



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - August 17, 2023
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Esme Mattke Longoria, *Mayor Pro Tem*
Place 3 – David McDonald

Place 4 – Na'Cole Thompson
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Rick Beverlin

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:
 - (1) Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, Texas Government Code, to deliberate with legal counsel regarding an addendum to 380 Agreement between City of Leander and Leander Springs, LLC; and
 - (2) Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, Texas Government Code, to deliberate with legal counsel regarding the acquisition of real properties for public purposes.

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

- (1) Addendum to 380 Agreement between City of Leander and Leander Springs, LLC; and
- (2) Acquisition of real properties for public purposes.

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 by Council.

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

individual.]

7. Staff Report
 - Capital Metropolitan Transportation Authority update
 - Public Works update
8. Leander History

CONSENT AGENDA: ACTION

9. Approval of the minutes for meetings held on July 28, 2023; July 29, 2023; and August 03, 2023.
10. Approval of an Ordinance repealing Ordinance No. 22-024-00, which continued the juvenile curfew regulations contained in the Leander Code Ordinances, Chapter 8, Article 8.02, Division 2 "Curfew"; providing findings of fact; providing an effective date, and open meeting clauses; and providing for related matters.
11. Approval of the handover of US Army 4th Brigade (3-4AV) Air Assault adoption road sign located near the intersection of Ronald W. Reagan Boulevard and RM 2243 to SFC Joshua Simpson to retain or to return to the original unit commander; and authorize the City Manager to execute any and all necessary documents.
12. Acceptance of the Quarterly Investment Report for the period ending June 30, 2023.
13. Authorize the President of the Brushy Creek Regional Utility Association (BCRUA) to execute a Resolution approving the underwater pipeline project construction contract to Thalle Construction Company, Inc., contingent upon BCRUA Board of Directors approval scheduled for August 23, 2023.
14. Acceptance of public infrastructure improvements for Hawkes Landing North Phase 2 Subdivision.
15. Approval of an Ordinance amending the Code of Ordinances, Article 13.07 Water and Wastewater Impact Fees, to amend and adopt Water and Wastewater Community Impact Fees and a Capital Improvements Plan; amending provisions governing impact assessment and payment of impact fees; providing for fees under prior ordinances; removing unused definitions; updating provision related to impact fee accounts; providing for review of land use assumptions and the Capital Improvements Plan every five (5) years; providing for conflicting ordinances; and providing severability, open meeting and effective date provisions.
16. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0076 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Highway 29 Commercial Minor PUD (Planned Unit Development) with the GC-3-A (General Commercial) base zoning district on one (1) parcel of land approximately 53.23 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032262; and generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W. Reagan Boulevard, on the south side of SH 29, Leander, Williamson County, Texas.
17. Approval of Development Agreement Case DA-23-0034 regarding the Horseshoe PUD (AKA, Preserve at Mason Creek) Townhouse Phase I Development on a portion of a parcel of land approximately 4.71 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036460; and located at 510 Horseshoe Drive, Leander, Williamson County, Texas.

18. Approval of Easement Vacate Case ESMT-23-0057 regarding the vacation of the Chisolm Trail Special Utility District waterline easement on two (2) parcels of land approximately 1.555 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R620027 and R418530; Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.
19. Approval of the extension of the application expiration for Subdivision Case PICP-21-0036 Northline Block A construction plan; more particularly described by Williamson Central Appraisal District Parcels R458187 and R566425; generally located to the southeast corner of US 183 and E. San Gabriel Parkway; Leander, Williamson County, Texas.
20. Approval of the extension of the application expiration for Subdivision Case FP-21-0032 Northline Lots 1-8, Blocks A and B Final Plat; on a portion of a parcel of land approximately 66.17 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R458187; and located to the southwest of the intersection of E. San Gabriel Parkway and Main Street; Leander, Williamson County, Texas.
21. Approval of the Crystal Village License to Encroach Agreement, Case LA-23-0018, to allow for the installation and maintenance of landscaping and irrigation within portions of the right-of-way of Raider Way, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.
22. Approval of Ordinance Case OR-23-0008 to amend Article V, Section 71 of the Subdivision Ordinance to address annexation of property under certain conditions; providing a severability clause; providing savings, effective date and open meetings clauses; and to provide for related matters; Williamson and Travis Counties, Texas.
23. Approval of Ordinance Case OR-23-0010 regarding an Ordinance amending Section 13.02.007, Article 13.02, Water and Sewer Service, to provide for terms and conditions of providing water and wastewater service to properties removed from the City's Extraterritorial Jurisdiction; providing a severability clause, providing a savings, effective date and open meetings clauses; and providing for related matters; Williamson and Travis Counties, Texas.
24. Approval of Ordinance Case OR-23-0007 to amending Sections of A3.002, A3.003 and A3.009 of Appendix A of the Leander Code of Ordinances to revise site development, subdivision, and zoning related fees; providing a severability clause, providing savings, effective date, and open meetings clauses; and providing for related matters; Williamson and Travis Counties, Texas.
25. Approval of an Ordinance regarding conditions under which building permits may be issued before the completion and acceptance of subdivision infrastructure for a temporary period of time to address the effects of the supply chain issues associated with power supply and drought conditions, and to provide for related matters, Leander, Williamson and Travis Counties, Texas.

PUBLIC HEARING: ACTION

26. Conduct a Public Hearing regarding Zoning Case Z-23-0071 to amend the current zoning of PUD/TOD-S2 (Planned Unit Development/Transit Oriented Development – Station Sector) to adopt the Home Depot PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 15.27 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R505807; and generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0071 as described above.

27. Conduct a Public Hearing regarding of Ordinance Case OR-23-0009 reauthorizing building permit and inspection, and related fees set forth in Section A3.004, Appendix A, Leander Code of Ordinances; and to provide for related matters; Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0009 as described above.

REGULAR AGENDA

28. Discuss and consider action on an Ordinance establishing Industrial Districts within the City's Extraterritorial Jurisdiction pursuant to Section 42.044, Texas Local Government Code; making findings of fact; and providing for related matters.
29. Discuss the proposed Fiscal Year 2024 Annual Budget and proposed tax rate.
30. 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.]*
31. Council Member Closing Statements.
32. Convene back into Executive Session, if needed, pursuant to:
(1) Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, Texas Government Code, to deliberate with legal counsel regarding an addendum to 380 Agreement between City of Leander and Leander Springs, LLC; and
(2) Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, Texas Government Code, to deliberate with legal counsel regarding the acquisition of real properties for public purposes.

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

- (1) Addendum to 380 Agreement between City of Leander and Leander Springs, LLC; and
(2) Acquisition of real properties for public purposes.

33. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 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 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [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 August 2023 by 3:00 p.m. pursuant to Chapter 551 of the Texas Government Code.


Dara Crabtree, City Secretary, TRMC



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of the minutes for meetings held on July 28, 2023; July 29, 2023; and August 03, 2023.

BACKGROUND:

Attached are the minutes for meetings held on July 28, 2023; July 29, 2023; and August 03, 2023.

PRESENTER:

Dara Crabtree, City Secretary

Attachments

1. Draft Minutes 07.28.2023
2. Draft Minutes 07.29.2023
3. Draft Minutes 08.03.2023



**MINUTES
CITY COUNCIL RETREAT
CITY OF LEANDER, TEXAS**

Friday - July 28, 2023 at 8:30 a.m.



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Esme Mattke Longoria, Mayor Pro Tem
Place 3 – David McDonald

Place 4 – Na'Cole Thompson
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Rick Beverlin

1. Opened meeting at 8:31 a.m.
2. Roll Call reflected all present.
3. Budget discussion included preliminary fund summary; tax base; historical tax rate; general fund revenue sources; sales tax revenue; development fees; population vs general fund full time employees; recommended supplements with recurring costs; funding police and fire step plan and 2 1/2% merit for civilian employees; recommended supplements with one time cost; other funds recommended supplements; unfunded department requests; other funds unfunded requests; next steps with budget; and budget risks. *[City Council took a brief break recessed 9:38 a.m.; reconvened 9:58 a.m.]*

Capital Improvement Projects discussion included FY 2023-2024 Capital Improvement Projects; projects and timeline; capital improvement program; facility projects; water projects; wastewater and stormwater projects; street projects; transportation projects; potential certificate of obligations needed projects; parks projects; municipal projects; utility projects; BCRUA projects; issuance of debt and grants; funding sources; and next steps.

[City Council took a brief lunch break recessed 11:44 a.m.; reconvened 12:12 p.m.]

4. Economic Development discussion included state of economy and market trends overview; interest levels; retail food and beverage opportunities; industrial construction starts; industrial developments under construction in the north Austin area; industrial deliveries; light industrial; light industrial flex; Austin industrial market historical size and vacancy rate; office; multi-family; where going short term; leakage report; Fiscal Year 24 objectives; departmental goals; key performance indicators; target sectors; and activities undertaken.
5. Future Land Use Map discussion included uses supported in centers and corridors; comprehensive plan; Monday development meetings with developers; limit townhomes and apartments in employment centers; desired mix of non-residential and residential; defining campus and categorizing it; in past seen residential with services that support residential versus commercial with limited residential; and future land use map and land use categories.

6. Ordinance and Fee Schedule update discussion included recent ordinance changes; proposed updates short term, mid-term and long term; and development fee comparison.
7. Update on Development Process Review recommendation discussion included Berry Dunn findings; developer forum; development services surveys; Development HUB survey; pre-development meeting surveys; development process review timeline; and next steps.
8. City website update discussion included timeline; deliverables; new platforms; CivicEngage entirely new website; CivicClerk agenda management software; Municode code of ordinances; initial design of webpage; accessibility standards; calendars; frequency of development meetings with CivicPlus; newsletter; social media platforms; neighboring entities using CivicPlus; and in future consider rebranding.
9. Convened into Executive Session at 2:13 p.m. pursuant to Section 551.074, Texas Government Code, to discuss or deliberate the City Manager's 2023 Goals.

Reconvened into open session at 3:57 p.m. to take action as deemed appropriate in the City Council's discretion regarding City Manager's 2023 Goals. No action taken.
10. Adjourned at 3:57 p.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY



**MINUTES
CITY COUNCIL RETREAT
CITY OF LEANDER, TEXAS**

Saturday - July 29, 2023 at 8:30 a.m.



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Esme Mattke Longoria, Mayor Pro Tem
Place 3 – David McDonald

Place 4 – Na'Cole Thompson
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Rick Beverlin

1. Opened meeting at 8:30 a.m.
2. Roll Call reflected all present except Councilmembers Thompson and Ross were absent.
3. Closing of Low Water Crossing on CR 177 discussion included history of accidents and incidents; improvements; ongoing issues; development; proposed improvements; proposed traffic control; existing conditions and route; Williamson County bond election; and stakeholders outreach
4. Water conservation discussion included year in review; program expansion; water conservation ordinance; possible amendments; future water needs; irrigation systems; installation of lawn and landscaping timing; and informing residents.

[City Council took a brief recess at 9:47 a.m. / reconvened at 10:07 a.m.]

5. Partnerships with parks and recreation department discussion included needs and demands grow with population; types of partnerships; contract with Leander FC; contract with Hill Country Hyzers Disc Golf Club; field availability; pain points lack of fields and vandalism in parks; partnership with Leander ISD for use of their facilities; disc golf course rehabilitation; and messaging to neighbors that back up to the course.
6. Maintenance of parks, medians and city facilities discussion included overall goals; tackling daily issues; department staffing in maintenance and operations; discussions with current mowing contractor regarding concerns; public works department's contract with third party mowing; looking at next steps and specializing each type of need moving forward; and ways to report vandalism via website.
7. Invocation and proclamation procedures discussion included past proclamations and prayers; process for determining; neighboring cities process; Mayor's discretion of who performs the invocation and the issuance of a proclamation; some proclamations are political; understanding the process.
8. Adjourned 11:32 a.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - August 3, 2023



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Esme Mattke Longoria, *Mayor Pro Tem*
Place 3 – David McDonald

Place 4 – Na'Cole Thompson
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Rick Beverlin

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Opened Meeting at 6:02 p.m.
2. Roll Call reflected all present with Councilmember Thompson absent.
3. Convened into executive session at 6:02 p.m. 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 Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
 2. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Interlocal Cooperation Agreement for Water Treatment and Delivery Services with the City of Georgetown; and
 3. Section 551.087, Texas Government Code Deliberate the purchase, exchange, lease, or value of real property and 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 governmental body is conducting economic development negotiations related to the following project(s): Hippo Q; and
 4. Section 551.087, Texas Government Code Deliberate the purchase, exchange, lease, or value of real property and 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 governmental body is conducting economic development negotiations related to the following project(s): EDA-23-001.

Reconvened into open session at 6:54 p.m. to take action as deemed appropriate in the City Council's discretion regarding:

1. Outside city ratepayers appealing the water rates established by City of Leander; and
2. Interlocal Cooperation Agreement for Water Treatment and Delivery Services with the City of Georgetown; and
3. Hippo Q, including approving an Addendum to the 380 Agreement for said project; and
4. Proposed economic development incentives for one or more business prospect EDA-23-001.

(Item 1) No action.

(Item 2) No action.

Motion by Mayor Pro Tem Esme Mattke Longoria, Seconded by Councilmember Becki Ross (Item 3) to authorize the City Manager and City Attorney to negotiate and execute an Addendum to the 380 Agreement with Hippo Q as discussed in executive session.

Vote: 6 - 0

(Item 4) No action.

Briefing workshop adjourned at 6:55 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened Meeting at 7:02 p.m., Invocation provided by Joe Bob Ellison and Mayor Christine led the Pledges of Allegiance.

5. Roll Call reflected all present with Councilmember Thompson absent.

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 by Council.

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

Kathy Banardi, 1412 Volente Lane - commented on council retreats; capital improvement projects including senior center; light at Sonny and Bagdad; desire for light at Sonny and Lakeline; San Gabriel Park project; and desire for more retail.

James Dean, 2513 Costa Del Sol Drive - commented on water; Pride proclamation; LGBTQ+ taxpayers in community; and proclamation discussion at retreat.

7. Recognitions/Proclamations/Visitors.

- All-Star Girls Softball Team 10 under Certificate of Recognition

CONSENT AGENDA: ACTION

Mayor Christine stated Item 15 has been pulled from the Consent Agenda.

Motion by Mayor Pro Tem Esme Mattke Longoria, Seconded by Councilmember David McDonald to approve Consent Agenda Items 8 through 14 and 16.

Vote: 6 - 0

8. Approval of the minutes for meeting held on July 20, 2023.
9. Approval of Professional Services Agreement and award of Solicitation S23-005 with K Frieze + Associates for planning, design and engineering services for the Ronald Reagan Ground Storage Tanks and Pump Station (CIP W.46) in the amount of \$1,556,943; and authorize the City Manager to execute any and all documents.
10. Acceptance of public infrastructure improvements for Rosenbusch Ranch Phase 2.
11. Approval of Service Agreement and Proposal #21-3070 Rev. 3 with Control Panels USA, Inc. to perform a city-wide radio network upgrade to Full GE Orbit Radio network for the City of Leander Water and Wastewater Distribution SCADA system in the amount of \$113,148.00; and authorize the City Manager to execute any and all necessary documents.
12. Approval of the purchase from Motorola Solutions, Inc. of five (5) hand-held radios, two (2) in-vehicle radios, and associated service and equipment utilizing Texas DIR Contract 22918-TSO-4101 in the amount of \$80,870.89; and authorize the City Manager to execute any and all necessary documents.
13. Acceptance of Cookie Hotels, Inc. (Holiday Inn Express & Suites Leander) annual budget submission as required in the Chapter 380 Grant Agreement by and between the City of Leander and Cookie Hotels, Inc.
14. Award of Solicitation S23-004 Robin Bledsoe Park Mural to Mila Sketch in the amount of \$18,000.00; and authorize the City Manager to execute any and all necessary documents.
15. Approval of the Northline Water Quality Ponds Maintenance License Agreement, Case LA-23-0020, to allow for the maintenance of water quality ponds to include repair, replacement, and improvements to the water quality ponds located to the southeast of the intersection of John Webster Street and Weathersby Street and to the west of the intersection of Smithwick Street and Pullman Street, within the proposed Blocks R and V of the Northline Subdivision of Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.
16. Approval of an Ordinance amending the City's building codes by the adoption of Section 403.2 from the International Plumbing Code (IPC) and Section 2902.2 from the 2021 International Building Code (IBC) from the 2021 International Building Code; and to provide for related matters; Leander, Williamson & Travis Counties, Texas.

PUBLIC HEARING: ACTION

17. Mayor Christine opened a Public Hearing at 7:28 p.m. regarding Zoning Case Z-23-0076 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Highway 29 Commercial Minor PUD (Planned Unit Development) with the GC-3-A (General Commercial) base zoning district on one (1) parcel of land approximately 50.77 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032262; and generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W. Reagan Boulevard, on the south side of SH 29, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:28 p.m.

- Discuss and consider action regarding Zoning Case Z-23-0076 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Zoning Case Z-23-0076 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Highway 29 Commercial Minor PUD (Planned Unit Development) with the GC-3-A (General Commercial) base zoning district on one (1) parcel of land approximately 50.77 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032262; and generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W. Reagan Boulevard, on the south side of SH 29, Leander, Williamson County, Texas with revised PUD notes.

Vote: 6 - 0

REGULAR AGENDA

18. Received a Preliminary overview of the City of Leander Annual Budget for fiscal year 2024.
19. Discuss receiving No-New-Revenue and Voter-Approval tax rate calculations; take action to consider a proposed tax rate; and schedule a public hearing date for the proposed tax rate.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to accept the tax rate calculations.

Vote: 6 - 0

Motion by Councilmember Chris Czernek, Seconded by Councilmember David McDonald to propose a total tax rate of 43.2325 consisting of 27.7900 for Maintenance and Operations and 15.4425 for Debt Service.

Vote: 6 - 0

Motion by Mayor Christine DeLisle, Seconded by Councilmember Chris Czernek to schedule a Public Hearing on the tax rate for September 7, 2023, if the proposed rate is above the No-New-Revenue rate.

Vote: 6 - 0

20. Discuss and consider moving the October 5, 2023 regular meeting due to the Texas Municipal League Annual Conference.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Pro Tem Esme Matkke Longoria to move the October 5, 2023 regular meeting to Tuesday, October 10, 2023, due to the Texas Municipal League Annual Conference, following discussion.

Vote: 5 - 1

NAY: Councilmember David McDonald

21. 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.]*

22. Council Member Closing Statements.

Kathryn Pantalione-Parker - commented on National Golf Month; and August 12 and 13 tax free weekend.

David McDonald - commented on new officers sworn in today.

Chris Czernek - commented on school starting; and enjoy new school year.

Christine DeLisle - commented tonight's dinner from Southern's Pizza; shop local; upcoming parks events and active adults; back to school and flu season.

23. Reconvened back into executive session, if needed, pursuant to: (Not needed)

1. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
2. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Interlocal Cooperation Agreement for Water Treatment and Delivery Services with the City of Georgetown; and
3. Section 551.087, Texas Government Code Deliberate the purchase, exchange, lease, or value of real property and 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 governmental body is conducting economic development negotiations related to the following project(s): Hippo Q; and
4. Section 551.087, Texas Government Code Deliberate the purchase, exchange, lease, or value of real property and 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 governmental body is conducting economic development negotiations related to the following project(s): EDA-23-001.

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

1. Outside city ratepayers appealing the water rates established by City of Leander; and
2. Interlocal Cooperation Agreement for Water Treatment and Delivery Services with the City of Georgetown; and
3. Hippo Q, including approving an Addendum to the 380 Agreement for said project; and
4. Proposed economic development incentives for one or more business prospect EDA-23-001.

24. Adjourned at 7:53 p.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of an Ordinance repealing Ordinance No. 22-024-00, which continued the juvenile curfew regulations contained in the Leander Code Ordinances, Chapter 8, Article 8.02, Division 2 "Curfew"; providing findings of fact; providing an effective date, and open meeting clauses; and providing for related matters.

BACKGROUND:

HB 1819 was adopted in the 88th Legislative Session prohibiting a political subdivision from adopting or enforcing an order, ordinance, or other measure that imposes a curfew to regulate the movements or actions of a person younger than eighteen (18) years of age, except for purposes of emergency management. HB 1819 and the attached Ordinance will be effective September 1, 2023.

PRESENTER:

Greg Minton, Chief of Police

Attachments

1. Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS REPEALING ORDINANCE NO. 22-024-00, WHICH CONTINUED THE JUVENILE CURFEW REGULATIONS CONTAINED IN THE LEANDER CODE OF ORDINANCES, CHAPTER 8, ARTICLE 8.02, DIVISION 2 “CURFEW”; PROVIDING FINDINGS OF FACT; PROVIDING AN EFFECTIVE DATE, AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Leander, Texas (“City) adopted Ordinance No. 22-024-00 following a public hearing and determining the continuation of the juvenile curfew was necessary to provide for the protection of minors from each other and from other persons; and

WHEREAS, during the 88th Legislative Session, HB 1819 was passed prohibiting a political subdivision from adopting or enforcing an order, ordinance, or other measure that imposes a curfew to regulate the movements or actions of person younger than 18 years of age, except for purposes of emergency management; and

WHEREAS, the City has determined that the Ordinance is no longer necessary and should be repealed;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER:

Section 1. Findings of Fact. All of the above premises and recitations are found to be true and correct and are incorporated into the body of this Ordinance as findings of fact, as if copied herein in their entirety.

Section 2. Ordinance Repealed. Ordinance No. 22-024-00 is hereby repealed, as well as any amendments thereto, thereby repealing all of Article 8.02, Minors, Division 2, Curfew. Any cases for violations of Article 8.02, Division 2, pending after the effective date of this ordinance will not be prosecuted and will be dismissed.

Section 3. Effective Date. This Ordinance shall take effect September 1, 2023.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Tex. Gov’t. Code.

PASSED AND APPROVED on this 17th day of August, 2023.

Attest:

THE CITY OF LEANDER, TEXAS

Dara Crabtree City Secretary

Christine DeLisle, Mayor



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of the handover of US Army 4th Brigade (3-4AV) Air Assault adoption road sign located near the intersection of Ronald W. Reagan Boulevard and RM 2243 to SFC Joshua Simpson to retain or to return to the original unit commander; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

US Army 4th Brigade (3-4AV) Air Assault adoption road signs were given to the City and installed by Public Works on Ronald W. Reagan Boulevard at the request of the City Management. Historical details are unclear. However, based on Google street view images, the signage appears to have been installed around the year 2009. One was installed southbound near RM 2243 which is still present, a picture of which is shown in the attachment. Another was installed northbound near CR 177 which seems to be lost/damaged.

On June 9, 2023, SFC Joshua Simpson reached out to Mayor Christine requesting the handover of the road sign so that this sign can have a final home to retire. SFC Simpson, who has served in US Army 4th Brigade (3-4AV) Air Assault for seven (7+) plus years, desired to have this sign to retain or to return to the original unit commander.

Following the request, Staff reviewed available data, City ordinances and consulted with legal. Staff respectfully recommends the handover of the sign, as requested, to honor and to provide a proper home.

The Code of Ordinances, Section 1.08.005(3) allows the handover of the sign to SFC Simpson with approval of the City Council.

RECOMMENDATION:

Staff recommends and respectfully requests the handover of US Army 4th Brigade (3-4AV) Air Assault adoption road sign located at the Ronald Reagan W. Boulevard and RM 2243 intersection to SFC Joshua Simpson.

PRESENTER:

Gina M. Ellison, P.E., Public Works Director

Attachments

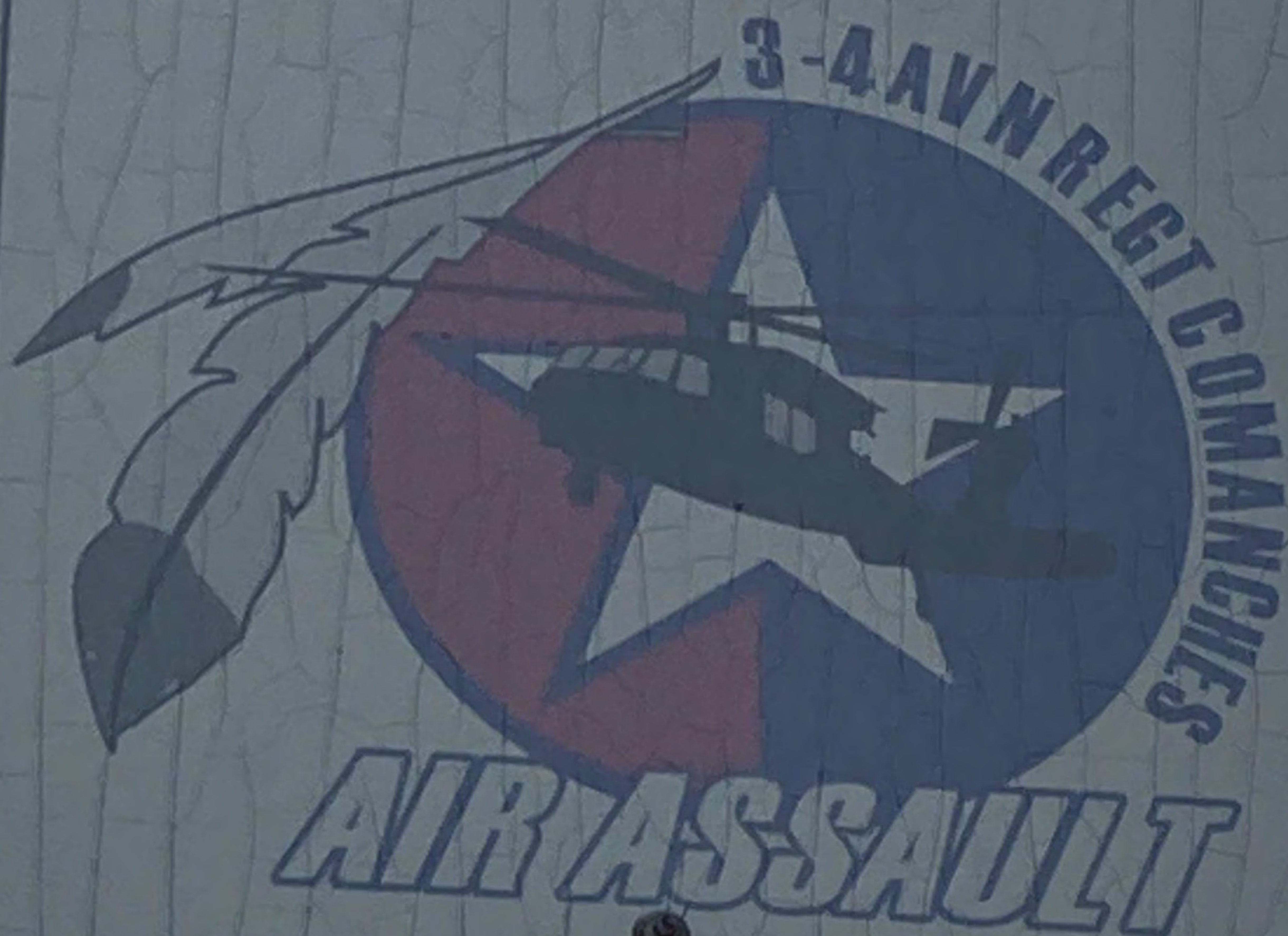
1. Existing Road Sign



City of
Leander



The City of Leander
SUPPORTS THE BRAVE SOLDIERS
OF THE
US ARMY 4TH COMBAT
AVIATION BRIGADE
(3-4AV) AT FORT HOOD, TEXAS



The City of Leander
ADOPT A UNIT PARTICIPANT
FORT HOOD, TX





EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Acceptance of the Quarterly Investment Report for the period ending June 30, 2023.

BACKGROUND:

Under the Public Funds Investment Act (PFIA), the City is required to maintain a City Council approved Investment Policy that is reviewed annually and is in compliance with the Act. Quarterly Investment Reports are presented to the governing body to disclose the book and market values of the investments at the period end, and to demonstrate compliance with the Council approved Investment Policy.

The period covered in this report is April 1, 2023, through June 30, 2023.

As of June 30, 2023, the City's investment portfolio totaled \$276,109,627.00. Investment income for the quarter was \$2,194,591.00, and the fiscal year-to-date interest earnings totaled \$5,209,044.98. The average yield to maturity on the investment fund was 3.264% and the weighted average maturity was one hundred seventy (170) days.

RECOMMENDATION:

Acceptance of the Quarterly Investment Report for the period ending June 30, 2023.

PRESENTER:

Robert G. Powers, Executive Director of Finance

Attachments

1. Quarterly Investment Report



QUARTERLY INVESTMENT REPORT

City of Leander

JUNE 30, 2023



MEEDER

PUBLIC FUNDS

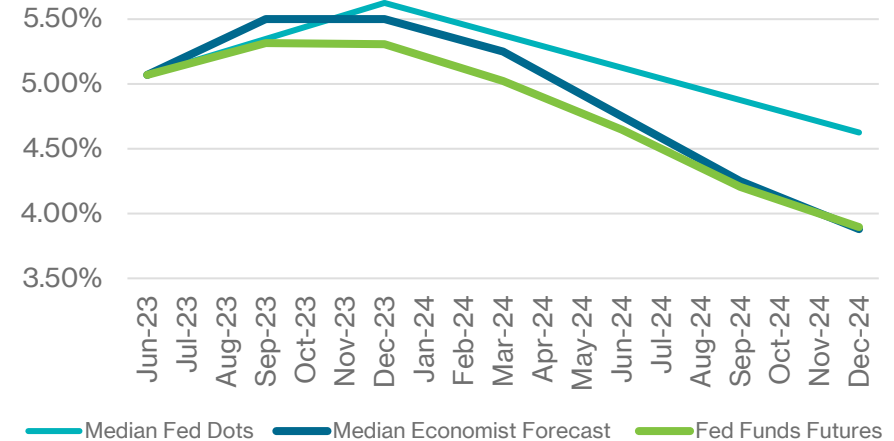
A Fed Pause (For Now?)

After a historic pace of rate hikes, for the first time this cycle, the Federal Open Market Committee voted to leave rates unchanged. The unanimous decision left the target range for the federal funds rate at 5.00% - 5.25%, but throughout the month Jerome Powell messaged that more rate hikes are likely needed to tame inflation.

Labor market data released this month pointed to a still resilient economy. The June jobs report saw another surprisingly high payroll number, with the US economy adding 339,000 jobs in the month. Additionally, the increases were broad-based, with increases across different job categories. Although the unemployment rate increased to 3.7%, this was at least partially due to more labor force participation. Job openings also increased, signaling that for now, employers are still looking to add to their workforce. Initial jobless claims did continue to grind higher, evidencing maybe some early signs of labor market weakness. Initial jobless claims averaged 258,000 in June, up from an average of 230,000 in May.

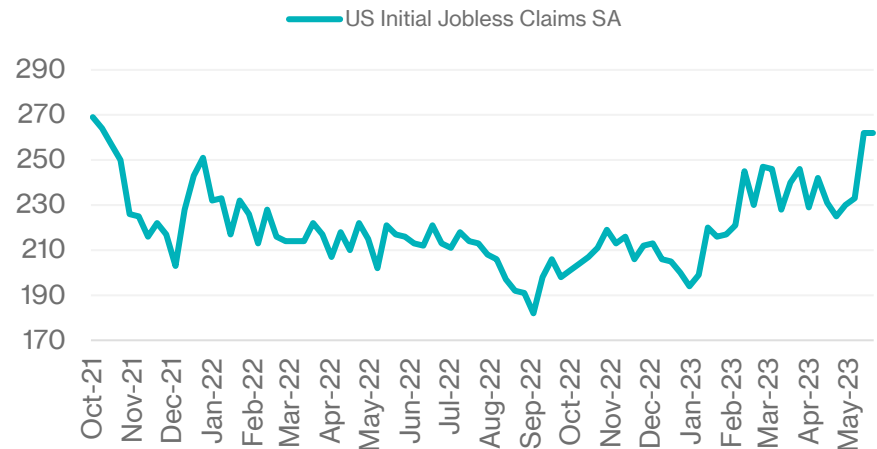
Inflation data shows that, while annual figures continue to moderate, monthly figures point to some price stickiness. The June Consumer Price Index (CPI) report showed that annual headline inflation was 4%, the lowest figure since March 2021. On a monthly basis, core inflation increased by 0.4% for the third month in a row, which annualizes to a rate of 4.8%. Although inflation readings are firmly below the high figures from 2022, if core inflation is still increasing at nearly 5% annually, the Federal Reserve likely believes they have more work to do.

RATE EXPECTATIONS



SOURCE: BLOOMBERG

JOBLESS CLAIMS INCREASING



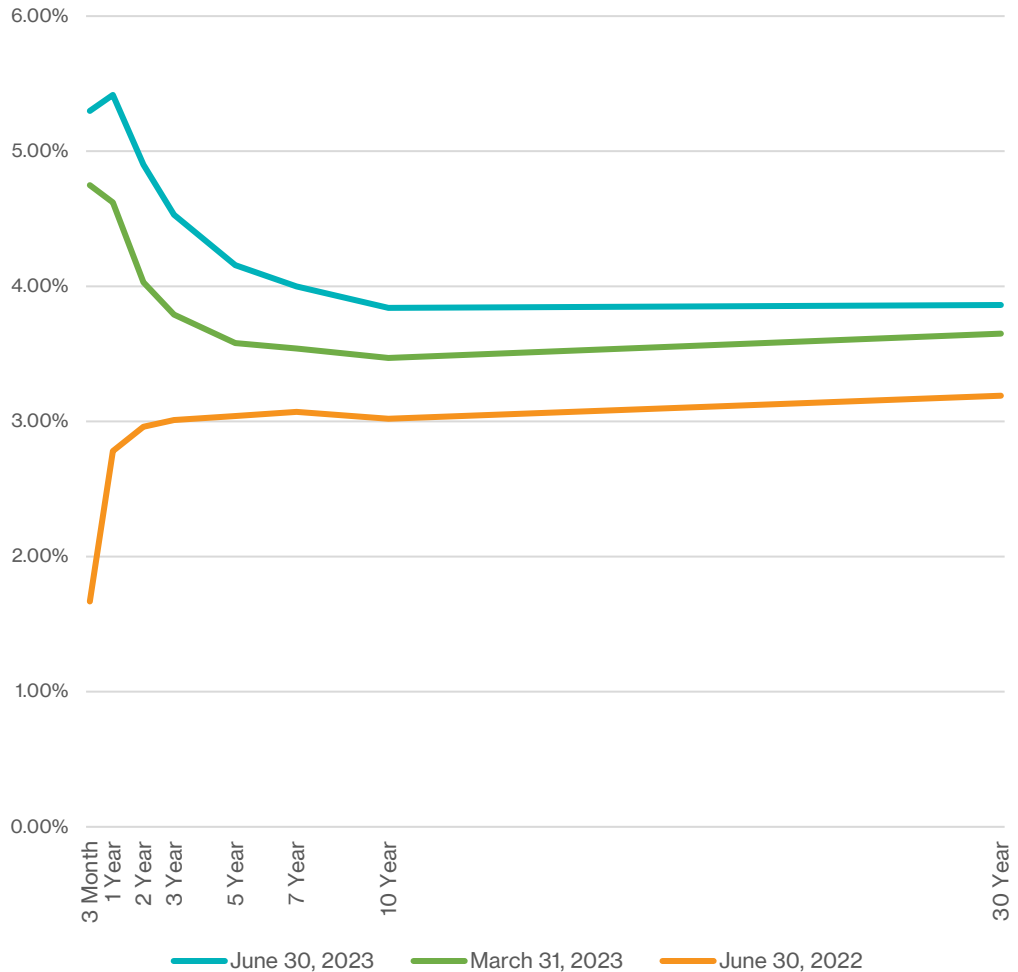
SOURCE: BLOOMBERG

Short-term Rates Move Higher

With still solid economic data and hawkish commentary from Powell, markets ended June pricing in an additional rate hike by the end of the year. Short-term treasury yields are highly correlated with changes in monetary policy, and we saw treasury yields react to this renewed view on rates. The 2 Year US Treasury yield increased 0.50% to 4.90%, and the 5 Year US Treasury yield increased 0.41% to 4.16%. Long-term treasury rates are more reflective of the market's outlook on growth. The 10 Year US Treasury yield increased by just 0.20% to 3.84%, keeping the yield curve inversion at -1.06%. Outside of March 8th, this is the most the curve has been inverted this rate hiking cycle.

Even with an inverted yield curve signaling an economic slowdown, spreads on corporate bonds, commercial paper, municipal bonds, and agency bonds generally tightened over the month. Some of the spread tightening was a continuation of the movement we saw after the debt ceiling debate was resolved. With spreads slightly below historic averages, we will continue to look to add value by picking up incremental yield on high-quality bonds, including agency debt. Locking in current yields and income levels will benefit portfolios when the yield curve eventually normalizes, and rates fall when this hiking cycle ends.

US Treasury Yield Curve



SOURCE: BLOOMBERG

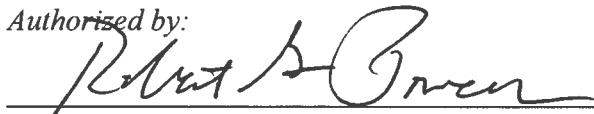
City of Leander, Texas

Quarterly Investment Report
April – June 2023
Portfolio Summary Management Report

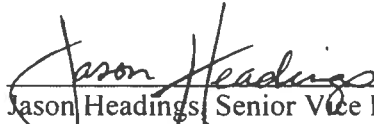
This quarterly report is prepared in compliance with the Investment Policy and Strategy of the City and the Public Funds Investment Act (Chapter 2256., Texas Government Code).

<u>Portfolio as of March 31, 2023</u>		<u>Portfolio as of June 30, 2023</u>	
Beginning Book Value	\$ 268,614,338	Ending Book Value	\$ 276,109,627
Beginning Market Value	\$ 264,754,574	Ending Market Value	\$ 272,279,832
Unrealized Gain/Loss	\$ (3,859,764)	Investment Income for the period	\$ 2,194,591
		Unrealized Gain/Loss	\$ (3,829,795)
		Change in Unrealized Gain/Loss	\$ 29,969
WAM at Beginning Period Date ¹	217 days	WAM at Ending Period Date ¹	170 days
		Change in Market Value ²	\$ 7,525,258
Average Yield to Maturity for period		3.264%	
Average Yield 6 month T-bill for period		5.230%	
Average Yield 1 year Treasury for period		4.950%	
Average Yield 2 year Treasury for period		4.260%	

Authorized by:



Robert Powers, Executive Finance Director
City of Leander



Jason Headings, Senior Vice President
Meeder Public Funds

¹ WAM, represents weighted average maturity.

² *Change in Market Value* is required data, but will primarily reflect the receipt and expenditure of the City's funds from quarter to quarter.

