



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, July 26, 2022

7:00 PM

100 East Main Street, Suite 500

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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; Brian McDougal, Interim Assistant City Manager; Charles Zech, City Attorney; Trista Evans, City Secretary; Jason O'Malley, Police Chief; Jason Smith, Assistant Police Chief; Breanna Higgins, Assistant to the City Manager; Terri Toledo, Director of Management Services; Maggie Holman, Public Information Officer; Patricia Davis, City Engineer; Brandon Pritchett, Public Utility Director; Emily Moore, City Manager Intern; Jeff Dunsworth, Assistant City Engineer; Melissa Moore, Finance Director; Evan Groeschel, Operations 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. Items of Community Interest

Mayor Gonzales announced the Library is hosting a Pay it Forward Pflugerville event on Saturday to celebrate the completion of the summer reading program and promote local volunteer opportunities.

Mayor Gonzales announced that tax free weekend is August 5th through the 7th.

Mayor Gonzales stated that the Police Department is hosting a back to school

supply drive on August 6th benefiting Backpack Friends.  
Mayor Gonzales stated on August 6 Pflugerville Animal Welfare Services is holding a Dogust birthday celebration for shelter animals at Stone Hill Park with free pet adoptions.

#### 4. Public Comment

Matt Robertson spoke about the Estates of Heatherwilde neighborhood, stating the city spoke to them about updated plats and putting lights under the bridge before Covid. Mr. Robertson stated the original people who talked about it are no longer with the city and they do not have updated plats or lights under the bridge.

#### Reading of the Consent Agenda

Ms. Evans stated item 5B. was removed from the consent agenda and all remaining items could be acted upon in a single motion.

#### 5. Other Actions

- 5A. [2022-0710](#) Approving the minutes of the June 30, 2022 Quorum, July 12, 2022 Worksession, July 12, 2022 Regular Meeting, July 14, 2022 Worksession, and July 18, 2022 Worksession.  
The minutes were approved on the consent agenda.
- 5C. [2022-0702](#) Approving a Change Order with Texas Materials in the amount of \$84,387.82 for a construction contract for the Heatherwilde Phase III Roadway Improvement project and authorizing the City Manager to execute the same.  
The item was approved on the consent agenda.
- 5D. [2022-0704](#) Approving an agreement with The Brandt Companies, LLC in the amount of \$80,500 for the purchase and installment associated with Air Conditioning units at the Parks and Recreation building, and authorizing the City Manager to execute the same.  
The item was approved on the consent agenda.
- 5E. [2022-0715](#) Approving the purchase and installation of a target retrieval system from Range Systems in the amount of \$139,071 using Fiscal Year 2022 budgeted funds and utilizing the U.S. General Administration Cooperative Purchasing Program (GSA), and authorizing the City Manager to execute the same.  
The item was approved on the consent agenda.
- 5F. [2022-0716](#) Approving a professional services supplemental agreement with Half Associates, Inc. in the amount of \$175,159 for bid and construction phase services associated with the Historic Colored Addition

Subdivision Streets: Russell Street, Caldwell's Lane, Taylor Street, Grant Street and Lincoln Avenue project and authorizing the City Manager to execute same.

The item was approved on the consent agenda.

- 5G. [2022-0718](#) Approving a purchase from WeBuildFun, Inc. to provide playground shade for 1849 Park in the amount of \$79,739.75 through an existing cooperative purchasing agreement with Buyboard.

The item was approved on the consent agenda.

- 5H. [RES-1008](#) Approving a resolution of the City Council of the City of Pflugerville, Texas, accepting a petition for revision of the boundaries of the Lakeside Meadows Public Improvement District, increasing the estimated costs of the authorized improvement and calling for a public hearing.

The item was approved on the consent agenda.

### Action on the Consent Agenda

Mayor Pro Tem Weiss moved to approve the consent agenda. Mr. McDonald seconded the motion. All voted in favor. The motion carried.

- 7A. [RES-1007](#) Discuss and consider action to approve a resolution for funding and soliciting a master developer for the Downtown East project.

