



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, September 9, 2025

7:00 PM

1611 Pfennig Lane

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#### Regular Meeting

#### 1. Call to Order

Mayor Victor Gonzales called the meeting to order at 7:04pm. Mayor Pro Tem Kimberly Holiday and Councilmembers Doug Weiss, Ceasar Ruiz, Melody Ryan, and David Rogers were in attendance. Councilmember Rudy Metayer joined the meeting at 8:12pm.

City staff in attendance: James Hartshorn, Acting City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Trista Evans, City Secretary; Charles Zech, City Attorney; Terri Toledo, Director of Management Services; Abby Morrison, Public Works Services Director; Evan Groeschel, Operations Director; Jeff Achee, Assistant Parks and Recreation Director; Brandon Pritchett, Public Utility Director; Tracy Waldron, Finance Director; Breanna Miller, Special Projects Manager.

#### 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

There was no public comment.

#### 4. Presentation

4A. [2025-0135](#) Mayor's proclamation declaring September 15, 2025 to October 15, 2025 as Hispanic Heritage Month in the City of Pflugerville.

**Mayor Gonzales read the proclamation and presented it to Charlie Torres.**

**4B. [2025-0137](#)** Mayor's proclamation declaring September 2025 as Emergency Preparedness Month in the City of Pflugerville.  
**Mayor Gonzales read the proclamation and presented it to Joseph Chacon, Director of Emergency Services.**

**4C. [2025-0687](#)** Mayor's proclamation declaring September 2025 as Suicide Prevention Month in the City of Pflugerville.  
**Mayor Gonzales read the proclamation and presented it to Caroline Ndwaru with American Foundation for Suicide Prevention - Central Texas. Dr. Terry Flood provided comment about his experiences and encouraged everyone to provide and seek support.**

### **Reading of the Consent Agenda**

**Ms. Evans read the captions of the ordinances, stated item 5K. is pulled from the consent agenda, and all remaining items may be acted upon in a single motion.**

### **5. Other Actions**

**5A. [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.  
**The ordinance was approved on second reading on the consent agenda.**

**5B. [ORD-0849](#)** 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 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 second reading on the consent agenda.**

**5C. [ORD-0840](#)** Approving an ordinance on third 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 third reading on the consent agenda.**

**5D. ORD-0841**

Approving an ordinance on third 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 third reading on the consent agenda.**

**5E. 2025-0685**

Approving the minutes of the August 26, 2025 Worksession and Regular Meeting.

**The minutes were approved on the consent agenda.**

**5F. 2025-0663**

Approving a professional services agreement with Carollo Engineers, Inc. for the Weiss Lane/Pecan Street Water Line project, in the amount of \$558,780, and authorizing the City Manager to execute the same.

**The item was approved on the consent agenda.**

**5G. 2025-0692**

Approving the service continuation of 28 Flock Falcon Cameras and licensing from Flock Safety in the amount of \$86,000 using budgeted and awarded fiscal year Department of Justice Project Safe Neighborhood Grant funds, and authorizing the City Manager to execute the same.

**The item was approved on the consent agenda.**

**5H. 2025-0694**

Approving a supplemental service agreement with Colliers Engineering and Design in the amount of \$82,894 for professional engineering services associated with Parkway Drive Improvements Roadway Project, and authorizing the City Manager to execute the same.

**The item was approved on the consent agenda.**

**5I. 2025-0695**

Approving the purchase of 2025 Volvo Double Drum 35B Roller in the amount of \$73,122 and authorizing the City Manager to execute the same.

**The item was approved on the consent agenda.**

5J. [2025-0690](#) Approving a partnership with the Pflugerville Independent School District (PflISD) utilizing Community Engagement Workforce Development funding, approving the appropriate performance agreement, and authorizing the Board President to execute the same.

**The item was approved on the consent agenda.**

5L. [RES-1348](#) Approving a resolution adopting water conservation rebates for Fiscal Year 2026 (FY26).

**The resolution was approved on the consent agenda.**

### Action on the Consent Agenda

Mr. Rogers moved to approve the consent agenda. Mayor Pro Tem Holiday seconded the motion. Mr. Metayer was not in attendance. All those present voted in favor. The motion carried.

Items pulled from the consent agenda will be addressed under Item 10.

### 6. Board Appointments

6A. [2025-0698](#) Discuss and consider action regarding making appointments to the Board of Adjustment.

Mayor Gonzales opened the item and stated an application was received from Gabriella Bermea. Ms. Bermea introduced herself and her interest in the Board of Adjustment. Mayor Pro Tem Holiday moved to appoint Gabriella Bermea to the Board of Adjustment. Mr. Weiss seconded the motion. Mr. Metayer was not present for the vote. All others voted in favor.