Your Portfolio

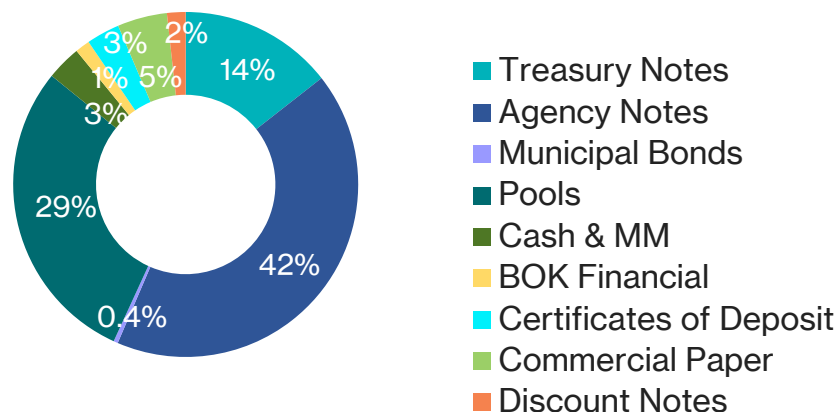
As of June 30, 2023

Your Portfolio Statistics

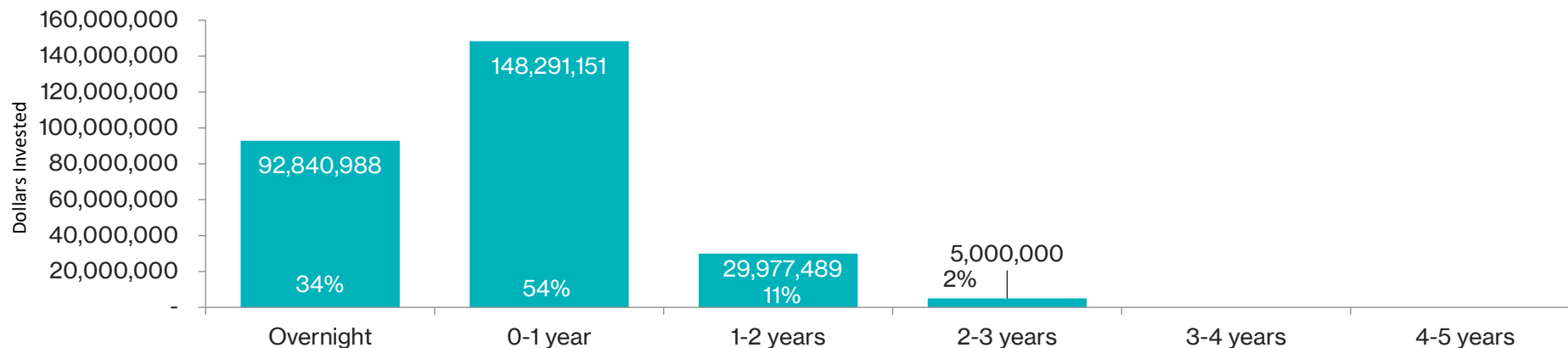
Weighted Average Maturity 0.47 years

Weighted Average Yield (All Funds) 3.36%

Your Asset Allocation



Your Maturity Distribution



Allocation Percentage Per Year



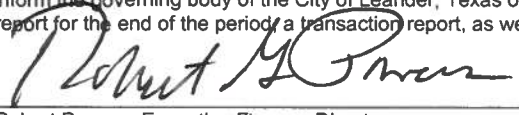
**City of Leander, Texas
Portfolio Management
Portfolio Summary
June 30, 2023**

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
BOK Financial - MM Funds	3,826,145.07	3,826,145.07	3,826,145.07	1.39	1	1	4.706
Commercial Paper Disc. -Amortizing	13,000,000.00	12,851,300.00	12,864,111.11	4.66	184	77	5.129
Federal Agency Coupon Securities	116,000,000.00	112,815,594.38	116,025,317.18	42.02	796	324	2.341
Federal Agency Disc. -Amortizing	5,000,000.00	4,804,205.85	4,814,433.33	1.74	354	293	4.851
Treasury Coupon Securities	40,000,000.00	39,248,616.30	39,832,566.12	14.43	631	158	1.712
Municipal Bonds	1,125,000.00	1,111,916.25	1,125,000.00	0.41	1,067	92	0.571
Texpool	67,436,259.22	67,436,259.22	67,436,259.22	24.42	1	1	5.054
TexStar	11,449,432.89	11,449,432.89	11,449,432.89	4.15	1	1	5.076
Texas Range	1,157,191.41	1,157,191.41	1,157,191.41	0.42	1	1	5.100
Money Market Funds	8,719,319.79	8,719,319.79	8,719,319.79	3.16	1	1	5.032
Bank Accounts/CD's pd mo/qrtly	8,859,850.95	8,859,850.95	8,859,850.95	3.21	312	38	3.541
	276,573,199.33	272,279,832.11	276,109,627.07	100.00%	455	170	3.361
Investments							
Cash and Accrued Interest							
Accrued Interest at Purchase		11,510.42	11,510.42				
Subtotal		11,510.42	11,510.42				
Total Cash and Investments	276,573,199.33	272,291,342.53	276,121,137.49		455	170	3.361

Total Earnings	June 30 Month Ending	Fiscal Year To Date
Current Year	761,112.26	5,209,044.98

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the City of Leander, Texas of the position and activity within the City's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

 8/8/23
Robert Powers, Executive Finance Director

Reporting period 06/01/2023-06/30/2023
Data Updated: SET_LEND: 08/01/2023 18:27
Run Date: 08/01/2023 - 18:27

Portfolio LEND
AP
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.6.1



City of Leander, Texas
Summary by Type
June 30, 2023
Grouped by Fund

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: ARPA 2021						
Texpool	1	5,791,750.10	5,791,750.10	2.10	5.054	1
Subtotal	1	5,791,750.10	5,791,750.10	2.10	5.054	1
Fund: Certs of Obligation 2016						
Federal Agency Coupon Securities	1	2,500,000.00	2,500,000.00	0.91	1.000	538
TexStar	1	2,123,419.92	2,123,419.92	0.77	5.076	1
Subtotal	2	4,623,419.92	4,623,419.92	1.68	2.872	291
Fund: Certs of Obligation 2018A						
TexStar	1	1,969,577.21	1,969,577.21	0.71	5.076	1
Subtotal	1	1,969,577.21	1,969,577.21	0.71	5.076	1
Fund: Certs of Obligation 2018B						
TexStar	1	454,858.92	454,858.92	0.16	5.076	1
Subtotal	1	454,858.92	454,858.92	0.16	5.076	1
Fund: Certs of Obligation 2022A						
Commercial Paper Disc. -Amortizing	1	5,000,000.00	4,945,444.44	1.79	5.220	80
Federal Agency Coupon Securities	2	11,000,000.00	11,030,127.90	3.99	2.599	254
Texpool	1	564,457.06	564,457.06	0.20	5.054	1
Subtotal	4	16,564,457.06	16,540,029.40	5.98	3.467	194
Fund: Certs of Obligation 2022B						
Federal Agency Coupon Securities	2	10,000,000.00	10,027,388.99	3.63	2.599	254
Commercial Paper Disc. -Amortizing	1	8,000,000.00	7,918,666.67	2.87	5.073	75
TexStar	1	1,408,692.45	1,408,692.45	0.51	5.076	1
Subtotal	4	19,408,692.45	19,354,748.11	7.01	3.792	163
Fund: Debt Service						

City of Leander, Texas
Summary by Type
June 30, 2023
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Debt Service						
Texpool	1	22,623,439.18	22,623,439.18	8.19	5.054	1
Subtotal	1	22,623,439.18	22,623,439.18	8.19	5.054	1
Fund: General Consolidated						
Bank Accounts/CD's pd mo/qrtly	5	4,776,686.06	4,776,686.06	1.73	3.020	31
Federal Agency Coupon Securities	18	91,000,000.00	90,967,800.29	32.95	2.340	331
Federal Agency Disc. -Amortizing	1	5,000,000.00	4,814,433.33	1.74	4.851	293
Municipal Bonds	1	1,125,000.00	1,125,000.00	0.41	0.571	92
Money Market Funds	2	8,719,319.79	8,719,319.79	3.16	5.032	1
Treasury Coupon Securities	8	40,000,000.00	39,832,566.12	14.43	1.712	158
Texpool	5	38,454,639.65	38,454,639.65	13.93	5.054	1
TexStar	2	2,053,916.52	2,053,916.52	0.74	5.076	1
Texas Range	1	1,157,191.41	1,157,191.41	0.42	5.100	1
Subtotal	43	192,286,753.43	191,901,553.17	69.51	2.991	199
Fund: GO 2016 - Senior Center						
TexStar	1	96,910.09	96,910.09	0.04	5.076	1
Subtotal	1	96,910.09	96,910.09	0.04	5.076	1
Fund: GO 2016 - Transportation						
TexStar	1	142,644.12	142,644.12	0.05	5.076	1
Subtotal	1	142,644.12	142,644.12	0.05	5.076	1
Fund: GO 2018 - Parks						
TexStar	1	266,744.74	266,744.74	0.10	5.076	1
Subtotal	1	266,744.74	266,744.74	0.10	5.076	1
Fund: GO 2018 - Rec Center						
TexStar	1	399,759.79	399,759.79	0.14	5.076	1
Subtotal	1	399,759.79	399,759.79	0.14	5.076	1
Fund: GO 2018 - Senior Center						
Federal Agency Coupon Securities	1	1,500,000.00	1,500,000.00	0.54	1.000	538

City of Leander, Texas
Summary by Type
June 30, 2023
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: GO 2018 - Senior Center						
TexStar	1	354,753.85	354,753.85	0.13	5.076	1
Subtotal	2	1,854,753.85	1,854,753.85	0.67	1.780	435
Fund: GO 2018 - Transportation						
Bank Accounts/CD's pd mo/qrly	1	4,083,164.89	4,083,164.89	1.48	4.150	46
TexStar	1	2,178,155.28	2,178,155.28	0.79	5.076	1
Subtotal	2	6,261,320.17	6,261,320.17	2.27	4.472	30
Fund: PID Crystal Springs						
BOK Financial - MM Funds	1	931,583.02	931,583.02	0.34	4.540	1
Subtotal	1	931,583.02	931,583.02	0.34	4.540	1
Fund: PID Deerbrooke NIA						
BOK Financial - MM Funds	1	853,554.32	853,554.32	0.31	4.760	1
Texpool	1	62.78	62.78	0.00	5.054	1
Subtotal	2	853,617.10	853,617.10	0.31	4.760	1
Fund: PID Deerbrooke SIA						
BOK Financial - MM Funds	1	1,412,982.42	1,412,982.42	0.51	4.760	1
Texpool	1	1,910.45	1,910.45	0.00	5.054	1
Subtotal	2	1,414,892.87	1,414,892.87	0.51	4.760	1
Fund: PID Oak Creek						
BOK Financial - MM Funds	1	628,025.31	628,025.31	0.23	4.760	1
Subtotal	1	628,025.31	628,025.31	0.23	4.760	1
Total and Average	71	276,573,199.33	276,109,627.07	100.00	3.361	170



City of Leander, Texas
Fund ARPA21 - ARPA 2021
Investments by Fund
June 30, 2023

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
60000013	10187	Texpool	09/02/2021	5,791,750.10	5,791,750.10	5,791,750.10	5.054	4.985	5.054	1
Subtotal and Average				5,791,750.10	5,791,750.10	5,791,750.10		4.985	5.054	1
Total Investments and Average				5,791,750.10	5,791,750.10	5,791,750.10		4.985	5.054	1

Fund CO2016 - Certs of Obligation 2016
Investments by Fund
June 30, 2023

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Federal Agency Coupon Securities										
3130AQCM3	10194	FHLB Call Note	12/20/2021	2,500,000.00	2,500,000.00	2,345,838.30	1.000	0.986	1.000	12/20/2024 538
Subtotal and Average				2,500,000.00	2,500,000.00	2,345,838.30		0.986	1.000	538
TexStar										
20163	10028	TexStar	11/22/2016	2,123,419.92	2,123,419.92	2,123,419.92	5.076	5.006	5.076	1
Subtotal and Average				2,123,419.92	2,123,419.92	2,123,419.92		5.007	5.076	1
Total Investments and Average				4,623,419.92	4,623,419.92	4,469,258.22		2.833	2.872	291

Fund CO2018A - Certs of Obligation 2018A
Investments by Fund
June 30, 2023

Page 3

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20184	10104	TexStar	11/06/2018	1,969,577.21	1,969,577.21	1,969,577.21	5.076	5.006	5.076	1
Subtotal and Average				1,969,577.21	1,969,577.21	1,969,577.21		5.007	5.076	1
Total Investments and Average				1,969,577.21	1,969,577.21	1,969,577.21		5.007	5.076	1

Fund CO2018B - Certs of Obligation 2018B
Investments by Fund
June 30, 2023

Page 4

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20185	10105	TexStar	11/06/2018	454,858.92	454,858.92	454,858.92	5.076	5.006	5.076	1
Subtotal and Average				454,858.92	454,858.92	454,858.92		5.007	5.076	1
Total Investments and Average				454,858.92	454,858.92	454,858.92		5.007	5.076	1

Fund CO2022A - Certs of Obligation 2022A
Investments by Fund
June 30, 2023

Page 5

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
22533UWK5	10228	Credit Agricole CP	03/16/2023	4,945,444.44	5,000,000.00	4,940,700.00		5.148	5.219	09/19/2023	80
Subtotal and Average				4,945,444.44	5,000,000.00	4,940,700.00		5.148	5.220		80
Federal Agency Coupon Securities											
3130A0F70	10213	FHLB Note	06/03/2022	5,519,805.05	5,500,000.00	5,454,441.03	3.375	2.493	2.528	12/08/2023	160
3130A1XJ2	10215	FHLB Note	06/03/2022	5,510,322.85	5,500,000.00	5,366,264.75	2.875	2.634	2.671	06/14/2024	349
Subtotal and Average				11,030,127.90	11,000,000.00	10,820,705.78		2.564	2.599		254
Texpool											
60000014	10212	Texpool	05/26/2022	564,457.06	564,457.06	564,457.06	5.054	4.985	5.054		1
Subtotal and Average				564,457.06	564,457.06	564,457.06		4.985	5.054		1
Total Investments and Average				16,540,029.40	16,564,457.06	16,325,862.84		3.419	3.467		193

Fund CO2022B - Certs of Obligation 2022B
Investments by Fund
June 30, 2023

Page 6

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
89233HWE0	10227	Toyota Motor Credit Corp CP	03/16/2023	7,918,666.67	8,000,000.00	7,910,600.00		5.003	5.072	09/14/2023	75
Subtotal and Average				7,918,666.67	8,000,000.00	7,910,600.00		5.003	5.073		75
Federal Agency Coupon Securities											
3130A0F70	10214	FHLB Note	06/03/2022	5,018,004.59	5,000,000.00	4,958,582.75	3.375	2.493	2.528	12/08/2023	160
3130A1XJ2	10216	FHLB Note	06/03/2022	5,009,384.40	5,000,000.00	4,878,422.50	2.875	2.634	2.671	06/14/2024	349
Subtotal and Average				10,027,388.99	10,000,000.00	9,837,005.25		2.564	2.599		254
TexStar											
20210	10171	TexStar	01/14/2021	1,408,692.45	1,408,692.45	1,408,692.45	5.076	5.006	5.076		1
Subtotal and Average				1,408,692.45	1,408,692.45	1,408,692.45		5.007	5.076		1
Total Investments and Average				19,354,748.11	19,408,692.45	19,156,297.70		3.740	3.792		162

**Fund DS - Debt Service
Investments by Fund
June 30, 2023**

Page 7

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
60000003	10017	Texpool	09/01/2016	22,623,439.18	22,623,439.18	22,623,439.18	5.054	4.985	5.054	1
Subtotal and Average				22,623,439.18	22,623,439.18	22,623,439.18		4.985	5.054	1
Total Investments and Average				22,623,439.18	22,623,439.18	22,623,439.18		4.985	5.054	1

**Fund GEN - General Consolidated
Investments by Fund
June 30, 2023**

Page 8

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Federal Agency Coupon Securities											
31422XMV1	10188	FRMAC Call Note	10/04/2021	5,000,000.00	5,000,000.00	4,697,402.70	0.500	0.493	0.500	10/04/2024	461
3133ENGQ7	10191	FFCB Note	12/09/2021	4,999,520.37	5,000,000.00	4,683,267.95	0.920	0.914	0.926	12/09/2024	527
3133ENF39	10219	FFCB Note	08/11/2022	4,998,999.86	5,000,000.00	4,987,445.20	3.125	3.278	3.324	08/08/2023	38
3133ENG20	10221	FFCB Note	08/15/2022	4,999,192.00	5,000,000.00	4,887,380.85	3.300	3.269	3.315	08/15/2024	411
3133EPGX7	10231	FFCB Note	05/12/2023	5,005,187.00	5,000,000.00	4,971,289.00	4.875	4.675	4.740	04/25/2024	299
3133EMCQ3	10165	FFCB Call Note	10/15/2020	5,000,000.00	5,000,000.00	4,925,172.85	0.280	0.313	0.317	10/13/2023	104
3133EMVD1	10173	FFCB Call Note	04/05/2021	5,000,000.00	5,000,000.00	4,804,476.45	0.330	0.366	0.371	04/05/2024	279
3130ARHG9	10220	FHLB Note	08/11/2022	4,963,769.21	5,000,000.00	4,891,607.10	2.125	3.217	3.262	02/28/2024	242
3130ATVC8	10225	FHLB Note	01/30/2023	5,006,422.57	5,000,000.00	4,971,020.80	4.875	4.658	4.723	06/14/2024	349
3130ATUQ8	10226	FHLB Note	01/31/2023	9,994,709.28	10,000,000.00	9,951,137.40	4.750	4.762	4.829	03/08/2024	251
3130ALJ70	10172	FHLB Call Note	03/12/2021	5,000,000.00	5,000,000.00	4,817,596.75	0.400	0.394	0.400	03/12/2024	255
3130ALVY7	10176	FHLB Call Note	04/15/2021	5,000,000.00	5,000,000.00	4,792,945.65	0.400	0.394	0.400	04/15/2024	289
3130AMEZ1	10180	FHLB Call Note	05/28/2021	5,000,000.00	5,000,000.00	4,775,019.70	0.400	0.394	0.400	05/24/2024	328
3130AMT85	10181	FHLB Call Note	06/28/2021	5,000,000.00	5,000,000.00	4,752,718.20	0.400	0.394	0.400	06/28/2024	363
3130ANNS5	10186	FHLB Call Note	08/30/2021	5,000,000.00	5,000,000.00	4,720,642.55	0.500	0.493	0.500	08/28/2024	424
3130AQC3	10193	FHLB Call Note	12/20/2021	1,000,000.00	1,000,000.00	938,335.32	1.000	0.986	1.000	12/20/2024	538
3130AVKN1	10229	FHLB Call Note	04/05/2023	5,000,000.00	5,000,000.00	4,974,862.55	5.150	5.083	5.153	04/30/2024	304
3134GXZT4	10218	FHLMC Call Note	07/14/2022	5,000,000.00	5,000,000.00	4,862,221.05	4.000	3.945	4.000	07/14/2025	744
Subtotal and Average				90,967,800.29	91,000,000.00	88,404,542.07		2.308	2.340		331
Federal Agency Disc. -Amortizing											
313384VU0	10230	FHLB DN	05/01/2023	4,814,433.33	5,000,000.00	4,804,205.85		4.784	4.851	04/19/2024	293
Subtotal and Average				4,814,433.33	5,000,000.00	4,804,205.85		4.785	4.851		293
Treasury Coupon Securities											
91282CBE0	10196	T Note	01/12/2022	4,979,002.18	5,000,000.00	4,863,085.95	0.125	0.895	0.908	01/15/2024	198
91282CCN9	10197	T Note	01/25/2022	4,997,027.85	5,000,000.00	4,980,726.15	0.125	0.840	0.852	07/31/2023	30
91282CCU3	10201	T Note	02/22/2022	4,989,975.01	5,000,000.00	4,959,009.90	0.125	1.325	1.344	08/31/2023	61
91282CBM2	10202	T Note	02/22/2022	4,959,170.77	5,000,000.00	4,839,843.75	0.125	1.430	1.450	02/15/2024	229
9128282U3	10203	T Note	03/23/2022	4,978,776.41	5,000,000.00	4,802,929.70	1.875	2.219	2.250	08/31/2024	427
91282CAK7	10204	T Note	03/29/2022	4,980,051.11	5,000,000.00	4,948,943.95	0.125	2.056	2.085	09/15/2023	76
91282CDM0	10209	T Note	05/18/2022	4,960,840.02	5,000,000.00	4,901,562.50	0.500	2.395	2.428	11/30/2023	152
912828T26	10210	T Note	05/20/2022	4,987,722.77	5,000,000.00	4,952,514.40	1.375	2.349	2.381	09/30/2023	91

Portfolio LEND
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Report Ver. 7.3.6.1

**Fund GEN - General Consolidated
Investments by Fund
June 30, 2023**

Page 9

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Subtotal and Average				39,832,566.12	40,000,000.00	39,248,616.30		1.689	1.712		157
Municipal Bonds											
419792ZJ8	10167	State of Hawaii	10/29/2020	1,125,000.00	1,125,000.00	1,111,916.25	0.571	0.562	0.570	10/01/2023	92
Subtotal and Average				1,125,000.00	1,125,000.00	1,111,916.25		0.563	0.571		92
Texpool											
60000001	10015	Texpool	09/01/2016	1,655,934.80	1,655,934.80	1,655,934.80	5.054	4.985	5.054		1
60000002	10016	Texpool	09/01/2016	36,283,357.48	36,283,357.48	36,283,357.48	5.054	4.985	5.054		1
60000005	10018	Texpool	09/01/2016	167,285.38	167,285.38	167,285.38	5.054	4.985	5.054		1
60000008	10019	Texpool	09/01/2016	336,378.79	336,378.79	336,378.79	5.054	4.985	5.054		1
60000009	10020	Texpool	09/01/2016	11,683.20	11,683.20	11,683.20	5.054	4.985	5.054		1
Subtotal and Average				38,454,639.65	38,454,639.65	38,454,639.65		4.985	5.054		1
TexStar											
11890	10013	TexStar	09/01/2016	1,366,105.79	1,366,105.79	1,366,105.79	5.076	5.006	5.076		1
23010	10014	TexStar	09/01/2016	687,810.73	687,810.73	687,810.73	5.076	5.006	5.076		1
Subtotal and Average				2,053,916.52	2,053,916.52	2,053,916.52		5.007	5.076		1
Texas Range											
1168	10011	Texas Range Texas Daily	09/01/2016	1,157,191.41	1,157,191.41	1,157,191.41	5.100	5.030	5.100		1
Subtotal and Average				1,157,191.41	1,157,191.41	1,157,191.41		5.030	5.100		1
Money Market Funds											
2142	10117	Invesco Gov't & Agency-Res	01/25/2019	3,505,111.80	3,505,111.80	3,505,111.80	4.470	4.408	4.469		1
026	10199	NexBank ICS	01/19/2022	5,214,207.99	5,214,207.99	5,214,207.99	5.410	5.335	5.410		1
Subtotal and Average				8,719,319.79	8,719,319.79	8,719,319.79		4.963	5.032		1
Bank Accounts/CD's pd mo/qrly											
5446	10003	BBVA-PNC Business Checking	09/01/2016	960.85	960.85	960.85					1
172404911	10222	East West Bank - CD	08/03/2022	4,524,047.01	4,524,047.01	4,524,047.01	3.030	2.988	3.030	08/03/2023	33
8172	10004	Frost Bk Public Fund Checking	09/01/2016	41,839.63	41,839.63	41,839.63					1
8156	10005	Frost Bk Public Fund Checking	09/01/2016	0.00	0.00	0.00					1
380B	10205	Texas Capital Bank Public Chkg	03/22/2022	209,838.57	209,838.57	209,838.57	3.410	3.363	3.410		1

Portfolio LEND
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Report Ver. 7.3.6.1

**Fund GEN - General Consolidated
Investments by Fund
June 30, 2023**

Page 10

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Subtotal and Average				4,776,686.06	4,776,686.06	4,776,686.06		2.978	3.020	31
Total Investments and Average				191,901,553.17	192,286,753.43	188,731,033.90		2.950	2.991	198

Fund GO16SC - GO 2016 - Senior Center
Investments by Fund
June 30, 2023

Page 11

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20160	10025	TexStar	11/22/2016	96,910.09	96,910.09	96,910.09	5.076	5.006	5.076	1
Subtotal and Average				96,910.09	96,910.09	96,910.09		5.007	5.076	1
Total Investments and Average				96,910.09	96,910.09	96,910.09		5.007	5.076	1

Fund GO16TR - GO 2016 - Transportation
Investments by Fund
June 30, 2023

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20162	10027	TexStar	11/22/2016	142,644.12	142,644.12	142,644.12	5.076	5.006	5.076	1
Subtotal and Average				142,644.12	142,644.12	142,644.12		5.007	5.076	1
Total Investments and Average				142,644.12	142,644.12	142,644.12		5.007	5.076	1

Fund GO18PK - GO 2018 - Parks
Investments by Fund
June 30, 2023

Page 13

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20182	10106	TexStar	11/06/2018	266,744.74	266,744.74	266,744.74	5.076	5.006	5.076	1
Subtotal and Average				266,744.74	266,744.74	266,744.74		5.007	5.076	1
Total Investments and Average				266,744.74	266,744.74	266,744.74		5.007	5.076	1

Fund GO18REC - GO 2018 - Rec Center
Investments by Fund
June 30, 2023

Page 14

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20180	10107	TexStar	11/06/2018	399,759.79	399,759.79	399,759.79	5.076	5.006	5.076	1
Subtotal and Average				399,759.79	399,759.79	399,759.79		5.007	5.076	1
Total Investments and Average				399,759.79	399,759.79	399,759.79		5.007	5.076	1

Fund GO18SC - GO 2018 - Senior Center
Investments by Fund
June 30, 2023

Page 15

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Federal Agency Coupon Securities										
3130AQCM3	10192	FHLB Call Note	12/20/2021	1,500,000.00	1,500,000.00	1,407,502.98	1.000	0.986	1.000	12/20/2024 538
Subtotal and Average				1,500,000.00	1,500,000.00	1,407,502.98		0.986	1.000	538
TexStar										
20183	10108	TexStar	11/06/2018	354,753.85	354,753.85	354,753.85	5.076	5.006	5.076	1
Subtotal and Average				354,753.85	354,753.85	354,753.85		5.007	5.076	1
Total Investments and Average				1,854,753.85	1,854,753.85	1,762,256.83		1.755	1.780	435

Fund GO18TR - GO 2018 - Transportation
Investments by Fund
June 30, 2023

Page 16

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20181	10109	TexStar	11/06/2018	2,178,155.28	2,178,155.28	2,178,155.28	5.076	5.006	5.076	1
Subtotal and Average				2,178,155.28	2,178,155.28	2,178,155.28		5.007	5.076	1
Bank Accounts/CD's pd mo/qrtly										
240000062	10224	Texas Capital Bank	11/16/2022	4,083,164.89	4,083,164.89	4,083,164.89	4.150	4.093	4.150	08/16/2023 46
Subtotal and Average				4,083,164.89	4,083,164.89	4,083,164.89		4.093	4.150	46
Total Investments and Average				6,261,320.17	6,261,320.17	6,261,320.17		4.411	4.472	30

Fund PIDCS - PID Crystal Springs
Investments by Fund
June 30, 2023

Page 17

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
BOK Financial - MM Funds										
822864	10118	Cavanal Hill Govt Sec (APCXX)	10/01/2022	931,583.02	931,583.02	931,583.02	4.540	4.477	4.540	1
Subtotal and Average				931,583.02	931,583.02	931,583.02		4.478	4.540	1
Total Investments and Average				931,583.02	931,583.02	931,583.02		4.478	4.540	1

Fund PIDDBN - PID Deerbrooke NIA
Investments by Fund
June 30, 2023

Page 18

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
BOK Financial - MM Funds										
822454	10119	Federated Govt Oblg (GORXX)	10/01/2022	853,554.32	853,554.32	853,554.32	4.760	4.694	4.760	1
Subtotal and Average				853,554.32	853,554.32	853,554.32		4.695	4.760	1
Texpool										
60000012	10147	Texpool	01/30/2020	62.78	62.78	62.78	5.054	4.985	5.054	1
Subtotal and Average				62.78	62.78	62.78		4.985	5.054	1
Total Investments and Average				853,617.10	853,617.10	853,617.10		4.695	4.760	1

Fund PIDDBS - PID Deerbrooke SIA
Investments by Fund
June 30, 2023

Page 19

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
BOK Financial - MM Funds										
822451	10120	Federated Govt Oblg (GORXX)	10/01/2022	1,412,982.42	1,412,982.42	1,412,982.42	4.760	4.694	4.760	1
Subtotal and Average				1,412,982.42	1,412,982.42	1,412,982.42		4.695	4.760	1
Texpool										
60000011	10124	Texpool	03/06/2019	1,910.45	1,910.45	1,910.45	5.054	4.985	5.054	1
Subtotal and Average				1,910.45	1,910.45	1,910.45		4.985	5.054	1
Total Investments and Average				1,414,892.87	1,414,892.87	1,414,892.87		4.695	4.760	1

Fund PIDOC - PID Oak Creek
Investments by Fund
June 30, 2023

Page 20

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
BOK Financial - MM Funds										
829908	10121	Cavanal Hill Govt Sec (APCXX)	10/01/2022	628,025.31	628,025.31	628,025.31	4.760	4.694	4.760	1
Subtotal and Average				628,025.31	628,025.31	628,025.31		4.695	4.760	1
Total Investments and Average				628,025.31	628,025.31	628,025.31		4.695	4.760	1



City of Leander, Texas
Cash Reconciliation Report
For the Period April 1, 2023 - June 30, 2023

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
04/01/2023	10167	GEN	Interest	419792ZJ8	1,125,000.00	HAWAII 1.1M 0.57% Mat.	10/01/2023	0.00	3,211.88	0.00	3,211.88
04/04/2023	10188	GEN	Interest	31422XMV1	5,000,000.00	FAMCAC 5.0M 0.50% Mat.	10/04/2024	0.00	12,500.00	0.00	12,500.00
04/05/2023	10173	GEN	Interest	3133EMVD1	5,000,000.00	FFCBC 5.0M 0.33% Mat. 04/05/2024	04/05/2024	0.00	8,250.00	0.00	8,250.00
04/05/2023	10229	GEN	Purchase	3130AVKN1	5,000,000.00	FHLBC 5.0M 5.15% Mat. 04/30/2024	04/30/2024	-5,000,000.00	0.00	0.00	-5,000,000.00
04/13/2023	10165	GEN	Interest	3133EMCQ3	5,000,000.00	FFCBC 5.0M 0.28% Mat. 10/13/2023	10/13/2023	0.00	7,000.00	0.00	7,000.00
04/15/2023	10176	GEN	Interest	3130ALVY7	5,000,000.00	FHLBC 5.0M 0.40% Mat. 04/15/2024	04/15/2024	0.00	10,000.00	0.00	10,000.00
04/27/2023	10198	GEN	Interest	3133ENML1	5,000,000.00	FFCBC 5.0M 0.74% Mat. 04/27/2023	04/27/2023	0.00	18,500.00	0.00	18,500.00
04/27/2023	10198	GEN	Maturity	3133ENML1	5,000,000.00	FFCBC 5.0M 0.74% Mat. 04/27/2023	04/27/2023	0.00	0.00	5,000,000.00	5,000,000.00
04/30/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	0.00	11,195.42	0.00	11,195.42
04/30/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	-11,195.42	0.00	0.00	-11,195.42
05/01/2023	10230	GEN	Purchase	313384VU0	5,000,000.00	FHDN 5.0M 0.00% Mat. 04/19/2024	04/19/2024	-4,775,800.00	0.00	0.00	-4,775,800.00
05/12/2023	10231	GEN	Purchase	3133EPGX7	5,000,000.00	FFCB 5.0M 4.88% Mat. 04/25/2024	04/25/2024	-5,006,051.50	-11,510.42	0.00	-5,017,561.92
05/16/2023	10223	GO18SC	Interest	240000060	2,000,000.00	TCB 2.0M 4.10% Mat. 05/16/2023	05/16/2023	0.00	20,302.40	0.00	20,302.40
05/16/2023	10223	GO18SC	Interest	240000060	2,000,000.00	TCB 2.0M 4.10% Mat. 05/16/2023	05/16/2023	-20,302.40	0.00	0.00	-20,302.40
05/16/2023	10224	GO18TR	Interest	240000062	4,000,000.00	TCB 4.0M 4.15% Mat. 08/16/2023	08/16/2023	0.00	41,107.67	0.00	41,107.67
05/16/2023	10224	GO18TR	Interest	240000062	4,000,000.00	TCB 4.0M 4.15% Mat. 08/16/2023	08/16/2023	-41,107.67	0.00	0.00	-41,107.67
05/24/2023	10180	GEN	Interest	3130AMEZ1	5,000,000.00	FHLBC 5.0M 0.40% Mat. 05/24/2024	05/24/2024	0.00	10,000.00	0.00	10,000.00
05/31/2023	10206	CO2018A	Interest	912828R69	1,000,000.00	TNOTE 1.0M 1.63% Mat. 05/31/2023	05/31/2023	0.00	8,125.00	0.00	8,125.00
05/31/2023	10207	GO18REC	Interest	912828R69	1,500,000.00	TNOTE 1.5M 1.63% Mat. 05/31/2023	05/31/2023	0.00	12,187.50	0.00	12,187.50
05/31/2023	10208	GO18TR	Interest	912828R69	5,000,000.00	TNOTE 5.0M 1.63% Mat. 05/31/2023	05/31/2023	0.00	40,625.00	0.00	40,625.00
05/31/2023	10209	GEN	Interest	91282CDM0	5,000,000.00	TNOTE 5.0M 0.50% Mat. 11/30/2023	11/30/2023	0.00	12,500.00	0.00	12,500.00
05/31/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	0.00	11,597.93	0.00	11,597.93
05/31/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	-11,597.93	0.00	0.00	-11,597.93
05/31/2023	10206	CO2018A	Maturity	912828R69	1,000,000.00	TNOTE 1.0M 1.63% Mat. 05/31/2023	05/31/2023	0.00	0.00	1,000,000.00	1,000,000.00
05/31/2023	10207	GO18REC	Maturity	912828R69	1,500,000.00	TNOTE 1.5M 1.63% Mat. 05/31/2023	05/31/2023	0.00	0.00	1,500,000.00	1,500,000.00
05/31/2023	10208	GO18TR	Maturity	912828R69	5,000,000.00	TNOTE 5.0M 1.63% Mat. 05/31/2023	05/31/2023	0.00	0.00	5,000,000.00	5,000,000.00
06/08/2023	10213	CO2022A	Interest	3130A0F70	5,500,000.00	FHLB 5.5M 3.38% Mat. 12/08/2023	12/08/2023	0.00	92,812.50	0.00	92,812.50
06/08/2023	10214	CO2022B	Interest	3130A0F70	5,000,000.00	FHLB 5.0M 3.38% Mat. 12/08/2023	12/08/2023	0.00	84,375.00	0.00	84,375.00
06/09/2023	10191	GEN	Interest	3133ENGQ7	5,000,000.00	FFCB 5.0M 0.92% Mat. 12/09/2024	12/09/2024	0.00	23,000.00	0.00	23,000.00
06/14/2023	10215	CO2022A	Interest	3130A1XJ2	5,500,000.00	FHLB 5.5M 2.88% Mat. 06/14/2024	06/14/2024	0.00	79,062.50	0.00	79,062.50
06/14/2023	10216	CO2022B	Interest	3130A1XJ2	5,000,000.00	FHLB 5.0M 2.88% Mat. 06/14/2024	06/14/2024	0.00	71,875.00	0.00	71,875.00
06/14/2023	10225	GEN	Interest	3130ATVC8	5,000,000.00	FHLB 5.0M 4.88% Mat. 06/14/2024	06/14/2024	0.00	146,927.08	0.00	146,927.08
06/20/2023	10192	GO18SC	Interest	3130AQCM3	1,500,000.00	FHLBC 1.5M 1.00% Mat. 12/20/2024	12/20/2024	0.00	7,500.00	0.00	7,500.00
06/20/2023	10193	GEN	Interest	3130AQCM3	1,000,000.00	FHLBC 1.0M 1.00% Mat. 12/20/2024	12/20/2024	0.00	5,000.00	0.00	5,000.00
06/20/2023	10194	CO2016	Interest	3130AQCM3	2,500,000.00	FHLBC 2.5M 1.00% Mat. 12/20/2024	12/20/2024	0.00	12,500.00	0.00	12,500.00
06/28/2023	10181	GEN	Interest	3130AMT85	5,000,000.00	FHLBC 5.0M 0.40% Mat. 06/28/2024	06/28/2024	0.00	10,000.00	0.00	10,000.00
06/30/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	0.00	11,252.25	0.00	11,252.25
06/30/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	-11,252.25	0.00	0.00	-11,252.25
Subtotal								-14,877,307.17	759,896.71	12,500,000.00	-1,617,410.46
Total								-14,877,307.17	759,896.71	12,500,000.00	-1,617,410.46



City of Leander, Texas
Purchases Report
Sorted by Fund - Issuer
April 1, 2023 - June 30, 2023

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value
General Consolidated													
3133EPGX7	10231	GEN	FAC	FFCB	5,000,000.00	05/12/2023	10/25 - 04/25	5,006,051.50	11,510.42	4.875	04/25/2024	4.741	5,005,187.00
313384VU0	10230	GEN	AFD	FHDN	5,000,000.00	05/01/2023	04/19 - At Maturity	4,775,800.00			04/19/2024	4.785	4,814,433.33
3130AVKN1	10229	GEN	FAC	FHLBC	5,000,000.00	04/05/2023	10/05 - 04/05	5,000,000.00		5.150	04/30/2024	5.154	5,000,000.00
Subtotal					15,000,000.00			14,781,851.50	11,510.42				14,819,620.33
Total Purchases					15,000,000.00			14,781,851.50	11,510.42				14,819,620.33



City of Leander, Texas
Maturity Report
Sorted by Maturity Date
Amounts due during April 1, 2023 - June 30, 2023

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
3133ENML1	10198	GEN	FAC	FFCBC	5,000,000.00	04/27/2023	01/27/2022	0.740	5,000,000.00	18,500.00	5,018,500.00	18,500.00
240000060	10223	GO18SC	RR5	TCB	2,020,774.14	05/16/2023	11/16/2022	4.100	2,020,774.14	0.00	2,020,774.14	0.00
912828R69	10206	CO2018A	TRC	TNOTE	1,000,000.00	05/31/2023	04/25/2022	1.625	1,000,000.00	8,125.00	1,008,125.00	8,125.00
912828R69	10207	GO18REC	TRC	TNOTE	1,500,000.00	05/31/2023	04/25/2022	1.625	1,500,000.00	12,187.50	1,512,187.50	12,187.50
912828R69	10208	GO18TR	TRC	TNOTE	5,000,000.00	05/31/2023	04/25/2022	1.625	5,000,000.00	40,625.00	5,040,625.00	40,625.00
Total Maturities					14,520,774.14				14,520,774.14	79,437.50	14,600,211.64	79,437.50



City of Leander, Texas
Interest Earnings
Sorted by Fund - Fund
April 1, 2023 - June 30, 2023
Yield on Beginning Book Value

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: ARPA 2021												
60000013	10187	ARPA21	RRP	5,791,750.10	2,906,314.21	5,791,750.10		5.054	7.730	56,013.39	0.00	56,013.39
Subtotal				5,791,750.10	2,906,314.21	5,791,750.10			7.730	56,013.39	0.00	56,013.39
Fund: Certs of Obligation 2016												
20163	10028	CO2016	RR2	2,123,419.92	2,113,463.59	2,123,419.92	12/20/2024	5.076	4.990	26,291.33	0.00	26,291.33
3130AQCM3	10194	CO2016	FAC	2,500,000.00	2,500,000.00	2,500,000.00		1.000	1.003	6,250.00	0.00	6,250.00
Subtotal				4,623,419.92	4,613,463.59	4,623,419.92			2.829	32,541.33	0.00	32,541.33
Fund: Certs of Obligation 2018A												
20184	10104	CO2018A	RR2	1,969,577.21	1,950,037.12	1,969,577.21	05/31/2023	5.076	4.995	24,285.40	0.00	24,285.40
912828R69	10206	CO2018A	TRC	0.00	999,251.87	0.00		1.625	2.086	2,678.57	748.13	3,426.70
Subtotal				1,969,577.21	2,949,288.99	1,969,577.21			4.261	26,963.97	748.13	27,712.10
Fund: Certs of Obligation 2018B												
20185	10105	CO2018B	RR2	454,858.92	495,131.96	454,858.92		5.076	4.817	5,946.87	0.00	5,946.87
Subtotal				454,858.92	495,131.96	454,858.92			4.817	5,946.87	0.00	5,946.87
Fund: Certs of Obligation 2022A												
60000014	10212	CO2022A	RRP	564,457.06	560,595.52	564,457.06		5.054	4.123	5,762.37	0.00	5,762.37
3130A0F70	10213	CO2022A	FAC	5,500,000.00	5,531,158.26	5,519,805.05	12/08/2023	3.375	2.542	46,406.25	-11,353.21	35,053.04
3130A1XJ2	10215	CO2022A	FAC	5,500,000.00	5,513,031.46	5,510,322.85	06/14/2024	2.875	2.679	39,531.25	-2,708.61	36,822.64
22533UWK5	10228	CO2022A	ACP	5,000,000.00	4,883,387.50	4,945,444.44	09/19/2023		5.097	0.00	62,056.94	62,056.94
Subtotal				16,564,457.06	16,488,172.74	16,540,029.40			3.398	91,699.87	47,995.12	139,694.99
Fund: Certs of Obligation 2022B												
20210	10171	CO2022B	RR2	1,408,692.45	1,418,415.78	1,408,692.45		5.076	4.965	17,559.28	0.00	17,559.28
3130A0F70	10214	CO2022B	FAC	5,000,000.00	5,028,325.69	5,018,004.59	12/08/2023	3.375	2.542	42,187.50	-10,321.10	31,866.40
3130A1XJ2	10216	CO2022B	FAC	5,000,000.00	5,011,846.79	5,009,384.40	06/14/2024	2.875	2.679	35,937.50	-2,462.39	33,475.11
89233HWE0	10227	CO2022B	ACP	8,000,000.00	7,819,982.22	7,918,666.67	09/14/2023		5.062	0.00	98,684.45	98,684.45
Subtotal				19,408,692.45	19,278,570.48	19,354,748.11			3.778	95,684.28	85,900.96	181,585.24

