City of Pflugerville

Minutes - Final

City Council

Tuesday, March 11, 2025	7:00 PM	1611 Pfennig Lane

Regular Meeting

1. Call to Order

Mayor Victor Gonzales called the meeting to order at 7:00pm. Mayor Pro Tem Kimberly Holiday and Councilmembers Doug Weiss, Ceasar Ruiz, Melody Ryan, and David Rogers were in attendance. Councilmember Rudy Metayer was not 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; Trista Evans, City Secretary; Terri Toledo, Director of Management Services; Charles Zech, City Attorney; Breanna Higgins, Special Projects Manager; Jason Smith, Assistant Police Chief;

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

Eli Alborn stated he was representing the Rotary Club and Wild West Brewfest, thanked the council for their support last year offsetting Austin Public Health fees and assisting with Pfetch a Ride. Mr. Alborn stated this year's event is on April 11 and 12 and is asking for city support by covering the same and discussed the impact of the Austin Public Health fees. Mr. Alborn discussed changes made for this year and stated it is a regional attraction.

Reading of the Consent Agenda

Ms. Evans read the captions of the ordinance and stated items 4H. and 4J. were removed from the consent agenda and all items remaining on the consent agenda may be acted upon in a single motion.

4. Other Actions

4A. ORD-0817 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, Chapter 72 regarding speed limits on FM 685 in the city limits of the City of Pflugerville; defining speeding and fixing a penalty therefore; declaring what may be a sufficient complaint in prosecutions hereunder; with a saving clause repealing conflicting laws and declaring an emergency.

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

4B. ORD-0812 Approving an annexation ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, annexing, for full purposes, tract of land totaling 82.962 acre of land being 80.218-acres out of the G.B. Zimplemann and J.V. Bergen Survey No. 285 Abstract No. 2370 and Thomas Hancock Survey No.20, Abstract No. 392, being a portion of Steger Lane and 2.681 acres out of the Andrew Austin Survey No.19, Abstract 38, out of the G.B.Zimplemann and J.V. Bergen Survey No. 285, Abstract No.2370, being a portion of Cameron Road, Travis County, Texas within the City's extraterritorial jurisdiction. The property is generally located at 17716 Steger Lane to be known as the 17716 Steger Lane Annexation (ANX2024-00209).; Binding the land to all of the acts, ordinances, resolutions and regulations of the City; approving a service plan; providing for severability; and providing an effective date.

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

4C. ORD-0813 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 5.05 acres, of unplatted land situated in the Jacob Casner Survey No. 9, Abstract No. 2753, in Travis County, Texas, from Agricultural/ Development Reserve (A) to Single Family- Mixed Use (SF-MU); to be known as the Westglade Rezoning (REZ2024-00416); 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.

4D. ORD-0814 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 the approximately 0.0826-acres,

being a portion of Lot 4, Block 10, Town of Pflugerville Subdivision, in Travis County, Texas, from Single Family Suburban (SF-S) to Neighborhood Services (NS); to be known as the 308 N 1st Street Rezoning (REZ2024-00404).Providing for repeal of conflicting ordinances; providing for serviceability; and providing an effective date.

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

4E. ORD-0815 Approving an ordinance on second reading with the caption reading: An ordinance authorizing the lease of City property located at 105 East Pecan, Pflugerville; providing cumulative, repealer and severability clauses; providing for open meeting and establishing an effective date.

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

4F. 2025-0218 Approving the minutes of the February 14, 2025 Worksession, February 24, 2025 Joint Meeting and February 25, 2025 Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

4G. 2025-0229 Approving moving the November 11, 2025 Council Worksession and Regular Meeting to November 12, 2025.

The item was approved on the consent agenda.

4I. 2025-0230 Approving a memorandum of understanding and related items with the Capital Metropolitan Transportation Authority associated with the Secondary Colorado River Raw Water Line project, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

Action on the Consent Agenda

Mr. Rogers moved to approve the consent agenda. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.

