



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, October 22, 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, Rudy Metayer, Jim McDonald, and David Rogers were in attendance.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Charles Zech, City Attorney; Trista Evans, City Secretary; Terri Toledo, Director of Management Services; Jeff Dunsworth, Assistant Director of Utility Engineering, Breanna Higgins, Special Projects Manager; Robert Polanco, Building Official; Brandon Pritchett, Public Utility 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

Melissa Call stated there is a month long art show in November at the Library which is all veteran focused. Ms. Call stated there is a veteran bands concert for Sunday November 17th and discussed singing the national anthem at the DAV legal clinic. Ms. Call discussed the opportunities to draw attention to Pflugerville and veterans.

Traci Docktor discussed the Youth Baseball and Softball League promoting discipline and love of the sport. Ms. Docktor encouraged establishing a partnership with the City and discussed the skills that the league instills in the

youth. Ms. Docktor discussed investing in youth and the impact to the future of city.

#### 4. Presentations

- 4A. [2024-0060](#) Mayor's proclamation recognizing November 11, 2024 as Veterans Day in the City of Pflugerville.  
Mayor Gonzales presented the proclamation.
- 4B. [2024-0061](#) Mayor's proclamation declaring November 2024 as Indigenous Peoples Month in the City of Pflugerville.
- 4C. [2024-0062](#) Mayor's proclamation declaring November 2024 as Family Caregivers Month in the City of Pflugerville.  
Mayor Gonzales presented the proclamation.
- 4D. [2024-1015](#) Mayor's proclamation declaring November 4-8, 2024 as Municipal Court Week in the City of Pflugerville.  
Mayor Gonzales presented the proclamation.
- 4E. [2024-0057](#) Mayor's proclamation declaring October 2024 as Community Planning Month in the City of Pflugerville.  
Mayor Gonzales presented the proclamation.
- 4F. [2024-0144](#) Conduct a presentation on the Planning and Development Services Department.  
Mr. Polanco introduced the Planning and Development Services staff and reviewed applications processed by the department. Mr. Rogers asked about annexations. Ms. Barron provided information about the requirements. Mr. Polanco reviewed building permits and answered questions from council about the process stating there is a lot of education involved. Mr. Polanco reviewed permit trends and answered questions from council. Mr. McDonald asked about impact fees prevention commercial businesses from coming in. Ms. Barron stated the city has seen a variety of commercial coming in.
- 4G. [2024-0989](#) Introduction of the 2024-2025 Youth Advisory Council.  
Ms. Evans introduced the Youth Advisory Council and they received certificates of appointment.

#### Reading of the Consent Agenda

#### 5. Other Actions

Ms. Evans stated items 5A., 5C., 5D., and 5I. were pulled from the consent agenda and all remaining items may be acted upon in a single motion.

- 5B.** [2024-1000](#) Approving the minutes of the October 8, 2024 Regular Meeting.  
**The minutes were approved on the consent agenda.**
- 5E.** [2024-1023](#) Approving a conditional purchase agreement and associated conveyance documents between LG Wilke Lane and the City of Pflugerville as necessary to acquire real property interests for the 5.0 MGD State Highway 45 Pump Station and 1.25 MGD Ground Storage Tank Project, and authorizing the City Manager to execute the same.  
**The item was approved on the consent agenda.**
- 5F.** [2024-1032](#) Approving a professional services supplemental agreement with CP&Y, Inc. dba STV Infrastructure in the amount of \$336,136 for construction materials testing services associated with the Secondary Colorado River Raw Water Line Project, and authorizing the City Manager to execute same.  
**The item was approved on the consent agenda.**
- 5G.** [2024-1033](#) Approving a three-year TIPS (The Interlocal Purchasing System) cooperative 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.**
- 5H.** [2024-1039](#) Approving the selection of Cozumel Development Company LLC and NAR Ventures LLC for the development of the Gin Tract adjacent to the Downtown East project, and authorizing the City Manager to negotiate and execute a development agreement.  
**The item was approved on the consent agenda.**
- 5J.** [RES-1259](#) Approving a resolution to approve a Community Development Block Grant (CDBG) Amended Annual Action Plan for Program Year 2022 and 2023.  
**The resolution was approved on the consent agenda.**
- 5K.** [RES-1275](#) Approving a resolution for a cost share agreement with Northtown Phase 1, LLC for the installation of a traffic signal at the intersection of Wells Branch Parkway and 10th Street.  
**The resolution was approved on the consent agenda.**

### **Action on the Consent Agenda**

**Mayor Pro Tem Weiss moved to approve the consent agenda. Mr. Ruiz seconded the motion. Mr. Metayer was not present for the vote. All those present voted in favor. The motion carried.**

Items pulled from the consent will be addressed under Item 7.