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City of Leander, Texas
Interest Earnings
April 1, 2023 - June 30, 2023

Page 2

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Adjusted Interest Earnings			
									Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Debt Service												
60000003	10017	DS	RRP	22,623,439.18	22,081,781.00	22,623,439.18		5.054	5.017	276,213.07	0.00	276,213.07
			Subtotal	22,623,439.18	22,081,781.00	22,623,439.18			5.017	276,213.07	0.00	276,213.07
Fund: General Consolidated												
5446	10003	GEN	RR5	960.85	960.85	960.85				0.00	0.00	0.00
8172	10004	GEN	RR5	41,839.63	43,062.26	41,839.63				0.00	0.00	0.00
8156	10005	GEN	RR5	0.00	59,442.26	0.00				0.00	0.00	0.00
1168	10011	GEN	RR3	1,157,191.41	1,142,878.27	1,157,191.41		5.100	5.023	14,313.14	0.00	14,313.14
11890	10013	GEN	RR2	1,366,105.79	1,349,268.68	1,366,105.79		5.076	5.005	16,837.11	0.00	16,837.11
23010	10014	GEN	RR2	687,810.73	1,284,417.78	687,810.73		5.076	3.157	10,108.42	0.00	10,108.42
60000001	10015	GEN	RRP	1,655,934.80	1,635,655.13	1,655,934.80		5.054	4.973	20,279.67	0.00	20,279.67
60000002	10016	GEN	RRP	36,283,357.48	31,553,827.40	36,283,357.48		5.054	4.631	364,331.06	0.00	364,331.06
60000005	10018	GEN	RRP	167,285.38	165,236.67	167,285.38		5.054	4.973	2,048.71	0.00	2,048.71
60000008	10019	GEN	RRP	336,378.79	332,259.33	336,378.79		5.054	4.973	4,119.46	0.00	4,119.46
60000009	10020	GEN	RRP	11,683.20	11,540.11	11,683.20		5.054	4.973	143.09	0.00	143.09
2142	10117	GEN	RR4	3,505,111.80	4,290,761.67	3,505,111.80		4.470	6.109	65,350.13	0.00	65,350.13
3133EMCQ3	10165	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	10/13/2023	0.280	0.281	3,500.00	0.00	3,500.00
419792ZJ8	10167	GEN	MC1	1,125,000.00	1,125,000.00	1,125,000.00	10/01/2023	0.571	0.573	1,605.94	0.00	1,605.94
3130ALJ70	10172	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	03/12/2024	0.400	0.401	5,000.00	0.00	5,000.00
3133EMVD1	10173	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	04/05/2024	0.330	0.331	4,125.00	0.00	4,125.00
3130ALVY7	10176	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	04/15/2024	0.400	0.401	5,000.00	0.00	5,000.00
3130AMEZ1	10180	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	05/24/2024	0.400	0.401	5,000.00	0.00	5,000.00
3130AMT85	10181	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	06/28/2024	0.400	0.401	5,000.00	0.00	5,000.00
3130ANNS5	10186	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	08/28/2024	0.500	0.501	6,250.00	0.00	6,250.00
31422XMV1	10188	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	10/04/2024	0.500	0.501	6,250.00	0.00	6,250.00
3133ENGQ7	10191	GEN	FAC	5,000,000.00	4,999,437.04	4,999,520.37	12/09/2024	0.920	0.929	11,500.00	83.33	11,583.33
3130AQCM3	10193	GEN	FAC	1,000,000.00	1,000,000.00	1,000,000.00	12/20/2024	1.000	1.003	2,500.00	0.00	2,500.00
91282CBE0	10196	GEN	TRC	5,000,000.00	4,969,351.66	4,979,002.18	01/15/2024	0.125	0.906	1,571.14	9,650.52	11,221.66
91282CCN9	10197	GEN	TRC	5,000,000.00	4,988,012.34	4,997,027.85	07/31/2023	0.125	0.851	1,571.13	9,015.51	10,586.64
3133ENML1	10198	GEN	FAC	0.00	5,000,000.00	0.00	04/27/2023	0.740	0.750	2,672.22	0.00	2,672.22
026	10199	GEN	RR4	5,214,207.99	5,147,670.81	5,214,207.99		5.410	5.184	66,537.18	0.00	66,537.18
91282CCU3	10201	GEN	TRC	5,000,000.00	4,975,019.71	4,989,975.01	08/31/2023	0.125	1.330	1,545.51	14,955.30	16,500.81
91282CBM2	10202	GEN	TRC	5,000,000.00	4,942,946.06	4,959,170.77	02/15/2024	0.125	1.444	1,571.14	16,224.71	17,795.85
9128282U3	10203	GEN	TRC	5,000,000.00	4,974,253.34	4,978,776.41	08/31/2024	1.875	2.234	23,182.75	4,523.07	27,705.82
91282CAK7	10204	GEN	TRC	5,000,000.00	4,956,164.94	4,980,051.11	09/15/2023	0.125	2.058	1,545.52	23,886.17	25,431.69
380B	10205	GEN	RR5	209,838.57	208,321.78	209,838.57		3.410	2.920	1,516.79	0.00	1,516.79
91282CDM0	10209	GEN	TRC	5,000,000.00	4,937,395.55	4,960,840.02	11/30/2023	0.500	2.411	6,238.37	23,444.47	29,682.84
912828T26	10210	GEN	TRC	5,000,000.00	4,975,445.53	4,987,722.77	09/30/2023	1.375	2.368	17,093.58	12,277.24	29,370.82
3134GXZT4	10218	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	07/14/2025	4.000	4.011	50,000.00	0.00	50,000.00

City of Leander, Texas
Interest Earnings
April 1, 2023 - June 30, 2023

Page 3

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: General Consolidated												
3133ENF39	10219	GEN	FAC	5,000,000.00	4,996,567.09	4,998,999.86	08/08/2023	3.125	3.331	39,062.50	2,432.77	41,495.27
3130ARHG9	10220	GEN	FAC	5,000,000.00	4,950,010.68	4,963,769.21	02/28/2024	2.125	3.267	26,562.50	13,758.53	40,321.03
3133ENG20	10221	GEN	FAC	5,000,000.00	4,999,012.00	4,999,192.00	08/15/2024	3.300	3.324	41,250.00	180.00	41,430.00
172404911	10222	GEN	RR5	4,524,047.01	4,490,001.41	4,524,047.01	08/03/2023	3.030	3.041	34,045.60	0.00	34,045.60
3130ATVC8	10225	GEN	FAC	5,000,000.00	5,008,107.79	5,006,422.57	06/14/2024	4.875	4.746	60,937.50	-1,685.22	59,252.28
3130ATUQ8	10226	GEN	FAC	10,000,000.00	9,992,781.49	9,994,709.28	03/08/2024	4.750	4.844	118,750.00	1,927.79	120,677.79
3130AVKN1	10229	GEN	FAC	5,000,000.00	0.00	5,000,000.00	04/30/2024	5.150	5.162	61,513.89	0.00	61,513.89
313384VU0	10230	GEN	AFD	5,000,000.00	0.00	4,814,433.33	04/19/2024		4.840	0.00	38,633.33	38,633.33
3133EPGX7	10231	GEN	FAC	5,000,000.00	0.00	5,005,187.00	04/25/2024	4.875	4.712	33,177.08	-864.50	32,312.58
Subtotal				192,286,753.43	178,504,809.63	191,901,553.17			2.834	1,143,606.13	168,443.02	1,312,049.15
Fund: GO 2016 - Senior Center												
20160	10025	GO16SC	RR2	96,910.09	105,689.29	96,910.09		5.076	4.814	1,268.49	0.00	1,268.49
Subtotal				96,910.09	105,689.29	96,910.09			4.814	1,268.49	0.00	1,268.49
Fund: GO 2016 - Transportation												
20162	10027	GO16TR	RR2	142,644.12	140,886.04	142,644.12		5.076	5.005	1,758.08	0.00	1,758.08
Subtotal				142,644.12	140,886.04	142,644.12			5.005	1,758.08	0.00	1,758.08
Fund: GO 2018 - Parks												
20182	10106	GO18PK	RR2	266,744.74	274,316.51	266,744.74		5.076	4.925	3,368.23	0.00	3,368.23
Subtotal				266,744.74	274,316.51	266,744.74			4.925	3,368.23	0.00	3,368.23
Fund: GO 2018 - Rec Center												
20180	10107	GO18REC	RR2	399,759.79	394,832.79	399,759.79		5.076	5.005	4,927.00	0.00	4,927.00
912828R69	10207	GO18REC	TRC	0.00	1,498,877.81	0.00	05/31/2023	1.625	2.086	4,017.86	1,122.19	5,140.05
Subtotal				399,759.79	1,893,710.60	399,759.79			2.919	8,944.86	1,122.19	10,067.05
Fund: GO 2018 - Senior Center												
20183	10108	GO18SC	RR2	354,753.85	350,381.53	354,753.85		5.076	5.005	4,372.32	0.00	4,372.32
3130AQCM3	10192	GO18SC	FAC	1,500,000.00	1,500,000.00	1,500,000.00	12/20/2024	1.000	1.003	3,750.00	0.00	3,750.00
240000060	10223	GO18SC	RR5	0.00	2,020,774.14	0.00	05/16/2023	4.100	4.167	10,381.91	0.00	10,381.91
Subtotal				1,854,753.85	3,871,155.67	1,854,753.85			2.605	18,504.23	0.00	18,504.23
Fund: GO 2018 - Transportation												
20181	10109	GO18TR	RR2	2,178,155.28	2,189,611.95	2,178,155.28		5.076	4.958	27,065.63	0.00	27,065.63
912828R69	10208	GO18TR	TRC	0.00	4,996,259.35	0.00	05/31/2023	1.625	2.086	13,392.86	3,740.65	17,133.51
240000062	10224	GO18TR	RR5	4,083,164.89	4,042,057.22	4,083,164.89	08/16/2023	4.150	4.182	42,140.19	0.00	42,140.19

City of Leander, Texas
Interest Earnings
April 1, 2023 - June 30, 2023

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Adjusted Interest Earnings							
									Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings				
Subtotal									6,261,320.17	11,227,928.52	6,261,320.17		3.635	82,598.68	3,740.65	86,339.33
Fund: PID Crystal Springs																
822864	10118	PIDCS	LA2	931,583.02	921,649.46	931,583.02		4.540	4.496	10,330.60		0.00	10,330.60			
Subtotal									931,583.02	921,649.46	931,583.02		4.496	10,330.60	0.00	10,330.60
Fund: PID Deerbrooke NIA																
822454	10119	PIDDBN	LA2	853,554.32	844,597.46	853,554.32		4.760	4.369	9,199.67		0.00	9,199.67			
60000012	10147	PIDDBN	RRP	62.78	61.87	62.78		5.054	5.899	0.91		0.00	0.91			
Subtotal									853,617.10	844,659.33	853,617.10		4.369	9,200.58	0.00	9,200.58
Fund: PID Deerbrooke SIA																
822451	10120	PIDDBS	LA2	1,412,982.42	1,386,261.87	1,412,982.42		4.760	4.382	15,143.69		0.00	15,143.69			
60000011	10124	PIDDBS	RRP	1,910.45	11,134.07	1,910.45		5.054	3.652	101.38		0.00	101.38			
Subtotal									1,414,892.87	1,397,395.94	1,414,892.87		4.376	15,245.07	0.00	15,245.07
Fund: PID Oak Creek																
829908	10121	PIDOC	LA2	628,025.31	619,414.16	628,025.31		4.760	4.373	6,753.50		0.00	6,753.50			
Subtotal									628,025.31	619,414.16	628,025.31		4.373	6,753.50	0.00	6,753.50
Total									276,573,199.33	268,614,338.12	276,109,627.07		3.234	1,886,641.23	307,950.07	2,194,591.30



City of Leander, Texas
Amortization Schedule
April 1, 2023 - June 30, 2023
Sorted By Fund - Fund

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Investment #		Maturity Date	Beginning Par Value		Purchase	Original Premium	Ending	Amounts Amortized	Amount Amortized	Amt Amortized	Amount Unamortized
Issuer	Fund	Amort. Date	Current Rate		Principal	or Discount	Book Value	And Unamortized As of 04/01/2023	This Period	Through 06/30/2023	Through 06/30/2023
Certs of Obligation 2018A											
10206 T Note	CO2018A	05/31/2023	1,000,000.00 1.625		995,000.00	-5,000.00	0.00	4,251.87 -748.13	748.13	5,000.00	0.00
Subtotal					995,000.00	-5,000.00	0.00	4,251.87 -748.13	748.13	5,000.00	0.00
Certs of Obligation 2022A											
10228 Credit Agricole CP	CO2022A	09/19/2023	5,000,000.00		4,872,476.39	-127,523.61	4,945,444.44	10,911.11 -116,612.50	62,056.94	72,968.05	-54,555.56
10213 FHLB Note	CO2022A	12/08/2023	5,500,000.00 3.375		5,568,750.00	68,750.00	5,519,805.05	-37,591.74 31,158.26	-11,353.21	-48,944.95	19,805.05
10215 FHLB Note	CO2022A	06/14/2024	5,500,000.00 2.875		5,522,000.00	22,000.00	5,510,322.85	-8,968.54 13,031.46	-2,708.61	-11,677.15	10,322.85
Subtotal					15,963,226.39	-36,773.61	15,975,572.34	-35,649.17 -72,422.78	47,995.12	12,345.95	-24,427.66
Certs of Obligation 2022B											
10214 FHLB Note	CO2022B	12/08/2023	5,000,000.00 3.375		5,062,500.00	62,500.00	5,018,004.59	-34,174.31 28,325.69	-10,321.10	-44,495.41	18,004.59
10216 FHLB Note	CO2022B	06/14/2024	5,000,000.00 2.875		5,020,000.00	20,000.00	5,009,384.40	-8,153.21 11,846.79	-2,462.39	-10,615.60	9,384.40
10227 Toyota Motor Credit Corp CP	CO2022B	09/14/2023	8,000,000.00		7,802,631.11	-197,368.89	7,918,666.67	17,351.11 -180,017.78	98,684.45	116,035.56	-81,333.33
Subtotal					17,885,131.11	-114,868.89	17,946,055.66	-24,976.41 -139,845.30	85,900.96	60,924.55	-53,944.34
General Consolidated											
10191 FFCB Note	GEN	12/09/2024	5,000,000.00 0.920		4,999,000.00	-1,000.00	4,999,520.37	437.04 -562.96	83.33	520.37	-479.63
10219 FFCB Note	GEN	08/08/2023	5,000,000.00 3.125		4,990,350.00	-9,650.00	4,998,999.86	6,217.09 -3,432.91	2,432.77	8,649.86	-1,000.14
10221 FFCB Note	GEN	08/15/2024	5,000,000.00 3.300		4,998,560.00	-1,440.00	4,999,192.00	452.00 -988.00	180.00	632.00	-808.00
10231 FFCB Note	GEN	04/25/2024	5,000,000.00 4.875		5,006,051.50	6,051.50	5,005,187.00	0.00 6,051.50	-864.50	-864.50	5,187.00
10165 FFCB Call Note	GEN	10/13/2023 10/13/2021	5,000,000.00 0.280		4,994,350.00	-5,650.00	5,000,000.00	5,650.00 0.00	0.00	5,650.00	0.00

Portfolio LEND
AP
AS (PRF_ASW) 7.2.1
Report Ver. 7.3.6.1

City of Leander, Texas
Amortization Schedule
April 1, 2023 - June 30, 2023

Investment #		Maturity Date	Beginning Par Value				Amounts Amortized			
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 04/01/2023	Amount Amortized This Period	Amt Amortized Through 06/30/2023	Amount Unamortized Through 06/30/2023
General Consolidated										
10173 FFCB Call Note	GEN	04/05/2024 04/05/2022	5,000,000.00 0.330	4,993,750.00	-6,250.00	5,000,000.00	6,250.00 0.00	0.00	6,250.00	0.00
10230 FHLB DN	GEN	04/19/2024	5,000,000.00	4,775,800.00	-224,200.00	4,814,433.33	0.00 -224,200.00	38,633.33	38,633.33	-185,566.67
10220 FHLB Note	GEN	02/28/2024	5,000,000.00 2.125	4,914,850.00	-85,150.00	4,963,769.21	35,160.68 -49,989.32	13,758.53	48,919.21	-36,230.79
10225 FHLB Note	GEN	06/14/2024	5,000,000.00 4.875	5,009,250.00	9,250.00	5,006,422.57	-1,142.21 8,107.79	-1,685.22	-2,827.43	6,422.57
10226 FHLB Note	GEN	03/08/2024	10,000,000.00 4.750	9,991,496.30	-8,503.70	9,994,709.28	1,285.19 -7,218.51	1,927.79	3,212.98	-5,290.72
10196 T Note	GEN	01/15/2024	5,000,000.00 0.125	4,922,265.63	-77,734.37	4,979,002.18	47,086.03 -30,648.34	9,650.52	56,736.55	-20,997.82
10197 T Note	GEN	07/31/2023	5,000,000.00 0.125	4,945,312.50	-54,687.50	4,997,027.85	42,699.84 -11,987.66	9,015.51	51,715.35	-2,972.15
10201 T Note	GEN	08/31/2023	5,000,000.00 0.125	4,908,789.06	-91,210.94	4,989,975.01	66,230.65 -24,980.29	14,955.30	81,185.95	-10,024.99
10202 T Note	GEN	02/15/2024	5,000,000.00 0.125	4,871,093.75	-128,906.25	4,959,170.77	71,852.31 -57,053.94	16,224.71	88,077.02	-40,829.23
10203 T Note	GEN	08/31/2024	5,000,000.00 1.875	4,955,664.06	-44,335.94	4,978,776.41	18,589.28 -25,746.66	4,523.07	23,112.35	-21,223.59
10204 T Note	GEN	09/15/2023	5,000,000.00 0.125	4,859,570.31	-140,429.69	4,980,051.11	96,594.63 -43,835.06	23,886.17	120,480.80	-19,948.89
10209 T Note	GEN	11/30/2023	5,000,000.00 0.500	4,855,468.75	-144,531.25	4,960,840.02	81,926.80 -62,604.45	23,444.47	105,371.27	-39,159.98
10210 T Note	GEN	09/30/2023	5,000,000.00 1.375	4,932,812.50	-67,187.50	4,987,722.77	42,633.03 -24,554.47	12,277.24	54,910.27	-12,277.23
Subtotal				93,924,434.36	-1,075,565.64	94,614,799.74	521,922.36 -553,643.28	168,443.02	690,365.38	-385,200.26
GO 2018 - Rec Center										
10207 T Note	GO18REC	05/31/2023	1,500,000.00 1.625	1,492,500.00	-7,500.00	0.00	6,377.81 -1,122.19	1,122.19	7,500.00	0.00
Subtotal				1,492,500.00	-7,500.00	0.00	6,377.81 -1,122.19	1,122.19	7,500.00	0.00
GO 2018 - Transportation										
10208 T Note	GO18TR	05/31/2023	5,000,000.00 1.625	4,975,000.00	-25,000.00	0.00	21,259.35 -3,740.65	3,740.65	25,000.00	0.00
Subtotal				4,975,000.00	-25,000.00	0.00	21,259.35 -3,740.65	3,740.65	25,000.00	0.00

City of Leander, Texas
Amortization Schedule
April 1, 2023 - June 30, 2023

Investment #		Maturity Date	Beginning Par Value				Amounts Amortized			
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 04/01/2023	Amount Amortized This Period	Amt Amortized Through 06/30/2023	Amount Unamortized Through 06/30/2023
			Total	135,235,291.86	-1,264,708.14	128,536,427.74	493,185.81 -771,522.33	307,950.07	801,135.88	-463,572.26



City of Leander, Texas
Projected Cashflow Report
Sorted by Fund
For the Period July 1, 2023 - January 31, 2024

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
Certs of Obligation 2016										
09/20/2023	10194	CO2016	3130AQCM3	Call	FHLB Call Note	2,500,000.00	2,500,000.00	2,500,000.00	0.00	2,500,000.00
12/20/2023	10194	CO2016	3130AQCM3	Interest	FHLB Call Note	0.00	0.00	0.00	12,500.00	12,500.00
Total for Certs of Obligation 2016						2,500,000.00	2,500,000.00	2,500,000.00	12,500.00	2,512,500.00
Certs of Obligation 2022A										
09/19/2023	10228	CO2022A	22533UWK5	Maturity	Credit Agricole CP	5,000,000.00	4,872,476.39	5,000,000.00	0.00	5,000,000.00
12/08/2023	10213	CO2022A	3130A0F70	Maturity	FHLB Note	5,500,000.00	5,568,750.00	5,500,000.00	92,812.50	5,592,812.50
12/14/2023	10215	CO2022A	3130A1XJ2	Interest	FHLB Note	0.00	0.00	0.00	79,062.50	79,062.50
Total for Certs of Obligation 2022A						10,500,000.00	10,441,226.39	10,500,000.00	171,875.00	10,671,875.00
Certs of Obligation 2022B										
09/14/2023	10227	CO2022B	89233HWE0	Maturity	Toyota Motor Credit Corp CP	8,000,000.00	7,802,631.11	8,000,000.00	0.00	8,000,000.00
12/08/2023	10214	CO2022B	3130A0F70	Maturity	FHLB Note	5,000,000.00	5,062,500.00	5,000,000.00	84,375.00	5,084,375.00
12/14/2023	10216	CO2022B	3130A1XJ2	Interest	FHLB Note	0.00	0.00	0.00	71,875.00	71,875.00
Total for Certs of Obligation 2022B						13,000,000.00	12,865,131.11	13,000,000.00	156,250.00	13,156,250.00
General Consolidated										
07/04/2023	10188	GEN	31422XMV1	Call	FRMAC Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
07/05/2023	10229	GEN	3130AVKN1	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
07/12/2023	10172	GEN	3130ALJ70	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
07/14/2023	10218	GEN	3134GXZT4	Interest	FHLMC Call Note	0.00	0.00	0.00	100,000.00	100,000.00
07/14/2023	10218	GEN	3134GXZT4	Call	FHLMC Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
07/15/2023	10176	GEN	3130ALVY7	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
07/15/2023	10196	GEN	91282CBE0	Interest	T Note	0.00	0.00	0.00	3,125.00	3,125.00
07/31/2023	10197	GEN	91282CCN9	Maturity	T Note	5,000,000.00	4,945,312.50	5,000,000.00	3,125.00	5,003,125.00
08/08/2023	10219	GEN	3133ENF39	Maturity	FFCB Note	5,000,000.00	4,990,350.00	5,000,000.00	78,125.00	5,078,125.00
08/15/2023	10202	GEN	91282CBM2	Interest	T Note	0.00	0.00	0.00	3,125.00	3,125.00
08/15/2023	10221	GEN	3133ENG20	Interest	FFCB Note	0.00	0.00	0.00	82,500.00	82,500.00
08/24/2023	10180	GEN	3130AMEZ1	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
08/28/2023	10186	GEN	3130ANNS5	Interest	FHLB Call Note	0.00	0.00	0.00	12,500.00	12,500.00
08/28/2023	10186	GEN	3130ANNS5	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
08/28/2023	10220	GEN	3130ARHG9	Interest	FHLB Note	0.00	0.00	0.00	53,125.00	53,125.00
08/31/2023	10201	GEN	91282CCU3	Maturity	T Note	5,000,000.00	4,908,789.06	5,000,000.00	3,125.00	5,003,125.00
08/31/2023	10203	GEN	9128282U3	Interest	T Note	0.00	0.00	0.00	46,875.00	46,875.00
09/08/2023	10226	GEN	3130ATUQ8	Interest	FHLB Note	0.00	0.00	0.00	237,500.00	237,500.00

Portfolio LEND
AP
PC (PRF_PC) 7.2.0
Report Ver. 7.3.6.1

City of Leander, Texas
Projected Cashflow Report
For the Period July 1, 2023 - January 31, 2024

Page 2

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
General Consolidated										
09/12/2023	10172	GEN	3130ALJ70	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
09/15/2023	10204	GEN	91282CAK7	Maturity	T Note	5,000,000.00	4,859,570.31	5,000,000.00	3,125.00	5,003,125.00
09/20/2023	10193	GEN	3130AQCМ3	Call	FHLB Call Note	1,000,000.00	1,000,000.00	1,000,000.00	0.00	1,000,000.00
09/28/2023	10181	GEN	3130AMT85	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
09/30/2023	10210	GEN	912828T26	Maturity	T Note	5,000,000.00	4,932,812.50	5,000,000.00	34,375.00	5,034,375.00
10/01/2023	10167	GEN	419792ZJ8	Maturity	State of Hawaii	1,125,000.00	1,125,000.00	1,125,000.00	3,211.88	1,128,211.88
10/04/2023	10188	GEN	31422XMV1	Interest	FRMAC Call Note	0.00	0.00	0.00	12,500.00	12,500.00
10/05/2023	10173	GEN	3133EMVD1	Interest	FFCB Call Note	0.00	0.00	0.00	8,250.00	8,250.00
10/05/2023	10229	GEN	3130AVKN1	Interest	FHLB Call Note	0.00	0.00	0.00	128,750.00	128,750.00
10/13/2023	10165	GEN	3133EMCQ3	Maturity	FFCB Call Note	5,000,000.00	4,994,350.00	5,000,000.00	7,000.00	5,007,000.00
10/15/2023	10176	GEN	3130ALVY7	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
10/25/2023	10231	GEN	3133EPGX7	Interest	FFCB Note	0.00	0.00	0.00	121,875.00	121,875.00
11/24/2023	10180	GEN	3130AMEZ1	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
11/30/2023	10209	GEN	91282CDM0	Maturity	T Note	5,000,000.00	4,855,468.75	5,000,000.00	12,500.00	5,012,500.00
12/09/2023	10191	GEN	3133ENGQ7	Interest	FFCB Note	0.00	0.00	0.00	23,000.00	23,000.00
12/14/2023	10225	GEN	3130ATVC8	Interest	FHLB Note	0.00	0.00	0.00	121,875.00	121,875.00
12/20/2023	10193	GEN	3130AQCМ3	Interest	FHLB Call Note	0.00	0.00	0.00	5,000.00	5,000.00
12/28/2023	10181	GEN	3130AMT85	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
01/14/2024	10218	GEN	3134GXZT4	Interest	FHLMC Call Note	0.00	0.00	0.00	100,000.00	100,000.00
01/15/2024	10196	GEN	91282CBE0	Maturity	T Note	5,000,000.00	4,922,265.63	5,000,000.00	3,125.00	5,003,125.00
Total for General Consolidated						82,125,000.00	81,533,918.75	82,125,000.00	1,247,711.88	83,372,711.88
GO 2018 - Senior Center										
09/20/2023	10192	GO18SC	3130AQCМ3	Call	FHLB Call Note	1,500,000.00	1,500,000.00	1,500,000.00	0.00	1,500,000.00
12/20/2023	10192	GO18SC	3130AQCМ3	Interest	FHLB Call Note	0.00	0.00	0.00	7,500.00	7,500.00
Total for GO 2018 - Senior Center						1,500,000.00	1,500,000.00	1,500,000.00	7,500.00	1,507,500.00
GRAND TOTALS:						109,625,000.00	108,840,276.25	109,625,000.00	1,595,836.88	111,220,836.88

Portfolio LEND

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PC (PRF_PC) 7.2.0
Report Ver. 7.3.6.1



City of Leander, Texas
Texas Compliance Change in Val Report
Sorted by Fund
April 1, 2023 - June 30, 2023

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: ARPA 2021									
10187	TXPOOL	ARPA21	09/02/2021	56,013.39	2,906,314.21	2,885,435.89	0.00	2,885,435.89	5,791,750.10
60000013	5,791,750.10	5.054	/ /	56,013.39	2,906,314.21	2,885,435.89	0.00	2,885,435.89	5,791,750.10
Sub Totals For: Fund: ARPA 2021				56,013.39	2,906,314.21	2,885,435.89	0.00	2,885,435.89	5,791,750.10
				56,013.39	2,906,314.21	2,885,435.89	0.00	2,885,435.89	5,791,750.10
Fund: Certs of Obligation									
10028	TXSTAR	CO2016	11/22/2016	26,291.33	2,113,463.59	26,291.33	16,335.00	9,956.33	2,123,419.92
20163	2,123,419.92	5.076	/ /	26,291.33	2,113,463.59	26,291.33	16,335.00	9,956.33	2,123,419.92
10194	FHLBC	CO2016	12/20/2021	6,250.00	2,500,000.00	0.00	0.00	0.00	2,500,000.00
3130AQM3	2,500,000.00	1.000	12/20/2024	12,500.00	2,362,523.53	0.00	0.00	-16,685.23	2,345,838.30
Sub Totals For: Fund: Certs of Obligation				32,541.33	4,613,463.59	26,291.33	16,335.00	9,956.33	4,623,419.92
				38,791.33	4,475,987.12	26,291.33	16,335.00	-6,728.90	4,469,258.22
Fund: Certs of Obligation									
10104	TXSTAR	CO2018A	11/06/2018	24,285.40	1,950,037.12	24,285.40	4,745.31	19,540.09	1,969,577.21
20184	1,969,577.21	5.076	/ /	24,285.40	1,950,037.12	24,285.40	4,745.31	19,540.09	1,969,577.21
10206	TNOTE	CO2018A	04/25/2022	2,678.57	999,251.87	0.00	1,000,000.00	-999,251.87	0.00
912828R69	0.00	0.000	05/31/2023	8,125.00	994,961.00	0.00	1,000,000.00	-994,961.00	0.00
Sub Totals For: Fund: Certs of Obligation				26,963.97	2,949,288.99	24,285.40	1,004,745.31	-979,711.78	1,969,577.21
				32,410.40	2,944,998.12	24,285.40	1,004,745.31	-975,420.91	1,969,577.21
Fund: Certs of Obligation									
10105	TXSTAR	CO2018B	11/06/2018	5,946.87	495,131.96	5,946.87	46,219.91	-40,273.04	454,858.92
20185	454,858.92	5.076	/ /	5,946.87	495,131.96	5,946.87	46,219.91	-40,273.04	454,858.92

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
April 1, 2023 - June 30, 2023

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Certs of Obligation				5,946.87	495,131.96	5,946.87	46,219.91	-40,273.04	454,858.92
				5,946.87	495,131.96	5,946.87	46,219.91	-40,273.04	454,858.92
Fund: Certs of Obligation									
10212	TXPOOL	CO2022A	05/26/2022	5,762.37	560,595.52	232,272.85	228,411.31	3,861.54	564,457.06
60000014	564,457.06	5.054	/ /	5,762.37	560,595.52	232,272.85	228,411.31	3,861.54	564,457.06
10213	FHLB	CO2022A	06/03/2022	46,406.25	5,531,158.26	0.00	0.00	-11,353.21	5,519,805.05
3130A0F70	5,500,000.00	2.528	12/08/2023	92,812.50	5,444,916.68	0.00	0.00	9,524.35	5,454,441.03
10215	FHLB	CO2022A	06/03/2022	39,531.25	5,513,031.46	0.00	0.00	-2,708.61	5,510,322.85
3130A1XJ2	5,500,000.00	2.671	06/14/2024	79,062.50	5,394,734.35	0.00	0.00	-28,469.60	5,366,264.75
10228	CRAGCP	CO2022A	03/16/2023	0.00	4,883,387.50	0.00	0.00	62,056.94	4,945,444.44
22533UWK5	5,000,000.00	5.148	09/19/2023	0.00	4,876,230.00	0.00	0.00	64,470.00	4,940,700.00
Sub Totals For: Fund: Certs of Obligation				91,699.87	16,488,172.74	232,272.85	228,411.31	51,856.66	16,540,029.40
				177,637.37	16,276,476.55	232,272.85	228,411.31	49,386.29	16,325,862.84
Fund: Certs of Obligation									
10171	TXSTAR	CO2022B	01/14/2021	17,559.28	1,418,415.78	17,559.28	27,282.61	-9,723.33	1,408,692.45
20210	1,408,692.45	5.076	/ /	17,559.28	1,418,415.78	17,559.28	27,282.61	-9,723.33	1,408,692.45
10214	FHLB	CO2022B	06/03/2022	42,187.50	5,028,325.69	0.00	0.00	-10,321.10	5,018,004.59
3130A0F70	5,000,000.00	2.528	12/08/2023	84,375.00	4,949,924.25	0.00	0.00	8,658.50	4,958,582.75
10216	FHLB	CO2022B	06/03/2022	35,937.50	5,011,846.79	0.00	0.00	-2,462.39	5,009,384.40
3130A1XJ2	5,000,000.00	2.671	06/14/2024	71,875.00	4,904,303.95	0.00	0.00	-25,881.45	4,878,422.50
10227	TOYMCC	CO2022B	03/16/2023	0.00	7,819,982.22	0.00	0.00	98,684.45	7,918,666.67
89233HWE0	8,000,000.00	5.003	09/14/2023	0.00	7,809,464.00	0.00	0.00	101,136.00	7,910,600.00
Sub Totals For: Fund: Certs of Obligation				95,684.28	19,278,570.48	17,559.28	27,282.61	76,177.63	19,354,748.11
				173,809.28	19,082,107.98	17,559.28	27,282.61	74,189.72	19,156,297.70
Fund: Debt Service									

City of Leander, Texas
Texas Compliance Change in Val Report
April 1, 2023 - June 30, 2023

Page 3

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10017	TXPOOL	DS	09/01/2016	276,213.07	22,081,781.00	541,658.18	0.00	541,658.18	22,623,439.18
60000003	22,623,439.18	5.054	/ /	276,213.07	22,081,781.00	541,658.18	0.00	541,658.18	22,623,439.18
Sub Totals For: Fund: Debt Service				276,213.07	22,081,781.00	541,658.18	0.00	541,658.18	22,623,439.18
				276,213.07	22,081,781.00	541,658.18	0.00	541,658.18	22,623,439.18
Fund: General Consolidated									
10003	BBVAPC	GEN	09/01/2016	0.00	960.85	168.00	168.00	0.00	960.85
5446	960.85	0.000	/ /	0.00	960.85	168.00	168.00	0.00	960.85
10004	FBPFC	GEN	09/01/2016	0.00	43,062.26	90,544,333.39	90,545,556.02	-1,222.63	41,839.63
8172	41,839.63	0.000	/ /	0.00	43,062.26	90,544,333.39	90,545,556.02	-1,222.63	41,839.63
10005	FBPFC	GEN	09/01/2016	0.00	59,442.26	307.40	59,749.66	-59,442.26	0.00
8156	0.00	0.000	/ /	0.00	59,442.26	307.40	59,749.66	-59,442.26	0.00
10008	EWBMM	GEN	09/01/2016	0.00	0.00	0.00	0.00	0.00	0.00
4242	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
10011	TXTERM	GEN	09/01/2016	14,313.14	1,142,878.27	14,313.14	0.00	14,313.14	1,157,191.41
1168	1,157,191.41	5.100	/ /	14,313.14	1,142,878.27	14,313.14	0.00	14,313.14	1,157,191.41
10013	TXSTAR	GEN	09/01/2016	16,837.11	1,349,268.68	16,837.11	0.00	16,837.11	1,366,105.79
11890	1,366,105.79	5.076	/ /	16,837.11	1,349,268.68	16,837.11	0.00	16,837.11	1,366,105.79
10014	TXSTAR	GEN	09/01/2016	10,108.42	1,284,417.78	860,108.42	1,456,715.47	-596,607.05	687,810.73
23010	687,810.73	5.076	/ /	10,108.42	1,284,417.78	860,108.42	1,456,715.47	-596,607.05	687,810.73
10015	TXPOOL	GEN	09/01/2016	20,279.67	1,635,655.13	20,279.67	0.00	20,279.67	1,655,934.80
60000001	1,655,934.80	5.054	/ /	20,279.67	1,635,655.13	20,279.67	0.00	20,279.67	1,655,934.80
10016	TXPOOL	GEN	09/01/2016	364,331.06	31,553,827.40	13,012,537.11	8,283,007.03	4,729,530.08	36,283,357.48
60000002	36,283,357.48	5.054	/ /	364,331.06	31,553,827.40	13,012,537.11	8,283,007.03	4,729,530.08	36,283,357.48
10018	TXPOOL	GEN	09/01/2016	2,048.71	165,236.67	2,048.71	0.00	2,048.71	167,285.38
60000005	167,285.38	5.054	/ /	2,048.71	165,236.67	2,048.71	0.00	2,048.71	167,285.38

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
April 1, 2023 - June 30, 2023

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10019	TXPOOL	GEN	09/01/2016	4,119.46	332,259.33	4,119.46	0.00	4,119.46	336,378.79
60000008	336,378.79	5.054	/ /	4,119.46	332,259.33	4,119.46	0.00	4,119.46	336,378.79
10020	TXPOOL	GEN	09/01/2016	143.09	11,540.11	143.09	0.00	143.09	11,683.20
60000009	11,683.20	5.054	/ /	143.09	11,540.11	143.09	0.00	143.09	11,683.20
10117	INVESC	GEN	01/25/2019	65,350.13	4,290,761.67	32,927,402.93	33,713,052.80	-785,649.87	3,505,111.80
2142	3,505,111.80	4.469	/ /	57,052.80	4,290,761.67	32,927,402.93	33,713,052.80	-785,649.87	3,505,111.80
10165	FFCBC	GEN	10/15/2020	3,500.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3133EMCQ3	5,000,000.00	0.317	10/13/2023	7,000.00	4,873,859.10	0.00	0.00	51,313.75	4,925,172.85
10167	HAWAII	GEN	10/29/2020	1,605.94	1,125,000.00	0.00	0.00	0.00	1,125,000.00
419792ZJ8	1,125,000.00	0.570	10/01/2023	3,211.88	1,100,542.50	0.00	0.00	11,373.75	1,111,916.25
10172	FHLBC	GEN	03/12/2021	5,000.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130ALJ70	5,000,000.00	0.400	03/12/2024	0.00	4,803,358.30	0.00	0.00	14,238.45	4,817,596.75
10173	FFCBC	GEN	04/05/2021	4,125.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3133EMVD1	5,000,000.00	0.371	04/05/2024	8,250.00	4,780,139.15	0.00	0.00	24,337.30	4,804,476.45
10176	FHLBC	GEN	04/15/2021	5,000.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130ALVY7	5,000,000.00	0.400	04/15/2024	10,000.00	4,780,261.95	0.00	0.00	12,683.70	4,792,945.65
10180	FHLBC	GEN	05/28/2021	5,000.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130AMEZ1	5,000,000.00	0.400	05/24/2024	10,000.00	4,759,560.20	0.00	0.00	15,459.50	4,775,019.70
10181	FHLBC	GEN	06/28/2021	5,000.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130AMT85	5,000,000.00	0.400	06/28/2024	10,000.00	4,741,637.75	0.00	0.00	11,080.45	4,752,718.20
10186	FHLBC	GEN	08/30/2021	6,250.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130ANNS5	5,000,000.00	0.500	08/28/2024	0.00	4,723,792.70	0.00	0.00	-3,150.15	4,720,642.55
10188	FAMCAC	GEN	10/04/2021	6,250.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
31422XMV1	5,000,000.00	0.500	10/04/2024	12,500.00	4,710,584.80	0.00	0.00	-13,182.10	4,697,402.70
10191	FFCB	GEN	12/09/2021	11,500.00	4,999,437.04	0.00	0.00	83.33	4,999,520.37
3133ENGQ7	5,000,000.00	0.926	12/09/2024	23,000.00	4,719,128.10	0.00	0.00	-35,860.15	4,683,267.95

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
April 1, 2023 - June 30, 2023

