



# City of Pflugerville

## Minutes - Final

### City Council

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Tuesday, June 9, 2026

7:00 PM

1611 Pfennig Lane

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#### Regular Meeting

#### 1. Call to Order

Mayor Doug Weiss called the meeting to order at 7:07pm. Mayor Pro Tem Kimberly Holiday and Councilmembers Ceasar Ruiz, Jonathan Coffman, 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; Terri Toledo, Assistant City Manager; Trista Evans, City Secretary; Mike Hayes, City Attorney; Breanna Miller, Director of Management Services; Matt Rector, Public Utility and Engineering Director; Tracy Waldron, Finance Director; Candace Mundt-Bates, Communications Interim Director; Shelby Granger, Assistant Director of Water Operations; Cody Collins, IT Director

#### 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

Jason Casey stated he would like to recognize Lonnie for saving his life and stated the Police Department has helped him on multiple occasions. Mr. Casey thanked the Police Department for their service.

David Armistead discussed history of concern regarding a code compliance concern in his neighborhood. Mr. Armistead discussed the ordinance and concerns of management of the code.

#### 4. Presentation

- 4A. [2026-0589](#) Mayor's proclamation declaring June 19, 2026 as Juneteenth in the City of Pflugerville.

**Mayor Weiss read the proclamation and presented it to Ruthie Coaxum.**

- 4B. [2026-0030](#) Conduct the annual presentation on the Communications Department.

**Ms. Mundt-Bates introduced the team and discussed the department responsibilities and tools. Ms. Mundt-Bates reviewed accolades and discussed staying strategically aligned. Ms. Mundt-Bates discussed the department work collaborating throughout the city and events.**

- 4C. [2026-0592](#) Conduct a presentation on City of Pflugerville water supply.

**Ms. Granger reviewed the lake water levels and daily use. Mr. Rector reviewed construction progress update and discussed the possibility of a shut down to continue progress during a regular down period. Ms. Granger reviewed water treatment plant limitations and the procurement of a membrane. Ms. Granger answered questions from council about the impact of a new membrane. Mr. Rector provided information about the timing of the new facility. Ms. Ryan asked about the timeline and delays. Mr. Rector discussed conservation and ways to stay up to date.**

#### Reading of the Consent Agenda

**Ms. Evans stated items 5B., 5C., and 5G. were removed from the consent agenda, read the caption of the ordinance, and stated all items remaining on the consent agenda may be acted upon in a single motion.**

#### 5. Other Actions

- 5A. [ORD-0886](#) An ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas authorizing the granting of three easements on city property for the purpose of providing electric service to the City's Downtown East project, which includes the city's new city hall and The Monarch, as generally located at the northwest corner of FM685 and Pecan Street; Such easement totaling approximately 0.1383 acres (6,024 square feet) and authorizing the City Manager to execute the same.

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

- 5D. [2026-0565](#) Settlement and Purchase Agreement and associated conveyance documents between Acer Equities I, LLC (Parcel 2) and the City of Pflugerville to acquire real property interests for the 18-Inch Gilleland Wastewater Interceptor Project.

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

- 5E. [2026-0588](#) Professional Services Agreement with the Broussard Group, Inc. (dba TBG Partners) in the amount of \$375,511 for Site Inventory and Analysis, Conceptual Development, and a Preliminary Engineering Report associated with Destination Playspace at Bohl's Park.

The item was approved on the consent agenda.

- 5F. [2026-0600](#) Right-of-Entry, Possession and Use Agreement (PUA) with Timmerman & Hagn, Ltd for the acquisition of right of way and easements for the E. Pflugerville Parkway (Colorado Sand to Weiss Lane) Project.

The item was approved on the consent agenda.

### Action on the Consent Agenda

Mr. Rogers moved to approve the consent agenda. Mr. Coffman 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. [ORD-0885](#) Discuss and consider action regarding an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville approving the 2026 Amended and Restated Service and Assessment Plan and Annual Service Plan update 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.

Mayor Weiss opened items 6A., 6B., 6C., 6D., 6E., and 6F. Ms. Waldron reviewed the history of Lakeside Meadows items and provided an overview. Mr. Coffman asked why the city wants to take over the pedestrian bridge project. Mr. Rector provided information. Discussion followed. Ms. Barron provided information about the history of discussions and intent of taking over the bridge project. Mayor Weiss stated council was retiring to executive session at 8:18pm. Mayor Weiss reconvened the meeting in open session at 8:27pm.

