



City of Pflugerville

Minutes - Final

City Council

Tuesday, October 14, 2025

7:00 PM

1611 Pfennig Lane

Regular Meeting

1. Call to Order

Mayor Victor Gonzales called the meeting to order at 7:02pm. Mayor Pro Tem Kimberly Holiday and Councilmembers Doug Weiss, Ceasar Ruiz, Rudy Metayer, Melody Ryan, and David Rogers were in attendance.

City staff in attendance: James Hartshorn, Acting City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Terri Toledo, Director of Management Services; Trista Evans, City Secretary; Charles Zech, City Attorney; Ashley Bailey, Planning and Development Services Director; Joseph Chacon, Emergency Services Director; Robyn Miga, Director of Development Engineering; Abby Morrison, Public Works Services Director; Shane Mize, 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

Carol Richardson discussed the regional park proposed back in June in Old Town and stated she has not found anyone in the area who is in favor of it. Ms. Richardson stated there is not enough room and discussed concerns regarding parking, no sidewalks, and noise concerns. Ms. Richardson stated it is a lot of money for the small area and would like city council to discuss it more.

Romuald Jovero provided information about small business administration disaster assistance and stated it can help owners pay for losses not covered by insurance. Mr. Jovero stated it is available to homeowners and renters and

provided information about the loan opportunities and what it can cover.

4. Presentation

- 4A.** [2025-0142](#) Mayor's proclamation declaring October 2025 as Breast Cancer Awareness Month in the City of Pflugerville.
- Mayor Gonzales read the proclamation and presented it to Joanna Linden, Executive Director Central Texas with Susan G. Komen.**
- 4B.** [2025-0751](#) Mayor's proclamation declaring October 2025 as Domestic Violence Awareness Month in the City of Pflugerville.
- Mayor Gonzales read the proclamation and presented it to Kirsha Marie Haverlah, Chair of Austin/Travis County Family Violence Task Force.**
- 4C.** [2025-0803](#) Mayor's proclamation declaring October 21, 2025 as Unplug Texas Day in the City of Pflugerville.
- Mayor Gonzales read the proclamation and presented it to Timmy Ward, Recreation Program Supervisor.**
- 4D.** [2025-0827](#) Mayor's proclamation declaring October 2025 as Disability and Inclusion Awareness Month in the City of Pflugerville.
- Mayor Gonzales read the proclamation and presented it to Somer Niemann and Joseph Chacon.**
- 4E.** [2025-0143](#) Mayor's proclamation declaring October 2025 as Community Planning Month in the City of Pflugerville.
- Mayor Gonzales read the proclamation and presented it to Planning Department staff and the Planning and Zoning Commission.**
- 4F.** [2025-0032](#) Presentation regarding the Planning and Development Services Department.
- Ms. Bailey introduced the Planning and Development Services team and reviewed applications throughout the year. Ms. Bailey discussed building permit trends. Mr. Metayer asked if the trends are showing a reduction in people coming to Pflugerville. Ms. Bailey stated it is still showing a steady growth. Ms. Bailey reviewed notable plans and projects and discussed the development activity map that is available on the City's website.**

Reading of the Consent Agenda

Ms. Evans stated items 5F. and 5H. are the only items remaining on the consent agenda and they may be acted upon in a single motion.

5. Other Actions

- 5F.** [2025-0806](#) Approving an education affiliation agreement renewal between the City of Pflugerville Animal Welfare Services (PAWS) and Austin Community

College for the Veterinary Technician Program, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

5H. [RES-1363](#)

Approving a resolution to deny Oncor Electric Delivery Company LLC's proposed increase in revenue and its proposed changes to rates.

The resolution was approved on the consent agenda.

Action on the Consent Agenda

Mayor Gonzales 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.

6. Regular Agenda

6A. [2025-0802](#)

Discuss and consider action to approve an amendment to the Purchase and Sale Agreement (PSA) with Griffin Swinerton, LLC for construction of City Hall within Downtown East, and authorizing the City Manager to execute the same.

