



City of Pflugerville

Minutes - Final

City Council

Wednesday, November 12, 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 joined the meeting at 7:26pm.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Stanley Springerley, Assistant City Attorney; Trista Evans, City Secretary; Terri Toledo, Director of Management Services; Brandon Pritchett, Public Utility Director; Tracy Waldron, Finance Director; Shane Mize, Parks and Recreation Director; Jeff Dunsworth, Assistant Director of Utilities; Abby Morrison, Public Works Services 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

Becky Halpin discussed Old Town Park being upgraded to a regional park and stated people around it do not want it, discussed concerns about no parking, no sidewalks, and the cost of the park. Ms. Halpin stated everyone is already struggling to pay bills and the park does not fit in the neighborhood.

Lordes Zuniga discussed Financial Health Pathways, a program to help dismiss court cases from communities that are struggling. Ms. Zuniga stated it addresses the issues of poverty and the need for collaboration to get people

help rather than punitive measures.

Arash Saberi stated he is with Sip and Smash Social and discussed working with staff to permit and pass inspections. Mr. Saberi stated that through the process requirements changed and fees are doubled each month. Mr. Saberi discussed the continued increase and requested a cap on the fees while they are working through the process with the city.

4. Presentation

- 4A.** [2025-0814](#) Presentation by the Texas Workforce Commission (TWC) regarding "We Hire Vets" designation.

Casey Wade with Texas Workforce Commission Veterans Leadership Program provided information about the program and stated 14% of the City of Pflugerville's workforce is made up of veterans and thanked the city for its commitment to veterans.

Reading of the Consent Agenda

Ms. Evans stated items 5B., 5C., 5E., 5F., and 5G. were removed from the consent agenda and all remaining items may be acted upon in a single motion.

5. Other Actions

- 5A.** [2025-0882](#) Approving the minutes of the October 20, 2025 Worksession, October 21, 2025 Joint Meeting, and October 28, 2025 Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

- 5D.** [2025-0891](#) Approving the procurement of Supervisory Control and Data Acquisition network switches in the amount of \$134,037, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5H.** [2025-0896](#) Approving a professional services agreement with Miller Gray LLC, in the amount of \$249,562, to provide preliminary engineering associated with the Upper New Sweden Wastewater Interceptor 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 Pro Tem Holiday seconded the motion. Mr. Metayer was not in attendance. All those in attendance voted in favor. The motion carried.

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

6. Regular Agenda

- 6A. [2025-0869](#) Discuss and consider action to approve a Pflugerville Community Development Corporation (PCDC) Community Engagement Grant (CEG) not to exceed \$300,000, for the purpose of reimbursing Pflugerville Area Youth Baseball and Softball (PAYBAS) for essential repairs and upgrades to improve the Pflugerville ISD youth baseball and softball fields located at 701 Immanuel Road, and authorizing the PCDC Executive Director to execute the same.

Mayor Gonzales opened the item for discussion. Jerry Jones, PCDC Executive Director, reviewed the item from the previous council meeting and stated a letter of good standing regarding the PAYBAS nonprofit status was received. Ms. Ryan asked about plans for 1849 Park providing fields to the community. Mr. Mize provided an overview of the fields and timing of availability. Discussion followed what the fields would be able to manage for games. Ms. Ryan discussed concerns about not having all tax returns and discussed the current state of the fencing. Traci Dockter discussed the difficulties with it being a nonprofit and run by volunteers and answered questions about the fencing stating it is still the original fence that has been repaired. Mr. Metayer asked how 1849 Park would impact them. Discussion followed regarding field use across the available locations. Mr. Metayer discussed working with the school district. Ms. Dockter discussed difficulties with coordination. Mr. Weiss moved to approve the item. Mr. Metayer seconded the motion. Mayor Pro Tem Holiday stated concern about future similar requests. Mr. Rogers voted no, all others voted in favor. The motion carried.

- 6B. [RES-1368](#) Discuss and consider action to approve a resolution of the City Council of the City of Pflugerville, Texas, directing the City Manager or the City Manager's designee to execute all documents to institute eminent domain proceedings for the acquisition of right-of-way and drainage easement in Pflugerville, Travis County, Texas and directing the City Attorney to initiate condemnation proceedings associated with the East Pflugerville Parkway (Colorado Sand to Weiss Lane) Project.

Mayor Gonzales opened the item for discussion. Ms. Morrison provided information about the property and the need for eminent domain to move forward with the project. Mr. Weiss asked about the property owner. Mr. Rogers asked about the amount of acreage in question. Ms. Morrison provided information. Ms. Ryan asked about the eminent domain process. Mayor Gonzales stated council was retiring to executive session at 7:55pm. Mayor Gonzales reconvened the meeting in open session at 8:01pm. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

- 6C. [RES-1371](#) Discuss and consider action to approve a resolution of the City Council of the City of Pflugerville, Texas, directing the City Manager or the City Manager's designee to execute all documents to institute eminent

domain proceedings for the acquisition of land situated for temporary construction easement and wastewater easement in Pflugerville, Travis County, Texas and directing the City Attorney to initiate condemnation proceedings associated with the 18-Inch Gilleland Creek Wastewater Interceptor Project.