### 7. Budget and Finance

7A. [2025-0597](#) Conduct a public hearing on the proposed property tax rate of \$0.53500.

Mayor Gonzales opened the public hearing. Ms. Waldron reviewed the proposed property tax rate, average homestead value increase, and comparison with historical tax rates. Ms. Waldron discussed appraised taxable value and tax rate comparisons with surrounding cities. Mayor Gonzales discussed the different environments of cities that impact the difference in tax rates. Mr. Weiss stated he would like to see median home values on comparison cities. Discussion followed regarding surrounding city tax rates.

There was no one present wishing to make public comment. Mayor Gonzales moved to close the public hearing. Mayor Pro Tem Holiday seconded the motion. Mr. Metayer was not present for the vote. All those present voted in favor. The motion carried.

7B. [ORD-0852](#) Discuss and consider action to approve an ordinance on first and final reading with the caption reading: An Ordinance of the City of Pflugerville, Texas adopting the Fiscal Year 2026 Budget for the City of Pflugerville,

Texas.

Mayor Gonzales read the item. Ms. Waldron reviewed proposed expenditures by major funds and answered questions from council. Ms. Waldron reviewed the general fund summary and changes, as well as the general capital improvement plan and utility changes. Ms. Ryan asked questions regarding specific funds within the budget and franchise fees. Mr. Ruiz moved to approve the item. Mayor Pro Tem Holiday seconded the motion. Ms. Ryan asked Ms. Waldron about specific items listed in the budget. Mayor Gonzales called for the vote. Mr. Rogers offered an amendment to adopt the no new revenue rate for the tax rate. Mr. Ruiz did not accept the amendment. Mr. Metayer was not present for the vote. The vote was as follows: Mr. Ruiz - yes, Mayor Pro Tem Holiday - yes, Ms. Ryan - no, Mayor Gonzales - yes, Mr. Rogers - no, Mr. Weiss - yes. The motion carried.

**7C. RES-1351**

Discuss and consider action to approve a resolution ratifying the property tax increase reflected in the City's Fiscal Year 26 operating budget.

Mayor Gonzales opened the item. Ms. Waldron reviewed the requirements of the resolution ratifying the property tax increase. Mr. Ruiz moved to approve the resolution. Mr. Weiss seconded the motion. The vote was as follows: Mayor Gonzales - yes, Mr. Rogers - no, Mr. Ruiz - yes, Ms. Ryan - no, Mr. Weiss - yes, Mayor Pro Tem Holiday - yes. Mr. Metayer was not present for the vote. The motion carried.

**7E. ORD-0851**

Conduct a public hearing on reauthorizing all building permit fees and consider approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville, Texas Adopting the Pflugerville Fee Schedule; Amending Certain Fees and Establishing Costs and Fees charged by the City of Pflugerville; Providing for a Penalty for a Violation of Section 10.99 of the City Code of Ordinances; and Declaring an Effective Date.

Mayor Gonzales read the item and opened the public hearing. Ms. Waldron reviewed an overview of the changes to the fees and answered questions from Mr. Rogers regarding duplex fees. There was no one present wishing to make public comment. Mr. Rogers moved to close the public hearing. Mr. Weiss seconded the motion. Mr. Metayer was not present for the vote. All others voted in favor. The motion carried. Mr. Weiss asked how long it has been since the building fees were updated. Mr. Hartshorn stated not since 2019. Mr. Weiss discussed keeping up with updating the fees. Mr. Weiss moved to approve the ordinance on first reading. Mr. Rogers seconded the motion. The vote was as follows: Mr. Rogers - no, Mayor Pro Tem Holiday - yes, Mr. Weiss - yes, Mr. Ruiz - yes, Ms. Ryan - no, Mayor Gonzales - yes. Mr. Metayer was not present for the vote. The motion carried.

**8. Public Hearings and Ordinances**

**8A. ORD-0855**

Conduct a public hearing and consider action to approve an ordinance on first and final reading with the caption reading: Seventh Supplemental Ordinance to the Master Ordinance Establishing the City of Pflugerville, Texas Utility System Revenue Financing Program Authorizing the Issuance of the City's Utility System Revenue Bond (City of Pflugerville

Master Program - Water and Wastewater CIP Tranche 2).

Mayor Gonzales read the item and opened the public hearing. Dusty Traylor with RBC Capital Markets reviewed the order authorizing the issuance of utility system revenue bonds through the EPA's WIFIA program. Mr. Traylor reviewed the City's work on finding alternative funding for the capital improvement program and stated Pflugerville is the first city in Texas to utilize the WIFIA program. Mr. Traylor reviewed the process and answered questions from council about timing and interest rates. Ms. Waldron answered questions from council about projects and timing. There was no one present wishing to make public comment.

