked Chief O'Malley for the department's work on Blue Santa. Mr. Ruiz thanked Quilts of Valor for distributing quilts to veterans at the American Legion.

Mr. Metayer stated Monday is MLK day and it is not a day off, but a day on and there a various activities to be involved in while socially distancing. Mr. Metayer thanked Austin Public Health for giving a presentation during the worksession and as they stated the numbers are high and this is not a time to let up on precautions. Mr. Metayer asked for everyone to continue washing their hands and wear masks to help the community.

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 withing 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.

Mayor Gonzales read the item and opened the public hearing. Ms. Barron provided background information about the Public Improvement District (PID) and introduced Jon Snyder. Mr. Snyder provided information about the service

and assessment plan and answered questions from council. Mr. Snyder answered questions from the council about the make up of PIDs and the assessment and tax rates.

There was no one present wishing to speak under the public hearing.

Mr. Rogers made a motion to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

Mr. Rogers made a motion to approve the ordinance on first reading. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

4B. [ORD-0623](#)

Discuss and consider action to approve 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.

Mayor Gonzales read the item and opened the public hearing. Mayor Gonzales stated the applicant requested to postpone the item to the next meeting but the public hearing was open. There was no one wishing to speak under the public hearing. Mr. Rogers made a motion to close the public hearing. Mr. McDonald seconded the motion. All voted in favor. The motion carried.

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.

Mayor Gonzales read the item and opened the public hearing. Ms. Barron gave a presentation providing background information on the location and provided detail about the proposed revisions and land plan adjustment. Ms. Barron answered questions from council about what brought the changes stating with Pflugerville Parkway planning with CIP and other changes around the area

changes were made to the PUD. Ms. Barron provided detail about the Corporate Campus and Campus Industrial changes and answered questions from the council about what those areas allowed. Discussion followed regarding council concerns about the Campus Industrial change.

Michelle Rogerson Lynch with Metcalfe Wolff Stuart & Williams, LLP discussed the history of the project and the changes that have come about along with the traffic impact analysis.

James Kerby with Kerby Ventures discussed the history of the project and discussed with council their concerns about the Campus Industrial area. Discussion followed regarding land value and what would go in the Campus Industrial area.

Grant Hromas with NorthPoint Development provided information about the buildings for the Campus Industrial area and answered questions from council. Discussion followed regarding the nature of the traffic and jobs available.

No one was present to speak under public comment.

Mayor Pro Tem Weiss made a motion to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

Mr. Metayer made a motion to postpone the item to the next meeting. Mayor Pro Tem Weiss seconded the motion. The vote was as follows: Mayor Pro Tem Weiss - yes, Mr. Ruiz - yes, Ms. Holiday - yes, Mayor Gonzales - yes, Mr. Metayer - yes, Mr. McDonald - yes, Mr. Rogers - no. The motion carried.

5. Public Comment

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

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.

Mayor Gonzales opened the item stating Ronald Cintron applied for the alternate position. Ronald Cintron was present and introduced himself stating he is looking to serve the city. Mr. Cintron provided some background and stated he loves the city and wants to help. Mr. Cintron answered questions from the council about what he thinks his role would be on the commission.

Mr. Ruiz made a motion to approve the item appointing Ronald Cintron to the alternate position on the Equity Commission. Mr. Metayer seconded the motion. The vote was as follows: Mr. Rogers - yes, Mr. McDonald - yes, Mr. Metayer - yes, Mayor Gonzales - yes, Ms. Holiday - no, Mr. Ruiz - yes, Mayor Pro Tem Weiss - yes. The motion carried.

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.

The item was discussed during the earlier posted worksession.

- 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.

The item was discussed during the earlier posted worksession.

- 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.

Mayor Gonzales read the item and announced City Council was retiring to executive session at 8:52pm.

Mayor Gonzales reconvened in open session at 9:27pm. Mr. Metayer, Mr. McDonald, and Mr. Rogers were absent. Mr. McDonald returned at 9:29pm. No action was taken.

Reading of the Consent Agenda

Ms. Evans read the consent agenda to include the captions of the ordinances.

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.

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

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.

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

- 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.

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

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.

The minutes were approved on the consent agenda.

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.

The resolution was approved on the consent agenda.

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.

The item was approved on the consent agenda.

- 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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

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.

The item was approved on the consent agenda.

Action on the Consent Agenda

Mayor Gonzales moved to approve the consent agenda. Mayor Pro Tem Weiss seconded the motion. The vote was as follows: Mayor Pro Tem Weiss - yes, Mr. Ruiz - yes, Ms. Holiday - yes, Mayor Gonzales - yes, Mr. McDonald - no. Mr. Metayer and Mr. Rogers were absent for the vote.

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.

Mayor Gonzales opened the item for discussion. Mayor Pro Tem Weiss made a motion to approve the item. Mr. McDonald seconded the motion. All present voted in favor. Mr. Metayer and Mr. Rogers were absent for the vote.

- 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.

Mayor Gonzales read the item and stated council was retiring to executive session at 9:31pm. Mayor Gonzales reconvened in open session at 10:23pm. No action was taken.

14. Discuss only

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

Mayor Gonzales read the item and opened it for discussion. Ms. Giannini gave a presentation about the City's preparedness including communication options, facilities, fleet, and IT and answered questions from council. Mayor Gonzales asked if the city is in contact with senior communities to check that they have emergency plans in place. Ms. Giannini introduced Jason Haun, Emergency Management Coordinator. Mr. Haun provided some information on his experience and stated he is currently in the discovery stage to review the city's status. Discussion followed regarding diesel fuel and generators.

Armando Perez with Oncor provided information on some of the updates for Oncor including a review of facilities, inventory, and additional trainings.

Mr. McDonald asked about warming centers and the possibility of using elementary schools for communities. Discussion followed regarding talking

with Pflugerville ISD.

15. Adjourn

Mayor Gonzales adjourned the meeting at 10:54pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on January 25, 2021.