



City of Pflugerville

Minutes - Final

City Council

Tuesday, August 26, 2025

7:00 PM

1611 Pfennig Lane

Regular Agenda

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, Rudy Metayer, Melody Ryan, and David Rogers were in attendance.

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; Charles Zech, City Attorney; Tracy Waldron, Finance Director; Yasmin Turk, Ph.D., Planning Manager; Breanna Miller, Special Projects Manager; Evan Groeschel, Operations Director; Shane Mize, Parks and Recreation Director; Jeff Achee, Assistant Parks and Recreation 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

Jonathan Coffman asked for item 40. to be pulled from the consent agenda and asked council to consider accelerating key reforms prior to doing the complete rewrite. Mr. Coffman reviewed some items that could be addressed and stated it is a critical rewrite but can't afford to wait another year.

Pat McCord stated he has attended several council meetings lately and parking is insufficient and if it is late enough they have to cross the street in the dark. Mr. McCord suggested using police resources to protect people as they cross the street.

Reading of the Consent Agenda

4. Other Actions

Ms. Evans read the captions of the ordinances, stated items 4H., 4I., 4K, 4L., 4O., and 4P. were removed from the consent agenda and all remaining items may be acted upon in a single motion.

4A. [ORD-0849](#)

Approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville approving the 2025 Annual Service and Assessment Plan update and 2025 Assessment Roll for the Lakeside Meadows Public Improvement District in accordance with chapter 372, Texas Local Government Code, as amended; marking various finding and provisions related to the subject; and providing for an effective date.

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

4B. [ORD-0840](#)

Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, granting to SiEnergy, L.P. a franchise to furnish and supply gas to the general public in the City of Pflugerville, Travis County, Texas, and to transport, deliver, sell, and distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways; and providing a severability clause, a penalty clause, and an effective date.

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

4C. [ORD-0841](#)

Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, granting to Universal Natural Gas, LLC (dba Universal Natural Gas, Inc.) a franchise to furnish and supply gas to the general public in the City of Pflugerville, Travis County, Texas, and to transport, deliver, sell, and distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways; and providing a severability clause, a penalty clause, and an effective date.

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

4D. [ORD-0843](#)

Approving an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas granting the use of City property by easement totaling approximately 0.313 acres (13,654 square foot) of land out of the E. Kirkland Survey No. 7 in Travis County, Texas; being a portion of said 34.728 acre tract of land described in warranty deed to the City of Pflugerville, Texas recorded in Document No. 2003032161 of the real property records of Travis County, Texas; 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.

- 4E.** [ORD-0845](#) Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville approving the 2025 Annual Service and Assessment Plan update and 2025 Assessment Roll for the Martin Tract Public Improvement District in accordance with chapter 372, Texas Local Government Code, as amended; marking various finding and provisions related to the subject; and providing for an effective date.

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

- 4F.** [2025-0658](#) Approving the minutes of the August 12, 2025 Worksession and Regular Meeting, and August 18, 2025 Worksession.

The minutes were approved on the consent agenda.

- 4G.** [2025-0533](#) Approving a conditional purchase agreement and associated conveyance documents between TAWR Property Owner, LTD (Parcel 2A) and the City of Pflugerville as necessary to acquire real property interests for the Weiss Lane and Pecan Street Water Line Project, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 4J.** [2025-0642](#) Approving an agreement with Texas Traditions Roofing, LLC in the amount of \$111,700 for a roof replacement and repairs associated with the Justice Center, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 4M.** [2025-0654](#) Approving a change order in the amount of \$77,664 and no additional days for 1849 Park Phase 2, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 4N.** [2025-0657](#) Approving the appointment of James Hartshorn, Deputy City Manager, as Acting City Manager from August 28, 2025 to October 14, 2025.

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 8.

5. Public Hearings and Ordinances

5A. [2025-0595](#) Conduct a public hearing on the FY26 Proposed Budget.