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10193	FHLBC	GEN	12/20/2021	2,500.00	1,000,000.00	0.00	0.00	0.00	1,000,000.00
3130AQC3	1,000,000.00	1.000	12/20/2024	5,000.00	945,009.41	0.00	0.00	-6,674.09	938,335.32
10196	TNOTE	GEN	01/12/2022	1,571.14	4,969,351.66	0.00	0.00	9,650.52	4,979,002.18
91282CBE0	5,000,000.00	0.908	01/15/2024	0.00	4,823,830.00	0.00	0.00	39,255.95	4,863,085.95
10197	TNOTE	GEN	01/25/2022	1,571.13	4,988,012.34	0.00	0.00	9,015.51	4,997,027.85
91282CCN9	5,000,000.00	0.852	07/31/2023	0.00	4,924,610.00	0.00	0.00	56,116.15	4,980,726.15
10198	FFCBC	GEN	01/27/2022	2,672.22	5,000,000.00	0.00	5,000,000.00	-5,000,000.00	0.00
3133ENML1	0.00	0.000	04/27/2023	18,500.00	4,984,425.05	0.00	5,000,000.00	-4,984,425.05	0.00
10199	NXBICS	GEN	01/19/2022	66,537.18	5,147,670.81	66,537.18	0.00	66,537.18	5,214,207.99
026	5,214,207.99	5.410	/ /	66,537.18	5,147,670.81	66,537.18	0.00	66,537.18	5,214,207.99
10201	TNOTE	GEN	02/22/2022	1,545.51	4,975,019.71	0.00	0.00	14,955.30	4,989,975.01
91282CCU3	5,000,000.00	1.344	08/31/2023	0.00	4,906,055.00	0.00	0.00	52,954.90	4,959,009.90
10202	TNOTE	GEN	02/22/2022	1,571.14	4,942,946.06	0.00	0.00	16,224.71	4,959,170.77
91282CBM2	5,000,000.00	1.450	02/15/2024	0.00	4,804,690.00	0.00	0.00	35,153.75	4,839,843.75
10203	TNOTE	GEN	03/23/2022	23,182.75	4,974,253.34	0.00	0.00	4,523.07	4,978,776.41
9128282U3	5,000,000.00	2.250	08/31/2024	0.00	4,828,515.00	0.00	0.00	-25,585.30	4,802,929.70
10204	TNOTE	GEN	03/29/2022	1,545.52	4,956,164.94	0.00	0.00	23,886.17	4,980,051.11
91282CAK7	5,000,000.00	2.085	09/15/2023	0.00	4,898,240.00	0.00	0.00	50,703.95	4,948,943.95
10205	TCBPFC	GEN	03/22/2022	1,516.79	208,321.78	1,516.79	0.00	1,516.79	209,838.57
380B	209,838.57	3.410	/ /	1,516.79	208,321.78	1,516.79	0.00	1,516.79	209,838.57
10209	TNOTE	GEN	05/18/2022	6,238.37	4,937,395.55	0.00	0.00	23,444.47	4,960,840.02
91282CDM0	5,000,000.00	2.428	11/30/2023	12,500.00	4,862,110.00	0.00	0.00	39,452.50	4,901,562.50
10210	TNOTE	GEN	05/20/2022	17,093.58	4,975,445.53	0.00	0.00	12,277.24	4,987,722.77
912828T26	5,000,000.00	2.381	09/30/2023	0.00	4,918,945.00	0.00	0.00	33,569.40	4,952,514.40
10218	FHLMCC	GEN	07/14/2022	50,000.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3134GXZT4	5,000,000.00	4.000	07/14/2025	0.00	4,915,446.80	0.00	0.00	-53,225.75	4,862,221.05

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
April 1, 2023 - June 30, 2023

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10219	FFCB	GEN	08/11/2022	39,062.50	4,996,567.09	0.00	0.00	2,432.77	4,998,999.86
3133ENF39	5,000,000.00	3.324	08/08/2023	0.00	4,968,789.45	0.00	0.00	18,655.75	4,987,445.20
10220	FHLB	GEN	08/11/2022	26,562.50	4,950,010.68	0.00	0.00	13,758.53	4,963,769.21
3130ARHG9	5,000,000.00	3.262	02/28/2024	0.00	4,885,428.55	0.00	0.00	6,178.55	4,891,607.10
10221	FFCB	GEN	08/15/2022	41,250.00	4,999,012.00	0.00	0.00	180.00	4,999,192.00
3133ENG20	5,000,000.00	3.315	08/15/2024	0.00	4,926,021.65	0.00	0.00	-38,640.80	4,887,380.85
10222	EWBCD	GEN	08/03/2022	34,045.60	4,490,001.41	34,045.60	0.00	34,045.60	4,524,047.01
172404911	4,524,047.01	3.030	08/03/2023	34,045.60	4,490,001.41	34,045.60	0.00	34,045.60	4,524,047.01
10225	FHLB	GEN	01/30/2023	60,937.50	5,008,107.79	0.00	0.00	-1,685.22	5,006,422.57
3130ATVC8	5,000,000.00	4.723	06/14/2024	90,729.16	5,017,174.75	0.00	0.00	-46,153.95	4,971,020.80
10226	FHLB	GEN	01/31/2023	118,750.00	9,992,781.49	0.00	0.00	1,927.79	9,994,709.28
3130ATUQ8	10,000,000.00	4.829	03/08/2024	0.00	9,987,888.90	0.00	0.00	-36,751.50	9,951,137.40
10229	FHLBC	GEN	04/05/2023	61,513.89	0.00	5,000,000.00	0.00	5,000,000.00	5,000,000.00
3130AVKN1	5,000,000.00	5.153	04/30/2024	0.00	0.00	5,000,000.00	0.00	4,974,862.55	4,974,862.55
10230	FHDN	GEN	05/01/2023	0.00	0.00	4,775,800.00	0.00	4,814,433.33	4,814,433.33
313384VU0	5,000,000.00	4.784	04/19/2024	0.00	0.00	4,775,800.00	0.00	4,804,205.85	4,804,205.85
10231	FFCB	GEN	05/12/2023	33,177.08	0.00	5,006,051.50	0.00	5,005,187.00	5,005,187.00
3133EPGX7	5,000,000.00	4.740	04/25/2024	0.00	0.00	5,006,051.50	0.00	4,971,289.00	4,971,289.00
Sub Totals For: Fund: General Consolidated				1,143,606.13	178,504,809.63	152,286,549.50	139,058,248.98	13,396,743.54	191,901,553.17
				802,024.07	175,305,348.52	152,286,549.50	139,058,248.98	13,425,685.38	188,731,033.90
Fund: GO 2016 - Parks									
10026	TXSTAR	GO16PK	11/22/2016	0.00	0.00	0.00	0.00	0.00	0.00
20161	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
Sub Totals For: Fund: GO 2016 - Parks				0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00
Fund: GO 2016 - Senior Cen									

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
April 1, 2023 - June 30, 2023

Page 7

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10025	TXSTAR	GO16SC	11/22/2016	1,268.49	105,689.29	1,268.49	10,047.69	-8,779.20	96,910.09
20160	96,910.09	5.076	/ /	1,268.49	105,689.29	1,268.49	10,047.69	-8,779.20	96,910.09
Sub Totals For: Fund: GO 2016 - Senior Cen				1,268.49	105,689.29	1,268.49	10,047.69	-8,779.20	96,910.09
				1,268.49	105,689.29	1,268.49	10,047.69	-8,779.20	96,910.09
Fund: GO 2016 - Transporta									
10027	TXSTAR	GO16TR	11/22/2016	1,758.08	140,886.04	1,758.08	0.00	1,758.08	142,644.12
20162	142,644.12	5.076	/ /	1,758.08	140,886.04	1,758.08	0.00	1,758.08	142,644.12
Sub Totals For: Fund: GO 2016 - Transporta				1,758.08	140,886.04	1,758.08	0.00	1,758.08	142,644.12
				1,758.08	140,886.04	1,758.08	0.00	1,758.08	142,644.12
Fund: GO 2018 - Parks									
10106	TXSTAR	GO18PK	11/06/2018	3,368.23	274,316.51	3,368.23	10,940.00	-7,571.77	266,744.74
20182	266,744.74	5.076	/ /	3,368.23	274,316.51	3,368.23	10,940.00	-7,571.77	266,744.74
Sub Totals For: Fund: GO 2018 - Parks				3,368.23	274,316.51	3,368.23	10,940.00	-7,571.77	266,744.74
				3,368.23	274,316.51	3,368.23	10,940.00	-7,571.77	266,744.74
Fund: GO 2018 - Rec Center									
10107	TXSTAR	GO18REC	11/06/2018	4,927.00	394,832.79	4,927.00	0.00	4,927.00	399,759.79
20180	399,759.79	5.076	/ /	4,927.00	394,832.79	4,927.00	0.00	4,927.00	399,759.79
10207	TNOTE	GO18REC	04/25/2022	4,017.86	1,498,877.81	0.00	1,500,000.00	-1,498,877.81	0.00
912828R69	0.00	0.000	05/31/2023	12,187.50	1,492,441.50	0.00	1,500,000.00	-1,492,441.50	0.00
Sub Totals For: Fund: GO 2018 - Rec Center				8,944.86	1,893,710.60	4,927.00	1,500,000.00	-1,493,950.81	399,759.79
				17,114.50	1,887,274.29	4,927.00	1,500,000.00	-1,487,514.50	399,759.79
Fund: GO 2018 - Senior Cen									
10108	TXSTAR	GO18SC	11/06/2018	4,372.32	350,381.53	4,372.32	0.00	4,372.32	354,753.85
20183	354,753.85	5.076	/ /	4,372.32	350,381.53	4,372.32	0.00	4,372.32	354,753.85
10192	FHLBC	GO18SC	12/20/2021	3,750.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
3130AQCM3	1,500,000.00	1.000	12/20/2024	7,500.00	1,417,514.12	0.00	0.00	-10,011.14	1,407,502.98

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
April 1, 2023 - June 30, 2023

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10223	TCB	GO18SC	11/16/2022	10,381.91	2,020,774.14	20,302.40	2,041,076.54	-2,020,774.14	0.00
240000060	0.00	0.000	05/16/2023	20,302.40	2,020,774.14	20,302.40	2,041,076.54	-2,020,774.14	0.00
Sub Totals For: Fund: GO 2018 - Senior Cen				18,504.23	3,871,155.67	24,674.72	2,041,076.54	-2,016,401.82	1,854,753.85
				32,174.72	3,788,669.79	24,674.72	2,041,076.54	-2,026,412.96	1,762,256.83
Fund: GO 2018 - Transporta									
10109	TXSTAR	GO18TR	11/06/2018	27,065.63	2,189,611.95	27,065.63	38,522.30	-11,456.67	2,178,155.28
20181	2,178,155.28	5.076	/ /	27,065.63	2,189,611.95	27,065.63	38,522.30	-11,456.67	2,178,155.28
10208	TNOTE	GO18TR	04/25/2022	13,392.86	4,996,259.35	0.00	5,000,000.00	-4,996,259.35	0.00
912828R69	0.00	0.000	05/31/2023	40,625.00	4,974,805.00	0.00	5,000,000.00	-4,974,805.00	0.00
10224	TCB	GO18TR	11/16/2022	42,140.19	4,042,057.22	41,107.67	0.00	41,107.67	4,083,164.89
240000062	4,083,164.89	4.150	08/16/2023	41,107.67	4,042,057.22	41,107.67	0.00	41,107.67	4,083,164.89
Sub Totals For: Fund: GO 2018 - Transporta				82,598.68	11,227,928.52	68,173.30	5,038,522.30	-4,966,608.35	6,261,320.17
				108,798.30	11,206,474.17	68,173.30	5,038,522.30	-4,945,154.00	6,261,320.17
Fund: PID Crystal Springs									
10118	CAVHIL	PIDCS	10/01/2022	10,330.60	921,649.46	12,631.67	2,698.11	9,933.56	931,583.02
822864	931,583.02	4.540	/ /	10,083.85	921,649.46	12,631.67	2,698.11	9,933.56	931,583.02
Sub Totals For: Fund: PID Crystal Springs				10,330.60	921,649.46	12,631.67	2,698.11	9,933.56	931,583.02
				10,083.85	921,649.46	12,631.67	2,698.11	9,933.56	931,583.02
Fund: PID Deerbrooke NIA									
10119	FED	PIDDBN	10/01/2022	9,199.67	844,597.46	8,956.86	0.00	8,956.86	853,554.32
822454	853,554.32	4.760	/ /	8,956.86	844,597.46	8,956.86	0.00	8,956.86	853,554.32
10147	TXPOOL	PIDDBN	01/30/2020	0.91	61.87	0.91	0.00	0.91	62.78
60000012	62.78	5.054	/ /	0.91	61.87	0.91	0.00	0.91	62.78
Sub Totals For: Fund: PID Deerbrooke NIA				9,200.58	844,659.33	8,957.77	0.00	8,957.77	853,617.10
				8,957.77	844,659.33	8,957.77	0.00	8,957.77	853,617.10
Fund: PID Deerbrooke SIA									

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
April 1, 2023 - June 30, 2023

Page 9

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10120	FED	PIDDBS	10/01/2022	15,143.69	1,386,261.87	27,233.99	513.44	26,720.55	1,412,982.42
822451	1,412,982.42	4.760	/ /	14,699.02	1,386,261.87	27,233.99	513.44	26,720.55	1,412,982.42
10124	TXPOOL	PIDDBS	03/06/2019	101.38	11,134.07	2,797.91	12,021.53	-9,223.62	1,910.45
60000011	1,910.45	5.054	/ /	101.38	11,134.07	2,797.91	12,021.53	-9,223.62	1,910.45
Sub Totals For: Fund: PID Deerbrooke SIA				15,245.07	1,397,395.94	30,031.90	12,534.97	17,496.93	1,414,892.87
				14,800.40	1,397,395.94	30,031.90	12,534.97	17,496.93	1,414,892.87
Fund: PID Oak Creek									
10121	CAVHIL	PIDOC	10/01/2022	6,753.50	619,414.16	8,837.18	226.03	8,611.15	628,025.31
829908	628,025.31	4.760	/ /	6,566.58	619,414.16	8,837.18	226.03	8,611.15	628,025.31
Sub Totals For: Fund: PID Oak Creek				6,753.50	619,414.16	8,837.18	226.03	8,611.15	628,025.31
				6,566.58	619,414.16	8,837.18	226.03	8,611.15	628,025.31
Report Grand Totals:				1,886,641.23	268,614,338.12	156,184,627.64	148,997,288.76	7,495,288.95	276,109,627.07
				1,767,736.70	264,754,574.44	156,184,627.64	148,997,288.76	7,525,257.67	272,279,832.11

Portfolio LEND

Disclosures



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Meeder Public Funds

Barton Oaks Plaza I
901 S. MoPac Expy
Suite 300
Austin, Texas
78746

866.633.3371



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Authorize the President of the Brushy Creek Regional Utility Association (BCRUA) to execute a Resolution approving the underwater pipeline project construction contract to Thalle Construction Company, Inc., contingent upon BCRUA Board of Directors approval scheduled for August 23, 2023.

BACKGROUND:

The BCRUA is replacing approximately fourteen hundred (1,400') feet of a thirty-six (36")- inch underwater pipeline that conveys raw water from the floating intake barge. This project will also repair several large raw water valves. To expedite the project, Council approved the BCRUA to pre-purchase the pipe materials in May 2023, with Smith Pump Company, Inc., through BuyBoard, in the amount of \$2,226,074.50, of which Leander's financial obligation was \$1,039,328.99.

The contract proposals were opened for this project on August 2, 2023. Responsive competitive sealed proposals were received from Thalle Construction Co, Inc and CAYO, LLC. The rank order of the base price proposal was as follows:

Thalle Construction Co, Inc.	\$ 6,710,000.00
CAYO, LLC	\$ 12,034,580.00

Based on the recommendation of our design engineer, Walker Partners, the lowest responsive bid was from Thalle Construction Co, Inc.

Staff, the Operating Committee (OC), and Walker Partners met on August 9, 2023, and agreed unanimously to recommend the award of this contract to Thalle Construction Co, Inc. in the amount of \$6,710,000.00.

Funding for this contract will be from BCRUA obtained American Rescue Plan Act (ARPA) funds from Williamson County at \$5,000,000.00 and the remainder of the project cost of \$1,710,000.00 will be funded by local funds from each City. Leander's cost will be 46.67% of \$1,710,000.00, which is \$797,886.00.

HISTORY/TIMELINE:

05/04/2023 - Council approval of BCRUA General Manager to purchase ductile iron pipe from Smith Pump Company, Inc.

RECOMMENDATION:

Staff recommends authorizing the President of the BCRUA to execute a Resolution for the Underwater Pipeline Project Construction contract to Thalle Construction Company, Inc., contingent upon the BCRUA Board's approval scheduled for August 23, 2023.

PRESENTER:

Dan Grimsbo, PE, Executive Director of Infrastructure

Fiscal Impact

<u>Amount requested:</u>	\$797,886.00
---------------------------------	--------------

Approved in current budget (Yes / No): Yes

Expenditure (New / Amended): New

Recurring or one-time: One-Time

Fund source (Operating / Utility / etc.): BCRUA Funds

Attachments

1. BCRUA UW Pipeline Rec to Award
2. Proposal Bid Tab

August 7, 2023

Brushy Creek Regional Utility Authority (BCRUA)
221 E. Main St.
Round Rock, TX 78664

Attn: Karen Bondy, General Manager

Re: BCRUA Underwater Pipeline Improvements
Project No.: 03-00779

Dear Ms. Bondy:

On August 2, 2023, Walker Partners assisted the BCRUA in opening competitive sealed proposals for the above referenced project. Two responsive, competitive sealed proposals were submitted by Thalle Construction Company, Inc. (Thalle) of Hillsborough, NC and CAYO, LLC (CAYO) of Fort Worth, TX. Neither of the proposals included any deviations from the contract documents. The proposals were evaluated and ranked based on the following selection criteria: 30% for Contractor Relevant Experience and References, 60% for Cost Proposal, and 10% for Proposed Schedule. Based on evaluation of the proposals, Thalle is the highest ranked proposer offering the best value, as determined by the selection criteria and ranking assessment.

Evaluation of Thalle's proposal included a review of their technical qualifications and experience, including major subcontractors. A background check was performed based on feedback from owners and engineering firms for similar projects the Thalle team has completed and is in the process of completing. The overall impression from this review is that Thalle provides quality work in a timely and professional manner. Also, our Walker Partners/BCRUA team has recently completed a successful BCRUA Underwater Pipeline Emergency Repairs with the Thalle team, who have direct knowledge and experience working on the existing underwater pipeline.

Based on the information presented and evaluation of the proposals, Walker Partners recommends that the BCRUA award a contract to Thalle for the total Base plus Allowance Proposal amount of **\$6,710,000.00** for the Underwater Pipeline Improvements. We will prepare the Notice of Intent to Award Letter and other contract documents for transmittal to Thalle, pending final acceptance and direction from the BCRUA.

Sincerely,



Jason Bybel, PE, PMP
Project Manager

Electronic Delivery

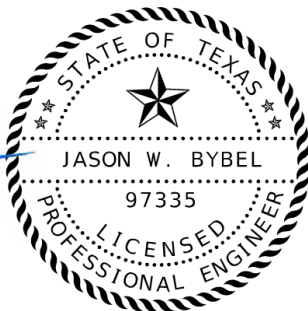
Cc: Project File

Proposer				CAYO, LLC		Thalle Construction Company, Inc.	
Address				1400 Everman Pkwy. Suite 116 Fort Worth, Texas 76140 (817) 568-6828		900 NC 86 North Hillsborough, NC 27278 (919) 245-1490	
Acknowledgements/Attachments:							
Acknowledgement of Addendum 1				✓		✓	
Acknowledgement of Addendum 2				✓		✓	
Proposal Security (5%)				✓		✓	
Proposal Form (Section 00300)				✓		✓	
W-9 (Section 00300)				✓		✓	
Conflict of Interest Questionnaire (Section 00300-A)				✓		✓	
Certificate of Interested Parties - Form 1295 (Section 00300-B)						✓	
Statement of Proposers Experience (Section 00400)				✓		✓	
SAM Unique Entity Identifier (UEI)				✓		✓	
BASE PROPOSAL ITEMS							
Proposal Item	Description	Quantity	Units	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization and Demobilization	1	LS	\$ 1,100,000.00	\$ 1,100,000.00	\$ 660,000.00	\$ 660,000.00
2	Bonding and Insurance	1	LS	\$ 550,000.00	\$ 550,000.00	\$ 250,000.00	\$ 250,000.00
3	Marine Construction and Navigation Safety Plan	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00
4	Trench Safety Plan	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00
5	Trench Safety Implementation	20	LF	\$ 950.00	\$ 19,000.00	\$ 50.00	\$ 1,000.00
6	Pre-Construction Underwater Survey	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 50,000.00	\$ 50,000.00
7	Post-Construction Underwater Survey	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 40,000.00	\$ 40,000.00
8	Stormwater Pollution Prevention Plan	1	LS	\$ 70,000.00	\$ 70,000.00	\$ 50,000.00	\$ 50,000.00
9	Tree Protection	30	LF	\$ 50.00	\$ 1,500.00	\$ 50.00	\$ 1,500.00
10	Install Owner Supplied 36-In CL250 Ball-and-Socket Joint DIP Pipeline, Laid on Lake Bottom, Complete and In-Place	1,392	LF	\$ 2,890.00	\$ 4,022,880.00	\$ 500.00	\$ 696,000.00
11	Relocate and Install Existing 36-In Force Balanced Flexible Expansion Joint DIP, Laid on Lake Bottom, Complete and In-Place	1	LS	\$ 195,000.00	\$ 195,000.00	\$ 230,000.00	\$ 230,000.00
12	Install Owner Supplied 36-In CL250 Ball x Flange Connecting Piece	1	EA	\$ 120,000.00	\$ 120,000.00	\$ 125,000.00	\$ 125,000.00
13	Install Owner Supplied 36-In CL250 Socket x Flange Closure/Connection Piece	1	EA	\$ 120,000.00	\$ 120,000.00	\$ 70,000.00	\$ 70,000.00
14	Removal and Disposal of Existing 36-In DIP from Underwater	160	LF	\$ 3,400.00	\$ 544,000.00	\$ 650.00	\$ 104,000.00
15	36-In Restrained Flange Adaptor, Complete and In-Place	1	EA	\$ 69,000.00	\$ 69,000.00	\$ 175,000.00	\$ 175,000.00
16	36-In Tandem Joint Restraint System, Complete and In-Place	1	EA	\$ 63,000.00	\$ 63,000.00	\$ 120,000.00	\$ 120,000.00
17	36-In Mid-Span Joint Restraint System with Tie-Rods, Complete and In-Place	1	EA	\$ 126,000.00	\$ 126,000.00	\$ 145,000.00	\$ 145,000.00
18	36-In MJ Plug, Complete and In-Place	4	EA	\$ 23,000.00	\$ 92,000.00	\$ 30,000.00	\$ 120,000.00
19	Joint Thrust Blocks with Rock Anchors	12	EA	\$ 245,000.00	\$ 2,940,000.00	\$ 195,000.00	\$ 2,340,000.00
20	Underwater Concrete Bag Support/Blocking, Complete and In-Place	500	CF	\$ 500.00	\$ 250,000.00	\$ 625.00	\$ 312,500.00
21	Temporary Removal and Reattaching of Barge/Dock Mooring Cables	4	EA	\$ 8,300.00	\$ 33,200.00	\$ 6,000.00	\$ 24,000.00
22	Temporary Relocation of Regulatory Buoy	2	EA	\$ 4,100.00	\$ 8,200.00	\$ 12,000.00	\$ 24,000.00
23	8" VB/ARV, w/Vault, Complete and In-Place	1	LS	\$ 206,000.00	\$ 206,000.00	\$ 125,000.00	\$ 125,000.00
24	24" Butterfly Valve Actuator Gear Replacement, Complete and In-Place	2	EA	\$ 52,000.00	\$ 104,000.00	\$ 60,000.00	\$ 120,000.00
25	36" Butterfly Valve Actuator Gear Replacement, Complete and In-Place	1	EA	\$ 52,000.00	\$ 52,000.00	\$ 41,000.00	\$ 41,000.00
26	78" Butterfly Valve Actuator Gear Replacement, Complete and In-Place	1	EA	\$ 146,000.00	\$ 146,000.00	\$ 115,000.00	\$ 115,000.00
27	Air Valve Shutoff 6" Butterfly Valve Replacement, Complete and In-Place	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00

Proposer				CAYO, LLC		Thalle Construction Company, Inc.	
Address				1400 Everman Pkwy. Suite 116 Fort Worth, Texas 76140 (817) 568-6828		900 NC 86 North Hillsborough, NC 27278 (919) 245-1490	
Acknowledgements/Attachments:							
Acknowledgement of Addendum 1				✓		✓	
Acknowledgement of Addendum 2				✓		✓	
Proposal Security (5%)				✓		✓	
Proposal Form (Section 00300)				✓		✓	
W-9 (Section 00300)				✓		✓	
Conflict of Interest Questionnaire (Section 00300-A)				✓		✓	
Certificate of Interested Parties - Form 1295 (Section 00300-B)						✓	
Statement of Proposers Experience (Section 00400)				✓		✓	
SAM Unique Entity Identifier (UEI)				✓		✓	
BASE PROPOSAL ITEMS							
Proposal Item	Description	Quantity	Units	Unit Price	Total Price	Unit Price	Total Price
28	Air Valve Shutoff 8" Butterfly Valve Replacement, Complete and In-Place	4	EA	\$ 7,900.00	\$ 31,600.00	\$ 16,000.00	\$ 64,000.00
29	Air Valve Shutoff 10" Butterfly Valve Replacement, Complete and In-Place	2	EA	\$ 10,600.00	\$ 21,200.00	\$ 17,000.00	\$ 34,000.00
30	Air Valve Shutoff 12" Butterfly Valve Replacement, Complete and In-Place	5	EA	\$ 9,100.00	\$ 45,500.00	\$ 19,000.00	\$ 95,000.00
31	Air Valve Shutoff 14" Butterfly Valve Replacement, Complete and In-Place	2	EA	\$ 11,250.00	\$ 22,500.00	\$ 21,000.00	\$ 42,000.00
32	Air Valve Shutoff 16" Butterfly Valve Replacement, Complete and In-Place	1	EA	\$ 16,600.00	\$ 16,600.00	\$ 23,000.00	\$ 23,000.00
33	Air Valve Shutoff 18" Butterfly Valve Replacement, Complete and In-Place	3	EA	\$ 19,500.00	\$ 58,500.00	\$ 24,000.00	\$ 72,000.00
34	Air Valve Shutoff 24" Butterfly Valve Replacement, Complete and In-Place	1	EA	\$ 33,400.00	\$ 33,400.00	\$ 33,000.00	\$ 33,000.00
35	Air Valve Shutoff 2" Gate Valve Replacement, Complete and In-Place	2	EA	\$ 5,300.00	\$ 10,600.00	\$ 12,000.00	\$ 24,000.00
36	Air Valve Shutoff 6" Gate Valve Replacement, Complete and In-Place	1	EA	\$ 9,500.00	\$ 9,500.00	\$ 16,000.00	\$ 16,000.00
37	Air Valve Shutoff 8" Gate Valve Replacement, Complete and In-Place	1	EA	\$ 10,400.00	\$ 10,400.00	\$ 17,000.00	\$ 17,000.00
38	Underwater Geotechnical Investigation and Geotechnical Engineering Report	1	LS	\$ 78,000.00	\$ 78,000.00	\$ 100,000.00	\$ 100,000.00
TOTAL BASE PROPOSAL				\$ 11,383,580.00		\$ 6,500,000.00	
ALLOWANCE ITEMS							
Proposal Item	Description	Quantity	Units	Unit Price	Total Price	Unit Price	Total Price
A1	Lake Level Flooding Above Elevation 690.0 Feet Above Mean Sea Level	15	Days	\$ 21,000.00	\$ 315,000.00	\$ 10,000.00	\$ 150,000.00
A2	Additional Epoxy Coated Rock Anchor Depth	240	VF	\$ 1,400.00	\$ 336,000.00	\$ 250.00	\$ 60,000.00
TOTAL ALLOWANCES				\$ 651,000.00		\$ 210,000.00	
TOTAL BASE PROPOSAL PLUS ALLOWANCES				\$ 12,034,580.00		\$ 6,710,000.00	

I, Jason W. Bybel, Texas P.E. # 97335, do hereby certify that this proposal tab is accurate and true.


8/4/2023



Walker Partners, LLC
TBPE Registration No. 8053
6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730
512-382-0021 Telephone
www.walkerpartners.com



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Acceptance of public infrastructure improvements for Hawkes Landing North Phase 2 Subdivision.

BACKGROUND:

The Public infrastructure improvements required for the Hawkes Landing North Phase 2 Subdivision have been installed, inspected, and are satisfactorily completed. All documentation required for acceptance of this project have been received, including record drawings, statement of substantial completion prepared by a professional engineer licensed in the State of Texas, copies of all inspection reports and certified test results, electronic files of the improvements and final plat, affidavit of all bills paid, and two (2)- year term maintenance bonds.

The maintenance bonds will commence their two (2)- year term upon City Council acceptance, as anticipated, on August 17, 2023, which will provide warranty and maintenance coverage for public infrastructure improvements through August 17, 2025. The Engineering Department will perform a formal inspection of the improvements approximately thirty (30) days prior to the expiration of the maintenance bonds to assure that any defects in materials, construction, or maintenance are corrected prior to expiration of the bonds.

RECOMMENDATION:

Staff recommends City Council's formal acceptance of the public infrastructure improvements for the Hawkes Landing North Phase 2 Subdivision.

PRESENTER:

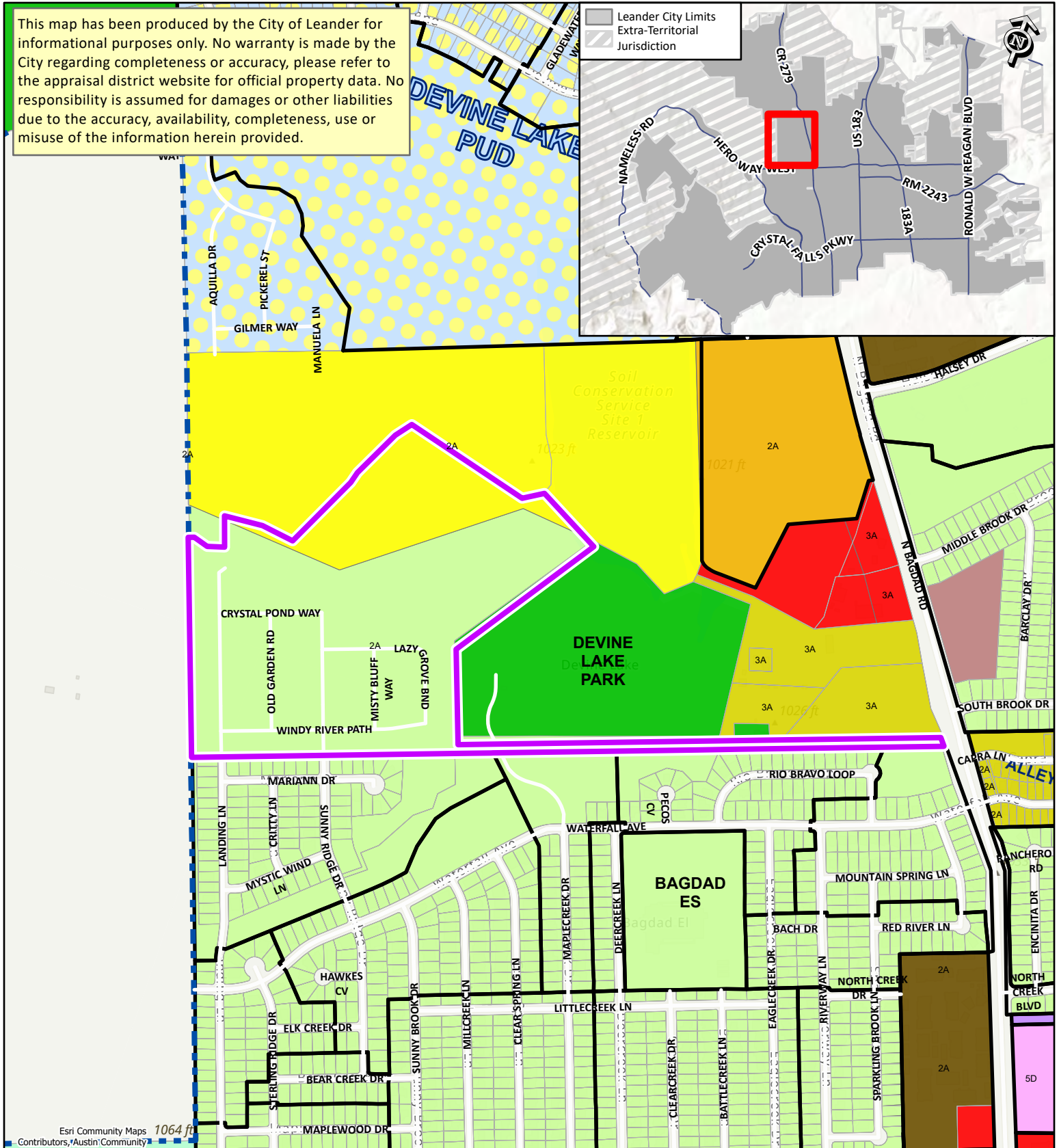
Emily Truman, P.E., CFM, PMP, City Engineer

Attachments

1. Acceptance Documents Hawkes Landing North Phase 2

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the appraisal district website for official property data. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

Leander City Limits
Extra-Territorial
Jurisdiction

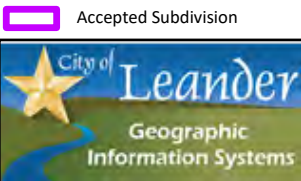


SUBDIVISION ACCEPTANCE

Hawkes Landing North Ph 2 - 21-PICP-019



City Limits



Accepted Subdivision

RESIDENTIAL

- SFR - Single-Family Rural
- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- SFC - Single-Family Compact
- SFL - Single-Family Limited
- SFT - Single-Family Townhouse
- MF - Multi-Family

RETAIL / COMMERCIAL

- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial

INDUSTRIAL

- HI - Heavy Industrial

PUD LAND USE

- PUD - Single-Family
- PUD - General Commercial



0 500 1,000
Feet

July 6, 2023

Emily Truman, P.E., CFM
City of Leander City Engineer
P.O. Box 319
Leander, TX 78646

RE: Hawkes Landing North Phase 2
App. No.: 21-PICP-019
Engineer's Concurrence

Dear Ms. Truman,

This letter is to inform you that I, and/or my designated representative, have made a final visual observation of the above referenced project. I have also visited the site during construction and observed the installation of street, drainage, water, and wastewater improvements. Based on these observations, I hereby certify that these improvements were completed in substantial conformance with the approved plans and specifications.

Please feel free to contact me if you need any additional information or have any further questions.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration # 470

Michael Fisher, P.E.
Senior Vice President



H:\Projects\511\67\01\301 Construction Documents\Documents\Plan Processing\City\Closeout\Engineer's Concurrence\HAWKES LANDING NORTH PH 2 - ENGINEERS CONCURRENCE.docx



June 23, 2023

Kirsten Bolt
Brightland Homes
3815 S. Capital of Texas Highway, Suite 275
Austin, Texas 78704

Re: Hawkes Landing North Phase 2

INSPECTION COMPLETED – NO VIOLATIONS

Dear Kirsten:

This report presents the findings of the on-site inspection for the Hawkes Landing North Phase 2 Project in Leander, Texas for compliance with the Texas Accessibility Standards. This report is limited to inspecting the elements for compliance with the applicable technical standards and not scoping. An inspection of the site was conducted on June 20, 2023.

All of the pedestrian elements were found to be in compliance with the Texas Accessibility Standards. The scope of work is limited to the inspection of the elements and excludes project registration with TDLR and a formal plan review of the design documents.

Feel free to contact me at (512) 410-7059 or at jel@alturalp.com with any questions.

Sincerely,

A handwritten signature in black ink that reads 'Jesús Lardizábal'.

Jesús Lardizábal, RAS #1051
President

MAINTENANCE BOND
Subdivision Improvements

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that JKB Construction Company, LLC as Principal, whose address is 14750 Hwy 29 West, Liberty Hill, TX 78642 and Harco National Insurance Company, a Corporation organized under the laws of the State of North Carolina, and duly authorized to do business in the State of Texas, as Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum of Three Hundred Sixteen Thousand, Six Hundred Eighty Three And 53/100 Dollars (\$316,683.53) to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has constructed Hawkes Landing North Phase 2 (21-PICP-019) (the "improvements") pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance Bond to maintain the improvements and keep the same in good repair and shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of two (2) years from and after the date of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force and effect, and Owner shall have and cover from said Principal and Surety damages in the premises, as provided, and it is further agreed that this obligation shall be a continuing one against the Principal and Surety hereon, and that successive recoveries may be had thereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said improvements shall continue throughout the maintenance period, and the same shall not be diminished in any manner from any cause during said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time within the two year period to such extent as the Obligee deems necessary to properly correct all defects except for normal wear and tear. If the Principal fails to make the necessary corrections within ten days after being notified, the Obligee may do so or have done all said corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and keep in good repair the improvements for a period of two years from the date of acceptance; it being understood that the purpose of this Maintenance Bond is to cover all defective conditions arising by reason of defective material, work, or labor performed by said Principal or its subcontractors, and in the case the said Principal shall fail to do so within ten days after being

notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 10th day of July, 2023.

JKB Construction Company, LLC
Principal

By: 

Title: President

Address: 14750 Hwy 29 West,

Liberty Hill, TX 78642

Harco National Insurance Company
Surety

By: 

Title: Rosemarie Lopez, Attorney In Fact

Address: 4200 Six Forks Road, Suite 1400

Raleigh NC 27609

The name and address of the Resident Agent of Surety is:

Whorton Insurance Services 11200 Jollyville Rd. Austin, TX 78759

(Seal)

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY
Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

MICHAEL C. WHORTON, TOM MULANAX, DAVID M. WHORTON, JEREMY FARQUE, ROSEMARIE LOPEZ

Austin, TX

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2022



STATE OF NEW JERSEY
County of Essex

Kenneth Chapman
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2022, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, July 10, 2023

A02417

Irene Martins, Assistant Secretary

MAINTENANCE BOND
Subdivision Improvements

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that DNT Construction, LLC
as Principal, whose address is 2400 Picadilly Dr Round Rock, Tx, 78664 and Philadelphia
Indemnity Insurance Company a Corporation organized under the laws of the State of
Pennsylvania, and duly authorized to do business in the State of Texas, as Surety, are held and
firmly bound unto the City of Leander, Texas as Obligee, in the penal sum of
Four Hundred Five Thousand Six Hundred Sixty Four Thousand & 19/100 Dollars (\$ 405,664.19)
to which payment will and truly to be made we do bind ourselves, our and each of our heirs,
executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has constructed Hawkes Landing North, Phase 2 Public Improvement Construction Plans Leander,
Texas 21-PICP-019
(the "improvements") pursuant to the ordinances of the Obligee, which ordinances are
hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to
guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in
workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the
Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance
Bond to maintain the improvements and keep the same in good repair and shall indemnify the
Obligee for all loss that the Obligee may sustain by reason of any defective materials or
workmanship which become apparent during the period of two (2) years from and after the date
of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force
and effect, and Owner shall have and cover from said Principal and Surety damages in the
premises, as provided, and it is further agreed that this obligation shall be a continuing one
against the Principal and Surety hereon, and that successive recoveries may be had thereon for
successive breaches until the full amount shall have been exhausted; and it is further understood
that the obligation herein to maintain said improvements shall continue throughout the
maintenance period, and the same shall not be diminished in any manner from any cause during
said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time
within the two (2) year period to such extent as the Obligee deems necessary to properly correct
all defects except for normal wear and tear. If the Principal fails to make the necessary
corrections within ten days after being notified, the Obligee may do so or have done all said
corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will
maintain and keep in good repair the improvements for a period of two years from the date of
acceptance; it being understood that the purpose of this Maintenance Bond is to cover all
defective conditions arising by reason of defective material, work, or labor performed by said
Principal or its subcontractors, and in the case the said Principal shall fail to do so within ten
days after being notified, it is agreed that the Obligee may do said work and supply such

materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 13th day of June, 20 23.