Items pulled from the consent agenda will be addressed under Item 6.

5. Regular Agenda

5A. 2025-0238 Discuss and consider action to approve a Purchase and Sale Agreement (PSA) with Griffin Swinerton, LLC for construction of "The Monarch," the multi-generational recreation center, within Downtown East, and authorize the City Manager to execute the same.

Mayor Gonzales opened items 5A. and 5B. together. Ms. Barron reviewed the timeline of the projects, project goals, and phases. Ms. Barron highlighted some of the designs and programming planned at the recreation center. Ms. Barron reviewed the developer agreement progression and construction

schedule. Jeff Nydeggar with Winstead discussed the key transaction documents and provided information about the agreements. Ms. Barron reviewed the next steps for the city hall, recreation center, and plaza to begin construction and upcoming considerations. Ms. Ryan asked about furniture and equipment going into the building. Ms. Barron stated it will be a combination of current and new furniture. Ms. Ryan asked about the likelihood of coming in under budget. Korin Crawford with Griffin Swinerton provided information about the process and stated any savings go back to the city, and any overages on the guaranteed maximum price is incurred by Griffin Swinerton.

Mayor Gonzales moved to approve the item. Mr. Ruiz seconded the motion. Mayor Pro Tem Holiday was not present for the vote. The vote was as follows: Mr. Weiss - yes, Mr. Ruiz - yes, Mayor Gonzales - yes, Mr. Rogers - no, Ms. Ryan - no. The motion carried.

5B. 2025-0237 Discuss and consider action to approve a Purchase and Sale Agreement (PSA) with Griffin Swinerton, LLC for construction of City Hall within Downtown East, and authorize the City Manager to execute the same.

Mayor Gonzales moved to approve the item. Mr. Weiss seconded the motion. Mayor Pro Tem Holiday was not present for the vote. The vote was as follows: Mr. Weiss - yes, Mr. Ruiz - yes, Mayor Gonzales - yes, Mr. Rogers - no, Ms. Ryan - no. The motion carried.

5C. 2025-0259 Discussion regarding Pflugerville Community Development Corporation budget priorities.

The item was discussed during the earlier posted worksession.

5D. 2025-0239 1.) Executive Session Item: Discussion regarding the Gin Tract adjacent to the Downtown East Project pursuant to Section 551.087 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action regarding the Gin Tract adjacent to the Downtown East Project.

The item was discussed in executive session during the previously posted worksession.

5E. 2025-0241 1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code regarding breach of agreement for lease of 101 E. Pecan St. 2.) Open Session Item: Discuss and consider action regarding breach of agreement for lease of 101 E. Pecan St.

Mayor Gonzales opened the item. Mr. Rogers moved that the city direct the city attorney to file suit against Delton Southern III. Mr. Weiss seconded the motion. All voted in favor. The motion carried.

6. Discuss and Consider Action on Items Pulled from Consent Agenda

4H. 2025-0234 Approving a memorandum of understanding between the Pflugerville Independent School District and the City of Pflugerville Police Department for the participation in the Notification of Exposure to Trauma

program, also known as the Handle with Care program, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item and Ms. Evans read the title. Mr. Rogers asked about a blank in the agreement. Assistant Chief Smith stated they asked for that piece to be redacted as it is a link for law enforcement. Mr. Rogers asked about the broad definition of trauma. Assistant Chief Smith stated the school district wanted the definition to be more inclusive so whether a victim or witness the child could receive help. Ms. Ryan stated she had the opportunity to speak to someone about the program and is excited to see the partnership. Mayor Pro Tem Holiday stated this is an important program so the children can receive help. Mayor Pro Tem Holiday moved to approve the item. Mr. Ruiz seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

4J. 2025-0248 Approving an extension 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.

Mayor Gonzales opened the item and Ms. Evans read the title. Mr. Weiss moved to approve the item. Mayor Gonzales seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

7. Adjourn

Mayor Gonzales adjourned the meeting at 7:29pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on March 25, 2025.