Mayor Gonzales opened the public hearing. Ms. Waldron reviewed proposed tax rates, budget assumptions, expenditures and reviewed, and debt service forecast. Mr. Metayer discussed the possibility for elections on maintenance of roads and the impact of changes from the legislature. Ms. Waldron reviewed changes in the general fund. Mr. Rogers asked about increase in recreation revenue. Discussion followed regarding changes in fees and health insurance. Ms. Waldron reviewed budget reductions and opportunities for PCDC to fund some of the service and program reductions. Mr. Mize answered questions regarding trail improvements. Discussion followed, Ms. Ryan stated she would like to move forward with making that request to PCDC. Ms. Waldron reviewed the vehicle and equipment replacement fund, hotel occupancy tax, and utility fund. Mr. Weiss asked about evaluation of rates. Ms. Waldron reviewed the solid waste fund, PCDC budget, and next steps.

Kaylee Jenzen provided public comment discussing the need for public transit funding. Ms. Jenzen stated Pfetch a Ride made sense during covid but now the city needs public infrastructure. Ms. Jenzen discussed how public transit reduces traffic and emissions and enriching large corporations. Discussion followed regarding Pfetch a Ride. Mr. Rogers discussed use of the program and discussion followed regarding the previous CapMetro program. Mr. Weiss stated he would like to see what it would cost to add more vouchers.

Pat McCord provided public comment and discussed changes in the legislature that are expected to be on the November ballot and the city could lose money. Mr. McCord stated the majority of bond debt was not voter approved and discussed the cost of CapMetro which was voted out because it was too expensive.

Mayor Pro Tem Holiday moved to close the public hearing. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.

Ms. Ryan discussed using fund balance in debt service to get down to no new revenue by reducing the debt service rate, holding a worksession to discuss the capital improvement plan priorities. Ms. Ryan discussed charter requirements for a capital improvement project impact on the general fund and including maintenance and operation amounts when items go to voters. Mr. Metayer discussed the impact of possible changes from the legislature. Ms. Ryan stated she would like to see greater transparency in the budget and more details. Mr. Weiss discussed having an anticipated bid date for capital improvement projects. Mr. Metayer discussed Austin Public Health fees and discussion followed.

5B. [ORD-0846](#) 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 approving a Specific Use Permit for a Commercial Recreation and Entertainment Outdoor use on approximately 3.2528-acres zoned Urban

Center (Level 5: CL5) district located at 1501 Town Center Drive, to be known as the Stone Hill Town Center Tract 7 Specific Use Permit (SUP2025-00092); providing a cumulative and repealer clause; providing for a non-severability clause; and providing an effective date.

Mayor Gonzales read the item and opened the public hearing. Dr. Turk reviewed the summary of the request for commercial recreation and entertainment outdoor use and stated the Planning and Zoning Commission approved it unanimously with conditions. Mr. Ruiz asked about the conditions. Dr. Turk stated the conditions were from staff and provided information about the intended use. Ms. Ryan asked about concerns with parking. Discussion followed regarding different peak times for the area and there is not a concern for parking availability. There was no one present wishing to make public comment. Mr. Metayer moved to close the public hearing. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.

Mr. Metayer moved to approve the item on first reading. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried.

6. Regular Agenda

- 6A. [RES-1337](#) Discuss and consider action to approve a resolution amending rules of order and procedure for City Council meetings.

Mayor Gonzales opened the item for discussion. Ms. Evans reviewed the changes proposed for new agenda posting requirements and clean up. Mr. Weiss discussed not changing section 4.3.a. to allow a single councilmember to exclude someone from an executive session. Mr. Rogers discussed not changing "citizens of the city" to "members of the public." Mr. Zech provided information about the Open Meetings Act. Mayor Gonzales moved to approve the item without the change to section 4.3.a. Mr. Metayer seconded the motion. The vote was as follows: Mayor Gonzales - yes, Mr. Weiss - yes, Mr. Ruiz - no, Ms. Ryan - yes, Mr. Metayer - yes, Mr. Rogers - no, Mayor Pro Tem Holiday - yes. The motion carried.