Mayor Gonzales opened the item for discussion. Ms. Barron gave a presentation covering the timeline of the project and community engagement. Ms. Barron discussed the downtown action plan and goals for the project. Jennifer Boss with Hayat Brown reviewed the project planning and market analysis and discussed the concept plans. Jay Brown with Hayat Brown spoke about project execution and using a Public Private Partnership to work with a developer on infrastructure. Naina Magon with Hawes Hill provided an overview of a tax increment reinvestment zone (TIRZ) and how it would impact development. Mr. Brown provided information about potential revenue sources from the project and proposed funding sources for the project and answered questions from council about funding. Ms. Barron reviewed the recommendation from the stakeholder committee to use a public private partnership for the development of Downtown East and to utilize various funding sources including certificates of obligation, PCDC, TIRZ and other project revenues to reduce the overall taxpayer burden to deliver the project.

Paul Chapman commended everyone for their hard work and stated that something should be done but concerned about increased traffic and potential increase of crime. Mr. Chapman stated the surrounding neighborhood has a sense of community pride and is concerned about the sociability aspect.

David LaForce stated what was presented would not revitalize downtown and stated need a park there and a bridge over the creek. Mr. LaForce expressed disappointment in the community feedback meetings and stated the community does not want multistory buildings there.

Betty Moor stated they are experiencing an increase in neighborhood traffic already and they do not need a hotel. Ms. Moor stated the great thing about the community is the hike and bike trail bringing the community together and would like to see more green space and asked what sort of changes are being made to the infrastructure to handle the increased usage.

Lisa Ely spoke about concerns of the land and stated that residents do not want a hotel or apartments there. Ms. Ely stated that Main Street extension is not wanted and the project would result in issues for flooding, animal habitats, traffic issues, and noise pollution. Ms. Ely spoke about what residents want over other uses including public spaces and outdoor amenities.

David Ely stated that people came for council to listen to them and they do not need a hotel, apartment, or city hall and the only thing that was voted on was the recreation center. Mr. Ely spoke about noise pollution, light pollution and flooding. Mr. Ely stated that Main Street does not belong there as it will displace traffic into the neighborhoods.

Bob Reichenbach stated public trust has to be earned and not using funds for its purpose as the voters approved is a misplacement of trust. Mr. Reichenbach spoke about the cost to extend Main Street and more money will be needed because of the creek. Mr. Reichenbach spoke about seniors needing a place to park for the center and stated no one wants a multistory structure.

Pat McCord stated that the plan is a legacy building and that location was previously seen as unsuitable for development. Mr. McCord stated the road would go through wooded property and hurt the wildlife and greenspace. Mr. McCord stated city hall should stay in Old Town Pflugerville and it is already the right site.

Nathan Pflaum stated what is being proposed will directly impact his front and back yard and has concerns about crime, noise, and traffic. Mr. Pflaum spoke about the intersection by HEB and asked how adding a city hall, hotel, and apartment will impact that intersection. Mr. Pflaum stated the road will add unneeded noise and does not want to live underneath a \$13 million bridge.

Lenette Peterson spoke about honesty, integrity, and transparency. Ms. Peterson spoke about the recreation center bond that constituents said yes to and stated that Pflugerville is not listed as a Transparency Star community. Ms. Peterson asked council to think of constituents and seniors stating citizens said no to a city hall and people in that community do not want a hotel.

Terry Newsom stated as a member of the Downtown East Subcommittee he does not support the decision that the majority supported. Mr. Newsom spoke about his concerns starting in 2018, cost for city hall, and bonds that passed. Mr. Newsome stated he spoke to state representatives regarding certificates of obligation and what they can be used for, stating voters have a right to vote on expenditures of tax money.

David Reichenbach stated he does not want more noise or traffic and should be doing GOs and not COs so that voters have a vote. Mr. Reichenbach stated he does not agree with big buildings, a hotel, or multi-residential area, but some parkland sounds good.

Russell Seguin stated he agrees with his Willow Creek neighbors and does not want this in their back yard. Mr. Seguin spoke about concern for increased traffic and stated if building big things to go to the outside of town and not in the middle. Mr. Seguin spoke about the greenbelt and noise pollution to the area.

James Patterson spoke about concern for noise stating he already has to call the police because music from downtown is too loud. Mr. Patterson stated concern for open music venues causing more noise and stated he does not mind Deutschen Pfest or Music in the Park because that is for the whole community.

Susan Meyer stated she understands change and wanting to develop the area but does not want a 500 family apartment or hotel. Ms. Meyer spoke about the trail system and stated it would be nice to have a place to meet friends or have coffee. Ms. Meyer stated quality of life for citizens of Pflugerville is important. Mayor Gonzales stated that Garza did not wish to speak but submitted a form stating opposition.

