



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 7, 2024
Briefing Workshop at 6:00 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 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Convene into Executive Session pursuant to:
 - Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of property for public purpose;
 - 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; and
 - Sections 551.071 and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the City regarding Project EDA-24-003.

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

- Acquisition of property for public purpose;
- Acquisition of property for the Leander 2243 Water Main Project; and
- Economic Development incentives regarding Project EDA-24-003.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.

6. 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.]

7. Staff Reports

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

CONSENT AGENDA: ACTION

8. Approval of the minutes for meeting held on October 17, 2024.
9. Rescind approval of contract with Texas Patriot Contracting, LLC, in the amount of \$143,000.00 for repairs and renovations to the Mason Homestead site.
10. Approval of an Ordinance adopting a Covered Applications Policy for the City of Leander prohibiting use of certain social media applications and services on governmental entity devices; designating an Information Security Officer to satisfy compliance with the Covered Applications Policy.
11. Approval of a Special Event Permit and street closures for the Old Town Christmas Parade, Rudolph Run 5K, and the Old Town Christmas Festival being held on Saturday, December 7, 2024
12. Approval of a Resolution authorizing the City of Leander to enter into the Global Payments Card Services Terms and Conditions for Government Entities, under a Cooperative Purchasing Agreement; making findings of fact; and providing an effective date; and authorize the City Manager to execute any and all necessary documents.
13. Approval of an expenditure for the final year of a three (3)- year contract in the amount of \$52,145.00 with On Duty Health for medical/fitness annual evaluations for City of Leander firefighters.
14. Approval of an amendment to existing contract L00286 by and between the City of Leander and Siddons Martin for an increase in contract costs of \$50,000.00, for a new contract total of \$737,500.00, utilizing new BuyBoard Contract #746-24, for the purchase of fire service apparatus parts, equipment, and repair services, and related goods; and authorize the City Manager to execute any and all necessary documents.
15. Approval of the purchase of one (1) 2024 Ford F-550 Bucket Truck from Rockdale Country Ford, dba Caldwell Country, in the amount of \$175,723.00 utilizing the BuyBoard Co-Op Contract #724-23; and authorize the City Manager to execute any and all necessary documents.
16. Approval of the purchase of four (4) message boards from RoadSafe Traffic System in the amount of \$74,000.00 utilizing the BuyBoard Co-Op Contract #703-23; and authorize the City Manager to execute any and all necessary documents.
17. Approval of the purchase of one (1) 100-kilowatt generator from LOFTIN to be located in the Public Works Building at 607 Municipal Drive, Leander, Texas, utilizing BuyBoard Contract #657-21 in the amount of \$60,170.00; and authorize the City Manager to execute any and all necessary documents.
18. Acceptance of public infrastructure improvements for Lake's Lair to include streets, wastewater, water, storm, sidewalks, and landscape improvements.

19. Acceptance of public infrastructure improvements for Leander Estates Phase 1 to include: streets, drainage, water, and landscape improvements.
20. Approval of Change Order No.1 to the contract agreement with Asphalt Inc., LLC, dba Lone Star Paving Company, for Roadway Rehabilitation Fiscal Year 2024, increasing the current contract amount by an amount of \$56,989.50 for a new total of \$2,147,034.50, with no extension of term duration; and authorize the City Manager to execute any and all necessary documents.
21. Approval of the Second Reading of an Ordinance regarding the Bagdad Retail Center Annexation Case A-24-0014 for the voluntary annexation of 4.227 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District, Parcels R023980; and generally located northwest of the intersection of North Bagdad Road and CR 281, Leander, Williamson County, Texas.
22. Approval of a Resolution accepting the petition for the High Gabriel Township Annexation Case A-24-0011 regarding the voluntary annexation of 12.75 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R362129 and R032227; and generally located south of High Gabriel East, approximately 1,100 feet east of US 183, Leander, Williamson County, Texas.
23. Approval of a Resolution accepting the petition for the Simpson Tract Annexation Case A-24-0017 regarding the voluntary annexation of 28.12 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.
24. Approval of a Development Agreement regarding Development Agreement Case DA-24-0008, for the Shanta Ba Plaza Site Development on one (1) parcel of land approximately 2.93 acres $\pm$ in size, more particularly described by Williamson County Appraisal District Parcel R516399; generally located at 1528 Arrowfeather Pass, Leander, Williamson County, Texas.
25. Approval of a Development Agreement regarding Development Agreement Case DA-24-0017 for Leander Kinder Care development on one (1) parcel of land approximately 1.828 acres $\pm$ in size, more particularly described by Williamson County Appraisal District Parcel R542550; generally located at 441 W. Broade Street, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

26. Conduct a Public Hearing regarding Zoning Case Z-24-0120 to amend the 675 Kauffman Loop Planned Unit Development to allow for overhead commercial doors on two (2) parcels of land approximately 24.91 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R328207 and R555049; and more commonly known as 675 Kauffman Loop, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0120 as described above.
27. Conduct a Public Hearing regarding Zoning Case Z-24-0134 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to adopt the Hill Country Community Ministries – Lacy Drive PUD (Planned Unit Development) with the base zoning district of LC-3-A (Local Commercial) on three (3) parcels of land approximately 1.31 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R036399, R036398, and R036397; and more commonly addressed as 1005 Lacy Drive, 1007 Lacy Drive, and 1009 Lacy Drive, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0134 as described above.

28. Conduct a Public Hearing regarding Zoning Case Z-24-0142 to amend the current zoning of SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one (1) parcel of land approximately 5.094 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R432899; and generally located at the southeast corner of the intersection of Hero Way West and North Lakeline Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0142 as described above.

29. Conduct a Public Hearing regarding Ordinance Case OR-24-0025 to amend the Composite Zoning Ordinance Article V, Section 2(b)(2) to modify the building size requirements, and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-24-0025 as described above.

REGULAR AGENDA

30. Discuss and consider action on a Resolution approving an Interlocal Agreement with the City of Round Rock, City of Austin, and City of Cedar Park regarding the allocation of costs for the rehabilitation of the East Wastewater Treatment Plant of the Brushy Creek Regional Wastewater System (BCRWWS).
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. 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 1 day of November 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC