



City of Pflugerville

Minutes - Final

City Council

Tuesday, July 8, 2025

5:00 PM

1611 Pfennig Lane

Worksession

Public comment will be allowed in person at the Regular Meeting scheduled to begin at 7:00p.m.

1. Call to Order

Mayor Pro Tem Kimberly Holiday called the worksession to order at 5:01pm. Councilmembers Doug Weiss, Ceasar Ruiz, Rudy Metayer, and Melody Ryan were in attendance. Mayor Victor Gonzales joined the worksession at 5:57pm. Councilmember David Rogers was not in attendance. Mr. Metayer left the worksession at 6:15pm.

City 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; Jeremy Frazzell, Principal Planner; Brandon Pritchett, Utility Director; Yasmin Turk, Ph.D., Planning Manager; Robyn Miga, Director of Development Services; Robert Polanco, Building Official.

2. Regular Agenda

- 2A. [2025-0526](#) Discussion regarding property appraisals and property appraisal value protests.

Mayor Pro Tem Holiday opened the item for discussion. Leana Mann, TCAD Chief Appraiser, provided information about current trends and stated they are 76% complete with protests. Ms. Mann provided information about the process to review. Mr. Weiss asked how Pflugerville compares to other communities on commercial percentage. Ms. Mann stated it varies across the county. Ms. Ryan asked about trends over time, Ms. Mann stated she will provide that information. Ms. Mann provided information about protests, trials, and settlements. Ms. Mann provided information about homestead exemptions and answered questions from council regarding the auditing process. Mr. Metayer asked about miscalculation in TIRZ. Ms. Mann provided information and stated an audit has been completed.

- 2B. [2025-0509](#) Presentation regarding annexation study.

Mayor Pro Tem Holiday opened the item for discussion. Ms. Barron provided information about the annexation process. Mr. Frazzell discussed the process of annexation review. Ms. Ryan stated she is interested in the cost to the city

through annexation. Matthew Prosser with Economic and Planning systems Inc. provided information about the fiscal modeling approach to evaluate how a proposed annexation will impact the budget and provided information about the fund structure. Ms. Ryan asked about cost recovery. Mr. Weiss asked about impact fees. Mr. Prosser provided an overview of the tool and answered questions from council about the use and considerations included in the input. Discussion followed regarding evaluating outputs. Mr. Weiss discussed the limits of the tool depending on the location of annexation. Mr. Prosser discussed use of the tool to help inform decisions. Mr. Prosser reviewed municipal service areas and important factors such as proximity to existing infrastructure, and length and condition of county roads. Mr. Weiss discussed needs to evaluate special districts. Discussion followed regarding running a model for Villages of Hidden Lakes to show the output.

2C. [2025-0532](#)

Discussion regarding FY26 budget preparations and budget assumptions for Utility Funds, and Master Fee Schedule recommendations.

Mayor Pro Tem Holiday opened the item for discussion. Ms. Waldron reviewed utility funds, water and wastewater rate forecasts, and residential rate comparisons. Mr. Pritchett provided information regarding the difference in buildouts and locations for other cities that impacts rates. Ms. Waldron reviewed utility fund operating expenses and debt services. Ms. Ryan asked for information about new residences that would pay into the debt. Ms. Waldron reviewed capital outlay equipment and infrastructure requests. Ms. Ryan asked about use of fund balance. Mr. Weiss asked how much excess fund balance will be left after one time expenses. Ms. Waldron provided information about what fund balance can be used for. Dr. Turk, Ms. Miga, and Mr. Polanco reviewed Planning and Development Services fee changes.

3. Adjourn

Mayor Pro Tem Holiday adjourned the worksession at 6:59pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on August 12, 2025.