- 6B. [RES-1345](#) Discuss and consider action to approve a resolution for submission to the Texas Municipal League for consideration at the 2025 TML Annual Conference.

Mayor Gonzales opened the item for discussion. Ms. Miller reviewed the TML annual conference resolution process and stated if there are topics a resolution will be brought back to council to approve at the next meeting. Mr. Metayer discussed including TxDOT items. Mr. Rogers discussed what was previously submitted. Ms. Ryan asked about hotel tax and convention center items. Mr. Metayer stated the current session has not ended yet. Discussion followed. Ms. Miller stated she will bring an item to the following meeting for further discussion. No action was taken.

- 6C. [2025-0678](#) Discuss and consider action regarding a Finance and Budget Subcommittee.

Mayor Gonzales opened the item for discussion. Ms. Ryan stated there is currently no Finance and Budget citizen committee so a council subcommittee

could review items and provide details to the rest of council. Discussion followed regarding the subcommittee to include monthly meetings May through August, to review the budget in detail and interim financial reports. Mr. Metayer discussed not creating new reports. Ms. Evans stated a resolution will be brought to the following council meeting for the subcommittee. Mr. Metayer moved to approve the item with the stated parameters. Mr. Rogers seconded the motion. The vote was as follows: Mr. Ruiz - no, Mr. Rogers - yes, Ms. Ryan - yes, Mr. Metayer - yes, Mayor Gonzales - no, Mr. Weiss - yes, Mayor Pro Tem Holiday - no.

6D. [2025-0677](#)

1.) Executive Session Item: Discussion of personnel matters pursuant to Section 551.074 of the Texas Government Code regarding performance evaluation of the City Manager. 2.) Open Session Item: Discuss and consider action regarding the performance evaluation of the City Manager.

Mayor Gonzales opened the item. Mayor Pro Tem Holiday moved to approve the severance agreement and employment agreement with Sereniah Breland. Mr. Rogers seconded the motion. Mr. Weiss provided information about when the severance agreement may be implemented. All voted in favor. The motion carried.

6E. [2025-0682](#)

1.) Executive Session Item: Consultation with legal counsel regarding rough proportionality appeal for the Deck & Wilke Tract pursuant to Section 551.071 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action regarding rough proportionality appeal for the Deck & Wilke Tract.

Mayor Gonzales opened the item for discussion. Mr. Metayer moved to postpone the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

6F [2025-0680](#)

1.) Executive Session Item: Deliberating City Attorney appointment, employment, and evaluation pursuant to Section 551.074 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action regarding City Attorney appointment, employment, and evaluation.

Discussion on the item occurred in executive session during the previously posted worksession. No action was taken.

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

4H. [2025-0623](#)

Approving an economic development agreement between the City of Pflugerville and Lauren Concrete Inc., and authorizing the City Manager to execute the same.

Ms. Evans read items 4H. and 4I. Mr. Weiss discussed a change in the PCDC agreement to remove a column listed in the agreement. Mr. Metayer stated there is subsidiary language included to be discussed. Mayor Gonzales stated council was retiring to executive session at 9:24pm. Mayor Gonzales reconvened the meeting in open session at 9:33pm.

Mr. Weiss moved to approve 4H. and 4I. as presented. Mr. Metayer seconded

the motion. Mr. Rogers offered an amendment to remove the subsidiary language. Mr. Weiss did not accept the amendment. Mr. Rogers voted no. All others voted in favor. The motion carried.

4I. [2025-0679](#)

Approving an economic development agreement between the Pflugerville Community Development Corporation and Lauren Concrete Inc., and authorizing the board president to execute the same.

