



City of Pflugerville

Minutes - Final

City Council

Tuesday, February 24, 2026

7:00 PM

1611 Pfennig Lane

Regular Meeting

1. Call to Order

Mayor Doug Weiss called the meeting to order at 7:01pm. Mayor Pro Tem Kimberly Holiday and Councilmembers Jonathan Coffman, Ceasar Ruiz, Rudy Metayer, Melody Ryan, and David Rogers were in attendance.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Mike Hayes, City Attorney; Trista Evans, City Secretary; Terri Toledo, Director of Management Services; Ashley Bailey, Planning and Development Services Director; Norma Martinez, Right of Way Manager; Rhonda McLendon, Animal Welfare Services Director; Matt Rector, Public Utility and Engineering Director; Danny Magee, Assistant Director Traffic and Transportation; Shane Mize, Parks and Recreation Director; Jeff Dunsworth, Assistant Director Utility Engineering.

2. Opening

A. Pledge of Allegiance to the Flag of the United States of America

Mayor Weiss 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 Weiss led those in attendance in the Pledge of Allegiance to the Texas State Flag.

C. Moment of Silence

Mayor Weiss led those in attendance in a moment of silence.

3. Public Comment

William Glenn stated he is the owner of the new Green Sleeves Nursery and stated he is up against a fine schedule for a temporary certificate of occupancy due needing a restroom on the property. Mr. Glenn discussed issues with locating the wastewater line and requested some option for discretionary power to allow them operate.

Richard Halpin stated he is a neighbor and customer of Green Sleeves Nursery and asked council to do everything they can to facilitate the small business to

be able to continue.

Becky Halpin stated it is spring planting season and the nursery needs to be open now. Ms. Halpin stated they pay close attention to native plants and vegetables and would like them to be able to open.

Liz Pfluger stated she worked at Green and Growing which Green Sleeves took over and is filling the needs of the community. Ms. Pfluger asked to expedite the process and discussed the native plants the nursery offers.

Rhonda Pfluger stated they are fortunate that Green Sleeves is continuing the independent garden center on the same property as Green and Growing. Ms. Pfluger reviewed the issues dealt with on the sewer line availability and discussed the native plants offered.

Reading of the Consent Agenda

Ms. Evans read the caption of the ordinances, stated items 4E., 4G., 4H., 4I., 4J., 4K., 4L., 4M., and 4O. were removed from the consent, and stated the items remaining on the consent agenda may be acted upon in a single motion.

4. Other Actions

- 4A. [ORD-0869](#) Approving an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending the City of Pflugerville, Texas Code of Ordinances, Chapter 92, adding Articles III and IV regarding the quasi-judicial enforcement of health and safety ordinances creating a Building and Standards Commission in accordance with Chapter 54 of the Local Government Code, Subchapter C to meet local conditions; and the authority regarding a substandard building per 214 of the Local Government Code; providing that this ordinance shall be cumulative; repealing all ordinances to the extent they are in conflict; providing for severability; and providing an effective date.
- The ordinance was approved on second reading on the consent agenda.
- 4B. [ORD-0870](#) Approving an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, adopting regulations relating to junked vehicles as public nuisances; providing for the abatement and removal of junked vehicles; providing for the notice, hearing, and enforcement; providing penalties; repealing conflicting provisions; providing a severability clause; and providing an effective date.
- The ordinance was approved on second reading on the consent agenda.
- 4C. [ORD-0871](#) Approving an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, repealing and replacing Chapter 92 Health and Sanitation of the code of ordinances, providing for procedures, penalties, and remedies, and providing an effective date.
- The ordinance was approved on second reading on the consent agenda.

