



City of Pflugerville

Meeting Agenda - Final

City Council

Tuesday, November 12, 2024

7:00 PM

1611 Pfennig Lane

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. 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.

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.

4. Other Actions

4A. [ORD-0797](#) Approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, Amending the City's Code of Ordinances Chapter 152, Subchapter B, Roadway Impact Fees, Assessment of Impact Fees, to include provisions for newly annexed areas; containing severability and repealer clauses; and providing for an effective date.

4B. [ORD-0800](#) Approving an ordinance on first reading with the caption reading: An ordinance authorizing the lease of City property located at 101 East Pecan, Pflugerville; providing cumulative, repealer and severability

clauses; providing for open meeting and establishing an effective date.

- 4C. [2024-1058](#) Approving the minutes of the October 22, 2024 Worksession and Regular Meeting.
- 4D. [2024-1029](#) Approving a construction contract with Patin Construction in the amount of \$5,244,846 for construction services associated with the Neighborhood Street Reconstruction Package 3 Project, and authorizing the City Manager to execute the same.
- 4E. [2024-1030](#) Approving a professional services supplemental agreement with Cobb, Fendley & Associates, Inc. in the amount of \$147,998 to add Construction Material Testing Services associated with the Neighborhood Street Reconstruction Package 3, and authorizing the City Manager to execute same.
- 4F. [2024-1095](#) Approving a construction contract with G2 Construction Services, Inc. in the amount of \$540,000 for Lake Pflugerville Spillway repairs, and authorizing the City Manager to execute the same.
- 4G. [2024-1051](#) Approving an extension to the agreement with Wells Fargo Bank for depository services, and authorizing the City Manager to execute the same.
- 4H. [2024-1053](#) Approving the FY24 Quarter 4 Investment Report.
- 4I. [2024-1060](#) Approving a professional services supplemental agreement with CP&Y, Inc., dba STV Infrastructure in the amount of \$128,494 to provide additional design and construction phase services for the Weiss Lane/Pecan Street Water Line project, and authorizing the City Manager to execute the same.
- 4J. [2024-1065](#) Approving a work authorization with Seven Arrows Land Staff, LLC in the amount of \$77,600 for right-of-way and appraisal services associated with the New Sweden Lift Station and Force Main Project, and authorizing the City Manager to execute the same.
- 4K. [2024-1079](#) Approving an application from Blue Cross and Blue Shield of Texas (BCBSTX) for medical and prescription benefits and an application from Dearborn Life Insurance Company for Voluntary Life/Accidental Death and Dismemberment (AD&D) and Long-Term Disability benefits in 2025, and authorizing the City Manager to execute the same.
- 4L. [2024-1086](#) Approving a service agreement contract with Parkhill for services associated with the City's Facility Master Plan in the amount of \$324,840, and authorizing the City Manager to execute the same.
- 4M. [2024-1087](#) Approving a professional services supplemental agreement with Walker Partners, LLC in the amount of \$957,358 for professional services associated with SH 130 Waterline Project, and authorizing the City

Manager to execute the same.

- 4N. [2024-1096](#) Approving a conditional purchase agreement and associated conveyance documents between Kevin B. Finley (Parcel No.1) and the City of Pflugerville as necessary to acquire real property interests for the 15-Inch North Wilbarger Wastewater Interceptor Project, and authorizing the City Manager to execute the same.
- 4O. [2024-1094](#) Approving the procurement of water treatment membranes in the amount of \$122,459, and authorizing the City Manager to execute the same.
- 4P. [2024-1106](#) Approving the procurement of one-hundred and ten (110) Motorola APX NEXT radios and required service and accessories utilizing City of Austin Contract No. 80116_NS160000056, in the amount of \$1,363,158.45 to be paid over 5 years at a cost of \$318,344.71 per year and authorizing the City Manager to execute the same.
- 4Q. [2024-1028](#) Approving a professional services agreement with Kleinfelder, Inc., in the amount of \$606,850, for construction management and inspection services associated with the 1849 Park Phase 2 Project and authorizing the City Manager to execute the same.
- 4R. [2024-1093](#) Approving the purchase and installation of a replacement pedestrian bridge at Windermere Park with G2 CSi General Contractor in the amount of \$108,000.00, and authorizing the City Manager to execute the same.
- 4S. [2024-1124](#) Approving a memorandum of understanding with Griffin Swinerton, LLC establishing the terms for the conveyance of approximately 10,500 gross square feet of retail space to be located within the Multi Generational Recreation Center within Downtown East, for such retail space to be managed and leased by Griffin Swinerton, LLC or an affiliate thereof, and authorizing the City Manager to execute the same.
- 4T. [2024-1099](#) Approving a Purchase and Sale Agreement (PSA) with Griffin Swinerton, LLC for infrastructure construction within Downtown East, and authorizing the City Manager to execute the same.
- 4U. [2024-1105](#) Approving a License Agreement with Griffin Swinerton, LLC for the development of Downtown East, and authorizing the City Manager to execute the same.
- 4V. [2024-1122](#) Approving a first amendment to the Preliminary Development Agreement (PDA) with Griffin Swinerton, LLC for the development of Downtown East and authorizing the City Manager to execute the same.
- 4W. [RES-1285](#) Approving a resolution approving an Advanced Funding Agreement with the Texas Department of Transportation for Locally Funded intersection improvements on-system projects (Main Street at FM 685) in the City of Pflugerville, and Authorizing the City Manager to Execute the same.

- 4X. [RES-1287](#) Approving a resolution committing the use of up to \$8,000,000 from Reinvestment Zone #1 for the purpose of funding a multi-level public parking structure for the Downtown East Project; Repealing all resolutions or parts of resolutions in conflict herewith; Providing a severability clause; Providing a savings clause; Finding and determining that the meeting at which the resolution is passed is open to the public as required by law; and providing an effective date.
- 4Y. [RES-1271](#) Approving a resolution authorizing the City Manager to execute all stormwater infrastructure maintenance and license agreements.
- 4Z. [RES-1280](#) Approving a resolution appointing City of Pflugerville representatives to the Technical Advisory Committee of the Capital Area Metropolitan Planning Organization (CAMPO) Transportation Policy Board.
- 4AA [RES-1282](#) Approving a resolution allocating the City of Pflugerville's 60 votes to Elizabeth Montoya for the Travis Central Appraisal District (TCAD) Board of Directors appointment.

Action on the Consent Agenda

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

5. Public Hearing

- 5A. [RES-1283](#) Conduct a public hearing regarding the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2023.

6. Regular Agenda

- 6A. [2024-1113](#) Discuss and consider action to approve the appointment of Carolyn Perez as Communications Director.
- 6B. [2024-1092](#) Discuss and consider action to approve a construction contract with McKee Utility Contractors, LLC in the amount of \$21,343,000 associated with the Wilbarger Wastewater Interceptor project, and authorize the City Manager to execute the same.
- 6C. [RES-1288](#) Discuss and consider action to approve a resolution approving a logo for Downtown Pflugerville.
- 6D. [2024-1107](#) Discussion regarding Equity Commission listening sessions, objectives, and duties.
- 6E. [2024-1108](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code regarding filing of suit against Arch Insurance Company and 123 Builders Co. 2.) Open Session Item: Discuss and consider action regarding filing of suit against Arch

Insurance Company and 123 Builders Co.

- 6F. [2024-1111](#) 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.

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

8. Adjourn

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.

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 at 100 E Main Street on November 8, 2024 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 Katherine Terry at katherinet@pflugervilletx.gov or 512-990-6140 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.