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

- 6B. [2026-0537](#) Discuss and consider action regarding First Amendment to Lakeside Meadows Public Improvement District Reimbursement Agreement between the City of Pflugerville, Texas and Lakeside Meadows LLC.

Mayor Weiss opened items 6A., 6B., 6C., 6D., 6E., and 6F. Ms. Waldron reviewed the history of Lakeside Meadows items and provided an overview. Mr. Coffman asked why the city wants to take over the pedestrian bridge project. Mr. Rector provided information. Discussion followed. Ms. Barron

provided information about the history of discussions and intent of taking over the bridge project. Mayor Weiss stated council was retiring to executive session at 8:18pm. Mayor Weiss reconvened the meeting in open session at 8:27pm.

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

**6C.**     [2026-0538](#)

Discuss and consider action regarding Pedestrian Bridge Project Reimbursement Assignment Agreement by and between the City of Pflugerville, Texas and Lakeside Meadows LLC relating to Lakeside Meadows Public Improvement Agreement Reimbursement Agreement and Lakeside Meadows Public Improvement District Financing Agreement.

Mayor Weiss opened items 6A., 6B., 6C., 6D., 6E., and 6F. Ms. Waldron reviewed the history of Lakeside Meadows items and provided an overview. Mr. Coffman asked why the city wants to take over the pedestrian bridge project. Mr. Rector provided information. Discussion followed. Ms. Barron provided information about the history of discussions and intent of taking over the bridge project. Mayor Weiss stated council was retiring to executive session at 8:18pm. Mayor Weiss reconvened the meeting in open session at 8:27pm.

Mr. Metayer moved to approve the item. Mayor Pro Tem Holiday seconded the motion. Mr. Coffman voted no, all others voted in favor. The motion carried.

**6D.**     [2026-0539](#)

Discuss and consider action regarding Weiss Lane Connection Project Reimbursement and Assignment Agreement and City Consent by and between NP Lakeside 130, LLC, and Lakeside Meadows LLC relating to Lakeside Meadows Public Improvement Reimbursement Agreement and Lakeside Meadows Public Improvement District Financing Agreement.

Mayor Weiss opened items 6A., 6B., 6C., 6D., 6E., and 6F. Ms. Waldron reviewed the history of Lakeside Meadows items and provided an overview. Mr. Coffman asked why the city wants to take over the pedestrian bridge project. Mr. Rector provided information. Discussion followed. Ms. Barron provided information about the history of discussions and intent of taking over the bridge project. Mayor Weiss stated council was retiring to executive session at 8:18pm. Mayor Weiss reconvened the meeting in open session at 8:27pm.

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

**6E.**     [2026-0620](#)

Discuss and consider action to authorize City's acceptance of a Maintenance Agreement and a Public Access Easement for the use of a City park and open space within the Lakeside Meadows Public Improvement District (PID).

Mayor Weiss opened items 6A., 6B., 6C., 6D., 6E., and 6F. Ms. Waldron reviewed the history of Lakeside Meadows items and provided an overview. Mr. Coffman asked why the city wants to take over the pedestrian bridge

project. Mr. Rector provided information. Discussion followed. Ms. Barron provided information about the history of discussions and intent of taking over the bridge project. Mayor Weiss stated council was retiring to executive session at 8:18pm. Mayor Weiss reconvened the meeting in open session at 8:27pm.

Mr. Metayer moved to approve the item. Mayor Pro Tem Holiday seconded the motion. Mr. Coffman voted no. All others voted in favor. The motion carried.

**6F.**     [2026-0541](#)

Discuss and consider action regarding Acknowledgment and Consent to Sale and Assignment of Reimbursements in connection to that certain Purchase, Sale and Assignment Agreement between Lakeside Meadows LLC and Orix Public Finance LLC related to the Lakeside Meadows Public Improvement District Project and approval of other documents in connection therewith.

Mayor Weiss opened items 6A., 6B., 6C., 6D., 6E., and 6F. Ms. Waldron reviewed the history of Lakeside Meadows items and provided an overview. Mr. Coffman asked why the city wants to take over the pedestrian bridge project. Mr. Rector provided information. Discussion followed. Ms. Barron provided information about the history of discussions and intent of taking over the bridge project. Mayor Weiss stated council was retiring to executive session at 8:18pm. Mayor Weiss reconvened the meeting in open session at 8:27pm.

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

**6G.**     [2026-0460](#)

Discuss and consider action on The Pflugerville Fiber & Broadband Master Plan.

Mayor Weiss opened the item. Ms. Bailey introduced the master plan and stated if approved the best practices included will be discussed at length. Rob Svoboda with Cobb-Fendley reviewed the visioning and planning phases and discussed stakeholder engagement. Ms. Ryan asked about the reason for the plan. Mr. Coffman provided information about the history. Discussion followed regarding providers. Mr. Svoboda reviewed community needs and gaps and high-level community improvement options. Mr. Svoboda answered questions from council about service gaps. Mr. Svoboda provided information about BEAD federal grants. Mr. Ruiz asked about other providers for service. Mr. Svoboda reviewed key recommendations and answered questions from council. Ms. Bailey reviewed next steps. Mr. Coffman discussed concerns. Discussion followed regarding next steps to implement best practices. No action was taken.

**6H.**     [2026-0585](#)

Conduct a presentation on the Roadway Impact Fee Study update.

Mayor Weiss opened the item. Ben Plett with Kimley-Horn reviewed the purpose of roadway impact fees and what they can and cannot pay for. Mr. Plett reviewed land use assumption, residential growth, and answered questions from council about how growth is calculated. Discussion followed regarding growth estimates and intent. Mr. Plett provided information about how the study is conducted and the mobility master plan. Mr. Rector provided information about the process of impact fees across agencies. Mr. Plett

reviewed service areas, max fee updates, and collection rate. Mr. Plett reviewed rates in surrounding areas and answered questions from council. Mr. Plett reviewed next steps.

**6I. [RES-1427](#)**

Discuss and consider action to approve a resolution consenting to, continuing, and renewing the Mayor's Disaster Declaration issued on March 4, 2026, imminent public water supply failure.

Mayor Weiss opened the item. Mr. Metayer moved to approve the resolution extending the declaration to July 15. Mr. Ruiz seconded the motion. Mr. Rogers stated concern about extending it into July. Discussion followed regarding the date to be immediately following the next council meeting. The vote was as follows: Mr. Coffman - no, Mr. Metayer - yes, Mr. Ruiz - yes, Mr. Rogers - no, Mayor Weiss - yes, Ms. Ryan - yes, Mayor Pro Tem Holiday - yes. The motion carried.

**6J. [2026-0577](#)**

Discuss and consider action to approve the purchase of virtual server hosts and enterprise storage infrastructure utilizing Texas Department of Information Resources (DIR) cooperative contract in the amount of \$1,180,858.62, and authorize the City Manager to execute the same.

Mayor Weiss opened the item. Ms. Toledo provided information about the item to replace equipment that is at end of life and discussed intent to secure pricing and purchase of equipment. Ms. Ryan asked about support service. Ms. Toledo provided information. Mr. Metayer moved to approve the item. Mr. Ruiz seconded the motion. Mr. Coffman asked about the city running its own systems. Mr. Collins provided information and answered questions about the equipment. All voted in favor. The motion carried.

**6K. [ORD-0887](#)**

Discuss and consider action to approve an ordinance on first reading with the caption reading: An ordinance of the City of Pflugerville, Texas authorizing the granting of an easement on city property for the purpose of providing electric service to the City's Public Works Complex, as generally located south of the intersection of Weiss Lane and Jesse Bohls Road.

Mayor Weiss read the caption of the ordinance. Mr. Rector stated the item is to provide an electrical easement for the Public Works Complex and is requesting the ordinance be effective on first reading. Mr. Coffman moved to approve the ordinance making it effective on first reading. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

**6L. [2026-0586](#)**

Discussion regarding Fiscal Year 2027 budget preparations and budget assumptions for General Fund, Pflugerville Community Development Corporation, General Debt Service, and Hotel Occupancy Tax Fund.

The item was discussed during the previously posted worksession.

**6M. [2026-0587](#)**

Discussion regarding the 5-year Capital Improvement Plan (CIP) for Fiscal Years 2027-2031 with emphasis of the projects and priorities to be considered for FY27.

Mayor Weiss opened the item. Mr. Rector reviewed transportation projects. Ms.

Ryan asked about the anticipated amount spent on projects not started. Mr. Rector answered questions about SH45 frontage road project and Cele Road. Mr. Rector reviewed reclaimed water projects. Discussion followed regarding the need for reclaimed water lines. Mr. Rector reviewed water and wastewater projects and answered questions from council. Mr. Rector reviewed the schedule for next steps.