- 4D.** [ORD-0872](#) Approving an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending the City of Pflugerville, Texas code of ordinances, Chapter 150, adding Section 150.18 regarding the means of appeal in the International Building Code, 2021 edition, the International Residential Code, 2021 edition, the International Plumbing Code, 2021 edition, International Mechanical Code, 2021 edition, International Fuel Gas Code, 2021 edition, International Energy Conservation Code, 2021 edition, International Fire Code, 2021 edition, International Existing Building Code, 2021 edition, International Property Maintenance Code, 2021 edition, International Swimming Pool and Spa Code, 2021 edition with amendments to meet local conditions; providing that this ordinance shall be cumulative; repealing all ordinances to the extent they are in conflict; providing for severability; and providing an effective date.
- The ordinance was approved on second reading on the consent agenda.**
- 4F.** [2026-0089](#) Approving the minutes of the February 10, 2026 Worksession and Regular Meeting.
- The minutes were approved on the consent agenda.**
- 4N.** [2026-0213](#) Approving the 2026 Pflugerville Community Development Corporation (PCDC) Board of Director's Ethics Policy for annual board signature.
- The item was approved on the consent agenda.**

Action on the Consent Agenda

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

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

5. Public Hearings

- 5A.** [2026-0128](#) Conduct a public hearing regarding the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2026.
- Mayor Weiss read the item and opened the public hearing. Ms. Bailey provided an overview of CDBG, selection of projects, and 2025 anticipated project priorities. Ms. Bailey reviewed the next steps to be released for public comment and back for council consideration. Mr. Rogers asked if the funds can be used for community college scholarships. Mr. Metayer discussed the history of the use of CDBG funds. Ms. Ryan reviewed recommendations for new ways to use the funding. Discussion followed regarding how the funds can be used. Ms. Ryan discussed housing cost burden. Mr. Rogers discussed Parkway neighborhood. Ms. Ryan asked about a report counting unhoused individuals in the city. Discussion followed. Ms. Ryan stated there is some conflicting data in the report provided. There was no one present wishing to speak under the**

public hearing. Mr. Metayer moved to close the public hearing. Mr. Coffman seconded the motion. All voted in favor. The motion carried.

5B. [ORD-0868](#)

Conduct a public hearing for an annexation ordinance with the caption reading: An ordinance of the City of Pflugerville, Texas, annexing, for full purposes, tract of land totaling approximately 62.74 acres of land situated in the Theophilus Ellison Survey, Abstract No. 260, in Travis County, Texas, being all of called 86.96 acre tract of land as described in a general warranty deed to New Sweden MPC, L.P and recorded in document no. 2006201486 of the official public records of Travis County, Texas. The property is generally located east of the FM 973 and New Sweden Church Road intersection on the north side of New Sweden Church Road to be known as the New Sweden Lift Station annexation (ANX2025-00423).

Mayor Weiss read the item and opened the public hearing. Ms. Bailey reviewed the location and the associated lift station project that is under design. Ms. Bailey stated the city has not heard back from Travis County yet so the item is only to conduct the public hearing. Ms. Ryan asked if there is a fiscal impact to annex the right of way. Ms. Bailey provided information. There was no one present wishing to speak under the public hearing. Mr. Metayer moved to close the public hearing. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.

Discuss and Consider Action on Items Pulled from Consent Agenda

4G. [2026-0107](#)

Approving a contract with MT Construction Service in the amount of \$220,000 for trail removal and replacement associated with the City's annual trail maintenance program, and authorizing the City Manager to execute the same.

Mayor Weiss opened the item. Mr. Rogers stated there are blanks in the contract and the scope and term seemed vague. Mr. Rogers stated he would like to see it brought back to the next meeting with more details. Ms. Ryan asked what the scope is. Mayor Weiss stated the item will return on the March 10th council meeting. No action was taken.

4H. [2026-0116](#)

Approving a small personal property claim settlement and release with animal shelter volunteer Tom Rott in an amount not to exceed \$4,005.21 to fully resolve Claim No. TX254023 filed through the Texas Municipal League Risk Pool related to property damage incident occurring on December 17, 2025, and authorizing the City Manager to execute the same.

Mayor Weiss opened the item and stated all settlements are required to be approved by council. Mr. Rogers asked what caused the property damage. Ms. Breland provided information and stated the gate sensor has been repaired. Mr. Rogers moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

4I. [2026-0189](#)

Approving the recommended appointments for the 2026 Animal Advisory

Committee.

Mayor Weiss opened the item. Mr. Rogers asked why the appointments do not go under the usual board appointment process. Ms. Breland provided information about the requirements of the board. Ms. McLendon reviewed the requirements of the members. Discussion followed regarding increasing the terms defined in the ordinance when the appointments come back to council. Mr. Rogers moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

40. [2026-0227](#) Approving payment in an amount not to exceed \$330,000 to Wastewater Transport Services LLC (WWTS) for the provision of pump and haul services pursuant to the Development Agreement regarding the Meadowlark Preserve development, and authorizing the City Manager to execute the same.