Ryan Burkhart stated he was on the stakeholders committee and has concerns about the information that was presented. Mr. Burkhart stated they did not have an opportunity to set the agenda and no comment from stakeholders was recorded. Mr. Burkhart stated the survey responses are the same opposition as the comments and stated the committee should continue and they should set the agenda.

Mr. Rogers stated he heard concerns about water and wastewater capacity and asked Ms. Barron if it would be an issue. Ms. Barron stated the long term master plan includes a mixed use development in the area. Mr. Rogers asked about the hike and bike trail and parking structure. Ms. Barron spoke about a bridge structure into Downtown East to allow trails to continue and the current concept is structured parking that is connected to the recreation center. Mr. Ruiz asked if other things could be put in the area other than a hotel or apartment complex. Mr. Metayer stated it is just a concept and it is helpful to hear what the community does not want. Mr. Metayer spoke about the growth in Pflugerville. Mayor Gonzales stated what goes on the property will be determined and recognized the concerns from the community.

Mr. Rogers asked about the cost of the project. Ms. Barron stated there are opportunities through the TIRZ and other sources. Richard Donoghue with McCall Parkhurst and Horton provided information about certificates of obligation and answered questions from council about the legislature. Mr. Rogers stated the current city hall is not adequate for the size of the city.

Mr. Metayer asked about the gap for the recreation center. Sarah Waisanen with ECM spoke about the preliminary cost estimate and now looking at the escalation of prices there is a gap. Ms. Waisanen answered questions from council regarding the change in cost and having a recreation center that is the correct size for the city. Ms. Barron answered questions from council about programming including discussion of a natatorium and partnering with other entities. Ms. Magon provided information about the TIRZ stating other entities can be included but the school district cannot.

Mayor Pro Tem Weiss asked about the statement to prepare and issue

certificates of obligation. Ms. Breland stated the purpose is to show commitment from the council to the developers and this opens the door to work with a developer and council will hear the proposal.

Mr. Metayer moved to approve the resolution as presented. Mayor Pro Tem Weiss seconded the motion. Mr. Rogers voted no, stating concern about certificates of obligation. Mr. McDonald – yes, Mr. Metayer- yes, Ms. Holiday – yes, Mr. Ruiz – yes, Mayor Pro Tem Weiss – yes, Mayor Gonzales – yes. The motion carried.

Mayor Gonzales announced that council was taking a recess at 9:09pm. Mayor Gonzales reconvened the meeting at 9:10pm. Mr. Metayer was absent from the dais.

## 6. Public Hearings and Ordinances

- 6A. [RES-1009](#) Conduct a public hearing and consider action to approve a resolution regarding the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2022.

Mayor Gonzales read the item and opened the public hearing. Ms. Barron provided information about the Community Development Block Grant (CDBG) to support community development activities and provided information about the selection of projects. Ms. Barron stated the anticipated projects include infrastructure for streetlights, parks scholarship program, and workforce training. Mayor Gonzales asked about expanding the scholarship program. Ms. Barron provided information about the process. Mr. Metayer returned to the dais at 9:27pm.

Ms. Barron gave a presentation about the CDBG dashboard. Mr. Metayer asked about the Equity Commission receiving a presentation. Ms. Barron stated it was the first year presenting to the commission and discussed housing. Mayor Gonzales asked if the city was able to identify any new areas. Ms. Barron stated the block groups that meet the criteria have not changed. Mr. Metayer asked about low income population in the city.

There was no one present wishing to speak under the public hearing. Mayor Pro Tem Weiss moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The public hearing was closed.

Mayor Pro Tem Weiss moved to approve the resolution. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

- 6B. [ORD-0659](#) Conduct a public hearing and consider action to approve an ordinance on first and final reading with the caption reading: Ordinance Authorizing the Issuance and Sale of City of Pflugerville, Texas Combination Tax and Limited Revenue Certificates of Obligation; Levying an Ad Valorem Tax and Pledging Certain Net Revenues in Support of the Certificates; Approving an Official Statement, a Purchase Agreement and Other Agreements; Establishing Procedures for Selling and Delivering the Certificates and Authorizing Other Matters Related to the Certificates.

Mayor Gonzales read the item and opened the public hearing. Dusty Traylor with RBC Capital provided information stating that the bond orders are delegation authorities and spoke about the process including conducting rating meetings. Mayor Pro Tem Weiss stated he was glad to see the projects that were listed. Mr. Metayer stated it is a good list of projects to take care of the infrastructure.