DNT Construction, LLC
Principal

By:  Dean Tomme

Title: President

Address: 2400 Picadilly Dr

Round Rock, TX 78664

Philadelphia Indemnity Insurance Company
Surety

By:  Jeremy Farque

Title: Attorney In Fact

Address: One Bala Plaza, Suite 100

Bala Cynwyd, PA 19004

The name and address of the Resident Agent of Surety is:

Whorton Insurance Services 11200 Jollyville Rd. Austin, TX 78759

(Seal)

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Tom Mulanax, Michael Whorton, David Whorton, Rachel Martinez, Rosemarie Lopez, Jeremy Farque and/or Noe Moreno of Whorton Insurance Services**, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000**.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **PHILADELPHIA INDEMNITY INSURANCE COMPANY** on the 14th of November, 2016.

RESOLVED:

That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER
RESOLVED:**

That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, **PHILADELPHIA INDEMNITY INSURANCE COMPANY** HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF MARCH, 2021.

(Seal)



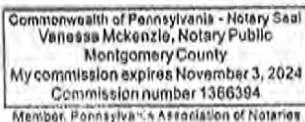
John Glomb

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of March, 2021 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

Vanessa McKenzie



residing at:

Bala Cynwyd, PA

My commission expires:

November 3, 2024

I, Edward Sayago, Corporate Secretary of **PHILADELPHIA INDEMNITY INSURANCE COMPANY**, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day March, 2021 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of **PHILADELPHIA INDEMNITY INSURANCE COMPANY**.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 13th day of June, 2023.



Edward Sayago

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

July 26, 2023

Sarvesh Dhakal, P.E.
Engineer
201 N. Brushy Street
Leander, Texas 78646

RE: Hawkes Landing North Phase 2
App. No.: 21-PICP-019
Final Cost Certification

Dear Mr. Dhakal:

Following is the information as applicable for items that will be owned and maintained by the City within this project for the portion of this contract that was constructed by JKB Construction Company, LLC:

Final Plat Legal Name as Recorded: Hawkes Landing North, Phase Two.
Name on Approved Construction Documents: Hawkes Landing North Phase 2.
Name on Bank Bond for Fiscal Posting: Hawkes Landing North Phase 2 Public Improvements Construction Plans (21-PICP-019).

HAWKES LANDING NORTH PHASE 2 – JKB CONSTRUCTION COMPANY, LLC
COST SUMMARY

Wastewater Improvements:	\$ 2,957,326.00
Drainage & Erosion and Sedimentation Control Improvements:	\$ 209,509.30
TOTAL:	\$ 3,166,835.30

HAWKES LANDING NORTH PHASE 2 – JKB CONSTRUCTION COMPANY, LLC
MAINTENANCE BOND

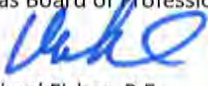
Total Improvements	\$ 3,166,835.30
Maintenance Bond (10%)	\$ 316,683.53

ENGINEER'S CONTACT INFORMATION

Michael Fisher, P.E.
Pape-Dawson Engineers
10801 N. Mopac Expressway, Building 3, Suite 200
Austin, TX 78759
mfisher@pape-dawson.com
(512) 454-8711

Please call if you have any questions.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration # 470


Michael Fisher, P.E.
Senior Vice President



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July 26, 2023

Sarvesh Dhakal, P.E.
Engineer
201 N. Brushy Street
Leander, Texas 78646

RE: Hawkes Landing North Phase 2
App. No.: 21-PICP-019
Final Cost Certification

Dear Mr. Dhakal:

Following is the information as applicable for items that will be owned and maintained by the City within this project:

Final Plat Legal Name as Recorded: Hawkes Landing North, Phase Two.

Name on Approved Construction Documents: Hawkes Landing North Phase 2.

Name on Bank Bond for Fiscal Posting: Hawkes Landing North Phase 2 Public Improvements Construction Plans (21-PICP-019).

HAWKES LANDING NORTH PHASE 2

INSPECTION FEES

Total Cost of Improvements	\$ 7,223,477.16
3.5% Inspection Fees Owed to City	\$ 252,821.70
Inspection Fees Paid at Submittal	\$ 186,866.19
Inspection Fees Owed to City with Closeout:	\$ 65,955.51

ENGINEER'S CONTACT INFORMATION

Michael Fisher, P.E.
Pape-Dawson Engineers
10801 N. Mopac Expressway, Building 3, Suite 200
Austin, TX 78759
mfisher@pape-dawson.com
(512) 454-8711

Please call if you have any questions.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration # 470


Michael Fisher, P.E.
Senior Vice President



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June 12, 2023

Sarvesh Dhakal, P.E.
Engineer
201 N. Brushy Street
Leander, Texas 78646

RE: Hawkes Landing North Phase 2
App. No.: 21-PICP-019
Final Cost Certification

Dear Mr. Dhakal:

Following is the information as applicable for items that will be owned and maintained by the City within this project for the portion of this contract that was constructed by DNT Construction:

Final Plat Legal Name as Recorded: Hawkes Landing North, Phase Two.
Name on Approved Construction Documents: Hawkes Landing North Phase 2.
Name on Bank Bond for Fiscal Posting: Hawkes Landing North Phase 2 Public Improvements Construction Plans (21-PICP-019).

HAWKES LANDING NORTH PHASE 2 – DNT CONSTRUCTION

COST SUMMARY

Street Improvements:	\$ 1,368,769.97
Water Improvements:	\$ 650,142.60
Wastewater Improvements:	\$ 753,470.36
Drainage & Erosion and Sedimentation Control Improvements:	\$ 1,284,258.93
TOTAL:	\$ 4,056,641.86

HAWKES LANDING NORTH PHASE 2 – DNT CONSTRUCTION

MAINTENANCE BOND

Total Improvements	\$ 4,056,641.86
Maintenance Bond (10%)	\$ 405,664.19



ENGINEER'S CONTACT INFORMATION

Michael Fisher, P.E.
Pape-Dawson Engineers
10801 N. Mopac Expressway. Building 3, Suite 200
Austin, TX 78759
mfisher@pape-dawson.com
(512) 454-8711

Please call if you have any questions.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration # 470



Michael Fisher, P.E.
Senior Vice President

**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF TEXAS
COUNTY OF Williamson

Date: 6/29/23

Developer: Geham Homes, LTD.

Contractor/Material
Provider ("Affiant"): JKB Construction Company, LLC

Project : Hawkes Landing North Phase 2 – Public Improvements (21-PICP-019)

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project. Affiant understands that a portion or all of the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 29th day of June, 2023.

Initialed: JKB

AFFIANT:

Signature: _____

Typed Name: James Blankenship _____

Title: _____ President _____

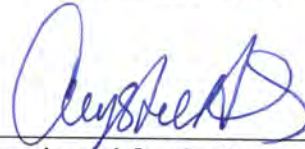
STATE OF TEXAS

COUNTY OF Williamson

BEFORE ME the undersigned authority on this day personally appeared _____, known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of June, 2023.

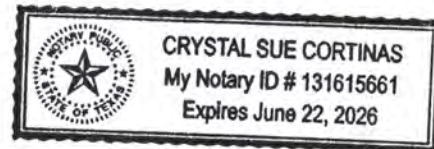
[S E A L]



Notary in and for the State of Texas

Name: Crystal Cortinas

My _____ commission expires:



Initialed: JB

**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF TEXAS
COUNTY OF

Date: 7/6/2023

Developer: Gehan Homes, LTD

Contractor/Material
Provider ("Affiant"): DNT Construction

Project : Hawkes Landing North Ph 2

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project. Affiant understands that a portion or all of the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 6 day of JULY, 2023.

Initialed: 

AFFIANT:

Signature: _____

Dean Tomme

Typed Name: _____

Dean Tomme

Title: _____

President

STATE OF TEXAS

COUNTY OF Travis

BEFORE ME the undersigned authority on this day personally appeared Dean Tomme, known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6 day of July, 2023.

[SEAL]



Kristyne Watley
Notary in and for the State of Texas

Name: Kristyne Watley

My commission expires: 03/18/2024

Initialed: _____



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of an Ordinance amending the Code of Ordinances, Article 13.07 Water and Wastewater Impact Fees, to amend and adopt Water and Wastewater Community Impact Fees and a Capital Improvements Plan; amending provisions governing impact assessment and payment of impact fees; providing for fees under prior ordinances; removing unused definitions; updating provision related to impact fee accounts; providing for review of land use assumptions and the Capital Improvements Plan every five (5) years; providing for conflicting ordinances; and providing severability, open meeting and effective date provisions.

BACKGROUND:

A public hearing was held during the regularly scheduled City Council meeting on July 20, 2023, to consider a proposal to update the City's Water and Wastewater Impact Fees; council approved this proposal at this meeting.

The maximum recommended impact fee that may be imposed for new development for the ten (10)- year capital improvements planning period is \$8,762.81 per Living Unit Equivalent (LUE) of water service and \$2,301.92 per LUE of wastewater service for a total of \$11,064.73 per LUE.

The current water and wastewater impact fees are \$4,309.00 and \$2,820.00 per LUE, respectively, for a total of \$7,129.00 per LUE. The proposed updates of the City's water and wastewater impact fees will generate revenue for a portion of the funding for water and wastewater capital improvements and/or facilities' expansions necessitated by and attributed to new development.

The revised Capital Improvements Plan ("CIP") sets forth and includes only those water and wastewater capital improvements that are reasonable and necessary and required to be constructed within the next ten (10) years to enable the City to serve new water and wastewater facilities and projects included in the CIP.

HISTORY/TIMELINE:

05/25/2023 - Planning & Zoning Commission/Impact Fee Advisory Committee Meeting
07/20/2023 – Public Hearing at City Council

RECOMMENDATION:

Staff recommends approval of Amendments to Water and Wastewater Impact Fee, May 2023, with the Amended Water Impact Fee set at \$8,762.00 per LUE, and the Amended Wastewater Impact Fee set at \$2,301.00 per LUE, for a combined total of \$11,063.00 per LUE.

PRESENTER:

Dan Grimsbo, PE, Executive Director of Infrastructure

Attachments

1. Ordinance Amendment Redline
2. Ordinance
3. Impact Fee Study

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING CODE OF ORDINANCES, ARTICLE 13.07 WATER AND WASTEWATER IMPACT FEES, TO AMEND AND ADOPT WATER AND WASTEWATER COMMUNITY IMPACT FEES AND A CAPITAL IMPROVEMENTS PLAN; AMENDING PROVISIONS GOVERNING IMPACT ASSESSMENT AND PAYMENT OF IMPACT FEES; PROVIDING FOR FEES UNDER PRIOR ORDINANCES; REMOVING UNUSED DEFINITIONS; UPDATING PROVISIONS RELATED TO IMPACT FEE ACCOUNTS; PROVIDING FOR REVIEW OF LAND USE ASSUMPTIONS AND THE CAPITAL IMPROVEMENTS PLAN EVERY FIVE YEARS; PROVIDING FOR CONFLICTING ORDINANCES; AND PROVIDING SEVERABILITY, OPEN MEETINGS AND EFFECTIVE DATE PROVISIONS

WHEREAS, pursuant to Chapter. 395, Tex. Loc. Gov't. Code ("Chapter 395") and the City Charter, the City issued and timely published notices for and held public hearings on revised land use assumptions, a revised water and wastewater Capital Improvements Plan and imposition of revised impact fees; and

WHEREAS, the revised Capital Improvements Plan was prepared, reviewed and recommended by qualified, independent engineers in compliance with good engineering practices and methodology compliant with such practices and state law; and

WHEREAS, the revised Capital Improvements Plan ("CIP") sets forth and includes only those water and wastewater capital improvements that are reasonable and necessary and required to be constructed within the next ten (10) years to enable the City to serve new water and wastewater facilities and projects included in the CIP; and

WHEREAS, the City desires to adopt an amended Capital Improvements Plan and to amend the Community Impact Fees pursuant to Chapter 395;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of the Definitions. The definitions of “Local Government Code, section 395.11” and “Site-Specific Facilities” set forth in Section 13.07.004 of the City of Leander Code of Ordinances (the “Code”) are hereby deleted.

Section 3. Adoption of Capital Improvements Plan. Section 13.07.005 of the Code is hereby amended in its entirety to read as follows:

Sec. 13.07.005 Capital Improvements Plan Adopted

The Capital Improvements Plan identifying capital improvements or facility expansions pursuant to which impact fees may be assessed, which was considered at the **20 July**, **2023**, public hearing and which is set out in Exhibit “A” attached to Ordinance No. _____ (*insert this Ordinance No.*), is hereby adopted.

Section 4. Community Impact Fee Amended. Section 13.07.009 of the Code is hereby amended in its entirety to read as follows:

Sec. 13.07.009 Amount

The community impact fee for each living unit equivalent shall be as follows:

- (1) Wastewater: **\$ 2,301.00** _____
- (2) Water: **\$ 8,762.00** _____

Section 5. Establishment of Accounts. Section 13.07.012 of the Code is hereby amended in its entirety to read as follows:

Sec. 13.07.012 Establishment of Accounts.

- (a) The city shall establish an account to which interest is allocated for each category of capital facility for which an impact fee is imposed pursuant to this article.
- (b) Each impact fee collected within the service area shall be deposited in such account.
- ~~(c)~~ _____
- (c) Interest earned on the account into which the impact fees are deposited shall be considered funds of the account and shall be used solely for the purposes authorized in section **13.07.013**.

- (d) The city shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized in section **13.07.013**. Disbursement of funds shall be authorized by the city at such times as are reasonably necessary to carry out the purposes and intent of this article; provided, however, that any fee paid shall be expended within a reasonable period of time, but not to exceed ten (10) years from the date the fee is deposited into the account.
- (e) The city shall maintain and keep financial records for impact fees, which shall show the source and disbursement of all fees collected or expended.

Section 6. Plan Updates. Section 13.07.047(a) of the Code is hereby amended in its entirety to read as follows:

- (a) The city shall update its land use assumptions and impact fee capital improvements plan and shall recalculate its impact fees not less than once every **five (5)** years in accordance with the procedures set forth in the Texas Rev. Civil Statutes, Local Government Code, chapter 395, or in any successor statute.

Section 7. Amendment of Conflicting Ordinances. Article 13.07 of the Code is hereby amended as provided herein and any ordinances governing community impact fees are amended to the extent of any conflict herewith; provided that such ordinances shall remain in force and effect as herein provided with respect to plats and applications for building permits submitted prior to the effective date of this Ordinance.

Section 8. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any Ordinances affecting impact fees within the City which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts. Furthermore, community impact fees adopted by prior Ordinance shall remain in effect pursuant to Section 13.07.041 of the City of Leander Code of Ordinances.

Section 9. Severability. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 10. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code, and it is accordingly so ordained.

Section 11. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on this the 17 day of August, 2023.

City of Leander, Texas

Christine DeLisle, Mayor

Attest:

Dara Crabtree, City Secretary

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO. 23-044-00

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING CODE OF ORDINANCES, ARTICLE 13.07 WATER AND WASTEWATER IMPACT FEES, TO AMEND AND ADOPT WATER AND WASTEWATER COMMUNITY IMPACT FEES AND A CAPITAL IMPROVEMENTS PLAN; AMENDING PROVISIONS GOVERNING IMPACT ASSESSMENT AND PAYMENT OF IMPACT FEES; PROVIDING FOR FEES UNDER PRIOR ORDINANCES; REMOVING UNUSED DEFINITIONS; UPDATING PROVISIONS RELATED TO IMPACT FEE ACCOUNTS; PROVIDING FOR REVIEW OF LAND USE ASSUMPTIONS AND THE CAPITAL IMPROVEMENTS PLANS EVERY FIVE YEARS; PROVIDING FOR CONFLICTING ORDINANCES; AND PROVIDING SEVERABILITY, OPEN MEETINGS AND EFFECTIVE DATE PROVISIONS

WHEREAS, pursuant to Chapter 395, Tex. Loc. Gov't. Code ("Chapter 395") and the City Charter, the City issued and timely published notices for and held public hearings on revised land use assumptions, a revised water and wastewater Capital Improvements Plan and imposition of revised impact fees; and

WHEREAS, the revised Capital Improvements Plan was prepared, reviewed and recommended by qualified, independent engineers in compliance with good engineering practices and methodology compliant with such practices and state law; and

WHEREAS, the revised Capital Improvements Plan ("CIP") sets forth and includes only those water and wastewater capital improvements that are reasonable and necessary and required to be constructed within the next ten (10) years to enable the City to serve new water and wastewater facilities and projects included in the CIP; and

WHEREAS, the City desires to adopt an amended Capital Improvements Plan and to amend the Community Impact Fees pursuant to Chapter 395;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

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Section 3. Adoption of Capital Improvements Plan. Section 13.07.005 of the Code is hereby amended in its entirety to read as follows:

Sec. 13.07.005 Capital Improvements Plan Adopted

The Capital Improvements Plan identifying capital improvements or facility expansions pursuant to which impact fees may be assessed, which was considered at the July 20, 2023, public hearing and which is set out in Exhibit "A" attached to Ordinance No. 23-044-00, is hereby adopted.

Section 4. Community Impact Fee Amended. Section 13.07.009 of the Code is hereby amended in its entirety to read as follows:

Sec. 13.07.009 Amount

The community impact fee for each living unit equivalent shall be as follows:

- (1) Wastewater: \$2,301.00
- (2) Water: \$8,762.00

Section 5. Establishment of Accounts. Section 13.07.012 of the Code is hereby amended in its entirety to read as follows:

Sec. 13.07.012 Establishment of Accounts.

- (a) The city shall establish an account to which interest is allocated for each category of capital facility for which an impact fee is imposed pursuant to this article.
- (b) Each impact fee collected within the service area shall be deposited in such account.
- (c) Interest earned on the account into which the impact fees are deposited shall be considered funds of the account and shall be used solely for the purposes authorized in section **13.07.013.**

- (d) The city shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized in section **13.07.013**. Disbursement of funds shall be authorized by the city at such times as are reasonably necessary to carry out the purposes and intent of this article; provided, however, that any fee paid shall be expended within a reasonable period of time, but not to exceed ten (10) years from the date the fee is deposited into the account.
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Section 7. Amendment of Conflicting Ordinances. Article 13.07 of the Code is hereby amended as provided herein and any ordinances governing community impact fees are amended to the extent of any conflict herewith; provided that such ordinances shall remain in force and effect as herein provided with respect to plats and applications for building permits submitted prior to the effective date of this Ordinance.

Section 8. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any Ordinances affecting impact fees within the City which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts. Furthermore, community impact fees adopted by prior Ordinance shall remain in effect pursuant to Section 13.07.041 of the City of Leander Code of Ordinances.

Section 9. Severability. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 10. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code, and it is accordingly so ordained.

Section 11. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the 17 day of August, 2023.

ATTEST:

CITY of LEANDER, TEXAS

Dara Crabtree, City Secretary

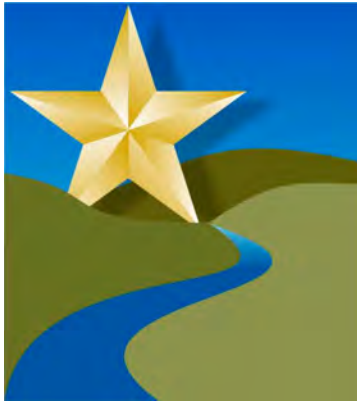
Christine DeLise, Mayor

CITY OF LEANDER, TEXAS

WATER AND WASTEWATER IMPACT FEE

PREPARED FOR:

CITY OF LEANDER



PREPARED BY:



MAY 2023

CITY OF LEANDER

WATER AND WASTEWATER IMPACT FEE

Prepared For:

City of Leander

Prepared by:

K Friese & Associates, LLC.

1120 S Capital of Texas Highway
CityView 2, Suite 100
Austin, Texas 78746
Firm No: F-6535

INTERIM REVIEW

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF
INTERIM REVIEW UNDER THE AUTHORITY OF

JENNIFER N SULLIVAN, PE 97593 ON 5/25/23

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

May 2023

TABLE OF CONTENTS

Introduction.....	1
Background	1
Service Area.....	1
Land Use Assumptions	3
Living Unit Equivalents.....	3
Population and LUE Projections	5
Design Criteria	5
Existing Water and Wastewater System.....	5
Proposed Improvements	8
Credit Calculation	8
Maximum Allowable Impact Fees	15

LIST OF EXHIBITS

Exhibit 1: Service Area.....	2
Exhibit 2: Future Land Use Map	4
Exhibit 3: Water System Improvements Map.....	11
Exhibit 4: Wastewater System Improvements Map	12

LIST OF TABLES

Table 1: LUE Factors	3
Table 2: Multi-Family Residential Development.....	3
Table 3: Population and LUE Projections	5
Table 4: Water Planning and Design Criteria.....	5
Table 5: Wastewater Planning and Design Criteria	5
Table 6: Previous Water Improvements.....	6
Table 7: Previous Wastewater Improvements	7
Table 8: Water System Improvements.....	9
Table 9: Wastewater System Improvements	10
Table 10: Credit Calculation for Water System.....	13
Table 11: Credit Calculation for Wastewater System	14
Table 12: Impact Fee Calculation	15

Introduction

K Friese + Associates, A Lochner Company (KFA) was retained by the City of Leander (City) to update the current Water and Wastewater Impact Fees as required by State Law. In general, the update calculated the maximum allowable impact fee from the proposed capital improvements plans for both the water and wastewater systems as prescribed in Chapter 395 of the Texas Local Government Code.

The City of Leander is located northwest of Austin in the vicinity of US 183 and FM 2243 in southwestern Williamson County and northwestern Travis County. Leander's extraterritorial jurisdiction (ETJ) borders the city limits and/or ETJs of Cedar Park, Round Rock, Georgetown, Liberty Hill and Jonestown.

Background

Impact fee calculations in this report were based on recent analysis by KFA for the City to project service demand and proposed capital improvements. The capacities of both existing infrastructure and proposed improvements were determined using zoning, population, current utility demand, and existing utility components information provided by the City as well as design criteria, developed by KFA and City staff. The impact fees were calculated based on the capacities and the costs to build the infrastructure.

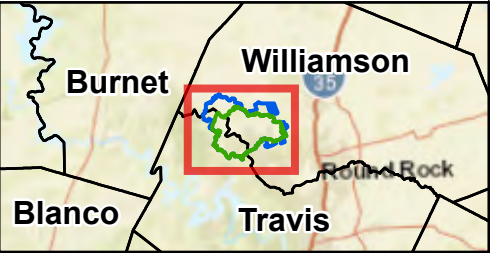
Impact fees are calculated by adding the costs for existing infrastructure to the costs of proposed infrastructure and dividing the total by the number of living utility equivalents (LUE) served during the study time period. Only the portion of the costs attributable to development that occurs during the study time period may be included in the impact fees. Costs attributable to development either before or after the study period are not included in the impact fee calculation. The study period has been determined to be 2023 (current) to 2032.

Service Area

The City of Leander service area, shown in **Exhibit 1**, includes the City and portions of its Extra-Territorial Jurisdiction (ETJ). The service area is defined by the Certificate of Convenience and Necessity for the City.

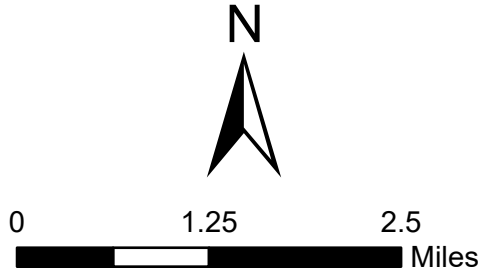
City of Leander
Williamson County, TX

EXHIBIT 1:
2023 IMPACT FEE UPDATE
SERVICE AREA

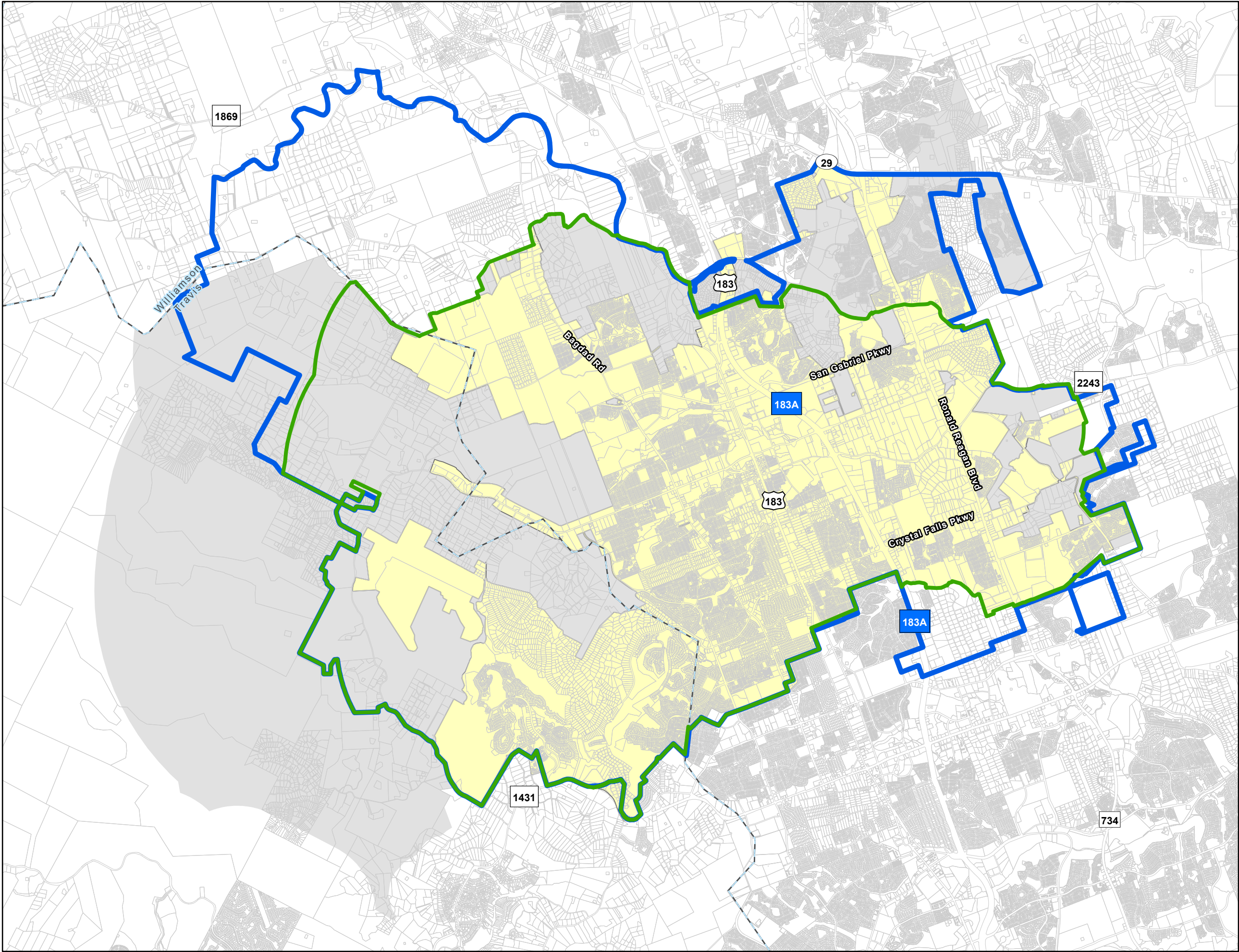


- CITY OF LEANDER SEWER CCN
- CITY OF LEANDER WATER CCN
- LEANDER CITY LIMITS
- LEANDER ETJ
- COUNTY BOUNDARY
- PARCEL BOUNDARY

Data Sources: COL (2023),
PUC (2022), WCAD (2023)



Date: 5/24/2023



Land Use Assumptions

The future land use map, included in **Exhibit 2**, developed for the Comprehensive Plan shows the service area largely consisting of residential land use. Commercial development will be largely located along major transportation corridors and within the Old Town, and Urban Mixed Use area, located near US 183 and RM 2243 and the Employment Centers. The projections were determined based on the future land use map as well as current development trends.

Living Unit Equivalents

A Living Unit Equivalent is the unit of measure which represents the quantity of water used and wastewater generated by a single-family detached residence. Each developed lot is applied a LUE or LUE factor, shown in **Table 1** and **Table 2**, to determine water demand and wastewater generated. Using these factors, impact fees may be assessed for the different types of development.

Table 1: LUE Factors

Meter Size (inch)	Meter Type	LUE Factor
5/8	Positive Displacement	1
3/4	Positive Displacement	1
1	Positive Displacement	2.5
1-1/2	Positive Displacement	5
2	Positive Displacement	8
	Compound	8
	Turbine	10
3	Compound	16
	Turbine	24
4	Compound	25
	Turbine	42
6	Compound	50
	Turbine	92
8	Compound	80
	Turbine	160
10	Compound	115
	Turbine	250
12	Turbine	330

Table 2: Multi-Family Residential Development

Type of Dwelling	Units	LUE Factor
Single-Family Residential*	Per Housing Unit	1.0
Two-Family Residential	Per Residential Unit	0.7
Three-Family Residential	Per Residential Unit	0.6
Multi-Family Residential	Per Residential Unit	0.5

Note: * based on 5/8-inch meter

Map 4.1 Future Land Use Map

EXHIBIT 2

Legend

Future Land Uses

Rural

Neighborhood Residential

Transitional

Neighborhood Center

Multi-Use Corridor

Activity Center

Employment Center

Industrial

Old Town

Urban Mixed Use

Leander Central

Greenway

Priority Corridor or Center

Major Streets

Existing

Arterial

Collector

Thoroughfare Per Smartcode

Toll Road

Future

Arterial

Collector

Thoroughfare Per Smartcode

General

Parks and Preserves

Floodplain

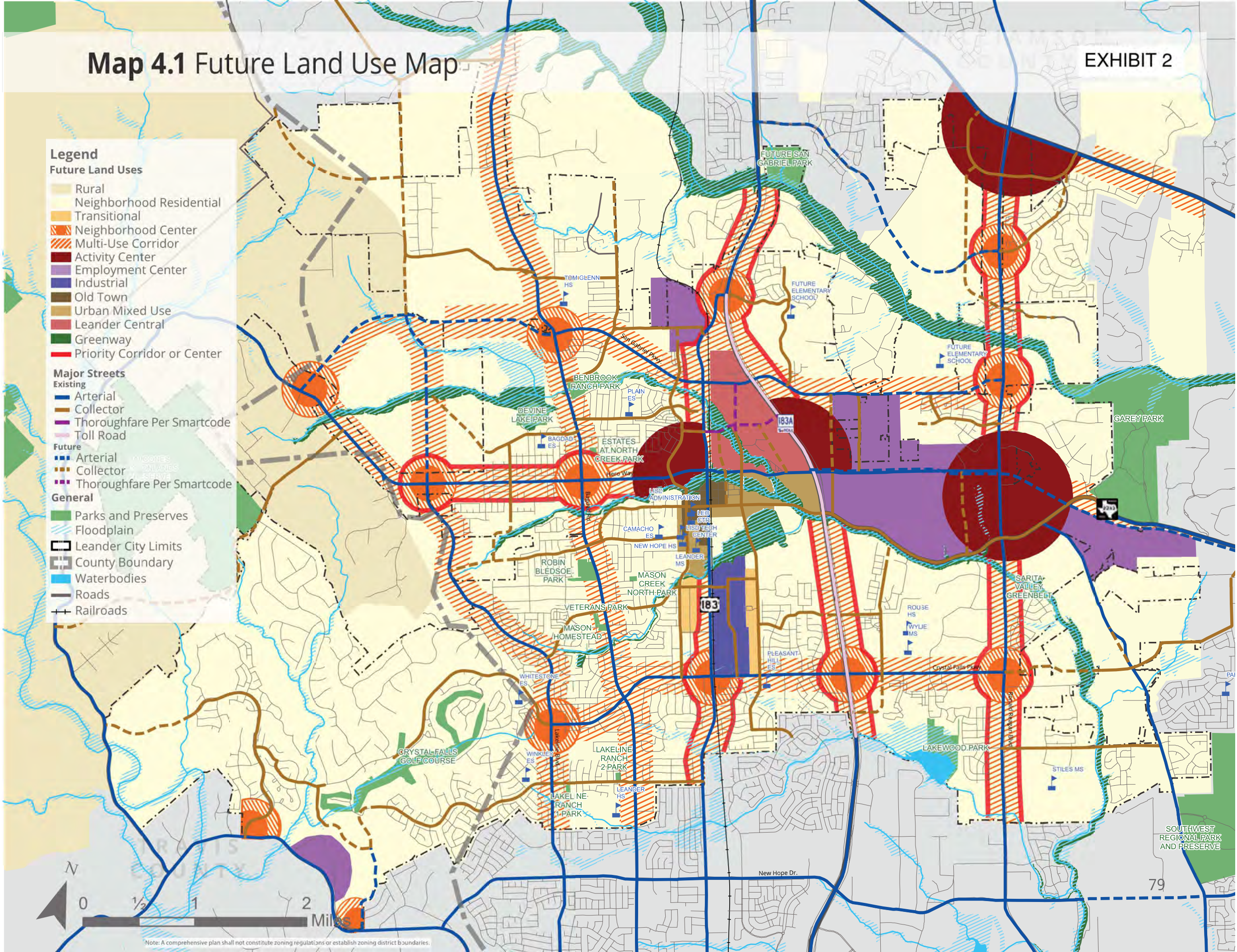
Leander City Limits

County Boundary

Waterbodies

Roads

Railroads



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Population and LUE Projections

The population projections were developed through collaboration between KFA and the City of Leander. The LUEs were calculated from the population projections. The difference between the number of LUEs for the water system and wastewater system is due to the difference in service area for the water and wastewater systems and that some area are served by septic systems. All three types of projections are shown in **Table 3**.

Table 3: Population and LUE Projections

	2023	2032
Population	101,897	182,632
Water LUEs	37,055	66,415
Wastewater LUEs	37,446	68,264

Design Criteria

In order to properly model, size, and plan for future facilities, design criteria were established for both water and wastewater. The criteria used for water is shown in **Table 4**.

Table 4: Water Planning and Design Criteria

Criteria	Value
Average Day Demand	268.8 gpd/LUE
Maximum Day Demand	635.9 gpd/LUE
Peak Hour Demand	1,194.53 gpd/LUE
Total Storage	200 gpm/LUE
Pump Capacity	0.6 gpm/LUE
Maximum Peak Hour Velocity	5 fps

The criteria used for wastewater is shown **Table 5**.

Table 5: Wastewater Planning and Design Criteria

Criteria	Value
Average Dry Weather Flow (ADWF)	63 gal/person/day
Peak Wastewater Flow	252 gallons /person/day
Gravity Pipe Minimum Velocity	2 fps
Gravity Pipe Maximum Velocity	10 fps
Force Main Minimum Velocity	3 fps
Force Main Maximum Velocity	6 fps

The criteria shown above were used to calculate the capacity of each planned project for each system.

Existing Water and Wastewater System

Information in **Table 6** and **Table 7** was provided by the City. Improvements paid for by the City of Leander that have capacity for development during the study period have been included in these tables. The cost for each project attributed to development during the study period is shown in the final column.

Table 6: Previous Water Improvements

Infrastructure Element	Size	Final Construction Cost	LUE Capacity	LUEs Developed Prior to 2023	LUEs Attributed to 2023-2033	LUEs Developed Beyond 2033	Cost Attributed to 2023-2033 Development
Sandy Creek Water Treatment Plant-increase to 12 MGD	6 MGD	\$ 8,166,000.00	9,435	7,643	1,792	0	\$ 1,550,904
Raw Water Intake and Transmission Main	12 MGD	\$ 4,693,394.00	18,871	17,078	1,793	0	\$ 445,938
Water Supply - 30" Main	12 MGD	\$ 5,699,913.00	18,871	17,078	1,793	0	\$ 541,572
Brushy Creek Regional Water Treatment Plant - 1C	4.2 MGD	\$ 8,135,000.00	6,605	4,565	2,040	0	\$ 2,512,623
BCRUA Raw Water Transmission Share to Leander	50.2 MGD	\$ 25,530,400.00	78,943	19,977	11,633	47,333	\$ 3,762,136
BCRUA Transmission Share to Leander	50.2 MGD	\$ 23,706,800.00	78,943	19,977	11,633	47,333	\$ 3,493,412
Crystal Falls High Service Pump Station & Elevated Storage Tank	12.92 MGD	\$ 3,317,932.00	14,954	13,654	1,300	0	\$ 288,379
Bagdad High Service Pump Station	2.67 MGD	\$ 856,448.00	8,199	7,526	673	0	\$ 70,300
CR 280 Elevated Storage Tank - 1252 Zone	1.25 MG	\$ 2,431,753.00	12,500	7,964	2,059	2,477	\$ 400,558
Distribution Main along Lakeline Blvd	16 inches	\$ 276,850.00	3,778	2,342	529	907	\$ 38,759
Crystal Falls Parkway Mains	24 inches	\$ 2,039,066.00	8,500	1,904	2,516	4,080	\$ 603,564
Reagan 30" Water Main to Sarita Valley	30 inches	\$ 500,000.00	13,282	5,180	3,055	5,047	\$ 115,000
2243 & CR 269 Distribution Mains	12 inches	\$ 90,866.89	2,125	655	323	1,148	\$ 13,812
East 272 and Reagan Blvd Water Main	12 inches	\$ 866,316.00	2,125	531	616	978	\$ 251,232
Northwest 16" Water Mains	16 inches	\$ 1,360,397.00	3,778	1,118	393	2,267	\$ 141,481
Leander Drive Water Mains	8 inches	\$ 351,452.50	944	189	246	510	\$ 91,378
42" Reagan Main South	42 inches	\$ 2,375,121.00	26,032	17,702	2,603	5,727	\$ 237,512
Leander - Northwest Water Transmission Line	24 inches	\$ 303,115.00	8,500	2,380	1,870	4,250	\$ 66,685
12 & 16" Waterline, Paving and Drainage Capital Improvements	16 inches	\$ 1,567,065.05	3,778	151	76	3,551	\$ 31,341
2243 @ 183A 24in Encasement for 12in WL	12 inches	\$ 151,626.00	2,125	123	81	1,921	\$ 5,762
12-inch WL on Old 2243	12 inches	\$ 303,324.00	2,125	106	64	1,955	\$ 9,100
Hero Way Waterline	12 inches	\$ 845,791.30	2,125	115	361	1,649	\$ 143,785
Palmera Offsite Water	12 inches	\$ 16,927.87	2,125	680	213	1,233	\$ 1,693
Hero Way Gas Station 24" & 12"	12 inches	\$ 73,719.40	2,125	650	327	1,148	\$ 11,353
Parkway Crossing Offsite Seg. A	12 inches	\$ 8,773.25	2,125	60	876	1,190	\$ 3,615
Parkway Crossing Offsite Seg. B	12 inches	\$ 8,565.00	2,125	60	1,131	935	\$ 4,557
Oak Creek - W. Broade Street Waterline	12 inches	\$ 202,530.00	2,125	425	893	808	\$ 85,063
Oak Creek - South Brook Waterline	12 inches	\$ 232,634.00	2,125	616	489	1,020	\$ 53,506
Travisso CIP 24	24 inches	\$ 2,998,927.78	8,500	4,675	3,825	0	\$ 1,349,518
Travisso CIP 26	16 inches	\$ 274,359.87	3,778	2,078	1,700	0	\$ 123,462
Travisso CIP 27	16 inches	\$ 716,000.00	3,778	2,078	1,700	0	\$ 322,200
Bryson San Gabriel Offsite Water Lines	24 inches	\$ 2,730,000.00	8,500	6,800	1,275	425	\$ 409,500
CR280 Main (Greatwood)	24 inches	\$ 303,115.00	8,500	255	2,125	6,120	\$ 75,779
Liberty Hill Water Transmission Main (Bagdad Rd WTM Ph.1)	16 inches	\$ 502,623.00	3,778	1,096	718	1,965	\$ 95,498
Rancho Sienna	18 inches	\$ 21,283.87	4,781	1,530	1,530	1,721	\$ 6,811
Kauffman Loop Elevated Storage Tank	1.25 MG	\$ 3,133,594.50	12,500	412	8,265	3,823	\$ 2,071,933
Metro Drive Water Line	12 inches	\$ 374,976.00	2,125	510	1,063	553	\$ 187,488
S. West Drive 8" Water Main	8 inches	\$ 33,170.23	944	101	512	331	\$ 17,982
Reagan 42-inch Water Transmission Line (Blockhouse to CFP)	42 inches	\$ 4,849,061.00	26,032	5,727	8,747	11,558	\$ 1,629,284
San Gabriel East Booster Station	12.96 MGD	\$ 10,364,951.00	15,000	637	14,363	0	\$ 9,924,786
San Gabriel Pkwy Main Phase 1 CR270/Reagan	24 inches	\$ 6,697,972.00	8,500	4,930	2,040	1,530	\$ 1,607,513
San Gabriel Parkway Mains Phase 2 Pleasant Hill / CR 270	24 inches	\$ 5,306,555.00	8,500	4,250	2,040	2,210	\$ 1,273,573
San Gabriel Pkwy Main Phase 3 (16-inch)	16 inches	\$ 538,470.00	3,778	2,267	907	604	\$ 129,233
Crystal Falls Ground Storage Tank #2	1 MG	\$ 2,127,527.25	10,000	753	8,645	602	\$ 1,839,247
CR269 / Hero Way Water Line Improvements Project (Phase 1 & 2)	12 inches	\$ 684,603.96	2,125	183	752	1,190	\$ 242,350
Broade Street	12 inches	\$ 173,041.03	2,125	723	595	808	\$ 48,451
Grand Mesa Subdivision	8 inches	\$ 11,640.00	944	113	491	340	\$ 6,053
Fire Station No. 4 Water Line	8 inches	\$ 115,265.00	944	283	416	246	\$ 50,717
Total							\$ 36,386,394

Table 7: Previous Wastewater Improvements

Infrastructure Element	Final Construction Cost	Size/Capacity	Current Flow	2023-2032 Growth	Post 2032 Growth	Cost Attributed to 2023-2032 Development
Leander WWTP	\$ 13,071,825.00	2.25 MGD	2.25	0.00	0.00	\$ -
Travisso WWTP	\$ 1,477,300.00	0.25 MGD	0.25	0.00	0.00	\$ -
Brushy Creek Regional WWTP	\$ 12,000,000.00	1.50 MGD	1.70	0.00	0.00	\$ -
Brushy Creek Regional System Interceptor	\$ 10,800,000.00	5.50 MGD	1.70	1.78	2.02	\$ 3,495,273
Cedar Park - Brushy Creek Int. Reimburse.	\$ 9,200,000.00	5.50 MGD	1.70	1.78	2.02	\$ 2,977,455
N. Brushy Creek Int. Seg. 1 (27")	\$ 100,000.00	6,089 MGD	3,498	2,591	0	\$ 42,552
N. Brushy Creek Int. Seg. 2/3 (21"/21")	\$ 1,297,792.00	3,115 gpm	2,151	964	0	\$ 401,628
Block House Creek Int. Seg. 1, 2, 3 (30", 30")	\$ 3,474,897.60	17,606 gpm	3,652	1,899	12,055	\$ 374,806
Block House Creek Int. Seg. 4, 5 (27", 24")	\$ 790,718.40	3,515 gpm	3,006	509	0	\$ 114,502
Block House Creek Int. Seg. 6 (24")	\$ 376,710.00	8,950 gpm	2,360	1,329	5,261	\$ 55,938
Block House Creek Int. Seg. 7 (24")	\$ 1,506,200.00	5,699 gpm	2,037	1,187	2,475	\$ 313,715
Block House Creek Int. Seg. 12 (15")	\$ 1,270,000.00	2,925 gpm	1,067	760	1,098	\$ 329,983
Brushy Creek Int. Seg. 1 (36")	\$ 1,696,764.96	18,122 gpm	1,733	2,361	14,028	\$ 221,061
Brushy Creek Int. Seg. 2 (36")	\$ 1,131,176.64	9,272 gpm	1,383	1,890	5,999	\$ 230,578
Palmera Ridge Offsite Wastewater	\$ 1,203,306.62	1,549 gpm	280	377	892	\$ 292,864
Stewart Crossing Offsite Wastewater	\$ 29,824.17	1,349 gpm	70	94	1,185	\$ 2,078
Marbella Offsite Wastewater	\$ 113,589.53	1,349 gpm	70	94	1,185	\$ 7,915
N Brushy WW Interceptor	\$ 2,356,617.66	7,806 gpm	1,383	1,890	4,533	\$ 570,588
Parkway Crossing Offsite Seg. A	\$ 6,667.50	7,225 gpm	3,974	3,251	0	\$ 3,000
Parkway Crossing Offsite Seg. B	\$ 11,544.75	3,333 gpm	1,667	1,667	0	\$ 5,772
Travisso CIP 5 - Crystal Falls LS	\$ 789,427.62	700 gpm	455	245	0	\$ 276,300
Travisso CIP 6 - Crystal Falls FM	\$ 137,497.68	700 gpm	315	385	0	\$ 75,624
Travisso CIP 8 - 15-inch GM	\$ 354,596.18	5,430 gpm	2,444	2,987	0	\$ 195,028
Travisso CIP 9 - 12-inch GM	\$ 195,778.53	972 gpm	389	583	0	\$ 117,467
Crescent North Interceptor	\$ 378,120.00	2,049 gpm	922	1,127	0	\$ 207,966
Crescent South Interceptor	\$ 489,200.00	383 gpm	153	230	0	\$ 293,520
Totals						\$ 10,605,613

Proposed Improvements

The proposed improvements to the water and wastewater systems are summarized in **Table 8** and **Table 9**, respectively. The improvements for each system are shown graphically in **Exhibit 3** and **Exhibit 4**. Inflation of the construction costs, based on the estimated year of construction, has been incorporated at a rate of three percent (3%) per year. The capacity of each proposed improvement used before, during, and after the study period has been determined and the adjusted construction cost calculated. The adjusted cost for each project during the study period has been included in the maximum allowable impact fee.