Mayor Gonzales opened items 6A., 6B., and 6C. together. Ms. Barron provided an overview of the project. Korin Crawford with Griffin Swinerton reviewed the status of the infrastructure, City Hall, and "Park"ing Structure. Jeff Nydeggar with Winstead reviewed the developer agreement progression and key transaction documents. Ms. Barron discussed the next steps. Mr. Rogers asked for details about the bridge design. Mr. Crawford provided information about the FEMA application requirements and stated they are hoping to get it back from FEMA in the next month or two. Mr. Crawford provided information about design considerations with items such as streetlights with downlighting. Ms. Ryan asked about the overages in the "Park"ing Structure. Ms. Barron provided information stating the estimates were from over a year ago and have been recalculated through design. Mr. Crawford provided information about the estimates process and the impact of cost escalation over a year. Ms. Ryan asked about funding from TIRZ. Ms. Barron provided information and stated she will get details from the Finance Director.

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

6B. [2025-0801](#)

Discuss and consider action to approve an addendum to a Purchase and Sale Agreement (PSA) with Griffin Swinerton, LLC for infrastructure construction within Downtown East, and authorizing the City Manager to execute the same.

Mayor Gonzales opened items 6A., 6B., and 6C. together. Ms. Barron provided an overview of the project. Korin Crawford with Griffin Swinerton reviewed the status of the infrastructure, City Hall, and "Park"ing Structure. Jeff Nydeggar with Winstead reviewed the developer agreement progression and key

transaction documents. Ms. Barron discussed the next steps. Mr. Rogers asked for details about the bridge design. Mr. Crawford provided information about the FEMA application requirements and stated they are hoping to get it back from FEMA in the next month or two. Mr. Crawford provided information about design considerations with items such as streetlights with downlighting. Ms. Ryan asked about the overages in the "Park"ing Structure. Ms. Barron provided information stating the estimates were from over a year ago and have been recalculated through design. Mr. Crawford provided information about the estimates process and the impact of cost escalation over a year. Ms. Ryan asked about funding from TIRZ. Ms. Barron provided information and stated she will get details from the Finance Director.

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

6C. [2025-0662](#)

Discuss and consider action to approve a Purchase and Sale Agreement (PSA) with Griffin Swinerton, LLC for construction of the Downtown East parking structure, and authorizing the City Manager to execute the same.

Mayor Gonzales opened items 6A., 6B., and 6C. together. Ms. Barron provided an overview of the project. Korin Crawford with Griffin Swinerton reviewed the status of the infrastructure, City Hall, and "Park"ing Structure. Jeff Nydegger with Winstead reviewed the developer agreement progression and key transaction documents. Ms. Barron discussed the next steps. Mr. Rogers asked for details about the bridge design. Mr. Crawford provided information about the FEMA application requirements and stated they are hoping to get it back from FEMA in the next month or two. Mr. Crawford provided information about design considerations with items such as streetlights with downlighting. Ms. Ryan asked about the overages in the "Park"ing Structure. Ms. Barron provided information stating the estimates were from over a year ago and have been recalculated through design. Mr. Crawford provided information about the estimates process and the impact of cost escalation over a year. Ms. Ryan asked about funding from TIRZ. Ms. Barron provided information and stated she will get details from the Finance Director.

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

6D. [2025-0788](#)

Discuss and consider action to approve the selection of Jones Lang Lasalle (JLL) to provide Owner's Representative Services for the Pflugerville Community Development Corporation's Project Nexus and authorizing the Executive Director of PCDC to negotiate a professional services agreement for the same.

Mayor Gonzales opened the item for discussion. Jerry Jones, PCDC Executive Director, provided information about the group put together to review the Owner's Representatives for the project. Mr. Rogers asked what made JLL the top pick. Mr. Jones stated they have connections for commercial development and stated a representative was not present as they were not asked to be. Mr. Weiss asked about the rubric. Ms. Ryan stated she would prefer to have someone from JLL present. Mr. Metayer discussed postponing until someone

can be present. Mayor Pro Tem Holiday asked about staff involvement. Mr. Hartshorn provided information and stated staff supported the item. Mayor Pro Tem Holiday moved to approve the item. Mr. Weiss seconded the motion. Mr. Rogers stated he would be in favor as long as someone from JLL is present when the agreement is brought back to council. Mr. Ruiz asked if city staff would be involved in contract negotiations. Mr. Jones stated he was not sure. Ms. Ryan asked about city staff seeing the agreement before it goes to the PCDC Board. Discussion followed regarding if city staff would be included. Ms. Ryan discussed the presentation about the location given in January and how closely the project would follow that. Discussion followed regarding the role of the Owner's Representative to balance what the market calls for and what the council is looking for. Mayor Gonzales called for the vote. All voted in favor. The motion carried.