Ms. Evans read items 4H. and 4I. Mr. Weiss discussed a change in the PCDC agreement to remove a column listed in the agreement. Mr. Metayer stated there is subsidiary language included to be discussed. Mayor Gonzales stated council was retiring to executive session at 9:24pm. Mayor Gonzales reconvened the meeting in open session at 9:33pm.

Mr. Weiss moved to approve 4H. and 4I. as presented. Mr. Metayer seconded the motion. Mr. Rogers offered an amendment to remove the subsidiary language. Mr. Weiss did not accept the amendment. Mr. Rogers voted no. All others voted in favor. The motion carried.

4K. [2025-0652](#)

Approving a construction contract in the amount of \$1,939,680 with Patin Construction LLC for the construction of Kelly Lane Park, associated with the 2020 General Obligation Bond Parks Projects, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Achee reviewed Kelly Lane Park. Mr. Metayer stated he wanted to highlight the park and the demand for pickleball. Mr. Weiss asked if the concept of the park has changed over the years. Mr. Mize provided information about the history of the design. Mr. Weiss asked about it being close to a major thoroughfare. Mr. Mize discussed the design of the space so play structures are not near the intersection. Ms. Ryan asked about maintenance and operation and future phases. Mr. Achee provided information and discussed keeping areas of the park natural. Mr. Achee answered questions from council regarding previous designs and options for phases.

Mr. Weiss moved to approve the item. Mr. Metayer seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

4L. [2025-0653](#)

Approving the purchase of a prefabricated restroom facility from CorWorth Company in the amount of \$168,167 for Kelly Lane Park, a community park associated with the 2020 General Obligation Bond Parks Projects, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Weiss asked about the additional funding. Mr. Achee discussed cost savings from other portions of the bond. Mr. Metayer moved to approve the item. Mr. Weiss seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

4O. [2025-0660](#)

Approving a professional services agreement with Freese & Nichols, Inc in the amount not to exceed \$429,800 for professional services associated with an update to the Unified Development Code, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Weiss asked if there can be some immediate fixes

to the UDC while going through the process. Dr. Turk discussed the process to include engagement. Mr. Metayer asked about making some initial changes. Dr. Turk reviewed working through the UDC with the bigger picture and answered questions regarding the scope. Ms. Barron discussed the goal of the amendment to ensure that the overlapping portions throughout are all considered together.

Mr. Metayer moved to approve the item. Mr. Weiss seconded the motion. All voted in favor. The motion carried.

4P. [RES-1344](#)

Approving a resolution designating Bohls Park as the location for the 2020 General Obligation Bond Destination Playspace project.

Ms. Evans read the item. Mr. Rogers moved to delay the item until the next meeting and stated there may be some all-abilities park considerations related to another item at the next meeting. Ms. Ryan seconded the motion. Mr. Mize provided information about the available land and land acquisition fund. Discussion followed regarding postponing the item. Ms. Ryan discussed the purpose of the bond money and stated she was not sure it is the right location. Discussion followed regarding park locations in the city. Mr. Mize discussed infrastructure at Bohls Park and the surrounding area. Mr. Mize provided information about alternative locations.

Mayor Gonzales called for a vote on the motion to postpone. The vote was as follows: Mr. Weiss - no, Mr. Ruiz - no, Mr. Rogers - yes, Ms. Ryan - yes, Mayor Pro Tem Holiday - no, Mayor Gonzales - no, Mr. Metayer - yes. The motion failed.

Mr. Metayer moved to approve the item. Mayor Pro Tem Holiday seconded the motion. The vote was as follows: Mr. Weiss - yes, Mr. Ruiz - yes, Mayor Pro Tem Holiday - yes, Ms. Ryan - no, Mr. Rogers - no, Mayor Gonzales - yes, Mr. Metayer - yes. The motion carried.

8. Adjourn

Mayor Gonzales adjourned the meeting at 10:21pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on September 9, 2025.