



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, April 14, 2026

5:00 PM

1611 Pfennig Lane

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#### Worksession

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

#### 1. Call to Order

Mayor Doug Weiss called the worksession to order at 5:00pm. Councilmembers Jonathan Coffman, Ceasar Ruiz, Rudy Metayer, Melody Ryan, and David Rogers were in attendance. Mayor Pro Tem Kimberly Holiday joined the worksession at 5:04pm.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Flozelle Roberts, Assistant City Manager; Trista Evans, City Secretary; Mike Hayes, City Attorney

#### 2. Public Comment

There was no one present wishing to make public comment.

#### 3. Regular Agenda

##### 3A. [2026-0419](#)

Joint meeting with the Pflugerville City Council and the Pflugerville Community Development Corporation (PCDC) Board to discuss the Goals and Objectives for 2026.

Mayor Weiss opened the item for discussion. PCDC Board members in attendance: Oscar Mitchell, Darelle White, De Juana Lozada. Jerry Jones, PCDC Executive Director, introduced the PCDC board and staff. Mr. Jones reviewed the goals of PCDC. Mr. Rogers asked about metrics used to measure the goals. Mr. Jones reviewed site consultant feedback, household income, and answered questions from Mayor Pro Tem Holiday regarding measurements. Discussion followed regarding household income. Mr. Coffman asked about goals for primary job growth. Mayor Weiss discussed the organization foundation and discussion followed regarding benchmarking. Mr. Jones reviewed goals for business retention and workforce in 2026, retail and business development goals, and answered questions from council. Mr. Jones discussed entrepreneurship in the area. Mr. Jones reviewed the marketing strategy and discussed visioning. Mayor Pro Tem Holiday discussed needing key performance indicators and opportunities for PCDC. Mr. Rogers asked about possibility for scholarships, discussed limiting work to city limits as of 2013. Ms. Ryan and Mr. Coffman discussed making progress. Mr. Ruiz discussed impact of sales tax generating businesses. Mayor Weiss discussed seeing more

operational coordination between the city staff and PCDC, collaboration opportunities with office space at city hall.

- 3B.** [2026-0440](#) Presentation by Jones Lang LaSalle (JLL), the owner's representative for Project Nexus, outlining the vision, goals, and objectives that align with the stakeholder engagement strategy for Project Nexus based on feedback from the PCDC Board and Council.

**Mayor Weiss opened the item for discussion. Steve Corney with JLL introduced the project. Zach Orig with JLL reviewed the executive summary, guiding principles, and answered questions regarding goals. Mr. Orig reviewed the milestone schedule. Mr. Coffman discussed working with staff and the data the city already has. Mr. Orig answered questions from council regarding the schedule. Mayor Weiss discussed the need for goals to be adopted by council for expectations. Mr. Jones discussed wanting to begin the community engagement piece. Mr. Metayer asked about meeting the schedule and any hindrances. Mr. Orig provided information about the plans. Mr. Coffman discussed the education piece of community engagement. Mayor Weiss stated he would like to see a resolution at the next meeting from PCDC.**

- 3C.** [2026-0381](#) Discussion regarding Pflugerville Athletic Feasibility Study, prepared by Parkhill.

**There was not discussion on the item.**

- 3D.** [2026-0420](#) 1.) Executive Session Item: Deliberation regarding real property and economic development negotiations pursuant to Sections 551.072 and 551.087 of the Texas Government Code related to the City's property located at 101 E. Pecan Street.

**There was no one discussion on the item.**

- 3E.** [2026-0393](#) 1.) Executive Session Item: Consultation with legal counsel and deliberation regarding real property pursuant to Sections 551.071 and 551.072 of the Texas Government Code related to the City's Downtown East development.

**There was no discussion on the item.**

- 3F.** [2026-0411](#) 1.) Executive Session Item: Deliberation of personnel matters regarding the appointment, employment, evaluation, reassignment, and duties of City Manager pursuant to Section 551.074 of the Texas Government Code.

**There was no discussion on the item.**

#### **4. Adjourn**

**Mayor Weiss adjourned the worksession at 6:59pm.**

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on April 28, 2026.