- 6E. [2025-0804](#) Discussion regarding "Energizing the Core: A Downtown Pflugerville Study."

The item was discussed during the previously posted worksession.

- 6F. [2025-0807](#) 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 the purchase, exchange, lease, and/or value of real property related to Project Listen.

Mayor Gonzales read the item and stated council was retiring to executive session at 8:22pm. Mayor Gonzales reconvened the meeting in open session at 8:49pm. No action was taken.

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

- 5A. [ORD-0858](#) Approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, authorizing the conveyance of 1.2318 acres of real property to First United Methodist Church of Pflugerville, being Lot 2A, Pflugerville DTE Western Subdivision, a Resubdivision of Lots 1 & 2, Amended Final Plat of Romans 8:28, recorded as Document No. 202500113 Plat Records, Travis County, Texas; providing for a severability clause and providing an effective date.

Ms. Evans read the caption of the ordinance. Mayor Gonzales moved to approve the ordinance on first reading. Mr. Metayer seconded the motion. Ms. Ryan asked about the value of the land being exchanged. Ms. Barron provided information about the land and the agreement between the City and First United Methodist Church. Discussion followed regarding the work intended on the properties. Mayor Gonzales moved to approve the ordinance on first reading. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

- 5B. [2025-0791](#) Approving the minutes of the September 23, 2025 Worksession and

Regular Meeting.

Ms. Evans read the item. Mr. Rogers requested an amendment to include "Ms. Waldron stated the WIFIA draw down does not change the rates because the City still has to calculate the debt coverage and debt coverage is based on the full loan amount and is not based on how much has been drawn down." Mr. Rogers moved to approve the minutes as amended. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.

5C. [2025-0603](#)

Approving an acquisition and improvement agreement with NP Lakeside 130 LLC associated with the extension of Colorado Sand Dr., and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Weiss asked about the purpose of the agreement. Ms. Miga provided clarification about the lots and the agreement. Mr. Metayer discussed the work involved to try to find a solution. Ms. Miga discussed a contract between the two other entities and the reason NP Lakeside decided to take this route. Mr. Rogers asked about the use of eminent domain in this situation. Brent Miles with Northpoint Development discussed the work to clean up the situation and working with city staff and person who controls the property.

Mayor Gonzales stated council was retiring to executive session at 9:08pm. Mayor Gonzales reconvened the meeting in open session at 9:17pm. Mr. Metayer moved to approve the item. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried.

5D. [2025-0779](#)

Approving a conditional purchase agreement and associated conveyance documents between Venkie Property I LLC (Parcel 4) and the City of Pflugerville as necessary to acquire real property interests for the 15 Inch Northwest Wilbarger Wastewater Line Extension Project, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Ms. Ryan asked if this will add cost to the rest of the project. Ms. Morrison stated they anticipate the construction cost to come down so it will stay within budget. Ms. Morrison stated if the construction bids come in high it will affect the overall budget, but until the bids it is uncertain.

Mr. Metayer moved to approve the item. Mr. Ruiz seconded the motion. Mayor Gonzales was not present for the vote. All others voted in favor.

5E. [2025-0805](#)

Approval of a professional services supplemental agreement with Quiddity Engineering, LLC in the amount of \$566,600 to provide General Engineering Consultant and Owner's Representative services for the 2020 Parks Bond Projects, and authorizing for the City Manager to execute the same.

Ms. Evans read the item. Ms. Ryan asked about the cost incurred from the previous vendor and stated the overall cost went up. Mr. Mize provided information about the work with the previous vendor and reviewed the history of the project. Mr. Rogers moved to approve the item. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.

5G. [2025-0811](#)

Approving a license agreement with the Pflugerville Area Youth Soccer

League for the 2025 Fall Cup Tournament, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Ruiz asked about the waiving of fees. Mr. Mize provided information about working through the numbers and discussed reviewing the tournaments in the same way as any other event coming to the city. Mr. Mize discussed the tournament plans. Mr. Ruiz asked if other sports tournaments will come up. Mr. Mize stated any tournaments will come to council like other events. Mr. Ruiz 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 9:31pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on October 28, 2025.