Mayor Weiss opened the item. Mr. Rogers asked about the need for the contract. Mr. Rector provided information about the development agreement parameters and timeline for the city to complete infrastructure items. Ms. Ryan asked when the developer finished their improvements. Discussion followed regarding the requirements of the contract. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

6. Regular Agenda

- 6A. [RES-1405](#) Conduct a presentation and discuss and consider action approving a resolution accepting the Fiscal Year 2025 Audit.

Mayor Weiss opened the item. Brandon Tran with Weaver & Tidwell LLP reviewed required auditor correspondence, the audit process and reviewed the summary of the auditor's opinion of an unmodified audit report. Mr. Tran reviewed the schedule of findings and a single finding regarding a lump sum 27 year prepayment and the correction. Mr. Tran reviewed statement of revenues, expenditures, and standards. Ms. Ryan stated it shows the city is no longer categorized as low risk. Mr. Tran stated that due to the finding it changes the category which may require more testing for future audits. Ms. Ryan asked about end of year procedures and stated she would like additional time to review the report before acceptance. Ms. Ryan moved to postpone the item. Mr. Rogers seconded the motion. Mayor Weiss asked what the postponing will do from an acceptance perspective. Ms. Ryan stated it has been postponed in the past and discussed reviewing financial statements. The vote was as follows: Mr. Metayer was not present for the vote. Mayor Weiss - no, Mr. Rogers - yes, Ms. Ryan - yes, Mayor Pro Tem Holiday - no, Mr. Coffman - yes, Mr. Ruiz - no. The motion failed.

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

- 6B. [2026-0203](#) Discuss and consider action to approve an encroachment agreement with Century Land Holdings II, LLC & GRBK Edgewood LLC, associated with the Colorado River Raw Water Lines, and authorize the City

Manager to execute the same.

Mayor Weiss opened the item. Mr. Dunsworth reviewed the location and the existing waterline easement along Cameron Lane. Mr. Dunsworth answered questions from council regarding the type of utilities and timing. Mr. Metayer moved to approve the item. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.

6C. [RES-1399](#)

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 wastewater easement and temporary construction easements in Pflugerville, Travis County, Texas and directing the City Attorney to initiate condemnation proceedings associated with the 15 Inch Northwest Wilbarger Line Extension Project.

Mayor Weiss opened the item. Ms. Martinez reviewed the location and discussed the need for the wastewater line extension. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

6D. [RES-1400](#)

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 right-of-way and grading 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) Project.

Mayor Weiss opened the item. Ms. Martinez stated an agreement was reached and no action is needed.

6E. [RES-1401](#)

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 right-of-way and utility easements in Pflugerville, Travis County, Texas and directing the City Attorney to initiate condemnation proceedings associated with the Kelly Lane Phase 3 Project.

Mayor Weiss opened the item. Ms. Martinez reviewed the location and the nine parcels under consideration. Discussion followed regarding the overview of the project. Mr. Rogers asked if the locations are in the city limits and discussed who the road will be serving. Ms. Ryan asked about the size of Parcel 18. Ms. Martinez provided information. Mr. Metayer moved to approve the item. Mr. Coffman seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

6F. [RES-1402](#)

Discuss and consider action to approve a resolution making additional appointments to the 2026 Capital Improvement Bond Committee.

Mayor Weiss opened the item. Mr. Ruiz stated he is appointing Cindy Williams and Joan Clark. Mr. Metayer stated he is appointing Noelle Rudolph and Syed

Kazmi. Mayor Pro Tem Holiday stated she is appointing Jesse Plaza. Mr. Metayer moved to approve the resolution. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

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

- 4J. [2026-0193](#) Approving a conditional purchase agreement and associated conveyance documents between Texas Conference Association of Seventh Day Adventists (Parcel 13) and the City of Pflugerville as necessary to acquire real property interests for the Kelly Lane Phase 3 Project, and authorizing the City Manager to execute the same.