Mr. Weiss moved to close the public hearing. Mr. Rogers seconded the motion. Mr. Metayer was not present for the vote. All those present voted in favor. The motion carried. Mr. Weiss moved to approve the ordinance on first and final reading. Mr. Rogers seconded the motion. Mr. Metayer was not present for the vote. Ms. Ryan voted no, all others present voted in favor. The motion carried.

**8B. ORD-0850**

Conduct a public hearing and consider action to approve an ordinance on the first reading with the caption reading: An ordinance amending and updating the City of Pflugerville Code of Ordinances, Title XV. Land Usage, Chapter 153.01, Comprehensive Plan; Repealing C & E by adopting the Water Master Plan dated August 2025 & the Wastewater Master Plan dated August 2025; providing for severability and cumulative, repealer; providing for an open meeting and establishing an effective date.

Mayor Gonzales read the item and opened the public hearing. Mr. Pritchett discussed the water master plan. Mr. Metayer discussed concerns regarding water supply. Mr. Pritchett reviewed development projects and answered questions from Mr. Rogers regarding the projection estimates. Mr. Pritchett reviewed average and max demands and discussed the impact of changes in those demands. Mr. Pritchett discussed the water capital improvement projects. Mr. Pritchett reviewed the wastewater master plan and development projections. Discussion followed regarding the future of wastewater for the city. Mr. Pritchett reviewed flow projections and wastewater capital improvement projects. There was no one present wishing to make public comment. Mayor Pro Tem Holiday moved to close the public hearing. Mr. Rogers 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.

## Budget and Finance

**7D. ORD-0853**

Discuss and consider action to approve an ordinance on first and final reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, Tax Levy Ordinance of the City of Pflugerville, Texas for Fiscal Year 2026.

Mayor Gonzales read the item. Mr. Ruiz moved that the property tax rate be increased by the adoption of a tax rate of \$0.535000, which is effectively a 1.63

percent increase in the tax rate. Mr. Metayer seconded the motion. The vote was as follows: Mr. Metayer - yes, Mr. Weiss - yes, Mr. Rogers - no, Mayor Gonzales - yes, Mayor Pro Tem Holiday - yes, Mr. Ruiz - yes, Ms. Ryan - no. The motion carried.

## 9. Regular Agenda

**9A. 2025-0666** Discuss and consider action to approve a construction contract with Garney Companies, Inc. in the amount of \$16,228,991 associated with the Weiss/Pecan Water Line project, and authorize the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Pritchett reviewed the Weiss Pecan Water Line project and the impact of developments. Mr. Rogers asked why it is needed now. Mr. Pritchett provided information about the situation and timeline. Mr. Rogers moved to approve the item. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.

**9B. 2025-0691** Discuss and consider action to award bid to and authorize a construction agreement with Patin Construction, LLC in the amount of \$5,854,531.10 for construction of the Helios Way Right-in & Right-out Driveway and Impact Way Phase IV projects and authorize the Board President to execute the same.

Mayor Gonzales opened the item for discussion. Jerry Jones, PCDC Executive Director, reviewed the purpose of the project. Mr. Rogers asked why it is needed now. Mr. Jones provided information about access to develop the land the area. Mr. Rogers moved to approve the item. Mr. Weiss seconded the motion. All voted in favor. The motion carried.

**9C. 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 Gonzales opened the item for discussion. Ms. Ryan stated she asked for the item to be included to enhance financial transparency and planning. Mayor Gonzales asked if the city has the software to run the reports. Ms. Waldron provided information about which reports can be completed in the system and which would need to be manually created. Mr. Ruiz asked about the staff time that would be needed. Discussion followed regarding reports requested and reports currently provided. Discussion followed regarding some of the reports requested currently being created.

Mr. Weiss moved to postpone the item until January to evaluate after some new reports are provided. Mr. Ruiz seconded the motion. The vote was as follows: Mr. Weiss - yes, Mr. Rogers - no, Mr. Ruiz - yes, Ms. Ryan - no, Mr. Metayer - yes, Mayor Gonzales - yes, Mayor Pro Tem Holiday - yes. The motion carried.

**9D. RES-1349** Discuss and consider action to approve a resolution establishing legislative priorities for the Texas Legislature interim period.

Mayor Gonzales opened the item for discussion. Ms. Miller reviewed the

proposed legislative priorities. Council did not request any changes. Mr. Weiss moved to approve the resolution. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried.

**9E. [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 stated there is a general resolution with blanks if there are items council would like to see. Mr. Weiss stated the items are already covered and had no additions. No action was taken.

