



**AGENDA
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, October 17, 2024
Briefing Workshop at 5:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Michael Herrera
Place 3 – David McDonald

Place 4 – Na'Cole Thompson, Mayor Pro Tem
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Todd Parton

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

BRIEFING WORKSHOP - CONVENE AT 5:00 PM

1. Open Meeting.
2. Roll Call.
3. Presentation regarding the 183 Corridor Study.
4. Joint Discussion with the Planning and Zoning Commission regarding the “Option Area” of the Northline Development.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Scout Troops 258 and 358 will present the Colors and lead the Pledges of Allegiance.
6. Roll Call.
7. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

8. Staff Reports
 - Capital Improvement Program Update: Raider Way and East Woodview Drive Roadway (CIP T.12) Project.

CONSENT AGENDA: ACTION

9. Approval of the minutes for meeting held on October 3, 2024.

10. Approval of Resolution authorizing to apply for the Department of Energy, Energy Efficiency and Conservation Block Grant to reduce energy use and support energy efficiency.
11. Acceptance of infrastructure improvements for Bar W Ranch West Phase 2 Lift Station and Wastewater Improvements.
12. Acceptance of the public infrastructure improvements for Travisso Phase 4, Sections 7 and 8 and Phase 5, Section 3 including: streets, drainage and erosion, water, reclaimed water, wastewater, and streetlight improvements.
13. Approval of purchase of one (1) 2024 Ford truck from Sewell Ford of Odessa utilizing Solicitation S24-003 with Sewell Family of Companies in the amount of \$78,483.00; and authorize the City Manager to execute any and all necessary documents.
14. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0135 to amend a portion of the San Gabriel Villas Planned Unit Development and Development Agreement Case DA-24-0009 on one (1) parcel of land approximately 3.028 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R588850; legally described as Lot 2, Block B of the Aven Ridge Subdivision, and generally located east of the intersection of Aven Way and 183A Toll Road, Leander, Williamson County, Texas.
15. Approval of the extension of the application expiration for Subdivision Case FP-23-0079 Russi Replat Short Form Final Plat; more particularly described by Travis Central Appraisal District Parcel 354066, generally located at 15105 Round Mountain Road, Leander, Travis County, Texas.
16. Approval of the extension of the application expiration for Subdivision Case FP-23-0081 Gabriels Horn Development Final Plat; more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R022218, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriels Horn Road, Leander, Williamson County, Texas.
17. Approval of the extension of the application expiration for Subdivision Case PICP-21-0036 Northline Block A Construction Plans; more particularly described by Williamson Central Appraisal District Parcel R458187, generally located southwest of the intersection of San Gabriel Parkway and Main Street, Leander, Williamson County, Texas.
18. Approval of the extension of the application expiration for Subdivision Case PICP-22-0020 Northline Block O Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R517094 and R031604, generally located southwest of the intersection of Main Street and William Parker Street, Leander, Williamson County, Texas.
19. Approval of an amendment to Development Agreement Case 22-DA-028 on one (1) parcel of land approximately 13.871 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R599180; and more commonly known as 10860 W. Crystal Falls Parkway, Leander, Williamson County, Texas.
20. Approval of management and service agreement by and between City of Leander Texas and Ryan Sanders Sports Services LLC (RS3) for restaurant and bar services to be provided at Crystal Falls Golf Club (CFGC); and authorize the City Manager to execute any and all necessary documents.
21. Award of contract utilizing Solicitation S24-010 to Ion Art, Inc., for the purchase and installation of an art sculpture, Iron Frog, at Devine Lake Park in an amount not to exceed \$50,000.00; and authorize the City Manager to execute any and all necessary documents.
22. Approval of a contract with Texas Patriot Contracting, LLC, in the amount of \$143,000.00 and Bee Cave Drilling, Inc., in the amount of \$6,087.30 for repairs and renovations to the Mason Homestead site; and authorize the City Manager to execute any and all necessary documents.

23. Authorize Purchasing Agreement L00409 by and between the City of Leander, Texas, and Xerox Business Solutions Southwest for the purchase of technology products and services, specifically a lease for printers, utilizing Harris County Department of Education (HCDE) "Choice Partners" Purchasing Program contract number 21/031K in the amount of \$290,000.00 for the term of contract expiring October 31, 2029; providing for an effective date; and authorize the City Manager to execute any and all necessary documents.
24. Approval of the Urbana at Hero Way License to Encroach Agreement, Case LA-24-0033, to allow for the installation and maintenance of signage within portions of the right-of-way of Hero Way West, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

25. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-24-0014 to amend the Comprehensive Plan land use category from Leander Central to Activity Center on eight (8) parcels of land approximately 16.0602 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R517094, R031604, R646992, R646986, R646987, R646988, R646989, and R646990; and more commonly known as southwest of the intersection of East San Gabriel Parkway and 183A Toll Road, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Comprehensive Plan Case CPA-24-0014 as described above.
26. Conduct a Public Hearing regarding the approval of a Resolution approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc.; authorizing the issuance of “\$39,090,000 Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds (Brushy Creek Regional Water Treatment and Distribution Project), Series 2024”; establishing the procedures for selling and delivering the bonds and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such bonds
 - Discuss and consider action on a Resolution approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc., authorizing the issuance of “\$39,090,000 Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds (Brushy Creek Regional Water Treatment and Distribution Project), Series 2024”; establishing the procedures for selling and delivering the bonds and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such bonds

REGULAR AGENDA

27. Discuss and consider action on the Second Reading of an Ordinance regarding Zoning Case Z-24-0127 to amend the current zoning of Northline Planned Unit Development to adopt the Northline Retail Planned Unit Development with base zoning district of GC-2-A (General Commercial) and Development Agreement Case DA-24-0007 on eight (8) parcels of land approximately 16.0602 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R517094, R031604, R646992, R646986, R646987, R646988, R646989, and R646990; and generally located southwest of the intersection of East San Gabriel Parkway and 183A Toll Road, Leander, Williamson County, Texas.
28. Discuss and consider action on an Ordinance implementing Civil Service for Firefighters and establishing classification and the number of positions in each classification; authorizing the Fire Chief to appoint each Assistant Fire Chief; and providing for related matters.

29. Convene into Executive Session pursuant to Section 551.074, Personnel, to discuss appointments to the Planning and Zoning Commission and Board of Adjustment, if needed.

Reconvene into open session.

30. Discuss and consider action on appointments to the following boards, commissions and committees: Board of Adjustment, Ethics Commission, Historical Preservation Commission, Leander Public Arts and Cultural Commission, Planning and Zoning Commission, Tax Increment Reinvestment Zone No.1(TIRZ) Board, Development Authority Board, as well as the Economic Development Committee and Parks & Recreation Advisory Board if needed.
31. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*
32. Council Member Closing Statements.
33. Convene into Executive Session pursuant to:
1. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding BCRUA Projects, contracts, and related financing and management of water usage; and
 2. Sections 551.071 and 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of property for the Leander 2243 Water Main Project.

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:

1. BCRUA Projects, contracts, and related financing and management of water usage; and
2. Acquisition of property for the Leander 2243 Water Main Project.

34. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 14 day of October 2024 by 3:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC