



City of Pflugerville

Minutes - Final

City Council

Tuesday, January 13, 2026

7:00 PM

1611 Pfennig Lane

Regular Meeting

1. Call to Order

Mayor Doug Weiss called the meeting to order at 7:08pm. 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; Trista Evans, City Secretary; Terri Toledo, Director of Management Services; Stanley Springerly, Assistant City Attorney; Ashley Bailey, Planning and Development Services Director; Danny Magee, Assistant Director of Traffic and Transportation.

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

Rachel Lee spoke regarding Parkway Drive and stated road and sidewalks are in rough shape. Ms. Lee stated they received notice there was potentially a project for sidewalks but they have not heard anything since. Ms. Lee stated she wanted to advocate for the project and to get some clarity on timelines.

Craig Reinecke stated he is the secretary for Strong Towns Pflugerville and discussed needing safe streets to allow people of all abilities to reach the trails. Mr. Reinecke discussed disconnections in the trails and the need for safer streets. Mr. Reinecke discussed Strong Towns focus on practical community action.

Chelsea Burkett stated she was speaking in strong support of Item 4F. and discussed her history of serving with the foundation. Ms. Burkett provided information about the letter and asked council to approve the item and support the next steps. Ms. Burkett discussed leading by example for a greener and healthier future.

Reading of the Consent Agenda

Ms. Evans read the caption of the ordinance, stated item 4B. was pulled from the consent agenda, and stated all items remaining on the consent agenda may be acted upon in a single motion.

4. Other Actions

- 4A. [ORD-0865](#) Approving an ordinance on first and final reading with the caption reading: An ordinance of the City of Pflugerville, Texas, adopting the first amendment to the FY26 Budget for the City of Pflugerville; and providing an effective date.
- The ordinance was approved on first and final reading on the consent agenda.
- 4C. [2026-0015](#) Approving the minutes of the December 9, 2025 Worksession and Regular Meeting, December 15, 2025 Worksession, December 15, 2025 Joint Meeting, December 16, 2025 Special Meeting, and December 22, 2025 Special Meeting.
- The minutes were approved on the consent agenda.
- 4D. [2026-0006](#) Approving a two year agreement, with two optional 12 month renewals, with Wittig Holdings, LLC, for City Right of Way and Drainage mowing services in the amount of \$152,281 for year one, with an option to include the bid alternate rate of \$45 per additional acre added for Right of Way Mowing and \$55 per acre for Drainage Mowing for the term of the contract, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.
- 4E. [2026-0022](#) Approving a change order in the amount of \$200,000 with Patin Construction, LLC for the East Pflugerville Parkway/Jesse Bohls Extension and Realignment Roadway Project, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.
- 4F. [2026-0038](#) Approving a Letter of Understanding with the Lady Bird Johnson Wildflower Center for managed native habitat areas within the City's park system, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.
- 4G. [2026-0076](#) Appointing Michael Hayes as City Attorney with an effective date of

February 2, 2026 and approval of offer letter fixing the City Attorney's salary.

The item was approved on the consent agenda.

Action on the Consent Agenda

Mr. Rogers moved to approve the consent agenda. Mr. Metayer 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 and Ordinances

- 5A.** [ORD-0862](#) Conduct a public hearing and consider approving the first reading of an ordinance with a 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 rezoning Lot 2C of the Lot 2 Pflugerville Industrial Park Replat consisting of approximately 2.01 acres located along the east side of Weiss Lane, generally southeast of the Kelly Lane and Weiss Lane intersection, from Light Industrial (LI) District to General Business 1 (GB1) District, in the City of Pflugerville, Travis County, Texas, to be known as the PFL Weiss Investments LLC rezoning (REZ2025-00477); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Mayor Weiss read the item and opened the public hearing. Ms. Bailey reviewed the location, background, and request. Ms. Bailey stated it is part of the Blackland Prairie District and reviewed the uses. Mayor Weiss confirmed this rezoning is generally considered a decrease with a less intense use. The applicant, Sarah Norman, answered questions from council regarding the reason for down-zoning.

There was no one present wishing to make comment under the public hearing. Mr. Ruiz moved to close the public hearing. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried. Mr. Rogers moved to approve the ordinance on first reading. Mr. Coffman seconded the motion. All voted in favor. The motion carried.

- 5B.** [ORD-0864](#) Conduct a public hearing and consider approving the first reading of an ordinance with a 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 rezoning Lot 6, Warner Heights Addition, consisting of approximately 2.78 acres from Agriculture/Development Reserve (A) District to Single Family Estate (SF-E) District in the City of Pflugerville, Travis County, Texas, to be known as the to be known as the 604 Kay Lane Rezoning (REZ2025-00467); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Mayor Weiss read the item and opened the public hearing. Ms. Bailey reviewed the location, background, and request. Ms. Bailey discussed lot sizes and the uses allowed in the zoning. Mayor Weiss and Ms. Ryan asked about lot access. Ms. Bailey provided information about the location. There was no one present wishing to make comment under the public hearing.

Mr. Rogers moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The motion carried. Mr. Metayer moved to approve the ordinance on first reading. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

6. Regular Agenda

- 6A.** [2026-0039](#) Discuss and consider action to approve the appointment of a Public Utility and Engineering Director.

Mayor Weiss opened the item. Ms. Breland introduced Matt Rector and provided information about his background. Ms. Ryan asked Mr. Rector what he sees as the challenges for Pflugerville over the next couple of years. Mr. Rector discussed water being at a premium and Pflugerville in a fast growing region. Mr. Rector discussed alternatives and conservation. Mr. Recor answered questions regarding surrounding cities and how to make progress. Mayor Pro Tem Holiday moved to approve the appointment of Matt Rector as Public Utility and Engineering Director. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.

- 6B.** [2026-0052](#) Discuss and consider action to approve the appointment of an Assistant City Manager.

Mayor Weiss opened the item. Ms. Breland introduced Flozelle Roberts and provided information about her background. Ms. Ryan asked about opportunities and challenges for Pflugerville. Ms. Roberts discussed the growth in the area and ensuring infrastructure aligns with the amount of growth. Mr. Rogers asked about her capstone project at University of Houston. Ms. Roberts provided information about the capstone and answered questions from council. Mr. Metayer moved to approve the appointment of Flozelle Roberts to Assistant City Manager. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

- 6C.** [ORD-0860](#) Discuss and consider action to approve an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending the City of Pflugerville Code of Ordinances Title III Administration, Chapter 31 Departments, Boards and Commissions, to amend Sections 31.61, 31.62, 31.63 to transition the Equity Commission to an Equity Advisory Board, to amend Section 31.66 to amend board meeting requirements, to amend Section 31.76 to amend duties of the board, and to amend Sections 31.65 for consistency; providing that this ordinance shall be cumulative and repealing all ordinances in conflict; providing for severability; and declaring an effective date.

Mayor Weiss read the caption of the ordinance. Ms. Barron reviewed the goal of the amendment to clarify responsibilities and streamline objectives. Ms.

Barron reviewed the changes. Mayor Pro Tem Holiday asked about meeting on an as needed basis. Ms. Barron provided information about giving the commission flexibility. Mr. Metayer suggested having the standard be meeting once a month and they can cancel as needed. Discussion followed regarding the work of the commission. Mr. Ruiz discussed making sure the right people are on to make quorum.

Mr. Coffman moved to approve the ordinance. Mr. Ruiz seconded the motion. Mr. Metayer requested an amendment to include that they will meet once a month with an option to cancel the meeting if needed. Mr. Coffman and Mr. Ruiz accepted the amendment. All voted in favor. The motion carried.

6D. [2025-0954](#)

Discuss and consider action regarding appointments to the Equity Commission or Advisory Board.

Mayor Weiss opened the item and called on applicants to introduce themselves.

April Sassani introduced herself and provided information about her background and approach to equity. Ms. Ryan asked about challenges in equity in Pflugerville. Ms. Sassani discussed the need for engagement. Clarissa Fusilier introduced herself and provided information about her background and experience serving on the Equity Commission. Ms. Fusilier discussed wanting the change to an Advisory Board and answered questions from council regarding goals and how the council can assist.

Leslie Lyons was not in attendance.

Alfred Gomez introduced himself and discussed his background. Mr. Gomez discussed the challenge of being able to plug in and find opportunities for communication both ways.

Claudia Torres-Yanez introduced herself and discussed her background and experience serving on the commission. Ms. Torres-Yanez discussed keeping momentum and areas of opportunity for education.

Mr. Metayer moved to appoint April Sassani, Clarissa Fusilier, Alfred Gomez, and Claudia Torres-Yanez with Ms. Torres-Yanez appointed to the position with a term ending December 31, 2026. Mayor Pro Tem Holiday seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

6E. [2026-0043](#)

Discuss and consider action to authorize the Pflugerville Community Development Corporation (PCDC) to provide a Community Engagement Grant to the Parks and Recreation Department for the City of Pflugerville to improve the infrastructure of the Wells Point Park, utilizing \$1,516,850 of fund balance dollars from PCDC to fund the project.

Mayor Weiss opened the item for discussion. Jerry Jones, PCDC Executive Director, reviewed the application and previous action by the PCDC Board. Mr. Rogers asked about the breakdown of where the money will go. Mr. Mize provided information and discussion followed regarding use of the park. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

6F. [2026-0046](#)

Discuss and consider action to approve a professional services agreement with Jones Lang LaSalle Incorporated (JLL) for \$397,350 to provide owner's representative services associated with Project Nexus,

and authorizing the Pflugerville Community Development Corporation (PCDC) Board of Directors to approve the Executive Director to execute the same.

Mr. Weiss opened the item for discussion. Jerry Jones, PCDC Executive Director, discussed the review for owner's representative services and background. James Birkey with JLL introduced himself and the team and discussed their work. Mr. Metayer asked why Pflugerville. Sylvia Kline with JLL discussed finding a unique location and keeping that uniqueness at the core of the work. Ms. Ryan asked what they need from council to keep it moving. Mr. Birkey discussed connecting with the Equity Board and stated they would like to talk to council individually to get some insight in the community. Ms. Ryan discussed vision versus reality. Ms. Kline discussed defining strategies and goals. Mr. Rogers discussed keeping in line with economic development laws. Discussion followed regarding the project. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

6G. [RES-1389](#)

Discuss and consider action to approve a resolution titled: A Resolution of the City of Pflugerville, Texas approving a Right-of-Way License and Maintenance Agreement with Lakeside Meadows (Pflugerville) Master Community, Inc., a Texas nonprofit corporation, for Lakeside Meadows Phases 6 and 7, Pursuant to the Pflugerville Code of Ordinances, Chapter 96 Right-of-Way Management, Division V. ROW Licenses.

Mr. Weiss opened the item for discussion. Mr. Haws reviewed the license agreement contents and requirements. Mr. Haws answered questions from council about the requirements and any renewal options. Ms. Springerley provided information about the intent of the agreement. Mr. Haws provided information about the difference of concrete pavers. Mr. Metayer moved to approve the item. Mr. Coffman seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

6H. [2026-0040](#)

Discuss and consider action to approve a resolution nominating a candidate for the Board of Directors of the Travis Central Appraisal District (TCAD).

Mayor Weiss opened the item for discussion. Ms. Evans stated there are two vacancies and discussed the process. Mr. Ruiz moved to nominate Elizabeth Montoya to the TCAD Board. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

6I. [RES-1347](#)

Discuss and consider action to approve a resolution regarding financial reporting in connection with the annual budget, bond funded projects, capital improvement projects, and escrow and impact fee funds.

Mayor Weiss opened the item for discussion. Ms. Ryan discussed wanting a quarterly financial worksession and wanting to see the reports with a discussion. Mayor Weiss stated the question is if council is satisfied with the reports provided. Ms. Breland reviewed the items that are online and new items coming with the first quarterly report of FY26. Discussion followed regarding timing of the quarterly report and review of the report. Mayor Weiss stated council should review the quarterly report after it is received and the determine if council has more questions. Discussion followed regarding review

of the report. No action was taken.

- 6J.** [2025-0798](#) Review representation and discuss and consider action to appoint three representatives to the Capital Area Council of Governments (CAPCOG) General Assembly.
- Mayor Weiss opened the item for discussion. Mayor Weiss, Mr. Ruiz, and Mr. Rogers stated they would like to remain representatives. Mr. Metayer moved to appoint Mayor Weiss, Mr. Ruiz, and Mr. Rogers. Mr. Rogers seconded the motion. All voted in favor. The motion carried.
- 6K.** [RES-1360](#) Review representation and discuss and consider action to approve a resolution designating a City of Pflugerville City Council representative on the Capital Area Metropolitan Planning Organization (CAMPO) Transportation Policy Board.
- Mayor Weiss opened the item for discussion. Discussion followed regarding Mr. Metayer serving as chair on the board. Mayor Weiss moved to appoint Mr. Metayer as the representative and Mr. Coffman as the alternate. Mr. Rogers seconded the motion. All voted in favor. The motion carried.
- 6L.** [RES-1361](#) Discuss and consider action to approve a resolution appointing a City of Pflugerville representative to the Central Texas Clean Air Coalition of the Capital Area Council of Governments (CAPCOG).
- Mr. Weiss opened the item for discussion. Discussion followed regarding the term of the coalition. Mayor Weiss moved to reappoint Mr. Ruiz to the coalition. Mayor Pro Tem Holiday seconded the motion. Mr. Ruiz voted no. All others voted in favor. The motion carried.
- 6M.** [RES-1357](#) Review representation and discuss and consider action to approve a resolution appointing a City Council legislative subcommittee.
- Mr. Weiss opened the item for discussion. Mr. Rogers and Mr. Ruiz stated they would like to serve on the committee. Ms. Ryan stated she did not wish to continue on the committee. Mr. Metayer stated he would like to remain on the committee. Mr. Rogers moved to appoint Mr. Ruiz, Mr. Rogers, and Mr. Metayer to the legislative subcommittee. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.
- 6N.** [RES-1362](#) Review representation and discuss and consider action to approve a resolution appointing a City Council public safety subcommittee.
- Mr. Weiss opened the item for discussion. Mr. Coffman and Mr. Rogers stated they would be interested in serving. Mr. Metayer stated he would like to stay on the committee. Mayor Weiss moved to appoint Mr. Coffman and Mr. Metayer to the public safety subcommittee. Mr. Ruiz seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.
- 6O.** [RES-1379](#) Discuss and consider action to approve a resolution approving the Mayor's nominations and appointments for the City of Pflugerville Tax Increment Reinvestment Zone No. 1 Board of Directors.
- Mayor Weiss opened the item and stated his nominations are Matthew