**9F. [RES-1350](#)**

Discuss and consider action to approve a resolution making appointments to a Finance and Budget Council Subcommittee.

Mayor Gonzales opened the item for discussion. Ms. Ryan stated this codifies the discussion from the last meeting to appoint a council subcommittee for finance and budget. Mr. Ruiz discussed postponing the item until there is an additional agenda item to discuss responsibilities, ethics, code of conduct, and what council expects of staff. Ms. Ryan stated there is current a Finance and Budget Committee for citizens that is not active. Discussion followed regarding the potential impact of a council subcommittee. Mr. Metayer moved to postpone the item to the next meeting with the addition of an item for ethics and code of conduct discussion. Mr. Weiss seconded the motion. The vote was as follows: Mr. Metayer - yes, Mr. Ruiz - yes, Mr. Weiss - yes, Mayor Gonzales - yes, Mayor Pro Tem Holiday - yes, Ms. Ryan - no, Mr. Rogers - no. The motion carried.

**9G. [2025-0587](#)**

Discuss and consider action on a rough proportionality appeal pursuant to Tex. Loc. Gov't Code § 212.904 for an approximately 85.497-acre tract situated in the Peter Conrad Survey, Section No. 17, Abstract No. 200, in Travis County, Texas, known as the Deck & Wilke Tract, generally located north of SH 45, east of Heatherwilde Blvd., and west of SH 130 and any matters related to the same.

Mayor Gonzales opened the item and stated council was retiring to executive session at 9:47pm. Mayor Gonzales reconvened the meeting at 10:06pm. Mr. Weiss moved to deny the appeal. Mayor Gonzales seconded the motion. The vote was as follows: Mr. Metayer - no, Mayor Pro Tem Holiday - yes, Mr. Weiss - yes, Mr. Ruiz - yes, Mayor Gonzales - yes, Mr. Rogers - no, Ms. Ryan - yes. The motion carried and the appeal was denied.

**9H. [2025-0610](#)**

Discussion regarding Downtown East update.

Mayor Gonzales opened the item for discussion. Ms. Barron reviewed the current project schedule, project goals, developer agreement progression, and overall project view. Ms. Barron provided external views of The Monarch. Korin Crawford with Griffin Swinerton discussed options for restaurants and shops connected with The Monarch. Ms. Barron and Mr. Crawford reviewed images of the inside of The Monarch and answered questions from council.

Ms. Barron and Mr. Crawford reviewed city hall internal and external spaces. Ms. Barron reviewed the current concept of the plaza. Ms. Barron provided

information about the "Park"ing structure to provide plaza space in the temporary locations until retail moves in. Ms. Barron reviewed the Gin Tract and next steps.

**9I. 2025-0708**

Discussion regarding an update from the City Council Public Safety Subcommittee.

Mayor Gonzales opened the item for discussion. Mr. Metayer stated the county has come to the table to fund the delta between the cost of services from Travis County ESD 2 and what the city is paying right now. Mr. Weiss stated to expect to see an interlocal agreement coming from the emergency services district similar to the current agreement and reviewed the expectations of the agreement. Ms. Ryan asked if it will include the same service level agreement. Mr. Weiss stated that is the expectation. Mayor Pro Tem Holiday asked about how long the county expects the agreement to be. Discussion followed regarding agreement expectations for multi-year terms.

**9J. 2025-0718**

Discussion regarding the Capital Improvement Program.

The item was discussed during the previously posted worksession.

**9K. 2025-0699**

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.

The item was discussed in executive session during the previously posted worksession. No action was taken.

**9L. 2025-0703**

1.) Executive Session Item: Consultation with legal counsel regarding 15508 Impact Way LLC v. Pflugerville Community Development Corporation and City of Pflugerville pursuant to Section 551.071 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action regarding 15508 Impact Way LLC v. Pflugerville Community Development Corporation and City of Pflugerville.

There was no discussion or action on the item.

**10. Discuss and Consider Action on Items Pulled from Consent Agenda****5K. RES-1339**

Approving a resolution authorizing the City Manager to execute a renewal of the Interlocal Cooperation Agreement for Public Health Services between the City of Austin and the City of Pflugerville.

Mayor Gonzales opened the item for discussion. Mr. Weiss stated temporary food vendor fees are now in line with state law and discussed state law requiring Austin to change how they charge restaurants. Discussion followed regarding review of the fees. Mayor Pro Tem Holiday moved to approve the item. Mr. Weiss seconded the motion. All voted in favor. The motion carried.

**11. Adjourn**

**Mayor Gonzales adjourned the meeting at 11:01pm.**

**Respectfully submitted,**

**Trista Evans, City Secretary**

**Approved as submitted on September 23, 2025.**