Mayor Weiss opened items 4J. and 4K. Ms. Rogers stated concern about the cost per acre on the parcels. Mayor Weiss discussed the parcels and eminent domain options. Mr. Rogers stated may need to do eminent domain if the price is so high. Ms. Ryan stated the prices are higher than has been paid in the past. Mr. Coffman discussed the trade offs that were considered. Mr. Ruiz discussed the slow down with the previous phase of the project. Mr. Metayer discussed the importance of location on property value. Ms. Martinez provided information regarding the budget.

Mr. Ruiz moved to approve item 4J. Mr. Coffman seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

- 4K. [2026-0194](#) Approving a conditional purchase agreement and associated conveyance documents between BJI, Inc (Parcel 9) and the City of Pflugerville as necessary to acquire real property interests for the Kelly Lane Phase 3 Project, and authorizing the City Manager to execute the same.

Mayor Weiss opened items 4J. and 4K. Ms. Rogers stated concern about the cost per acre on the parcels. Mayor Weiss discussed the parcels and eminent domain options. Mr. Rogers stated may need to do eminent domain if the price is so high. Ms. Ryan stated the prices are higher than has been paid in the past. Mr. Coffman discussed the trade offs that were considered. Mr. Ruiz discussed the slow down with the previous phase of the project. Mr. Metayer discussed the importance of location on property value. Ms. Martinez provided information regarding the budget.

Mr. Coffman moved to approve item 4K. Mayor Pro Tem Holiday seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

- 4L. [2026-0195](#) Approving a work authorization with Seven Arrows Land Staff, LLC in the amount of \$232,700 for right-of-way and appraisal services associated with the Lower New Sweden Interceptor Project, and authorizing the City Manager to execute the same.

Mayor Weiss opened the item. Ms. Ryan asked about budget for the services and asked for clarification on the project number for the CIP report. Ms. Martinez provided information about the project name and number. Ms. Ryan

moved to approve the item. Mr. Rogers seconded the motion. Mr. Ruiz was not present for the vote. All those present voted in favor. The motion carried.

- 4M.** [2026-0204](#) Approving a professional services supplemental agreement with Kimley-Horn and Associates, Inc in the amount of \$382,863.71 for professional engineering services associated with Limestone Commercial Roadway Project, and authorizing the City Manager to execute the same.

Mayor Weiss opened the item. Ms. Ryan asked if there is a map that shows how it is going to connect with the neighborhood and asked about the budgeted amount. Ms. Breland provided information. Mayor Weiss discussed the location of the roads. Ms. Ryan moved to approve the item. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried.

- 4E.** [ORD-0873](#) Approving an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas amending the City's master fee schedule related to fees for temporary certificates of occupancy.

Mayor Weiss read items 4E. and 6G. and stated council was retiring to executive session. Mayor Weiss reconvened the meeting in open session at 9:07pm.

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

Regular Agenda

- 6G.** [2026-0225](#) 1.) Executive Session Item: Discussion of personnel matters pursuant to Sections 551.071 and 551.074 of the Texas Government Code regarding City Manager. 2.) Open Session Item: Discuss and consider action regarding City Manager.

Mayor Weiss read items 4E. and 6G. and stated council was retiring to executive session. Mayor Weiss reconvened the meeting in open session at 9:07pm for action on item 4E. Mayor Weiss stated council was retiring to executive session at 9:08pm. Mayor Weiss reconvened the meeting at 10:14pm. Ms. Breland provided comment stating she is retiring July 1st and thanked staff. Mayor Weiss thanked Ms. Breland for her service to the city. Mr. Rogers moved to approve the voluntary exit agreement. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried. Council provided comment thanking Ms. Breland. Mayor Weiss stated Ms. Breland will remain as an advisor after July 1st through the end of the year.

- 6H.** [2026-0202](#) Presentation and submission of the 2025 Racial Profiling Data Report to the City Council as required by Texas Statute Code of Criminal Procedure, Chapter 2 General Duties of Officers, Art. 2.132 Law Enforcement on Racial Profiling.

The item was discussed during the previously posted worksession.

- 6I.** [2026-0212](#) Presentation regarding the Pflugerville Community Development

Corporation (PCDC) End of the Year Report for 2025.

The item was discussed during the previously posted worksession.

8. Adjourn

Mayor Weiss adjourned the meeting at 10:21pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on March 10, 2026.