Credit Calculation

In order to account for the fact that customers rate payments include amounts used to retire debt, the impact fee calculation must include a determination of the remaining debt service payback for existing users. **Table 10** and **Table 11** show the credit calculation for the water system and wastewater system, respectively. A bonding cost of 1.5% was added to the capital costs for future projects to account for costs associated with the bond attorney and publishing. The total debt principal remaining per current LUEs for the water system is \$1,633.21 and for the wastewater system is \$173.24. These are the credits for each system that must be included in the impact fee calculation to represent the rate payments of future customers that will service the debt of the utilities.

Table 8: Water System Improvements

Project Number	Description	Estimated Construction Cost (2023 Dollars)	Expected Completion Date	Construction Cost Adjusted for Year (I = 3%)	Size	LUE Capacity	Capacity Used Prior to 2023	Cost Attributed to Development Prior to 2023	Capacity for 2023-2032 Development	Adjusted Cost Attributed to 2023-2032 Development	Excess Capacity for Development Beyond 2032	Adjusted Cost for Development Beyond 2032
1	RM 2243 - Phase 1	\$ 5,066,748.00	2025	\$ 6,418,404.78	16 inches	3,778	0	\$ -	2,471	\$ 4,197,637	1,307	\$ 2,220,768
2	BCRUA Deep Water Intake - Leander Share	\$ 92,000,000.00	2027	\$ 123,640,306.90	95 MGD	109,954	0	\$ -	15,943	\$ 17,927,845	94,010	\$ 105,712,462
2A	BCRUA Phase 1D	\$ 16,836,100.00	2025	\$ 21,327,467.77	5 MGD	5,787	0	\$ -	5,787	\$ 21,327,468	0	\$ -
3	San Gabriel Elevated Storage Tank	\$ 9,523,160.00	2024	\$ 11,712,285.60	1.5 MG	15,000	0	\$ -	12,210	\$ 9,533,800	2,790	\$ 2,178,485
4	Ronanld Reagan Ground Storage Tank and Pump Stator	\$ 38,216,697.00	2026	\$ 49,864,121.42	17.5 MGD	20,255	0	\$ -	18,918	\$ 46,573,089	1,337	\$ 3,291,032
5	Travisso Elevated Storage Tank	\$ 21,398,712.00	2027	\$ 28,758,079.55	1.25 MG	12,500	0	\$ -	10,500	\$ 24,156,787	2,000	\$ 4,601,293
6	Sandy Creek WTP Residuals & Treatment Module	\$ 21,529,150.00	2025	\$ 27,272,483.10	2 MGD	3,145	0	\$ -	1,887	\$ 16,363,490	1,258	\$ 10,908,993
7	Lakeline Boulevard Mains – Phase 1	\$ 2,300,000.00	2025	\$ 2,913,571.19	8 inches	944	0	\$ -	514	\$ 1,584,983	431	\$ 1,328,588
8	Terminus High Zone Pump Station, Ground Storage Tank, and Pipeline	\$ 15,525,000.00	2026	\$ 20,256,603.68	24 inches	8,500	0	\$ -	8,500	\$ 20,256,604	0	\$ -
9	Greatwood South/Hilltop Ranch	\$ 1,432,021.00	2026	\$ 1,868,462.60	16 inches	3,778	0	\$ -	2,524	\$ 1,248,133	1,254	\$ 620,330
10	Leander Estates/Sullivan Tract	\$ 2,291,232.00	2026	\$ 2,989,538.07	16 inches	3,778	0	\$ -	2,629	\$ 2,080,718	1,148	\$ 908,820
11	Flying K Ranch (Phase 1)	\$ 3,992,398.00	2026	\$ 5,209,173.85	16 inches	3,778	0	\$ -	1,587	\$ 2,187,853	2,191	\$ 3,021,321
12	Bagdad (Phase 1)	\$ 6,411,977.00	2026	\$ 8,366,175.64	24 inches	8,500	0	\$ -	6,613	\$ 6,508,885	1,887	\$ 1,857,291
13	Bagdad (Phase 2)	\$ 5,169,157.00	2026	\$ 6,744,577.44	24 inches	8,500	0	\$ -	8,160	\$ 6,474,794	340	\$ 269,783
14	183A North Extension	\$ 2,117,654.00	2026	\$ 2,763,058.15	8 inches	944	0	\$ -	729	\$ 2,133,081	215	\$ 629,977
15	SH 29 Waterline	\$ 3,263,269.00	2026	\$ 4,257,825.88	12 inches	2,125	0	\$ -	514	\$ 1,030,394	1,611	\$ 3,227,432
16	Hero Way East	\$ 2,187,085.00	2027	\$ 2,939,259.35	12 inches	2,125	0	\$ -	47	\$ 64,664	2,078	\$ 2,874,596
17	CR 175 (Phase 1)	\$ 4,066,938.00	2027	\$ 5,465,624.59	16 inches	3,778	0	\$ -	3,778	\$ 5,465,625	0	\$ -
18	Northline Water	\$ 4,651,457.00	2027	\$ 6,251,169.25	12 inches	2,125	0	\$ -	1,190	\$ 3,500,655	935	\$ 2,750,514
19	Raider Way Waterline	\$ 857,477.00	2027	\$ 1,152,377.39	8 inches	944	0	\$ -	518	\$ 631,503	427	\$ 520,875
20	San Gabriel Parkway Waterline	\$ 772,424.00	2027	\$ 1,038,073.27	16 inches	3,778	0	\$ -	2,123	\$ 583,397	1,655	\$ 454,676
21	Leander Springs Waterline	\$ 923,437.00	2027	\$ 1,241,022.11	12 inches	2,125	0	\$ -	238	\$ 138,994	1,887	\$ 1,102,028
22	Ronanld Reagan Pump Station (Phase 2)	\$ 16,432,643.00	2028	\$ 22,746,621.03	7.5 MGD	8,681	0	\$ -	7,830	\$ 20,517,452	851	\$ 2,229,169
23	San Gabriel West Pump Station and Waterlines - Phase 1	\$ 10,909,387.00	2029	\$ 15,554,177.28	2.3 MGD	2,662	0	\$ -	1,981	\$ 11,572,308	681	\$ 3,981,869
24	Flying K Ranch (Phase 2)	\$ 1,961,434.00	2030	\$ 2,880,431.96	8 inches	944	0	\$ -	357	\$ 1,088,803	587	\$ 1,791,629
25	Lakeline (Phase 2)	\$ 6,391,147.00	2030	\$ 9,385,614.84	16 inches	3,778	0	\$ -	1,383	\$ 3,435,135	2,395	\$ 5,950,480
26	CR 281 Waterlines	\$ 2,721,705.00	2031	\$ 4,116,823.02	12 inches	2,125	0	\$ -	1,976	\$ 3,828,645	149	\$ 288,178
27	Northwest Waterlines	\$ 4,252,665.00	2024	\$ 5,230,241.54	12 inches	2,125	0	\$ -	587	\$ 1,443,547	1,539	\$ 3,786,695
28	Edgewood Phase 1 Water Oversizing	\$ 384,377.00	2024	\$ 472,735.23	12 inches	2,125	0	\$ -	893	\$ 198,549	1,233	\$ 274,186
29	BCRUA Regional WTP Phase 2A Expansion	\$ 25,000,000.00	2027	\$ 33,597,909.48	12 MGD	18,871	0	\$ -	15,934	\$ 28,369,041	2,937	\$ 5,228,869
30	West Northwest Waterlines	\$ 6,052,500.00	2027	\$ 8,134,053.89	16 inches	3,778	0	\$ -	2,040	\$ 4,392,389	1,738	\$ 3,741,665
	Cost Totals	\$ 334,637,951		\$ 444,568,270				\$ -		\$ 268,816,267		\$ 175,752,003

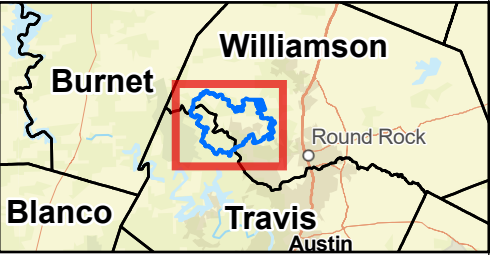
Table 9: Proposed Wastewater Improvements

Project Number	Description	Expected Completion Date	Estimated Construction Cost (2023 Dollars)	Construction Cost Adjusted for Year (I = 3%)	Capacity/Size		Current Flow	Cost Attributed to Development Prior to 2023	2023-2032 Growth	Adjusted Cost Attributed to 2023-2032 Development	Post 2032 Growth	Cost for Development Beyond 2032
1	Falcon Oaks WW Improvements (MC Seg 13)	2023	\$ 7,160,000.00	\$ 7,160,000	291	gpm	0	\$ -	282	\$ 6,938,557	9	\$ 221,443
2	S. Brushy Creek Int. Seg. 1 (21")	2027	\$ 3,281,282.00	\$ 3,693,112	1751	gpm	0	\$ -	630	\$ 1,328,761	1121	\$ 2,364,351
2	S. Brushy Creek Int. Seg. 2 (18")	2023	\$ 3,139,955.00	\$ 3,139,955	2274	gpm	0	\$ -	1,366	\$ 1,886,182	908	\$ 1,253,773
3	N. Brushy Creek Int. Seg. 1 (33")	2027	\$ 3,281,282.00	\$ 3,693,112	4308	gpm	0	\$ -	2,602	\$ 2,230,612	1706	\$ 1,462,500
3	N. Brushy Creek Int. Seg. 2 (30")	2027	\$ 4,070,720.00	\$ 4,581,631	4909	gpm	0	\$ -	3,365	\$ 3,140,597	1544	\$ 1,441,035
4	N. Brushy Creek Int. Seg. 3 (30")	2025	\$ 3,200,000.00	\$ 3,394,880	4909	gpm	0	\$ -	3,161	\$ 2,186,029	1748	\$ 1,208,851
5	N. Brushy Creek Int. Seg. 4 (27")	2025	\$ 3,800,000.00	\$ 4,031,420	5473	gpm	0	\$ -	3,944	\$ 2,905,156	1529	\$ 1,126,264
6	N. Brushy Creek Int. Seg. 5 (24")	2024	\$ 1,251,944.00	\$ 1,289,502	3578	gpm	0	\$ -	2,082	\$ 750,348	1496	\$ 539,155
7	N. Brushy Creek Int. Seg. 6 (21")	2029	\$ 2,621,866.00	\$ 3,130,645	1581	gpm	0	\$ -	531	\$ 1,051,469	1050	\$ 2,079,176
8	Northline Reclaimed Water	2025	\$ 831,375.98	\$ 882,007	944	gpm	0	\$ -	245	\$ 228,911	699	\$ 653,096
9	Northline Sewer	2024	\$ 1,418,282.00	\$ 1,460,830	490	gpm	0	\$ -	400	\$ 1,192,515	90	\$ 268,316
10	Lift Station #2 and 18-inch Force Main - Reconstruction & Expansion	2024	\$ 3,480,000.00	\$ 3,584,400	1150	gpm	0	\$ -	899	\$ 2,802,066	251	\$ 782,334
11	RM 2243 WWTP Lift Station & Relief Main	2024	\$ 6,434,000.00	\$ 6,627,020	2	MGD	0	\$ -	1	\$ 3,313,510	1	\$ 3,313,510
12	Edgewood Wastewater Oversizing	2024	\$ 106,900.20	\$ 110,107	1446	gpm	0	\$ -	375	\$ 28,555	1071	\$ 81,552
13	N. Brushy Creek Int. Seg. 15 (15")	2026	\$ 7,315,959.00	\$ 7,994,346	1742	gpm	0	\$ -	1,318	\$ 6,048,535	424	\$ 1,945,811
14	Travisso Water Reclamation Plant Expansion - Interim Phase II	2023	\$ 3,307,500.00	\$ 3,307,500	0.35	gpm	0	\$ -	0.35	\$ 3,307,500	0.00	\$ -
15	Leander WWTP Expansion	2023	\$ 21,262,500.00	\$ 21,262,500	2.25	MGD	0	\$ -	0.52	\$ 4,914,000	1.73	\$ 16,348,500
16	Brushy Creek Regional WWTP - 2.75 MGD Expansion	2025	\$ 34,000,000.00	\$ 36,070,600	2.75	MGD	0.20	\$ 2,623,316	1.98	\$ 25,970,832	0.77	\$ 10,099,768
17	Travisso WWTP Expansion - Final Phase III	2027	\$ 1,587,600.00	\$ 1,786,858	0.168	MGD	0	\$ -	0.17	\$ 1,786,858	0.00	\$ -
18	Tertiary Filter Addition to East Regional WWTP	2026	\$ 1,025,600.00	\$ 1,120,701	3.846	MGD	0	\$ -	1.98	\$ 576,960	1.87	\$ 543,741
	Cost Totals		\$ 105,416,766	\$111,161,126				\$ 2,623,316		\$ 65,649,394		\$ 45,511,732



City of Leander
Williamson County, TX

EXHIBIT 3: WATER
SYSTEM IMPROVEMENTS



- CITY OF LEANDER WATER CCN
- LEANDER ETJ
- COUNTY BOUNDARY
- PARCEL BOUNDARY
- ELEVATED STORAGE TANK
- GROUND STORAGE TANK
- EXISTING PUMP STATION
- PROPOSED WATERLINE
- EXISTING WATERLINE

Pressure Planes

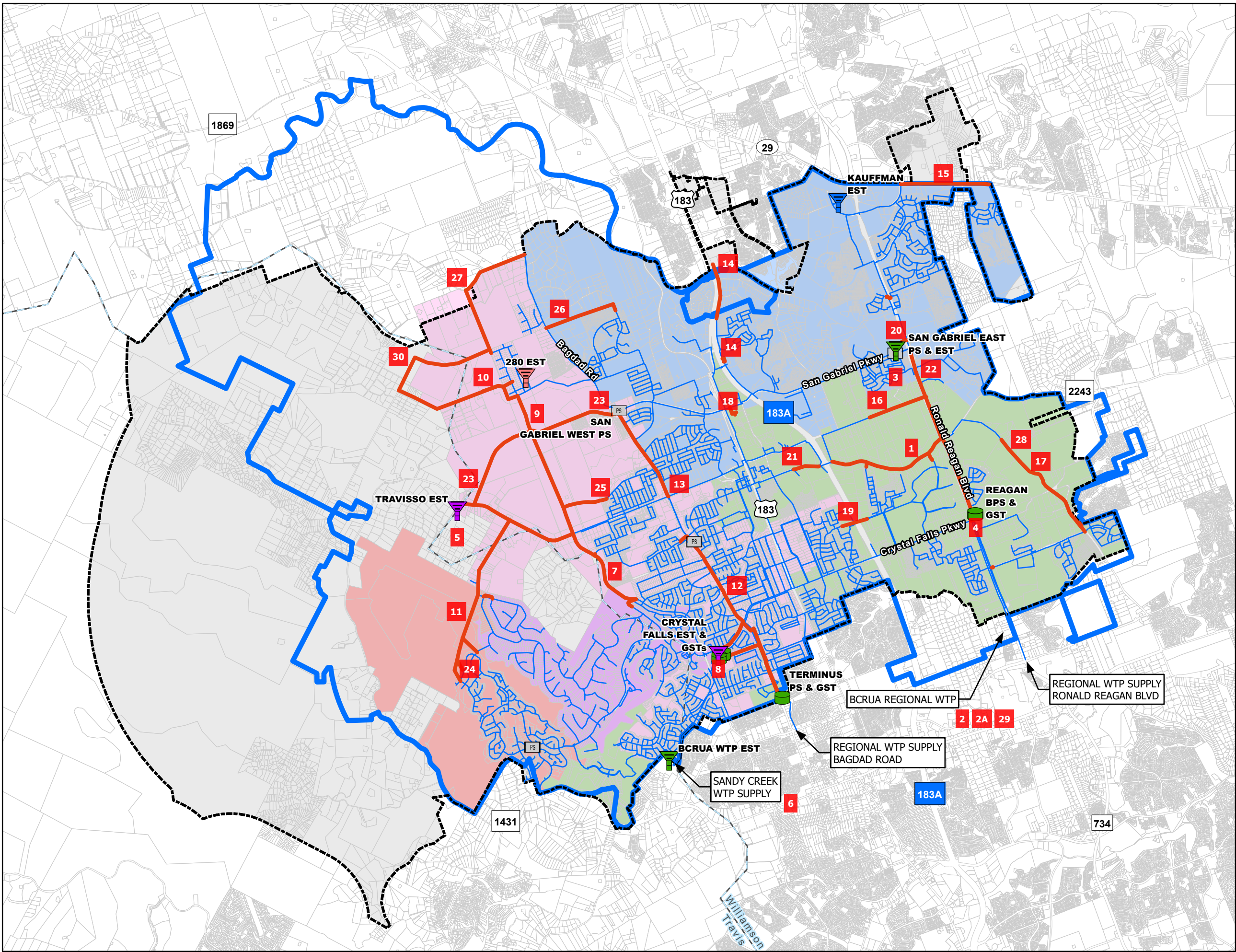
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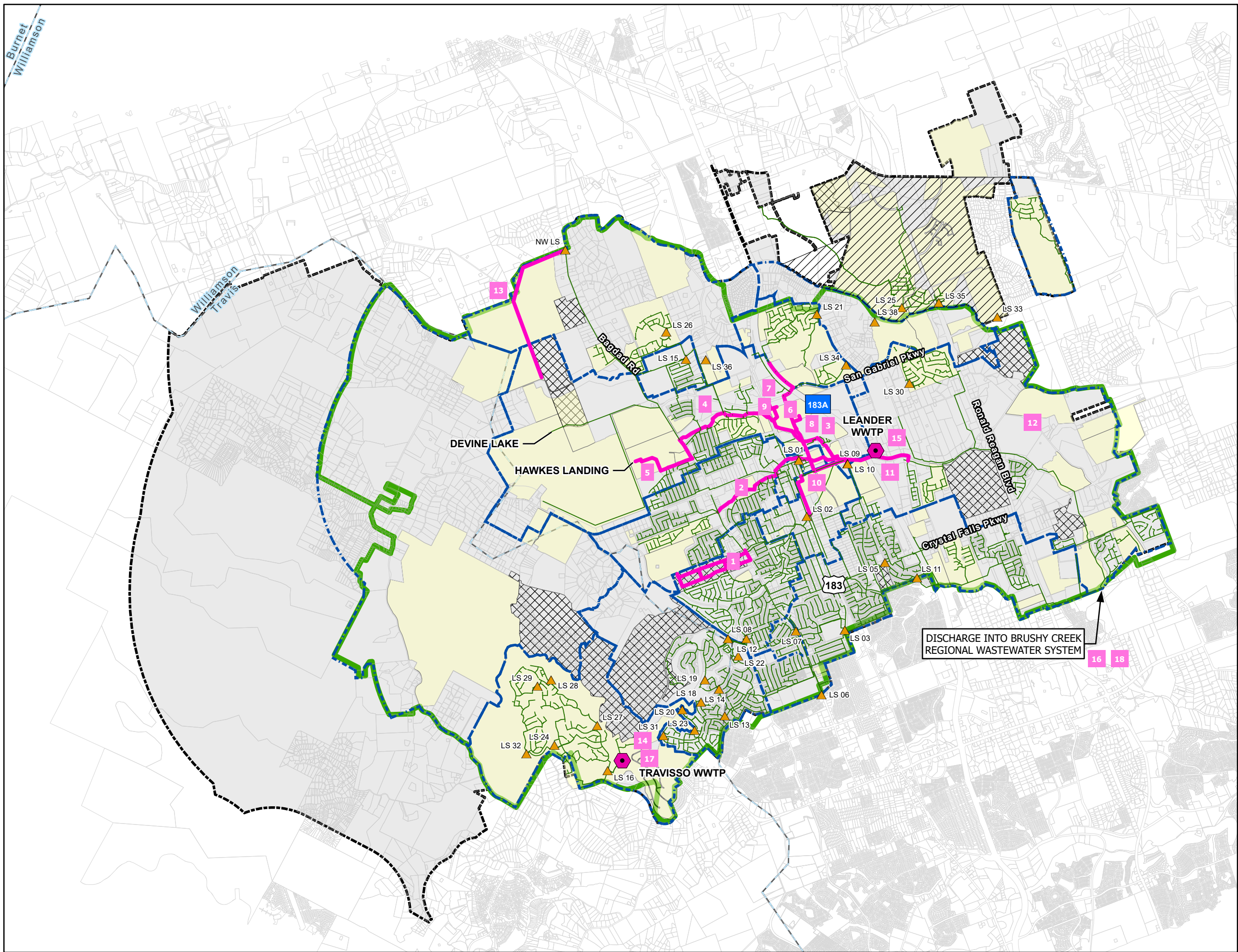
Data Sources:
COL (2023), PUC (2022),
WCAD (2023), KFA (2023)



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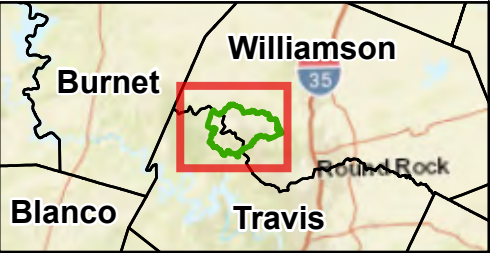
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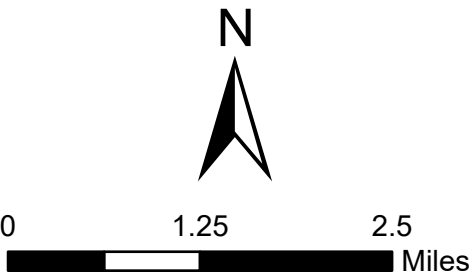
**City of Leander
Williamson County, TX**

**EXHIBIT 4: WASTEWATER
SYSTEM IMPROVEMENTS**



- CITY OF LEANDER SEWER CCN
- LEANDER ETJ
- WASTEWATER BASIN
- SERVED BY LIBERTY HILL
- SEPTIC SYSTEM
- PARCEL BOUNDARY
- UNDEVELOPED TRACT
- WASTEWATER TREATMENT PLANT
- LIFT STATION
- EXISTING WASTEWATER LINE
- PROPOSED WASTEWATER LINE

Data Sources:
COL (2023), PUC (2022),
WCAD (2023) KFA (2023)



Date: 5/24/2023



Table 10: Credit Calculation for Water System

Description	Remaining Principal	Current Utilitization	Total Debt Principal per Current LUE
Existing			
Acquire Leander Water Supply Corp.	\$ 199,295.90	100%	\$ 5.38
Purchase Sandy Creek WTP from LCRA	\$ 31,200,000.00	90%	\$ 759.41
CIP Management (10M Contingency)	\$ 429,920.65	100%	\$ 11.60
Cedar Ridge Apartments	\$ 1,312.33	100%	\$ 0.04
Consultants-Easements, Right-of-ways	\$ 17,789.62	100%	\$ 0.48
Master Water Plan & Model	\$ 411,854.52	100%	\$ 11.11
Ridgmar Waterline	\$ 855,000.00	20%	\$ 4.61
Cedar Park Raw Water Contingency	\$ 1,654,314.25	100%	\$ 44.64
1M Gal Northcreek Elevated Storage Tank	\$ 294,498.01	100%	\$ 7.95
12" & 8" Water Lines on Sonny Drive	\$ 118,820.04	12%	\$ 0.39
12" & 16" Water Lines on Crystal Falls to Southwest	\$ 277,519.36	8%	\$ 0.63
12" Water Line Hwy 183 at CR 272 and FM 2243	\$ 165,273.70	4%	\$ 0.18
12" Water Line at Lacey Dr & Crystal Falls & Sonny	\$ 302,187.77	3%	\$ 0.28
16" Water Line at Hwy 183 at Crystal Falls & 2243	\$ 492,873.65	4%	\$ 0.53
16" Water Line on CR 272	\$ 1,337,318.48	10%	\$ 3.75
8" Water Line on Leander & CR 272 & Hazelwood	\$ 302,861.81	9%	\$ 0.72
NW Booster Pump Station	\$ 556,460.18	38%	\$ 5.66
NW Elevated Storage Tank	\$ 1,287,922.40	57%	\$ 19.67
NW Waterline Improvements	\$ 897,572.50	28%	\$ 6.69
Sandy Creek Water Treatment Plant-increase to 12 MGD	\$ -	81%	\$ -
Raw Water Intake and Transmission Main	\$ -	90%	\$ -
Water Supply - 30" Main	\$ -	90%	\$ -
Brushy Creek Regional Water Treatment Plant - 1C	\$ 12,241,025.27	69%	\$ 228.32
BCRUA Raw Water Transmission Share to Leander	\$ 38,416,505.42	25.3%	\$ 262.35
BCRUA Transmission Share to Leander	\$ 35,672,469.31	25.3%	\$ 243.61
Crystal Falls High Service Pump Station & Elevated Storage Tank	\$ 617,000.00	91%	\$ 15.20
Bagdad High Service Pump Station	\$ -	92%	\$ -
CR 280 Elevated Storage Tank - 1252 Zone	\$ -	64%	\$ -
Distribution Main along Lakeline Blvd	\$ -	62%	\$ -
Crystal Falls Parkway Mains	\$ -	22%	\$ -
Reagan 30" Water Main to Sarita Valley	\$ -	39%	\$ -
2243 & CR 269 Distribution Mains	\$ -	31%	\$ -
East 272 and Reagan Blvd Water Main	\$ -	25%	\$ -
Northwest 16" Water Mains	\$ -	30%	\$ -
Leander Drive Water Mains	\$ -	20%	\$ -
42" Reagan Main South	\$ -	68%	\$ -
Leander - Northwest Water Transmission Line	\$ -	28%	\$ -
12 & 16" Waterline, Paving and Drainge Capital Improvements	\$ -	4%	\$ -
2243 @ 183A 24in Encasement for 12in WL	\$ -	6%	\$ -
12-inch WL on Old 2243	\$ -	5%	\$ -
Hero Way Waterline	\$ -	5%	\$ -
Palmera Offsite Water	\$ -	32%	\$ -
Hero Way Gas Station 24" & 12"	\$ -	31%	\$ -
Parkway Crossing Offsite Seg. A	\$ -	3%	\$ -
Parkway Crossing Offsite Seg. B	\$ -	3%	\$ -
Oak Creek - W. Broade Street Waterline	\$ -	20%	\$ -
Oak Creek - South Brook Waterline	\$ -	29%	\$ -
Travisso CIP 24	\$ -	55%	\$ -
Travisso CIP 26	\$ -	55%	\$ -
Travisso CIP 27	\$ -	55%	\$ -
Bryson San Gabriel Offsite Water Lines	\$ -	80%	\$ -
Liberty Hill Water Transmission Main (Bagdad Rd WTM Ph.1)	\$ -	29%	\$ -
Future			
RM 2243 - Phase 1	\$ 6,514,680.85	0%	0
BCRUA Deep Water Intake - Leander Share	\$ 125,494,911.50	0%	0
San Gabriel Elevated Storage Tank	\$ 11,887,969.88	0%	0
Ronanld Reagan Ground Storage Tank and Pump Station	\$ 50,612,083.24	0%	0
Travisso Elevated Storage Tank	\$ 29,189,450.75	0%	0
Sandy Creek WTP Residuals & Treatment Module	\$ 27,681,570.34	0%	0
Lakeline Boulevard Mains – Phase 1	\$ 2,957,274.75	0%	0
Terminus High Zone Pump Station, Ground Storage Tank, and Pipelin	\$ 20,560,452.73	0%	0
Greatwood South/Hilltop Ranch	\$ 1,896,489.54	0%	0
Leander Estates/Sullivan Tract	\$ 3,034,381.14	0%	0
Flying K Ranch (Phase 1)	\$ 5,287,311.46	0%	0
Bagdad (Phase 1)	\$ 8,491,668.28	0%	0
Bagdad (Phase 2)	\$ 6,845,746.10	0%	0
183A North Extension	\$ 2,804,504.02	0%	0
SH 29 Waterline	\$ 4,321,693.27	0%	0
Hero Way East	\$ 2,983,348.24	0%	0
CR 175 (Phase 1)	\$ 5,547,608.96	0%	0
Northline Water	\$ 6,344,936.79	0%	0
Raider Way Waterline	\$ 1,169,663.05	0%	0
San Gabriel Parkway Waterline	\$ 1,053,644.36	0%	0
Leander Springs Waterline	\$ 1,259,637.44	0%	0
Ronanld Reagan Pump Station (Phase 2)	\$ 23,087,820.34	0%	0
San Gabriel West Pump Station and Waterlines - Phase 1	\$ 15,787,489.94	0%	0
Flying K Ranch (Phase 2)	\$ 2,923,638.44	0%	0
Lakeline (Phase 2)	\$ 9,526,399.06	0%	0
CR 281 Waterlines	\$ 4,178,575.36	0%	0
Northwest Waterlines	\$ 5,308,695.17	0%	0
Edgewood Phase 1 Water Oversizing	\$ 479,826.26	0%	0
West Northwest Waterlines	\$ 8,256,064.69	0%	0
	Water Outstanding Debt Total		\$ 1,633.21

Table 11: Credit Calculation for Wastewater System

Description	Remaining Principal	Current Utilization	Total Debt Principal per Current LUE
Existing			
Construction, acquisition, improvements to City sewer system	\$ 457,612.00	100%	\$ 12.22
Sewer System Improvements	\$ 138,092.10	100%	\$ 3.69
WWTP Expansion/Sludge Processing	\$ 2,466,654.89	100%	\$ 65.87
Improvements to existing sewer system	\$ 225,963.32	100%	\$ 6.03
Wastewater System Infiltration and Inflow Study	\$ 27,569.36	100%	\$ 0.74
Cedar Park - Brushy Creek Int. Reimburse.	\$ 6,617,256.99	19%	\$ 34.06
Brushy Creek Regional Wastewater System Equity Buy-in	\$ 9,673,792.00	19%	\$ 49.79
Horizon Park Lift Station	\$ 31,674.37	100%	\$ 0.85
Leander WWTP	\$ -	100%	\$ -
Travisso WWTP	\$ -	100%	\$ -
Brushy Creek Regional WWTP	\$ -	113%	\$ -
N. Brushy Creek Int. Seg. 2/3 (21"/21")	\$ -	69%	\$ -
Block House Creek Int. Seg. 1, 2, 3 (30", 30", 27")	\$ -	21%	\$ -
Block House Creek Int. Seg. 4, 5 (27", 24")	\$ -	86%	\$ -
Block House Creek Int. Seg. 6 (24")	\$ -	26%	\$ -
Block House Creek Int. Seg. 7 (24")	\$ -	36%	\$ -
Block House Creek Int. Seg. 12 (15")	\$ -	36%	\$ -
Brushy Creek Int. Seg. 1 (36")	\$ -	10%	\$ -
Brushy Creek Int. Seg. 2 (36")	\$ -	15%	\$ -
Palmera Ridge Offsite Wastewater	\$ -	18%	\$ -
Stewart Crossing Offsite Wastewater	\$ -	5%	\$ -
Marbella Offsite Wastewater	\$ -	5%	\$ -
N Brushy WW Interceptor	\$ -	18%	\$ -
Parkway Crossing Offsite Seg. A	\$ -	55%	\$ -
Parkway Crossing Offsite Seg. B	\$ -	50%	\$ -
Travisso CIP 5 - Crystal Falls LS	\$ -	65%	\$ -
Travisso CIP 6 - Crystal Falls FM	\$ -	45%	\$ -
Travisso CIP 8 - 15-inch GM	\$ -	45%	\$ -
Travisso CIP 9 - 12-inch GM	\$ -	40%	\$ -
Crescent North Interceptor	\$ -	45%	\$ -
Crescent South Interceptor	\$ -	40%	\$ -
Future			
Falcon Oaks WW Improvements (MC Seg 13)	\$ 7,267,400.00	0%	\$ -
S. Brushy Creek Int. Seg. 1 (21")	\$ 3,748,508.48	0%	\$ -
S. Brushy Creek Int. Seg. 2 (18")	\$ 3,187,054.33	0%	\$ -
N. Brushy Creek Int. Seg. 1 (33")	\$ 3,748,508.48	0%	\$ -
N. Brushy Creek Int. Seg. 2 (30")	\$ 4,650,355.69	0%	\$ -
N. Brushy Creek Int. Seg. 3 (30")	\$ 3,445,803.20	0%	\$ -
N. Brushy Creek Int. Seg. 4 (27")	\$ 4,091,891.30	0%	\$ -
N. Brushy Creek Int. Seg. 5 (24")	\$ 1,308,844.85	0%	\$ -
N. Brushy Creek Int. Seg. 6 (21")	\$ 3,177,604.80	0%	\$ -
Northline Reclaimed Water	\$ 895,236.88	0%	\$ -
Northline Sewer	\$ 1,482,742.92	0%	\$ -
Lift Station #2 and 18-inch Force Main - Reconstruction & Expansio	\$ 3,638,166.00	0%	\$ -
RM 2243 WWTP Lift Station & Relief Main	\$ 6,726,425.30	0%	\$ -
Edgewood Wastewater Oversizing	\$ 111,758.81	0%	\$ -
N. Brushy Creek Int. Seg. 15 (15")	\$ 8,114,261.12	0%	\$ -
Travisso Water Reclamation Plant Expansion - Interim Phase II	\$ 3,357,112.50	0%	\$ -
Leander WWTP Expansion	\$ 21,581,437.50	0%	\$ -
Tertiary Filter Addition to East Regional WWTP	\$ 1,137,511.32	0%	\$ -
Wastewater Outstanding Debt Total			\$ 173.24

Maximum Allowable Impact Fees

The impact fee consists of the costs attributable to development during the study period for existing and proposed improvements as well as the allocated impact fee study cost. These costs are then divided by the number of LUEs projected to connect to the systems during the study period.

Utility customers pay for capital improvements in two ways: initially through the up-front impact fee and over the long term through utility rate payments. The law governing impact fee calculation was amended in 2001 to include a credit for this portion of the costs that is paid through rates. This study includes the credit as calculated in **Table 10** and **Table 11**. The credit, along with the costs for existing infrastructure, proposed projects, and the study cost is shown in **Table 12**. Based on this, the maximum allowable impact fee is \$8,762.81 for water, \$2,301.92 for wastewater, which when summed gives a total fee of \$11,064.73. The City of Leander can assess and collect any amount up to these figures.

Table 12: Impact Fee Calculation

Systemwide Impact Fee	Water System	Wastewater System
Existing Improvements	\$36,386,394	\$10,605,613
Proposed Improvements	\$268,816,267	\$65,649,394
Impact Fee Study Cost	\$24,638	\$24,638
Sub-Total	\$305,227,298	\$76,279,645
LUEs Added in 2023-2032	29,360	30,818
Cost per LUE	\$10,396	\$2,475
Credit Calculated	\$1,633.21	\$173.24
Maximum Allowable Impact Fee	\$8,762.81	\$2,301.92



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0076 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Highway 29 Commercial Minor PUD (Planned Unit Development) with the GC-3-A (General Commercial) base zoning district on one (1) parcel of land approximately 53.23 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032262; and generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W. Reagan Boulevard, on the south side of SH 29, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the zoning process. Staff recommends approval of this request. The Planning & Zoning Commission unanimously recommended approval the request with the following conditions during the July 13, 2023 meeting.