Fairshter and Darryl Houston. Mr. Ruiz moved to approve the appointments. Mr. Metayer seconded the motion. Mayor Pro Tem Holiday was not present for the vote. All those present voted in favor. The motion carried.

6P. [RES-1380](#)

Discuss and consider action to approve a resolution approving the Mayor's nomination for Chair of Reinvestment Zone No. One (TIRZ) for a one-year term beginning January 1, 2026.

Mayor Weiss opened the item and stated his nomination is to reappoint Mike Martin as chair. Mr. Metayer moved to approve the appointment. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

6Q. [RES-1388](#)

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

Mayor Weiss opened the item for discussion. Mr. Rogers reviewed his concern for section 21 of the code of conduct regarding limiting free speech and discussed recommended changes. Ms. Ryan asked about legal rules for endorsement of ballot items. Mr. Springerley provided clarification. Mayor Pro Tem Holiday discussed always representing the city. Mr. Metayer stated he is comfortable with the change. Mr. Coffman stated he has been thinking of ways to clean up the policies. Mr. Metayer asked what areas were not clear. Mr. Coffman reviewed some of this recommendations and stated he would like to see rules and procedures for how council does business.

Mr. Rogers moved to amend section 21 of the code to read "When endorsing or opposing a City of Pflugerville ballot initiative or a City of Pflugerville candidate, members will not represent that their personal opinion is that of the City of Pflugerville or the body unless such endorsement has been publicly and openly discussed and voted on." Mr. Metayer seconded the motion. Ms. Ryan asked if specific language is needed when endorsing or opposing. Discussion followed regarding focusing on personal opinion. All voted in favor. The motion carried.

Mayor Weiss moved to task Mr. Rogers and Mr. Coffman to review and provide a draft copy of a code of conduct in six weeks. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

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

4B. [2025-0508](#)

Approving the Second Amendment to the Interlocal Cooperation Agreement between the City of Pflugerville and Travis County for the East Pflugerville Parkway/Jesse Bohls Roadway Improvements Project, addressing detention pond responsibilities and additional construction phase funding, and authorizing the City Manager to execute the same.

Mayor Weiss opened the item for discussion. Ms. Ryan asked about the percentage breakout between the City and Travis County. Mr. Magee provided information related to the amount of project in each entity and the cost split and stated the numbers happen to coincide. Ms. Ryan moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

Regular Agenda

- 6R.** [2026-0074](#) Discuss and consider action regarding councilmember request for multiple items, including but not limited to compiling information related to utility rate and debt reports, Capital Improvement Plan reports, population calculations, water usage, and quarterly financials.

Mayor Weiss read items 6R., 6T., and 6U. and stated council was retiring to executive session at 10:17pm. Mayor Weiss reconvened the meeting at 11:44pm. No action was taken.

- 6S.** [2026-0049](#) Discussion regarding the city's policy on calculating and publishing population estimates.

Discussion on the item occurred during the previously posted worksession.

- 6T.** [2026-0063](#) 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. 2.) Open Session Item: Discuss and consider action regarding Public Information Act Special Access Rights related to legislative requests.

Mayor Weiss read items 6R., 6T., and 6U. and stated council was retiring to executive session at 10:17pm. Mayor Weiss reconvened the meeting at 11:44pm. No action was taken.

- 6U.** [2026-0075](#) 1.) Executive Session Item: Discussion of personnel matters pursuant to Section 551.074 of the Texas Government Code regarding City Attorney. 2.) Open Session Item: Discuss and consider action regarding City Attorney.

Mayor Weiss read items 6R., 6T., and 6U. and stated council was retiring to executive session at 10:17pm. Mayor Weiss reconvened the meeting at 11:44pm. No action was taken.

8. Adjourn

Mayor Weiss adjourned the meeting at 11:44pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on January 27, 2026.