There was no present wishing to speak under the public hearing. Mayor Pro Tem Weiss moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The public hearing was closed.

Mr. Rogers moved to approve the ordinance. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

**6C.** [ORD-0660](#)

Conduct a public hearing and consider action to approve an ordinance on first and final reading with the caption reading: Ordinance Authorizing the Issuance and Sale of City of Pflugerville, Texas Limited Tax Bonds; Levying Ad Valorem Tax in Support of the Bonds; Approving an Official Statement, a Purchase Agreement and Other Agreements; and Authorizing Other Matters Related to the Bonds.

Mayor Gonzales read the item and opened the public hearing. Mr. Traylor stated that the ordinance authorizes staff to move forward with the sales within the defined parameters like the previous ordinance.

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

Mayor Pro Tem Weiss moved to approve the ordinance. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

**6D.** [ORD-0661](#)

Conduct a public hearing and consider action to approve an ordinance on first and final reading with the caption reading: Second Supplemental Ordinance to the Master Ordinance Establishing the City Of Pflugerville, Texas Utility System Revenue Financing Program.

Mayor Gonzales read the item and opened the public hearing. Mr. Traylor provided information about the program being issued through the Texas Water Development Board and spoke about the savings by the c

There was no one present wishing to speak under the public hearing. Mayor Pro Tem Weiss moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The public hearing was closed.

Mr. Rogers moved to approve the ordinance. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

**6E.** [ORD-0662](#)

Conduct a public hearing and consider action to approve an ordinance on first and final reading with the caption reading: Third Supplemental Ordinance to the Master Ordinance Establishing the City Of Pflugerville, Texas Utility System Revenue Financing Program.

Mayor Gonzales read the item and opened the public hearing. Mr. Traylor stated this ordinance is also for funding through the Texas Water Development Board and discussed the savings.

There was no present wishing to speak under the public hearing. Mayor Pro Tem Weiss moved to close the public hearing. Mr. Rogers seconded the motion. All voted in favor. The public hearing was closed.

Mr. Rogers moved to approve the ordinance. Ms. Holiday seconded the motion. All voted in favor. The motion carried.

## 7. Regular Agenda

- 7B. [RES-1010](#) Discuss and consider action regarding Public Safety Subcommittee appointments.
- Mayor Gonzales opened the item for discussion. Mr. Metayer voiced appreciation for the committee. Mayor Gonzales expressed his commitment to the public safety committee and would be willing to serve on it. Mr. Metayer stated he would also be willing to serve on the committee. Mr. McDonald stated he would be willing to serve on the committee. Mr. McDonald spoke about the recent Travis County ESD2 planning meeting. Discussion followed regarding the committee. Mr. Metayer asked if the item could be postponed. Mayor Gonzales stated the item would be postponed.
- 7C. [2022-0552](#) Discussion regarding the implementation of a Vendor Performance Evaluation Program for City of Pflugerville Capital Projects.
- Discussion on the item occurred during the previously posted worksession.
- 7D. [2022-0653](#) Presentation regarding the electronic voting system.
- Discussion on the item occurred during the previously posted worksession.
- 7E. [2022-0722](#) Discussion regarding stage rental policy for non-profit organizations.
- Discussion on the item occurred during the previously posted worksession.
- 7F. [2022-0723](#) Discussion regarding an update to the Water Treatment Plant Emergency Power Generator Project.
- Discussion on the item occurred during the previously posted worksession.
- 7G. [2022-0720](#) 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: Project Connection.
- Discussion on the item occurred in executive session during the previously posted worksession.

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

- 5B.** [2022-0648](#) Approving a Professional Services Agreement with Walker Partners, LLC in the amount of \$860,343 for professional services associated with 27-inch Kelly Lane Wastewater Interceptor Project, and authorizing the City Manager to execute the same.

**Ms. Evans read the item. Mr. Metayer requested a presentation. Mr. Dunsworth provided information about the 27-inch Kelly Lane Wastewater Interceptor Project and answered questions from council. Mayor Pro Tem Weiss moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.**

**9. Adjourn**

**Mayor Gonzales adjourned the meeting at 10:04pm.**

**Respectfully submitted,**

**Trista Evans, City Secretary**

**Approved as \_\_\_\_\_ on August 9, 2022.**