1. The maximum height of truck bays may not exceed eighteen feet (18').
2. Truck bays and docks may not face the single-family residential property to the west.

HISTORY/TIMELINE:

06/06/2007 - Annexation

07/13/2023 - Planning & Zoning Commission, 1st Public Hearing

08/03/2023 - City Council, 2nd Public Hearing & 1st Reading of the Ordinance

APPLICANT/AGENT:

SJP Acquisitions, LLC (Brooke Harlander) on behalf of Zekelman Property Leander 53, LLC (Angela Miu)

RECOMMENDATION:

The City Council approved the request during the August 3, 2023 meeting.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Planning Analysis
2. Current Zoning
3. FLU Map
4. Public Notice
5. Proposed Zoning
6. Aerial Map
7. PUD Notes
8. Letter of Intent
9. Neighborhood Outreach
10. Ordinance
11. P&Z Minutes



PLANNING ANALYSIS

ZONING CASE Z-23-0076 HIGHWAY 29 COMMERCIAL MINOR PUD

GENERAL INFORMATION

Owner/Agent: SJP Acquisitions, LLC (Brooke Harlander) on behalf of Zekelman Property Leander 53, LLC (Angela Miu).

Current Zoning: SFR-1-B (Single-Family Rural)

Proposed Zoning: Highway 29 Commercial Minor PUD (Planned Unit Development) with the base zoning district GC-3-A

Size and Location: The property is generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W Reagan Blvd, on the south side of SH 29, including approximately 53.23 acres.

Staff Contact: Michael Chenausky AICP,
Senior Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop a mix of commercial to include retail, office, warehouse and light manufacturing.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The Minor PUD allows for the addition of the minor industrial uses while prohibiting uses that would not be desirable at this location. The minor industrial uses include Flex Research and Development (R&D) office space. This type of development provides additional employment opportunities for the area that aesthetically attractive and still can provide a retail component.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	NA	Large lot residential and undeveloped outside of Leander City Limits and ETJ

EAST	SH 29 & Ronald Reagan PUD (Planned Unit Development)	Undeveloped commercial lots currently in the review process
SOUTH	SH 29 & Ronald Reagan PUD (Planned Unit Development) & Interim SFR-1-B	Undeveloped commercial and multi-family lots currently in the review process
WEST	SFR-3-B	Bonnet Subdivision

SURROUNDING AREA:

This property is located on the south side of Highway 29, west of Ronald W. Reagan Blvd. The properties to the south east are part of the SH 29 & Ronald Reagan PUD which includes commercial and multi-family uses. The properties to the north are large lot residential or undeveloped land outside of the Leander ETJ.

PHYSICAL AND NATURAL FEATURES:

This property contains significant tree cover and will be subject to the tree preservation requirements.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 06/06/2007.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No previous zoning cases.

MAJOR CORRIDORS:

This property has access onto South Highway 29

TRANSPORTATION PLAN REQUIREMENTS:

This property includes a future extension of Kauffman Loop.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
SH 29	Access Controlled Highway	Commercial	400' ROW 10' sidewalk
Kaufmann Loop	Arterial	Commercial	100' ROW 4 lanes 10' Sidewalk

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No previous subdivision cases.

EXISTING UTILITIES:

Water and wastewater utilities will need to be extended to the property for development.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT**TYPE 3:**

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.

Applicable Future Land Use categories

ACTIVITY CENTER

- Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:
--

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 04/17/2023. The following changes were made to the project since the development meeting was held:

- No Changes

The following ordinance changes occurred following the development meeting which may have impacted this project.

- No applicable ordinance changes.

NOTIFICATION

06/22/2023 - Public Notice on Hill Country News
 06/28/2023 - Mail Notification to Property Owners within 200'
 06/28/2023 - Public Hearing Signage Posted on Property
 07/13/2023 - Planning and Zoning Commission Public Hearing
 08/03/2023 - City Council Public Hearing & First Reading of the Ordinance
 08/17/2023 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted.



Neighborhood outreach was conducted for properties within 500 ft. of the subject area. Please see attachment 9 for more detail. Below is a list of comments/concerns that were discussed during the meeting:

- Buffering between residential and commercial development.

The following changes were made to address issues discussed.

- None at this time.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

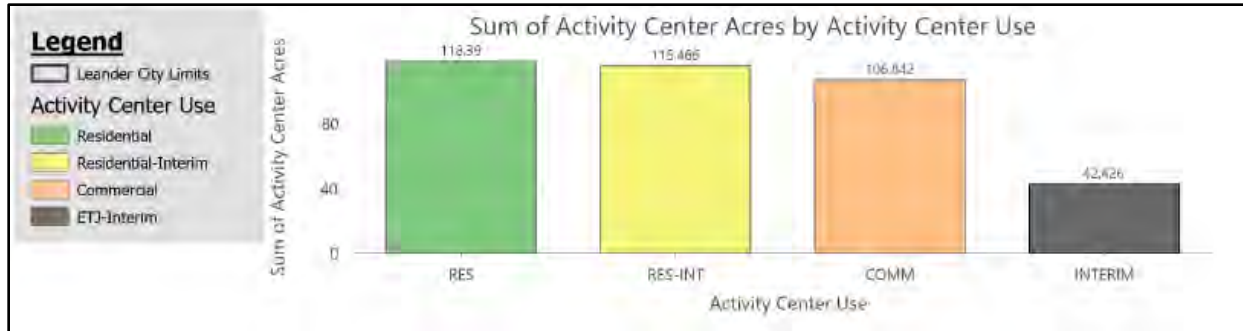
This site is located south of Highway 29 adjacent to future commercial development within the Ronald Reagan and Hwy 29 Activity Center. Activity Centers are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. Currently this Center is made up of 27% interim residential zoning, 28% residential and 25% commercial with the remainder being Interim ETJ.

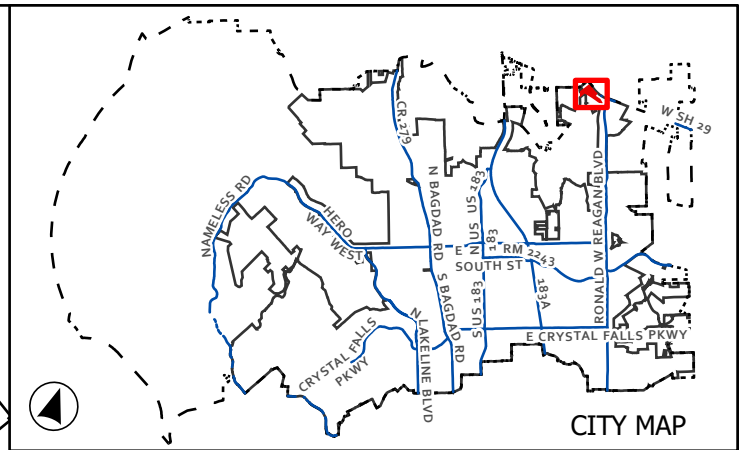
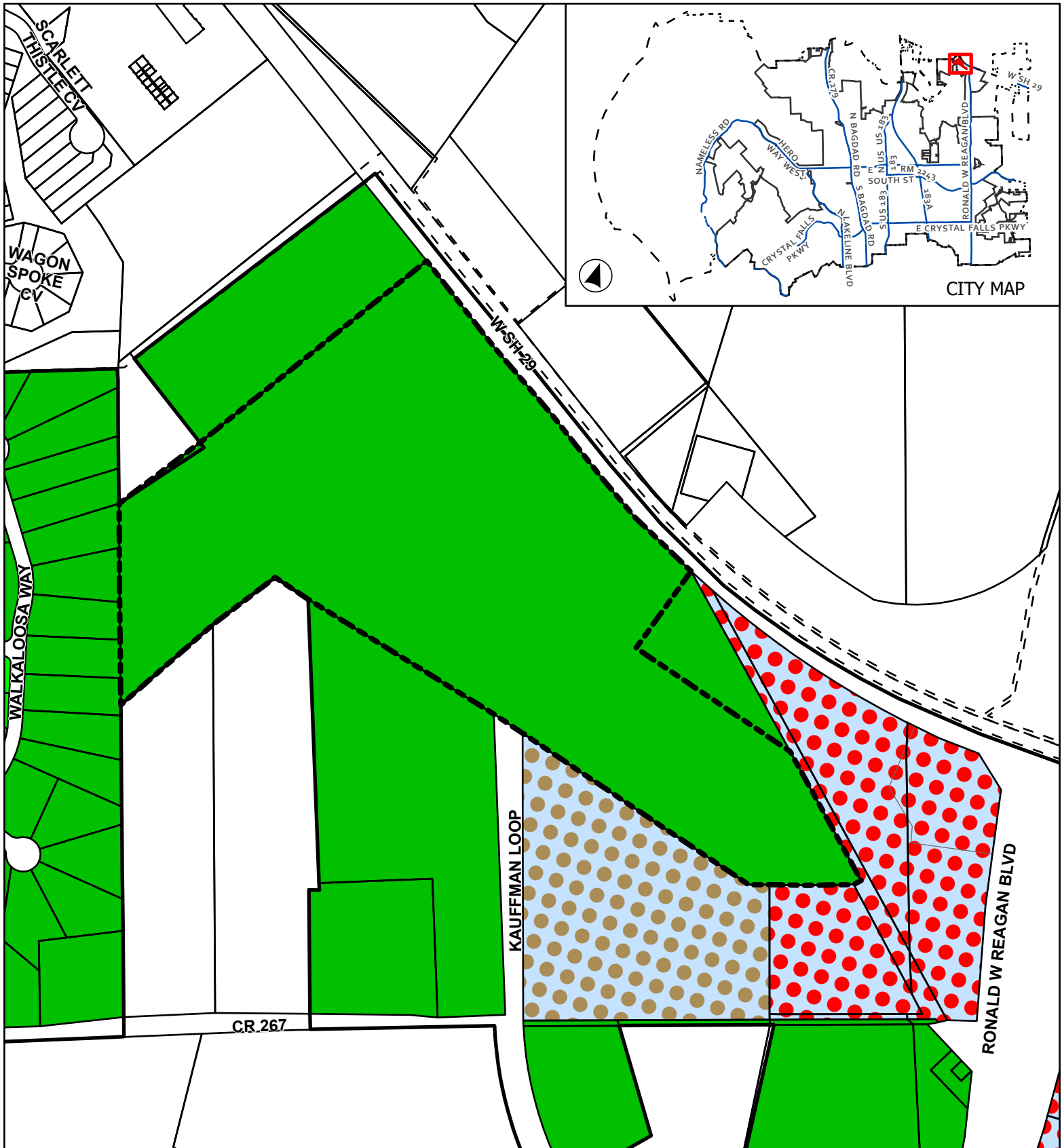
This Minor Planned Unit Development includes the following allowable uses:

- Manufacture, Assembly or Processing of Material of non-hazardous uses
- Retail Sales, New and Second hand resale and services
- Warehouse and Distribution, and
- Wholesale Activities.

This Minor Planned Unit Development includes the following prohibited uses:

- Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock.
- Funeral home, including embalming and crematory facilities associated with an on site funeral home or cemetery.
- Manufactured housing sales and accessory building sales
- Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
- New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop.
- Self-storage/ mini-warehouse





CASE: Z-23-0076

ATTACHMENT 2

HWY 29 COMMERCIAL
MINOR PUD ZONING

Current Zoning

- | | |
|----------------------------|--------------------------------|
| Leander City Limits | PUD - General Commercial |
| SFR - Single-Family Rural | Subject Boundary |
| SFE - Single-Family Estate | Extra-Territorial Jurisdiction |
| PUD - Multi-Family | |

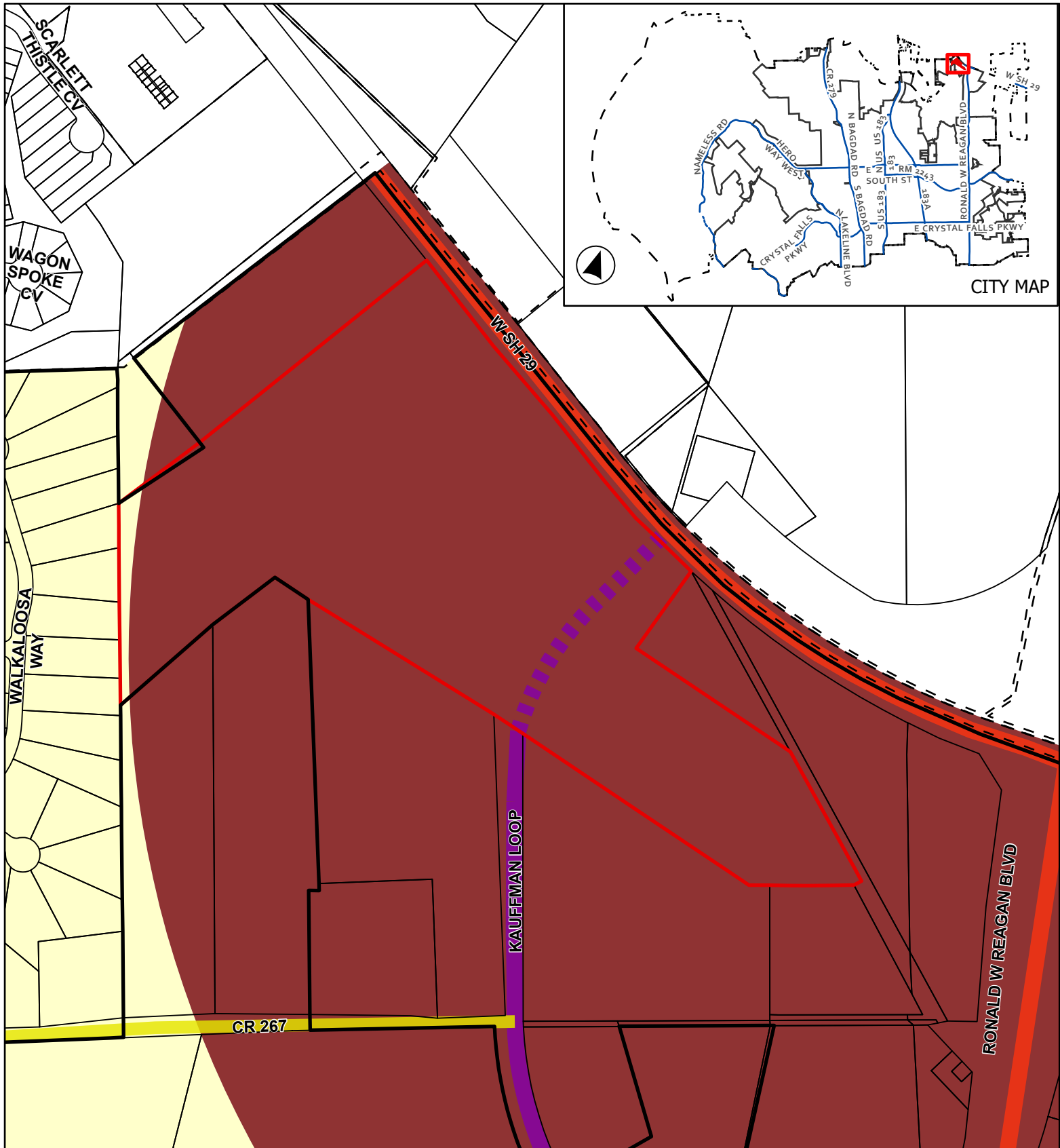
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



0 160 320



Feet



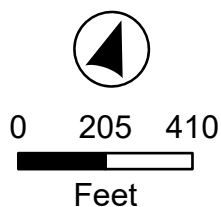
CASE: Z-23-0076

ATTACHMENT 3

HWY 29 COMMERCIAL
MINOR PUD ZONING

Future Land Use Map

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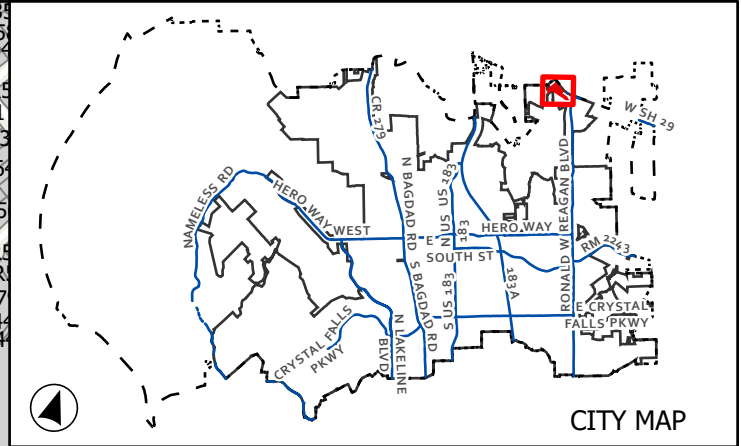
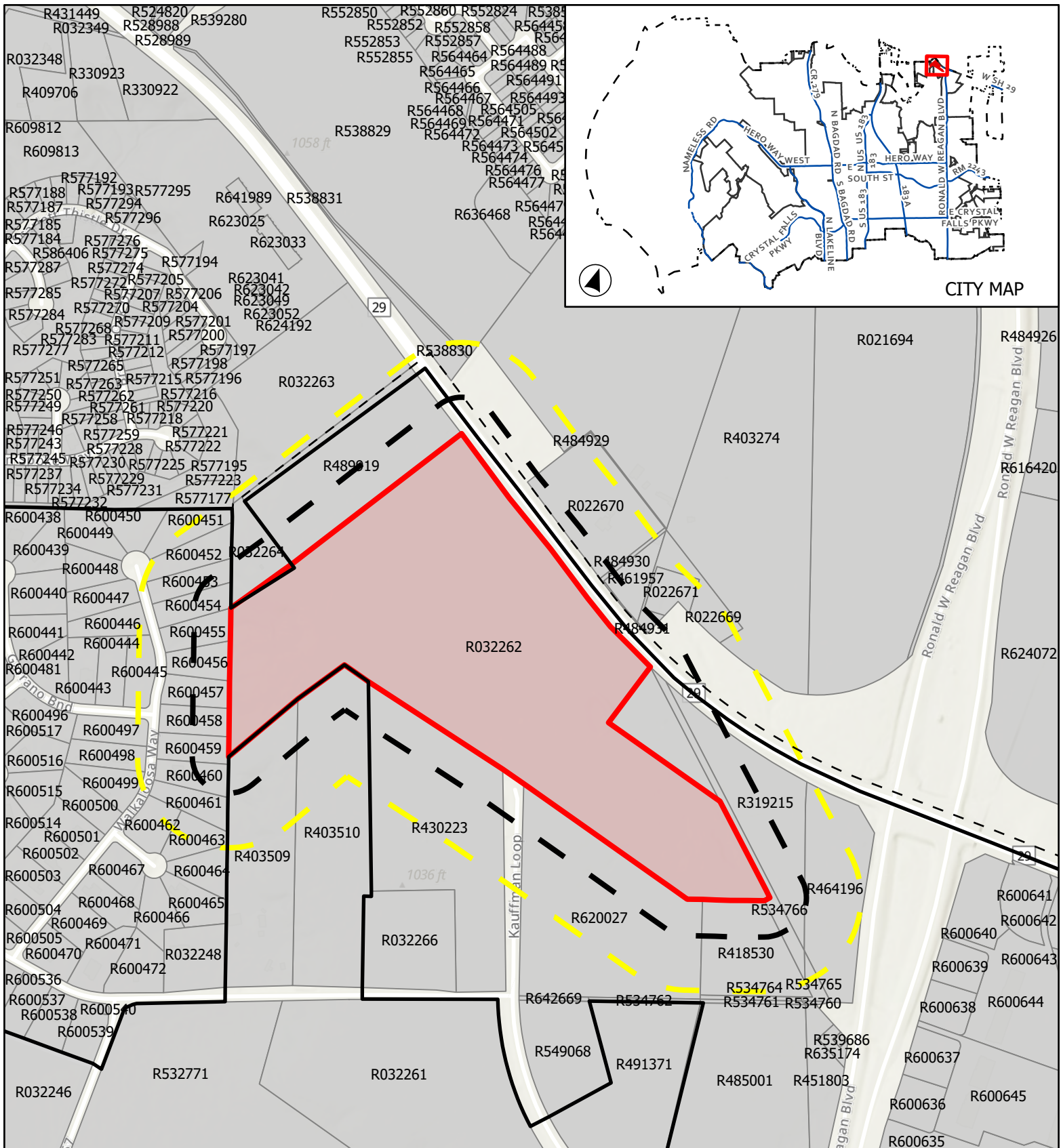
- Leander City Limits
- ETJ Boundary
- Subject Boundary

Thoroughfare Plan

- Access Controlled, Existing
- Arterial 4 Lane, Existing

- Collector, Existing
- Arterial 4 Lane, Proposed
- Neighborhood Residential
- Activity Center

Future Land Use



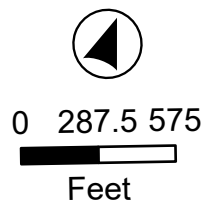
CASE: Z-23-0076

ATTACHMENT 4

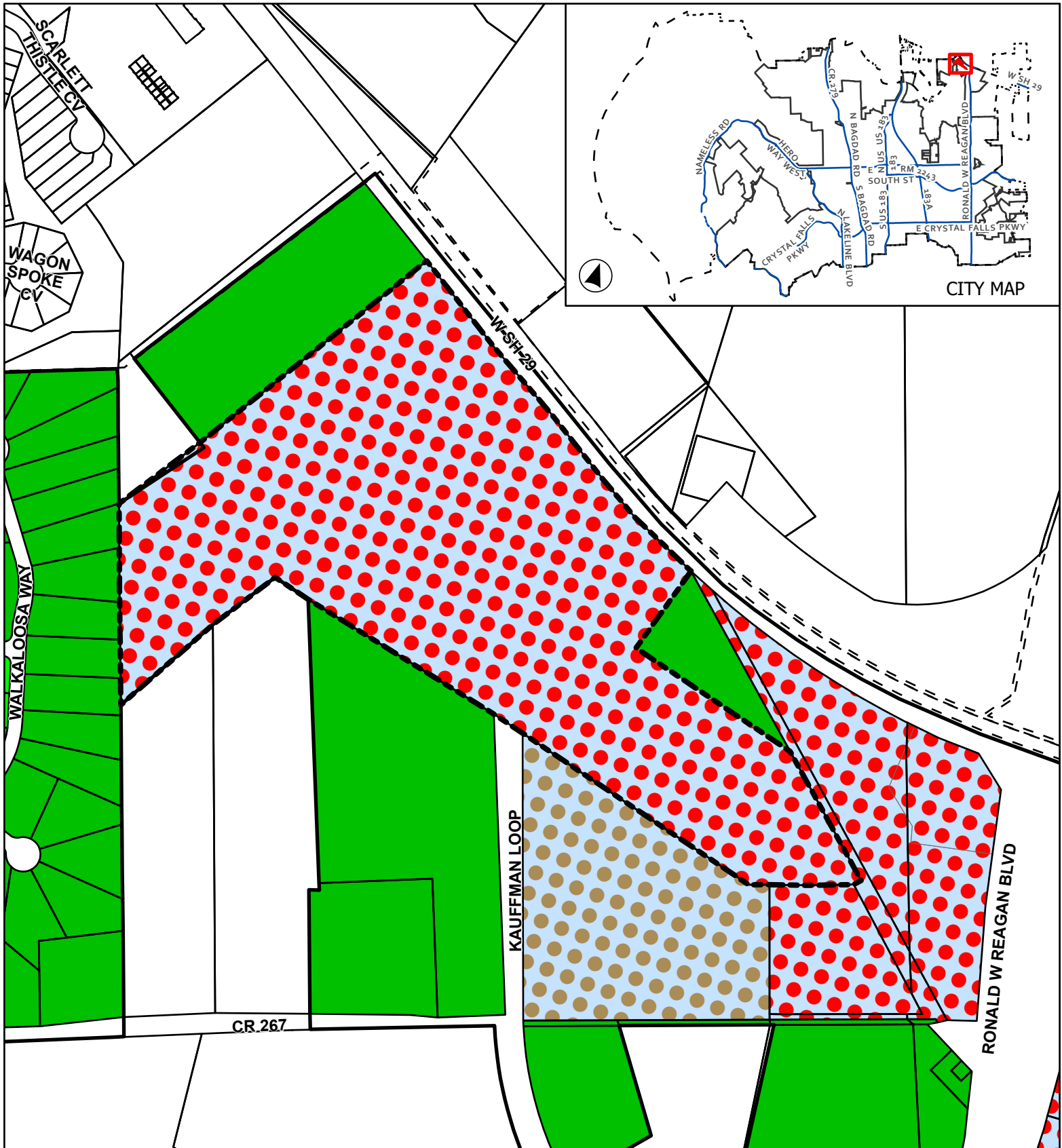
HWY 29 COMMERCIAL
MINOR PUD ZONING

Public Notification

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- City Limits
- ETJ Boundary
- Notification Buffer**
- 200'
- 500'
- Subject Boundary



CASE: Z-23-0076

ATTACHMENT 5

HWY 29 COMMERCIAL
MINOR PUD ZONING

Proposed Zoning

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- Leander City Limits
- Subject Boundary
- Extra-Territorial Jurisdiction
- SFR - Single-Family Rural

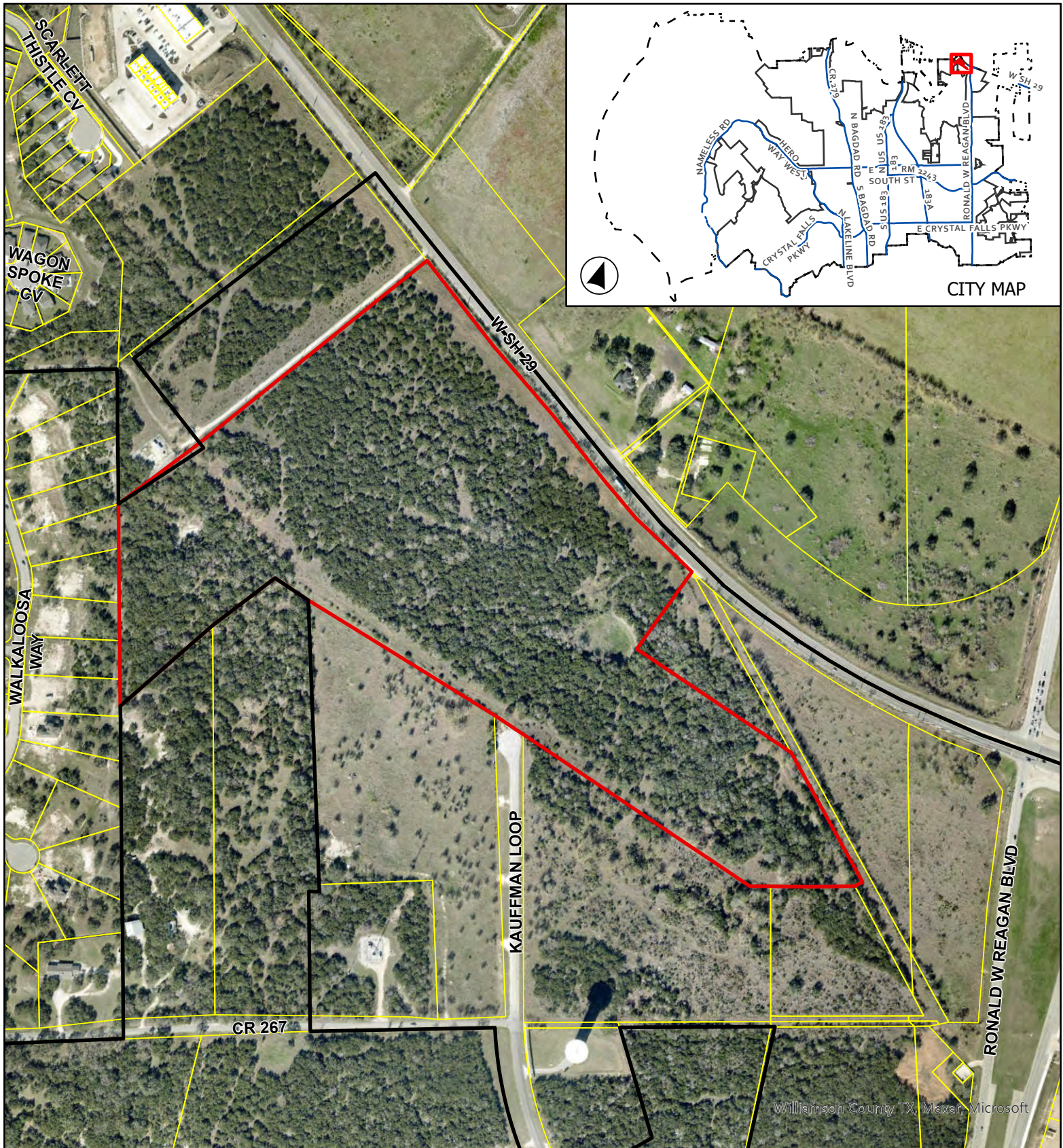
- SFE - Single-Family Estate
- PUD - Multi-Family
- PUD - General Commercial



0 160 320



Feet



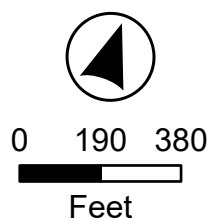
CASE: Z-23-0076

ATTACHMENT 6

HWY 29 COMMERCIAL
MINOR PUD ZONING

Aerial Map

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- Leander City Limits
- Subject Boundary

EXHIBIT A

Highway 29 Commercial Minor Planned Unit Development

A. Purpose and Intent

1. The Highway 29 Commercial Minor PUD is comprised of approximately 50.77 acres, as shown on **Exhibit B**. The development of this property includes, but is not limited to, office, retail, warehouse, light manufacturing and other commercial uses.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

GC-3-A (General Commercial)

C. Allowable/Prohibited Uses

1. The allowable uses shall include all authorized uses currently permitted under the GC use component per the Leander Composite Zoning Ordinance and the following uses shall also be authorized:
 - a) Manufacture, Assembly or processing of materials of non-hazardous uses,
 - b) Retail Sales, New and Second hand resale and services,
 - c) Warehouse and Distribution, and
 - d) Wholesale Activities.
2. The following uses shall be prohibited:
 - a) Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock.
 - b) Funeral home, including embalming and crematory facilities associated with an on site funeral home or cemetery.
 - c) Manufactured housing sales and accessory building sales
 - d) Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
 - e) New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop.
 - f) Self-storage/ mini-warehouse

D. Development Standards- The following allowable uses are permitted with the following conditions:

1. No more than one convenience store with associated outdoor fuel sales shall be permitted within the development.
2. Animal hospital or animal boarding
 - a) Accessory outdoor areas may be permitted for animal relief, however, shall not contain kennels or house animals for extended periods of time outdoors, including overnight.
3. Office / warehouse including painting, plumbing or other similar commercial service
 - a) Dock doors and loading shall be located on the rear of the building.
4. Clear Height for the following allowable uses
 - a) Clear Height means the vertical distance from the top finished floor to the bottom of the lowest point of the roof joist.
 - b) The maximum Clear Height of the following uses shall be limited to 18 feet:
 1. Manufacture, Assembly or processing of materials of non-hazardous uses,
 2. Warehouse and Distribution, and
 3. Wholesale Activities.

E. Development Standards- The following development standards shall apply:

1. Increased Setback
 - a) A 100 foot building and parking setback shall be maintained along the southwest property line adjacent to single-family platted lots as shown on Exhibit A-1. This setback shall only apply to the building and parking area, and shall not apply to items that support the development including, but not limited to, stormwater management, drainage facilities, landscaping, planting requirements, and all other improvements required by the City of Leander.

Exhibit A-1
100' Building and Parking Setback Property Line

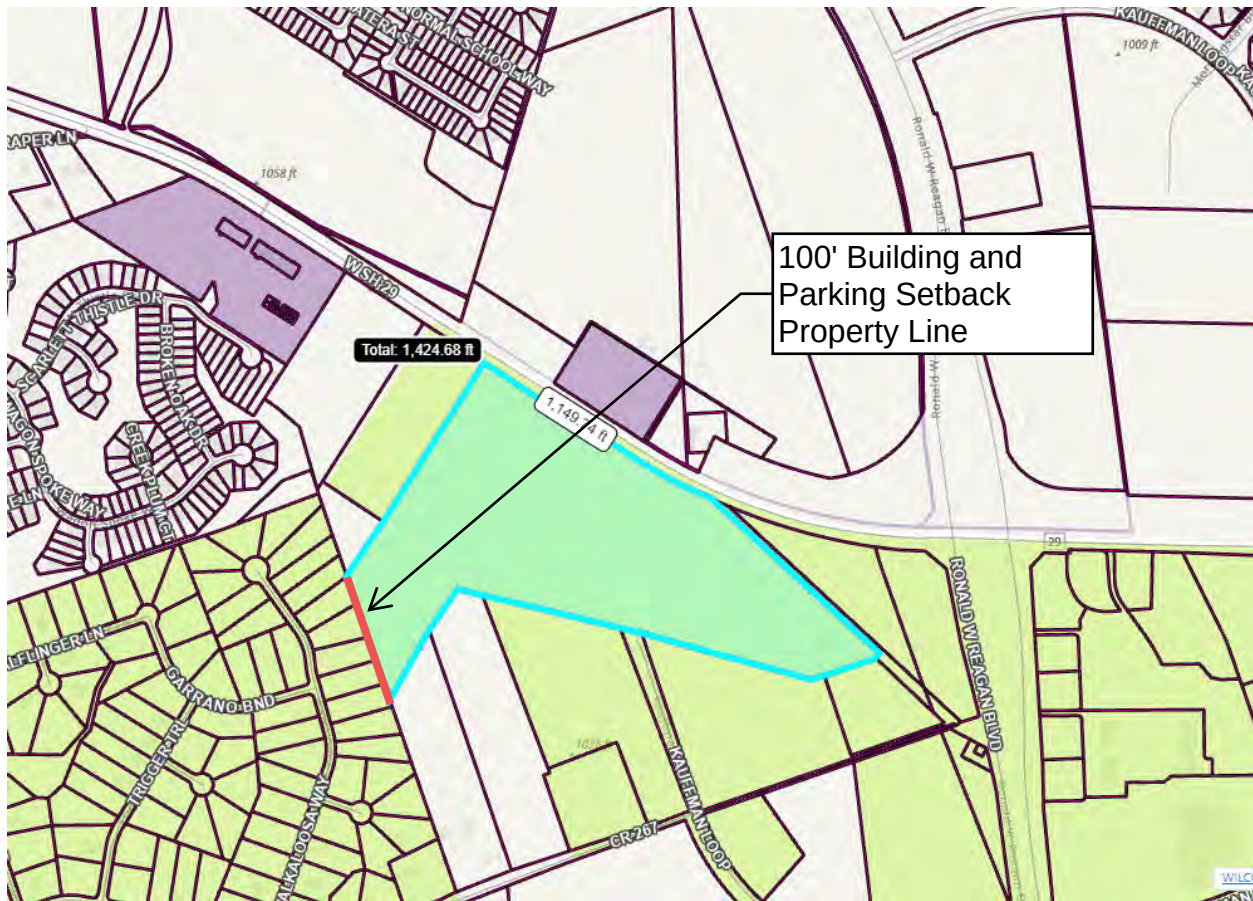


EXHIBIT B

WILLIAM H. MONROE SURVEY
ABSTRACT NO. 453
WILLIAMSON COUNTY, TX

June 9, 2023
LJAS001-A633-0401: GATEWAY 29
PAGE 1 OF 3

FIELD NOTE DESCRIPTION 50.77 ACRES (2,211,573 SQUARE FEET) GATEWAY 29

TRACT 1

BEING A 50.77 ACRES (2,211,427 SQUARE FEET) TRACT OF LAND, LOCATED IN THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OUT OF A CALLED 52.35 ACRE TRACT OF LAND AND A 0.881 ACRE TRACT, CONVEYED TO ZEKELMAN PROPERTY LEANDER 53, LLC RECORDED IN DOCUMENT NO. 2021128467 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 50.77 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN ASPHALT FOR A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ON THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 32.266 ACRE TRACT, CONVEYED TO GATEWAY 29 REAL ESTATE, LLC RECORDED IN DOCUMENT NO. 2021019843 O.P.R.W.C.TX., AND SHARED SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF WEST STATE HIGHWAY 29, A VARIABLE WIDTH R.O.W., HAVING GRID COORDINATE VALUES OF NORTH: 10,204,717.27' AND EAST: 3,082,840.33', FROM WHICH 1/2-INCH IRON ROD WITH ILLEGIBLE CAP BEARS WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2,914.79 FEET, AN ARC LENGTH OF 99.47 FEET, A DELTA ANGLE OF 01°57'19", AND A CHORD BEARING S 68°12'01" E A DISTANCE OF 99.46 FEET;

THENCE DEPARTING SAID SOUTHWEST R.O.W. LINE OF WEST STATE HIGHWAY 29, OVER AND ACROSS SAID 52.35 ACRE TRACT AND SAID 0.881 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 14°35'57" W, A DISTANCE OF 327.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
2. S 75°24'03" E, A DISTANCE OF 653.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR CORNER OF THE HEREIN OF THE HEREIN DESCRIBED TRACT, ON THE NORTHEAST LINE OF SAID 52.35 ACRE TRACT AND NORTHWEST LINE OF SAID REMAINDER OF 32.266 ACRE TRACT;

THENCE S 48°48'47" E, A DISTANCE OF 495.19 FEET ALONG THE SHARED BOUNDARY LINE OF SAID 52.35 ACRE TRACT AND SAID REMAINDER OF 32.266 ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DIAMOND SURVEYING" FOUND FOR THE MOST EAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON EAST CORNER OF SAID 52.35 ACRE TRACT AND INTERIOR CORNER OF SAID REMAINDER OF 32.266 ACRE TRACT;

THENCE S 40°58'11" W, A DISTANCE OF 29.59 FEET ALONG THE SHARED BOUNDARY LINE OF SAID 52.35 ACRE TRACT AND SAID REMAINDER OF 32.266 ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DIAMOND SURVEYING" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 69°53'16" W, A DISTANCE OF 363.52 FEET ALONG THE SHARED BOUNDARY LINE OF SAID 52.35 ACRE TRACT AND SAID REMAINDER OF 32.266 ACRE TRACT, TO A POINT FOR A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ON A SHARED SOUTH CORNER OF SAID 52.35 ACRE TRACT AND A NORTH CORNER OF A CALLED 14.000 ACRE TRACT OF LAND CONVEYED TO ZEKELMAN PROPERTY LEANDER 53, LLC RECORDED IN DOCUMENT NO. 2021159540 O.P.R.W.C.TX., FROM WHICH A 1.5-INCH IRON PIPE FOUND BEARS N 69°59'04" W 1.54 FEET;

THENCE N 76°09'50" W, A DISTANCE OF 1,940.73 FEET ALONG THE SHARED BOUNDARY LINE OF SAID 52.35 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, ON THE NORTH CORNER OF A CALLED EAST 10.00 ACRE TRACT OF LAND, REFERRED TO AS TRACT TWO, CONVEYED TO LISA RONAN RECORDED IN DOCUMENT NO. 2022030466 O.P.R.W.C.TX.;

THENCE S 31°13'49" W, A DISTANCE OF 730.04 FEET ALONG THE SHARED BOUNDARY LINE OF SAID 52.35 ACRE TRACT AND SAID EAST 10.00 ACRE TRACT, TO A 1/2 INCH IRON ROD FOUND FOR THE MOST SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, ON THE SHARED WEST CORNER OF A CALLED WEST 10.00 ACRE TRACT, REFERRED TO AS TRACT ONE, CONVEYED TO LISA RONAN RECORDED IN DOCUMENT NO. 2022030466 O.P.R.W.C.TX., AND SHARED EAST CORNER OF LOT 33, BLOCK A, OF THE BONNET TRACT SUBDIVISION, RECORDED IN DOCUMENT NO. 2020107539 O.P.R.W.C.TX.;

THENCE ALONG THE SHARED BOUNDARY LINE OF SAID 52.35 ACRE TRACT AND THE EAST LINE OF LOTS 33, 32, 31, 30 AND 29, BLOCK A, OF THE SAID BONNET TRACT SUBDIVISION, THE FOLLOWING 2 TWO (2) COURSES AND DISTANCES;

1. N 20°36'28" W, A DISTANCE OF 396.80 FEET TO A 3/8 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
2. N 20°10'11" W, A DISTANCE OF 303.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTH CORNER OF LOT 29 OF SAID BONNET TRACT SUBDIVISION, THE WEST CORNER OF SAID 52.35 ACRE TRACT, AND THE SOUTH CORNER OF A CALLED 10.97 ACRE TRACT OF LAND CONVEYED TO GLOBAL INVESTORS HWY 29, LLC RECORDED IN DOCUMENT NO. 2021035361 O.P.R.W.C.TX.;

THENCE N 31°15'07" E, A DISTANCE OF 1,369.91 FEET ALONG THE SHARED BOUNDARY LINE OF SAID 52.35 ACRE TRACT AND SAID 10.97 ACRE TRACT, TO A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON NORTH CORNER OF SAID 52.35 ACRE TRACT AND EAST CORNER OF SAID 10.97 TRACT AND ON THE SAID SOUTHWEST R.O.W. LINE OF WEST STATE HIGHWAY 29;

THENCE S 58°44'11" E, A DISTANCE OF 996.54 FEET ALONG THE SHARED BOUNDARY LINE OF SAID 52.35 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF WEST STATE HIGHWAY 29, TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2914.93 FEET, AN ARC LENGTH OF 430.05 FEET, A DELTA ANGLE OF 08°27'11", AND A CHORD BEARING AND LENGTH OF S 62°59'10" E, A DISTANCE OF 429.66 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 50.77 OF AN ACRE (2,211,573 SQUARE FEET) OF LAND, MORE OR LESS.