## 6. Regular Agenda

- 6I. [2024-1040](#) 1.) Executive Session Item: Discussion in accordance with Texas Government Code Section 551.072 Deliberation regarding Real Property and Section 551.071 Consultation with Attorney related to Downtown East development. 2.) Open Session Item: Discuss and consider action related to Downtown East development.
- Mayor Gonzales read the item and stated council was retiring to executive session at 7:43pm. Mayor Gonzales reconvened the meeting in open session at 8:22pm. No action was taken.**
- 6A. [2024-1050](#) Discuss and consider action regarding the Mayor's appointments to the Personnel Appeal Board.
- Mayor Gonzales opened the item and stated his nominee is Alex Porter and provided information. Mr. Metayer moved to approve the Mayor's appointment. Mayor Pro Tem Weiss seconded the motion. Ms. Holiday was not present for the vote. All others voted in favor. The motion carried.**
- 6B. [2024-1024](#) Discuss and consider action to approve an agreement with Cobb, Fendley & Associates, Inc. in the amount of \$195,962 for professional engineering services associated with the Broadband Needs Evaluation and Comprehensive Broadband Master Plan project, and authorize the City Manager to execute the same.
- Mayor Gonzales opened the item for discussion. Mr. Hunter discussed the process to find a group for broadband needs evaluation and provided information about the timeline and action items. Mr. Hunter reviewed the visioning phase to look at evidence in the field and community engagement, then the planning phase to review options and opportunities for partnerships. Mr. Hunter discussed the opportunity to incorporate this type of infrastructure with the transportation projects. Mr. Rogers asked how many unserved addresses there are because there are only 23 addresses listed. Mr. Hunter stated the scope of the agreement is to verify the data and find that information. Discussion followed regarding the issues that have been talked about and the purpose of the agreement. Mr. Hunter reviewed anticipated outcomes and the full scope. Mr. Rogers discussed the cost if there are only 23 unserved addresses. Mr. Hunter provided information about the scope that goes beyond addressed unserved areas. Discussion followed. Mr. Metayer moved to approve the item. Mr. McDonald seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.**
- 6C. [2024-1019](#) Discuss and consider action to approve a construction contract with Thalle Construction Company, Inc. in the amount of \$12,795,000 associated with the Secondary Colorado River Raw Water Line - Raw Water Pump Station Package 2 project, and authorize the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Dunsworth provided information about the pump station expansion and discussed the package which includes an emergency power generator. Mayor Pro Tem Weiss asked if the project is staying in line with the budget. Mr. Dunsworth stated there are some cost savings in the project as a whole. Mr. Metayer discussed setting the standard for the state. Mr. McDonald asked about the projection of population this will serve. Mr. Dunsworth stated it will meet needs through at least 2040 based on projected growth. Mayor Gonzales asked about zebra muscles. Mr. Dunsworth stated there are measures in place to mitigate zebra muscles. Mr. Rogers moved to approve the item. Ms. Holiday seconded the motion. All voted in favor. The motion carried.

- 6D. [2024-1020](#) Discuss and consider action to approve a construction contract with S.J. Louis Construction of Texas, Ltd. in the amount of \$56,665,407.35 associated with the Secondary Colorado River Raw Water Line - Package 3 project, and authorize the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Dunsworth reviewed package 3 for a water line within the City of Austin and stated it is poly-coated steel with a savings of about \$12 million and reviewed the anticipated time line. Mr. McDonald asked about the poly-coated steel option. Mr. Dunsworth provided information stating it is lighter, transport is more efficient, and comes in greater links so there are fewer joints. Mr. Rogers moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

- 6E. [2024-1021](#) Discuss and consider action to approve a construction contract with BELT Construction of Texas, LLC in the amount of \$35,326,497 associated with the Secondary Colorado River Raw Water Line - Package 4 project, and authorize the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Dunsworth reviewed package 4 for a water line outside the City of Austin and stated there was a cost savings of \$5.6 million and reviewed the timeline. Mr. McDonald asked about the coordination of the packages. Mr. Dunsworth stated the contractors will determine the best method for everything to meet. Mr. Rogers asked about different contractors on the three packages. Mr. Dunsworth provided information about mitigating risk and efficiency. Mayor Pro Tem Weiss asked if there are any other packages for the project. Mr. Dunsworth stated these are the final packages and will be breaking ground. Mr. Rogers moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

- 6F. [RES-1279](#) Discuss and consider action to approve a resolution establishing a Legislative Agenda for the 89th Texas Legislative Session.

Mayor Gonzales opened the item for discussion. Ms. Higgins reviewed the legislative timeline and discussed what is new including the Trail Capital of Texas, TxDOT toll revenue requirements, convention center legislation, and expanded sections. Mr. Rogers discussed some areas of concern which may be to the detriment of the city. Discussion followed regarding disannexation and items related to the extraterritorial jurisdiction boundaries. Discussion followed regarding when changes may occur and the expectations of the state. Ms. Higgins provided information about the priority items and the items that are

listed to be monitored rather than pushed. Mr. Metayer moved to approve the item. Mayor Pro Tem Weiss seconded the motion. All voted in favor. The motion carried.

**6G.** [2024-0847](#) Presentation of the TIP Strategies final Pflugerville Workforce Study.

The item was discussed during the earlier posted worksession.

**6H.** [2024-1044](#) Conduct a presentation on a Veteran's Advisory Commission.

The item was discussed during the earlier posted worksession.

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

**5A.** [ORD-0782](#) 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 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 opened the item for discussion. Ms. Evans read the caption of the ordinance. Mayor Pro Tem Weiss clarified that they have entered into deed restrictions on the property and Ms. Breland confirmed. Mayor Pro Tem Weiss moved to approve the ordinance on second reading. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

**5C.** [2024-1018](#) Approving a memorandum of understanding with the Capital Metropolitan Transportation Authority, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Rogers stated he wanted to verify this is only for a water easement and not general purpose. Ms. Breland stated it is only for a water easement. Mr. Rogers moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

**5D.** [2024-1022](#) Approving a professional services agreement with Kimley-Horn and Associates, Inc in the amount of \$220,503 for preliminary engineering and design services for the Limestone Commercial to Pflugerville Farm Lane North project, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mayor Pro Tem Weiss asked about scope and traffic control. Dr. Kam provided information about the project and a traffic control evaluation with TxDOT. Mayor Pro Tem Weiss moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The

motion carried.

- 5I. [2024-1043](#) Approving a six-month lease agreement with the tenants at 101 East Pecan Street, and authorizing the City Manager to execute the same.  
There was no discussion or action on the item.

8. **Adjourn**

Mayor Gonzales adjourned the meeting at 9:14pm.

Respectfully submitted,

Approved as submitted on November 12, 2024.

Trista Evans, City Secretary