



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, January 13, 2026

6:00 PM

1611 Pfennig Lane

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#### Worksession

Public comment will be allowed in person at the Regular Meeting scheduled to begin at 7:00p.m.

#### 1. Call to Order

Mayor Doug Weiss called the worksession to order at 6:00pm. Mayor Pro Tem Kimberly Holiday and Councilmembers Jonathan Coffman, Ceasar Ruiz, Rudy Metayer, and Melody Ryan were in attendance. Councilmember David Rogers joined the worksession at 6:04pm.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Trista Evans, City Secretary; Terri Toledo, Director of Management Services, Stanley Springerly, Assistant City Attorney; Ashley Bailey, Planning and Development Services Director; Sven Griffin, GIS Manager.

#### 2. Regular Agenda

##### 2A. [2026-0049](#) Discussion regarding the city's policy on calculating and publishing population estimates.

Mayor Weiss opened the item for discussion. Ms. Bailey reviewed the population growth and assumptions from 2019-2025 and discussed using the 2020 census for calculations. Mr. Griffin provided information about the calculation for dwelling units in the city. Ms Bailey stated the estimates are used for general growth trends. Mayor Weiss stated vacancy rates in multi-family are elastic. Discussion followed regarding vacancy rate models and the difference between single family and multi-family. Mr. Griffin answered questions from council about how dwelling units and population is calculated and discussion followed.

Ms. Ryan gave a presentation regarding population estimates. Council discussed what the population estimate is used for and how other cities estimate population. Mr. Griffin provided information about how the estimates are calculated. Ms. Ryan discussed how she calculated population estimates. Mayor Pro Tem Holiday discussed concerns regarding Ms. Ryan's presentation. Ms. Ryan discussed methodology differences. Discussion followed regarding data available. Ms. Ryan discussed how other cities calculate population estimates. Discussion followed regarding estimates in different housing categories.

Mayor Weiss asked if there was any desire to provide direction. Mr. Ruiz, Mayor Pro Tem Holiday, Mr. Coffman, Mr. Metayer and Mayor Weiss stated they comfortable with the current process. Ms. Ryan and Mr. Rogers stated they would like further discussion.

**2B. 2026-0048** 1.) Executive Session Item: Discussion of personnel matters pursuant to Section 551.074 of the Texas Government Code regarding City Attorney.  
**There was no discussion on the item.**

**2C. 2026-0054** 1.) Executive Session Item: Consultation with legal counsel regarding Public Information Act Special Access Rights related to legislative requests pursuant to Section 551.071 of the Texas Government Code.  
**There was no discussion on the item.**

**3. Adjourn**

Mayor Weiss adjourned the worksession at 7:01pm.

Respectfully submitted,

**Trista Evans, City Secretary**

Approved as \_\_\_\_\_ on January 27, 2026.