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

- 5B.**    [2026-0575](#)            Minutes of the May 18, 2026 Worksession, May 19, 2026 Special Joint Meeting, and May 26, 2026 Worksession and Regular Meeting.
- Mayor Weiss opened the item. Mr. Rogers provided edits to include Terry Newsom as not in attendance for the May 19, 2026 joint meeting and correct the listing of executive session items. Mr. Rogers moved to approve the minutes as amended. Mr. Metayer seconded the motion. All voted in favor. The motion carried.
- 5C.**    [2026-0461](#)            City of Pflugerville Short Form Contract that will provide five months of right-of-way and drainage mowing services with Earth Works Landscape and Maintenance LLC, in the amount of \$138,793.70.
- Mayor Weiss opened the item for discussion. Ms. Ryan asked about the reduction in acreage but increase in cost and policy of what the city mows. Ms. Toledo provided information about the crew availability and reviewing the mowing maps to continue to clean up what is remaining. Ms. Toledo discussed the review of the policy and considerations. Ms. Ryan moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.
- 5G.**    [RES-1426](#)            Resolution with the caption reading: A resolution of the City of Pflugerville, Texas, setting a public hearing to discuss and review the City's Water and Wastewater Impact Fees as provided for in Chapter 152, Subchapter A of the City's Code of Ordinances.
- Mayor Weiss opened the item for discussion. Mr. Rogers stated he wanted to make sure to get a similar presentation as the impact fee presentation received that evening.
- Mr. Rogers moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

## **Executive Sessions**

- 6N.**    [2026-0591](#)            1.) Executive Session Item: Deliberation pursuant to Chapter 551.072 of the Texas Government Code regarding the purchase, exchange, lease, transfer and/or sale of real property related located within Downtown East. 2.) Open Session Item: Discuss and consider action regarding the purchase, exchange, lease, transfer and/or sale of real property related located within Downtown East.
- Mayor Weiss read items 6N., 6O., 6P., 6Q., and 6R. and stated council was

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retiring to executive session at 10:55pm. Mayor Weiss reconvened the meeting in open session at 11:45pm. No action was taken.

**6O.**     [2026-0594](#)

1.) Executive Session Item: Deliberation pursuant to Sections 551.072 (real property) & 551.087 (economic development) of the Texas Government Code regarding the purchase, exchange, lease, and/or value of real property and economic development negotiations related to Project Print. 2) Open Session Item: Discuss and consider action regarding Project Print. 2.) Open Session Item: Discuss and consider action regarding Project Print.

Mayor Weiss read items 6N., 6O., 6P., 6Q., and 6R. and stated council was retiring to executive session at 10:55pm. Mayor Weiss reconvened the meeting in open session at 11:45pm. Mr. Coffman discussed a paragraph on page 5 that council provided language for, but what is in the agreement does not meet the intent. Mayor Weiss reviewed the intended revision to ensure the entity is prohibited from protesting taxable value to a level that is below their required investment. Mr. Metayer moved to approve the item subject to the change of the form language discussed. Ms. Ryan seconded the motion. All voted in favor. The motion carried.

**6P.**     [2026-0596](#)

1.) Executive Session Item: Deliberation pursuant to Sections 551.072 (real property) & 551.087 (economic development) of the Texas Government Code regarding the purchase, exchange, lease, and/or value of real property and economic development negotiations related to Project Princess. 2.) Open Session Item: Discuss and consider action regarding Project Princess.

Mayor Weiss read items 6N., 6O., 6P., 6Q., and 6R. and stated council was retiring to executive session at 10:55pm. Mayor Weiss reconvened the meeting in open session at 11:45pm. Mr. Metayer stated an email was sent with proposed terms and conditions and that should be incorporated into the agreement. Mayor Weiss stated to remove the work "approximately" from the agreement. Ms. Ryan stated the same clause as stated in the previous item should be included. Mr. Coffman discussed details of the agreement to be addressed. Discussion followed regarding expectations. No action was taken.

**6Q.**     [2026-0599](#)

1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code regarding provision of Emergency Medical Services for the City of Pflugerville. 2.) Open Session Item: Discuss and consider action regarding provision of Emergency Medical Services for the City of Pflugerville.

Mayor Weiss read items 6N., 6O., 6P., 6Q., and 6R. and stated council was retiring to executive session at 10:55pm. Mayor Weiss reconvened the meeting in open session at 11:45pm. No action was taken.

**6R.**     [2026-0601](#)

1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code regarding the Texas Open Meetings Act. 2.) Open Session Item: Discuss and consider action regarding the Texas Open Meetings Act.

Mayor Weiss read items 6N., 6O., 6P., 6Q., and 6R. and stated council was retiring to executive session at 10:55pm. Mayor Weiss reconvened the meeting in open session at 11:45pm. No action was taken.

**8. Adjourn**

Mayor Weiss adjourned the meeting at 12:04pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on July 14, 2026.