Mayor Gonzales opened the item for discussion. Ms. Morrison provided information about the property and the project and what led to the need for eminent domain. Mr. Weiss asked if the property owner is responsive. Ms. Morrison stated yes, but unable to come to an agreement. Ms. Ryan asked for clarification regarding the pipes, Mr. Pritchett provided information. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

6D. [RES-1372](#)

Discuss and consider action to approve a resolution for the creation and appointments to a Charter Review Commission.

Mayor Gonzales opened the item for discussion. Ms. Evans provided information about the resolution. Ms. Ryan asked about the process for appointments for new members and any open spots. Ms. Evans provided information and stated an item will be on the next council agenda. Mr. Rogers moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

6E. [RES-1365](#)

Discuss and consider action to approve a resolution allocating the City of Pflugerville 22 votes for the Travis Central Appraisal District (TCAD) Board of Directors.

Mayor Gonzales opened the item for discussion. Ms. Evans reviewed the previous council action to nominate Elizabeth Montoya and Melody Ryan and the process to allocate votes. Ms. Ryan stated she was not interested. Mr. Weiss moved to allocate all 22 votes to Elizabeth Montoya. Mr. Metayer seconded the motion and discussed working with the other entities. All voted in favor. The motion carried.

6F. [2025-0899](#)

1.) Executive Session Item: Deliberation regarding real property pursuant to Section 551.072 of the Texas Government Code regarding the purchase, exchange, lease, and/or value of real property related to Project Listen. 2.) Open Session Item: Discuss and consider action regarding Project Listen.

Mayor Gonzales read items 6F. and 6G. and stated council was retiring to executive session at 8:10pm. Mayor Gonzales reconvened the meeting in open session at 9:42pm. No action was taken.

6G. [RES-1374](#)

Discuss and consider action regarding City of Pflugerville Code of Conduct for Elected and Appointed Officials.

Mayor Gonzales read items 6F. and 6G. and stated council was retiring to executive session at 8:10pm. Mayor Gonzales reconvened the meeting in open session at 9:42pm. No action was taken.

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

- 5B.** [2025-0886](#) Approving an extension to the agreement with Wells Fargo Bank for depository services, and authorizing the City Manager to execute the same.
- Ms. Evans read the item. Mr. Rogers asked why the city is not using a local bank and the rates. Ms. Waldron provided information stating the final extension of the contract takes the city through 2026 then will be going through a request for proposal process for depository services. Ms. Waldron provided information regarding rates and Wells Fargo services. Mr. Metayer moved to approve the item. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.
- 5C.** [2025-0889](#) Approving an interlocal agreement with Lower Colorado River Authority for a trunked radio system for the City's Supervisory Control and Data Acquisition system, and authorizing the City Manager to execute the same.
- Ms. Evans read the item. Mr. Rogers stated there are some blanks in the contract. Mr. Pritchett provided information about the effective date language in the LCRA standard contract. Mr. Rogers asked about the total cost. Mr. Pritchett provided information about the rates and estimated total, depending on how many devices are added or removed, and discussed LCRA contract process. Mr. Rogers moved to approve the item. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.
- 5E.** [2025-0890](#) Approving the creation of the Downtown East Commercial Community, Inc. (the "Association"), Commercial Condominium for Parcel 4 (The Monarch), and related supporting documents to include a Master Covenant, Master Condominium Declaration, Community Manual, Certificate of Formation, Management Certificate for Downtown East, Organizational Consent, Notice of Applicability, Condo Plat and Parking Use Agreement, and authorizing the City Manager to execute the same.
- Ms. Evans read the item. Ms. Barron stated these are the last major agreements for Downtown East, reviewed project goals, and reviewed the impacted areas. Grant Prengler with Winstead reviewed the master covenant and the condominium declaration. Mr. Prengler answered questions from council about the board. Mr. Rogers suggested lowering the number of the required votes to make changes. Discussion followed regarding the intent of the agreements. Mr. Ruiz asked about the timeline for the item and if postponement was possible. Discussion followed regarding the creation. Mr. Prengler reviewed the parking use agreement and cost structure. Mr. Rogers asked why four structures are locked in. Ms. Barron reviewed the parcels on the property where development is anticipated. Mr. Rogers discussed concerns about needing 100% agreement on items and discussion followed regarding thresholds needed. Ms. Barron stated the item can come back at the following council meeting. No action was taken.
- 5F.** [2025-0894](#) Approving a professional services supplemental agreement with STV, Inc., in the amount of \$356,486 to provide WIFIA funding support

services, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Rogers asked why this is needed. Mr. Dunsworth provided information about the WIFIA program tranches and the items that need to be completed. Mr. Dunsworth discussed the process and the resources needed. Mr. Metayer moved to approve the item. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.

5G. [2025-0895](#)

Approving a professional services supplemental agreement with Pape-Dawson Consulting Engineers, LLC in the amount of \$281,631 for the New Sweden Lift Station and Force Main project, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Ms. Ryan stated she would like a presentation. Mr. Pritchett reviewed the location and the project. Mr. Pritchett stated the area has a long history and provided an overview. Mr. Weiss moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

8. Adjourn

Mayor Gonzales adjourned the meeting at 10:37pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on November 25, 2025.