INTENTIONALLY LEFT BLANK

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE HEREON DESCRIBED TRACT.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE (4203), NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE GRID VALUES, TO OBTAIN SURFACE VALUES MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.00012. ALL DISTANCE UNITS ARE U.S. SURVEY FEET. ALL COORDINATES ARE IN GRID VALUES.



Gordon N. Anderson
Registered Professional Land Surveyor No. 6617
LJA Surveying, Inc.
9830 Colonnade Blvd, Suite 300
San Antonio, TX 78230
(512) 439-4700
TBPLS No. 10194382

June 9, 2023

Inverse With Area

Thu Jun 8 10:42:34 2023

PntNo	Bearing	Distance	Northing	Easting	Description
			10204717.25	3082840.29	
	S 14°35'57" W	327.28			
			10204400.54	3082757.79	
	S 75°24'03" E	653.91			
			10204235.72	3083390.59	
	S 48°48'47" E	495.19			
			10203909.63	3083763.25	
	S 40°58'11" W	29.59			
			10203887.28	3083743.85	
	S 69°53'16" W	363.52			
			10203762.28	3083402.49	
	N 76°09'50" W	1940.73			
1037			10204226.40	3081518.07	IRF 1/2
	S 31°16'08" W	730.04			
1023			10203602.41	3081139.14	IRF 1/2
	N 20°36'28" W	396.80			
1027			10203973.82	3080999.48	IRF 3/8
	N 20°10'11" W	303.19			
			10204258.42	3080894.94	
	N 31°15'07" E	1369.91			
1031			10205429.54	3081605.65	IRF 1/2
	S 58°44'21" E	996.54			
			10204912.41	3082457.50	
	Radius: 2914.93	Chord: 429.66	Degree: 1°57'56"	Dir: Left	
	Length: 430.05	Delta: 8°27'11"	Tangent: 215.42		
	Chord BRG: S 62°59'10" E	Rad-In: N 31°14'26" E	Rad-Out: N 22°47'15" E		
	Radius PntNo: N: 10207404.66	E: 3083969.28			
			10204717.25	3082840.29	

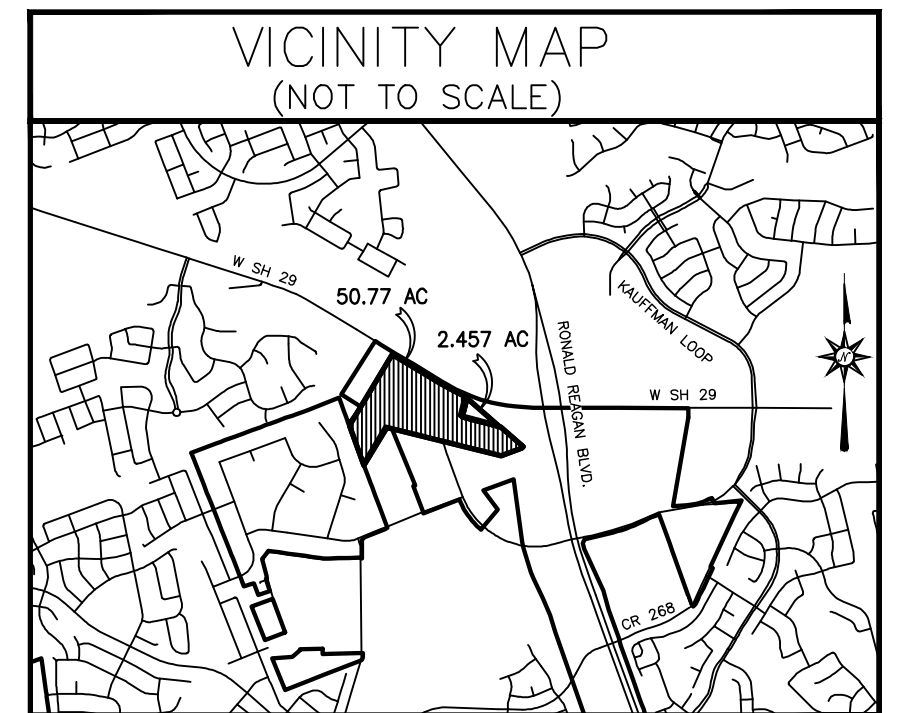
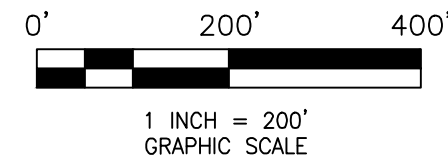
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Total Distance Inversed> 8036.75

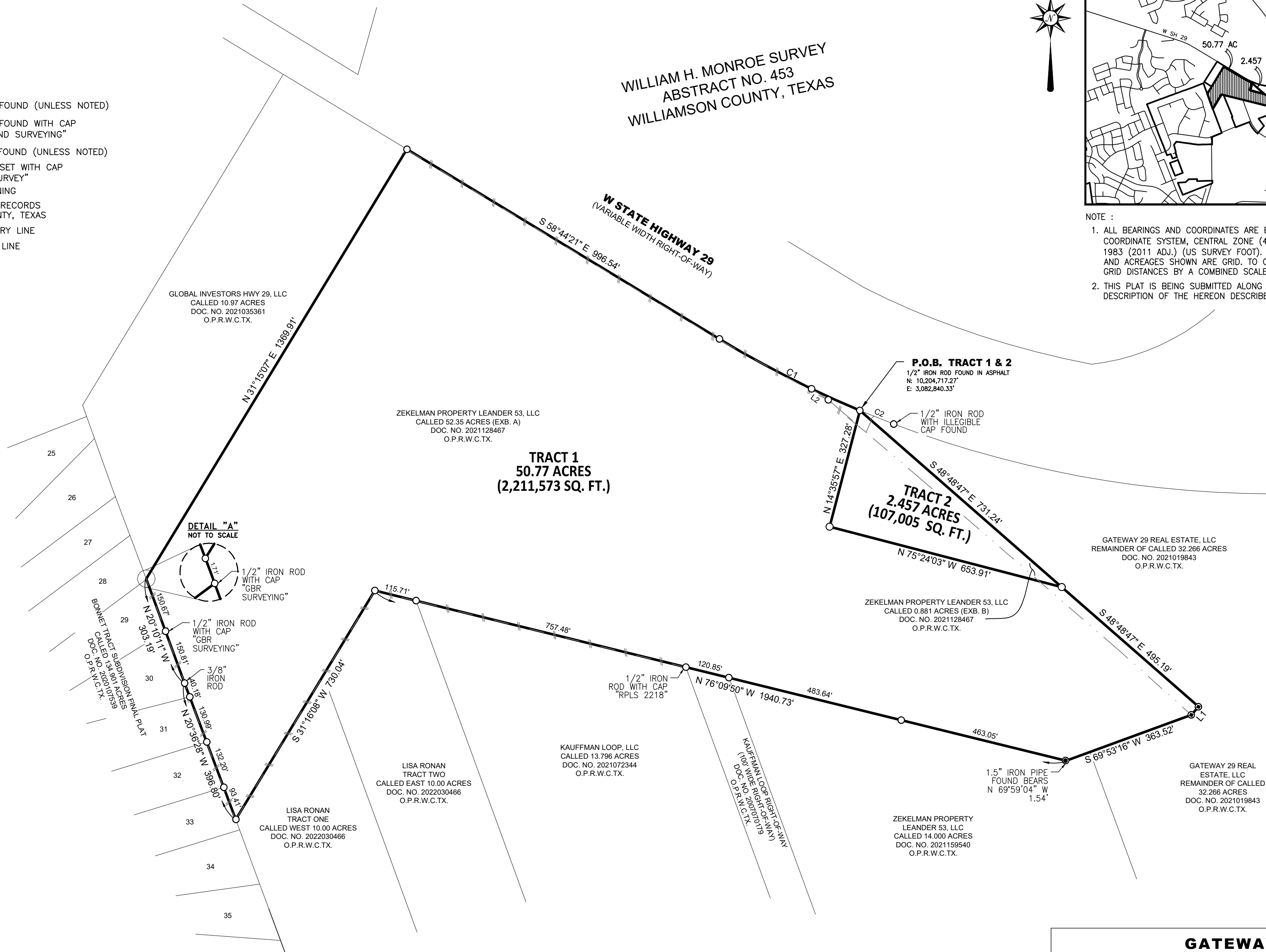
Area: 2211573 Sq. Feet, 50.7707 Acres

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
● 1/2" IRON ROD FOUND WITH CAP
STAMPED "DIAMOND SURVEYING"
● 1.5" IRON PIPE FOUND (UNLESS NOTED)
○ 5/8" IRON ROD SET WITH CAP
STAMPED "LJA SURVEY"
P.O.B. POINT OF BEGINNING
O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
— — — — — SUBJECT BOUNDARY LINE
— — — — — ADJOINER / LOT LINE
— || — || — || — WOOD FENCE



- NOTE :
- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (2011 ADJ.) (US SURVEY FOOT). ALL DISTANCES, COORDINATES AND AREAGES SHOWN ARE GRID. TO OBTAIN SURFACE VALUES MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.00012.
 - THIS PLAT IS BEING SUBMITTED ALONG WITH A SURVEYOR'S FIELD NOTE DESCRIPTION OF THE HEREON DESCRIBED TRACTS.



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY.

Gordon N. Anderson
Registered Professional Land Surveyor No. 6617
LJA Surveying, Inc.
9830 Colonnade Blvd Suite #300
San Antonio, Texas 78230
(512) 439-4700
TBPLS No. 10194382

Date: 06/09/2023

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2914.93'	430.05'	8°27'11"	S 62°59'10" E	429.66'
C2	2914.93'	99.47'	1°57'19"	S 68°12'01" E	99.46'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°58'11" W	29.59'
L2	S 56°24'44" E	54.65'

GATEWAY 29
TRACT 1: 50.77 ACRES (2,211,573 SQ. FT.)
TRACT 2: 2.457 ACRES (107,005 SQ. FT.)
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453
WILLIAMSON COUNTY, TEXAS

LJA Surveying, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
T.B.P.L.S. Firm No. 10194382

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	SHEET
BC/RBA	GA	1"=200'	06/09/2023	LJA001-A633-0401	1 OF 1

H D | B R O W N

May 24, 2023

Robin M. Griffin
Executive Director Development Services
City of Leander
201 N. Brushy Street
Leander, TX 78641

Re: Application for Rezoning; approximately 53.2 acres located south of State Highway 29 in Leander, TX, WCAD R032262 (the "Property")

Dear Ms. Griffin,

As representative of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located at the southwest corner of the Ronald Reagan Blvd and State Highway 29 intersection (see Location Map on the back of this page). The Property has a Future Land Use Map (FLUM) designation of Activity Center. The proposed rezoning complies with the FLUM designation, therefore a FLUM amendment is not necessary. The Property is currently zoned Single-Family Rural (SFR) and we request a MINOR Planned Unit Development (PUD) with a base zoning of General Commercial-3-C (GC-3-C) (Code of Ordinances, Section 19(f)). The purpose of the rezoning is to allow for a mix of commercial uses including retail, office, warehouse and light manufacturing. The purpose of the minor PUD is to respond to the increase in activity in the market for life sciences, neighborhood services, and small scale manufacturing. Therefore, the following additional uses are requested to be permitted in the GC-3-C base zoning district:

- a) Manufacture, Assembly or processing of materials of non-hazardous uses,
- b) Retail Sales, Second hand resale and services,
- c) Warehouse and Distribution, and
- d) Wholesale Activities.

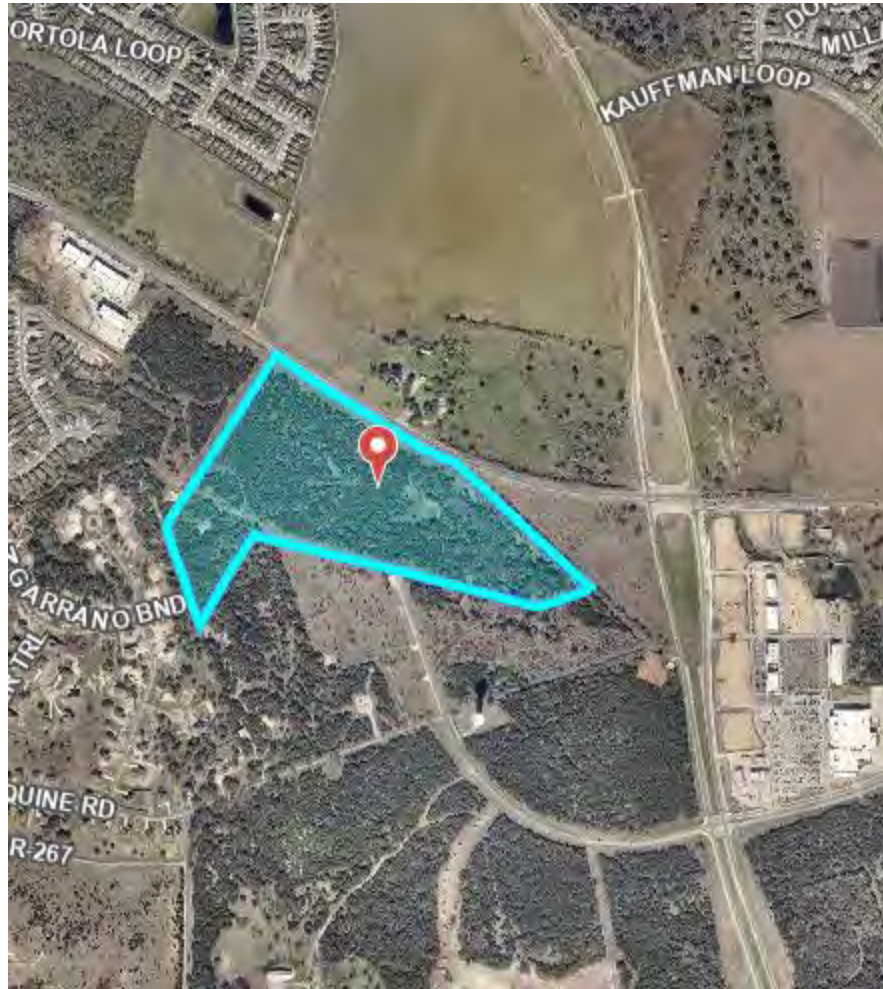
If you have any questions regarding this application, please feel free to contact me at your convenience.

Sincerely,
Very truly yours,



Amanda Brown
(214) 695-9219
amanda.brown@hdbrownconsulting.com

Location Map



APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD.

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Prior to the submission of the application, notification letters (attached) were sent to all property owners within 200', to all residential properties within 500' per City code requirement, and, because there is not HOA for the Bonnet Neighborhood the developer was contacted via email.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide the contact information used.

Property owners and the developer of the Bonnet Neighborhood. The Bonnet Neighborhood does not yet have an HOA as it is still under construction.

3. What concerns were raised during these communications?

The developer of the Bonnet Neighborhood wanted to understand more about the buffering and landscaping requirements between residential and commercial uses.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

None at this time.

The above information is deemed to be true to the best of my knowledge.

Signature: **Amanda Brown**

Digitally signed by Amanda Brown
DN: cn=Amanda Brown, c=US, o=H.D. Consulting,
email=amanda.brown@hdbrownconsulting.com
Date: 2023.05.22 12:35:43 -05'00'

Date **05/22/2023**

H D | B R O W N

June 1, 2023

Re: Application for Rezoning; approximately 53.2 acres located south of State Highway 26 in Leander, TX, WCAD R032262 (the "Property")

Dear Neighbor,

You are receiving this letter because you are within 500 feet of the Property to be rezoned to accommodate a commercial and retail development. The Property is located at the southwest corner of the Ronald Reagan Blvd and State Highway 29 intersection (see Location Map on the back of this page). The Property is currently zoned Single-Family Rural (SFR) and we are pursuing a Minor Planned Unit Development (PUD) with a base zoning of General Commercial-3-C (GC-3-C). The purpose of the rezoning is to allow for a mix of commercial uses including retail, office, and light manufacturing.

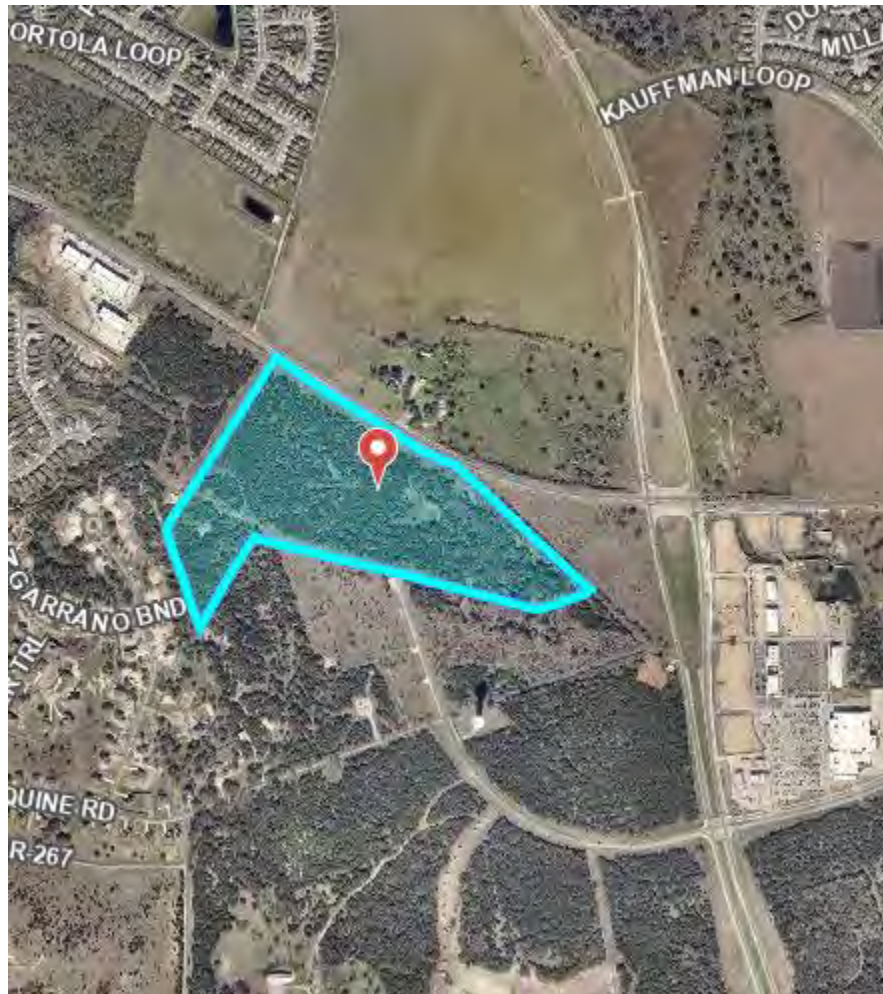
An application to rezone the property will be submitted in the coming weeks. We would like to meet with our nearby neighbors to discuss the project and address any questions. Please reach out at your convenience.

Sincerely,
Very truly yours,

A handwritten signature in blue ink that reads "Amanda C. Brown". The signature is fluid and cursive, with the first name "Amanda" and last name "Brown" clearly legible.

Amanda Brown
(214) 695-9219
amanda.brown@hdbrownconsulting.com

Location Map



AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE HIGHWAY 29 COMMERCIAL MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-3-A (GENERAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 50.77 acres $\pm$; being more particularly described in Exhibit "B"; located and generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W Reagan Blvd, on the south side of SH 29; identified by Williamson Central Appraisal District tax identification number R032262; more particularly described in Instrument Number 2021128467; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the Highway 29 Commercial Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A", "A-1", "B", and "C" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the

extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 3rd day of August, 2023.
FINALLY PASSED AND APPROVED on this the 17th day of August, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



**MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

July 13, 2023 at 6:00 PM



Place 1 – Donnie Mahan, *Chair*
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Vacant

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Chair Donnie Mahan.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the July 6, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case PP-22-0024 regarding Travisso Phase 5, Sections 4 & 5 Preliminary Plat on one parcel of land approximately 52.18 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located northwest of the intersection of Novara Trail and Cosenza Trace and north of Travisso Parkway, Leander, Travis County, Texas.
7. Approval of Subdivision Case PP-22-0025 regarding Bar W Ranch W Phase 9 Preliminary Plat on two parcels of land approximately 56.706 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R532719 and R590760 ; generally located at the southeast corner of Bobtail Pass and Gold Dust Trail, Leander, Williamson County, Texas.

8. Approval of Subdivision Case PP-22-0028 regarding Michelle Subdivision Preliminary Plat on one parcel of land approximately 8.9 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031699; generally located at the intersection of South Brook Dr. and US 183, Leander, Williamson County, Texas.
9. Approval of an extension of the expiration for Subdivision Case 19-PICP-040 Leander Heights Sec 2, Lot 7, Blk A Construction Plans for 1.5 acres more or less; generally located to the southwest of the intersection of S West Drive and Municipal Drive; Leander, Williamson County, Texas.
10. Approval of Subdivision Case FP-21-0023 regarding Lively Tract Phase 4 Final Plat on 1 parcel of land approximately 78.185 acres $\pm$ in size, more particularly described by Williamson County Central Appraisal District R544675; generally located east of the Gabriel's Outlook Section 1 Subdivision and south of Four Waters Loop, Leander, Williamson County, Texas.
11. Approval of Subdivision Case FP-22-0013 regarding Carneros Ranch Phase 6 Final Plat on one parcel of land approximately 17.85 acres $\pm$ in size, more particularly described by Williamson County Central Appraisal District R523829; generally located east of Sauterne Drive and west of Pinot Noir Street, Leander, Williamson County, Texas.
12. Approval of the Subdivision, Site Development, and Dry Utility Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
13. Approval of Minutes

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve P & Z minutes.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

PUBLIC HEARING: ACTION

14. *[Commissioner Oliver recused himself from this item and left the room]*

Conduct a Public Hearing and consider action on Subdivision Case FP-22-0044 and Variance Case VA-23-0013 to approve the Sarita Valley Short Form Final Plat and Variance on one parcel of land approximately 5.403 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R512374; generally located north east of Ronald W Reagan Blvd. and Sarita Dr., Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case FP-22-0044 and Variance Case VA-23-0013 as described above.

Tom Mitchell spoke requesting more information.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Deirdre Moss to approve the Final Plat.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip,
Commissioner Ron May

4 - 0 Passed

[Commissioner Oliver returned to the room]

15. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0076 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Highway 29 Commercial Minor PUD (Planned Unit Development) with the GC-3-A (General Commercial) base zoning district on one parcel of land approximately 53.23 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032262; and generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W Reagan Blvd, on the south side of SH 29, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0076 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to unanimously recommend approval of the Zoning request with the following conditions:

1. The maximum height of truck bays may not exceed eighteen feet
2. Truck bays and docks may not face the single-family residential property to the west.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip,
Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

REGULAR AGENDA

16. Discuss and consider action on Tree Removal Case TRP-23-0013 regarding removal of two heritage trees and seven significant trees associated with the VALPS Ronald Reagan Retail Site Development Project located at 17401 Ronald Reagan Blvd., Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Tree Removal Request.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip,
Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

17. Discuss and consider action on Tree Removal Case TRP-23-0016 regarding removal of a Significant Tree associated with the Brushy Creek Retail Floodplain Development Project, generally located at US 183 and Metro Dr. Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Tree Removal request.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip,
Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

18. Discussion regarding the Sign Ordinance
19. Adjournment at 7:20 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of Development Agreement Case DA-23-0034 regarding the Horseshoe PUD (AKA, Preserve at Mason Creek) Townhouse Phase I Development on a portion of a parcel of land approximately 4.71 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036460; and located at 510 Horseshoe Drive, Leander, Williamson County, Texas.

BACKGROUND:

The purpose of this Development Agreement is to implement masonry standards associated with the project. This agreement will allow for the City to enforce the development standards set forth in the agreement through the building permit, inspection, and certificate of occupancy processes by this agreement, given that House Bill 2439, adopted in the 86th Legislative Session, limits the ability of cities to enforce certain development standards governing building materials by ordinance.

This agreement requires that all structures are comprised of at least eight-five (85%) percent masonry for first story walls and fifty (50%) percent for each additional story. Masonry includes stone, brick, painted or tinted stucco, or similar material as approved by the Director of Planning.

APPLICANT/AGENT:

CM Horseshoe Partners, LP

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Masonry Agreement

**MASONRY DEVELOPMENT AGREEMENT
ESTABLISHING DEVELOPMENT STANDARDS
FOR THE HORSESHOE DRIVE TOWNHOMES**

This Development Agreement Establishing Development Standards for the **Horseshoe Drive Townhomes** (the "Agreement") is made and entered into, effective as of the ____ day of _____, 20____, by and between the **City of Leander, Texas**, a Texas home rule municipal corporation (the "City"), and **CM Horseshoe Partners, LP** (the "Developer"). The City and the Developer are sometimes referred to herein as the "Parties." The Parties agree as follows.

Section 1. Purpose; Consideration.

- (a) The Developer owns that certain 4.71 acre tract located in Williamson County, Texas, being more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property") and wishes to develop the Property for residential uses (the "Development"). The Developer desires that the City be able to enforce the development standards set forth herein through its building permit, inspection, and certificate of occupancy processes by this agreement, given that House Bill 2439 adopted in the 86th Legislative Session limits the ability of cities to enforce certain development standards governing building materials by ordinance.
- (b) The Developer will benefit from the City enforcing the Development Standards as set forth herein because it will be more efficient and cost-effective for compliance to be monitored and enforced through the City's building permit and inspection processes and will help ensure that the Development is built out as planned by the Developer after conveyance to the builder of homes or other buildings and structures authorized by the applicable zoning regulations. The City will benefit from this Agreement by having assurance regarding certain development standards for the Development, having certainty that such Development Standards may be enforced by the City, and preservation of property values within the City.
- (c) The benefits to the Parties set forth in this Article 1, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

Section 2. Term; Termination.

- (a) The term of this Agreement shall be in full force and effect from the Effective Date hereof, subject to earlier termination as provided in this Agreement. Unless earlier terminated as provided in this Agreement, this Agreement shall terminate upon the issuance of the final certificate of occupancy for the final structure in the Development.
- (b) The Parties further mutually agree that this Agreement shall be in full force and effect upon the date above first written, provided that the City may terminate this Agreement if Developer defaults under the terms of this Agreement, subject to the notice and cure provisions in Section 6.

Section 3. Development Standards.

- (a) Development Requirements.** The exterior wall standards set forth in this section shall apply to the structures located on the Property. At least eight-five (85%) percent for first story walls and fifty (50%) percent for each additional story shall consist of stone, brick, painted or tinted stucco, or similar material approved by the Director of Planning.
- (b) Building Permits.** The Developer acknowledges and agrees that compliance with Section 3(a) will be a condition of issuance of building permits and certificates of occupancy. Developer further agrees that the City may use its building permitting, inspection, and enforcement processes and procedures to enforce the requirements of Section 3(a) above, including but not limited to rejection of applications and plans, stop work orders, and disapproval of inspections for applications and/or work that does not comply with this Agreement. Applications and plans for a building permit must demonstrate compliance with this Agreement in order for a building permit to be issued. Applications for building permits must be in compliance with this Agreement, as well as the Applicable Regulations, in order for such application to be approved and a building permit issued. Plans demonstrating compliance with this Agreement must accompany a building permit application and will become a part of the approved permit. Any structure constructed on the Property must comply with this Agreement and the Applicable Regulations for a certificate of occupancy to be issued for such structure.

Section 4. Development of the Property. Except as modified by this Agreement, the Development and the Property will be developed in accordance with all applicable local, state, and federal regulations, including but not limited to the City's ordinances and the zoning regulations applicable to the Property, and such amendments to City ordinances and regulations that that may be applied to the Development and the Property under Chapter 245, Texas Local Government Code, and good engineering practices (the "Applicable Regulations"). If there is a conflict between the Applicable Regulations and the Development Standards, the Development Standards shall control.

Section 5. Assignment of Commitments and Obligations; Covenant Running with the Land.

- (a)** Developer's rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Property; provided the City Council must first approve and consent to any such assignment by Developer of this Agreement or of any right or duty of Developer pursuant to this Agreement, which consent shall not be unreasonably withheld or delayed.
- (b)** This Agreement shall constitute a covenant that runs with the Property and is binding on future owners of the Property, and a copy of this Agreement shall be recorded in the Official Public Records of Williamson County, Texas. The Developer and the City acknowledge and agree that this Agreement is binding upon the City and the Developer and their respective successors, executors, heirs, and assigns, as applicable, for the term of this Agreement.

Section 6. Default. Notwithstanding anything herein to the contrary, no party shall be deemed to

be in default hereunder until the passage of fourteen (14) business days after receipt by such party of written notice of default from the other party. Upon the passage of fourteen (14) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen (14) business day period, the defaulting party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance or other equitable legal remedy not inconsistent with this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy. In addition to the other remedies set forth herein, the City may withhold approval of a building permit application or a certificate of occupancy for a structure that does not comply with the Development Standards. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy.

Section 7. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws, and neither party waives any legal right or defense available under law or in equity.

Section 8. Attorneys Fees. In the event of action pursued in court to enforce rights under this Agreement, the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, incurred in connection with such action.

Section 9. Waiver. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party's right to insist upon strict compliance with all terms of this Agreement. In order to be effective as to a party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

Section 10. Force Majeure.

- (a) The term "force majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; landslides; lightning, earthquakes; fires, hurricanes; storms, floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability.
- (b) If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except

as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

- (c) It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require that the settlement be unfavorable in the judgment of the party having the difficulty.

Section 11. Notices. Any notice to be given hereunder by any party to another party shall be in writing and may be effected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City shall be addressed:

City of Leander
Attn: City Manager
P.O. Box 319
Leander, Texas 78641
Williamson County

with copy to:

The Knight Law Firm, LLP
Attn: Paige H. Saenz, Partner
223 West Anderson Lane, Suite A-105
Austin, Texas 78752
Travis County

Any notice mailed to the Developer shall be addressed:

CM Horseshoe Partners, LP
Attn: Brian Crittendon, Manager
2106 Rabb Glen Street
Austin, Texas 78704
Travis County

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

Section 12. Waiver of Alternative Benefits. The Parties acknowledge the mutual promises and obligations of the Parties expressed herein are good, valuable and sufficient consideration for this Agreement. Therefore, save and except the right to enforce the obligations of the City to perform each and all of the City's duties and obligations under this Agreement, Developer hereby waives any and all claims or causes of action against the City Developer may have for or with respect to any duty or obligation undertaken by Developer pursuant to this Agreement, including any benefits that may have been otherwise available to Developer but for this Agreement.

Section 13. Severability. Should any court declare or determine that any provisions of this Agreement is invalid or unenforceable under present or future laws, that provision shall be fully severable; this Agreement shall be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. Furthermore, in place of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable. Texas law shall govern the validity and interpretation of this Agreement.

Section 14. Agreement and Amendment. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties and may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

Section 15. No Joint Venture. The terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the City pursuant to its police powers and for the benefit and protection of the public health, safety, and welfare.

Section 16. No Third Party Beneficiaries. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Owner.

Section 17. Effective Date. The Effective Date of this Agreement is the defined date set forth in the first paragraph.

Section 18. Recordation. This Agreement shall be recorded in the Official Public Records of Williamson County, Texas.

Section 20. Texas Law Governs. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Williamson County, Texas. Venue shall lie exclusively in Williamson County, Texas.

Section 21. Anti-Boycott Verification. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i)

boycotts Israel or (ii) will boycott Israel through the term of this Agreement. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term “boycott Israel” in Section 808.001 of the Texas Government Code, as amended.

Section 22. Iran, Sudan and Foreign Terrorist Organizations. To the extent this Agreement constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Developer represents that Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

Section 23. Time is of the Essence. It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

Section 24. Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A – Property Description & Sketch

EXECUTED in multiple originals this the ____ day of _____, 20__.

CITY:

City of Leander, Texas

a Texas home-rule municipal corporation

Attest:

By: _____

Name: Dara Crabtree

Title: City Secretary

By: _____

Name: Christine DeLisle

Title: Mayor

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____, Mayor of the City of Leander, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

DEVELOPER:

By: Brian Crittendon
Name: Brian Crittendon
Title: Manager

THE STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on this 31 day of July, 2023, by Brian Crittendon, Manager of CM Horseshoe Partners LP company, on behalf of said company.

(SEAL)

Notary Public, State of Texas

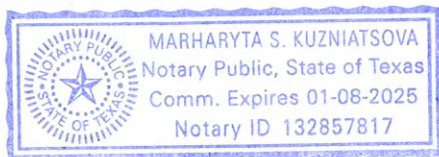
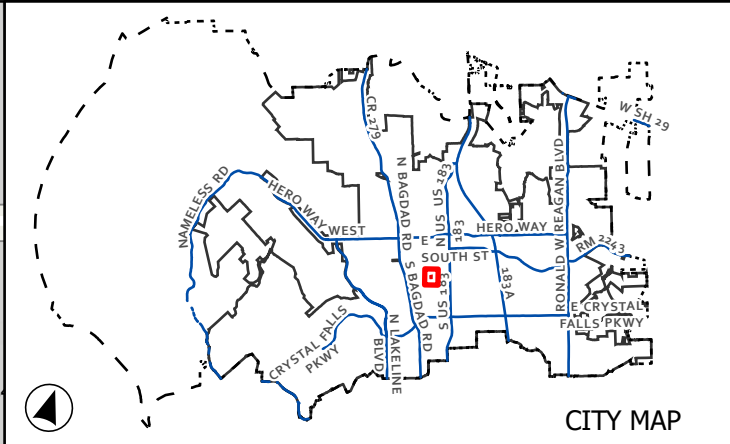


EXHIBIT “A”

Description of Property



HORSESHOE PUD

0 130 260

Feet



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of Easement Vacate Case ESMT-23-0057 regarding the vacation of the Chisolm Trail Special Utility District waterline easement on two (2) parcels of land approximately 1.555 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R620027 and R418530; Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The purpose of this request is to vacate a portion of the Chisolm Trail Special Utility District waterline easement. This easement is not currently utilized for a waterline and is limiting the development on the property. The easement was part of the original Chisolm Trail system and was transferred to the City of Leander when the system dissolved.

APPLICANT/AGENT:

Charles R. Hager V, P.E. on behalf of Samir Maredia

RECOMMENDATION:

Staff recommends approval of this request.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Easement Vacate
2. Location Map

RELEASE AND TERMINATION OF EASEMENT

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

WHEREAS, by easement, recorded under **1984043878** (the “Original Instrument”) of the Official Records of the Williamson County Deed Records, the **Chisholm Trail Special Utility District** conveyed easement (the “Original Easement”) over **1.555** acres of that certain property generally located to the northeast of the intersection of CR 267 and Kauffman Loop, described in the City of Leander, Williamson County, Texas also described in instrument numbers 2021159540 and 2021019843 recorded in of the Official Records of Williamson County, Texas, that certain real property marked and shown as the Easement on the attached Exhibit "A"; and

WHEREAS, the City of Leander (the “City”) has determined that the Easement is no longer necessary for use by the City and that no City infrastructure is located in the Easement;

WHEREAS, the City desires to terminate and grant a release of the City’s interest in the Easement; and

NOW THEREFORE, for ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the benefit of all present and future owners of the Property, or any portion thereof, the City has **RELEASED AND TERMINATED** and, by these presents, does **RELEASE AND TERMINATE** the Easement. By execution hereof, the City confirms and acknowledges the Easement will be of no further force or effect.

EXECUTED TO BE EFFECTIVE the ____ day of _____, 20__.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary
P.O. Box 319
Leander, Williamson County, TX 78646
Williamson County

Richard B. Beverlin, III, City Manager
P. O. Box 319
Leander, Williamson County, TX 78646
Williamson County

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Richard B. Beverlin, III, City Manager, of the City of Leander, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____day of _____, 20__.

[Seal]

Notary Public in and for the State of Texas
My Commission Expires: _____

AFTER RECORDING RETURN TO:
City of Leander
Attention: City Secretary
P.O. Box 319
Leander, Texas 78646

RIGHT OF WAY EASEMENT
(General Type Easement)

43878

KNOW ALL MEN BY THESE PRESENTS, that Zona Gale Mello
(hereinafter called "Grantors"), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by
Chisholm Trail Water Supply Corp. (hereinafter called "Grantee"), the receipt and sufficiency of
which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and
assigns, a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair,
maintain, replace, and remove potable water pipeline over and across 112.30 acres of land,
more particularly described in instrument recorded in Vol. 394, Page 305, Deed Records, Williamson
County, Texas, together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above
mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized
to designate the course of the easement herein conveyed except that when the pipe line(s) is installed, the easement herein
granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the
installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and
efficiency so that no unreasonable damages will result from its use to Grantors' premises. This Agreement together with other
provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and
assigns. The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of
all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject
to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the
easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as
the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantors have executed this instrument this 19th day of
September, 19 84.
15' right away inside fence parallel to county rd. #268, 267,, & hwy. 29.
cut only mesquite trees all others to be left undisturbed. grantee will
repair any damage to fence and leave in
better condition than the existing fence.

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF El Paso

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

ZONA G. "WOODS" MELLO
known to me to be the son(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me
that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th day of

September, 19 84.

(Seal)

Cynthia N. Alderete
Notary Public in and for

CYNTHIA N. ALDERETE, Notary Public
in and for the State of Texas
My commission expires June 1, 1985

OFFICIAL RECORDS
WILLIAMSON COUNTY TEXAS

43878

FILED FOR RECORD

1984 DEC 17 PM 11:33

James S. Royle
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on

DEC 18 1984

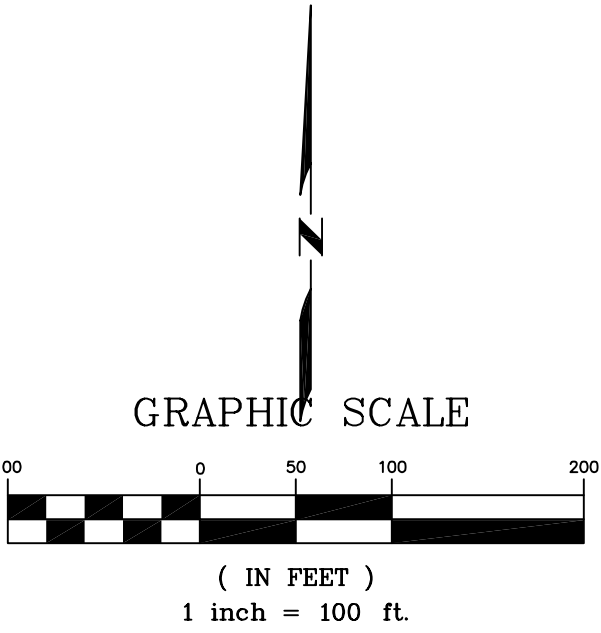


James S. Royle
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

(12)

500-*pd ch.*

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 32.266 ACRE TRACT OF LAND SITUATED IN THE GREENLIEF FISK SURVEY, ABSTRACT NO. 5 AND THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE REMNANT PORTION OF THE CALLED 10.10 ACRE TRACT OF LAND CONVEYED TO DONALD W. STARKS AND WIFE, KATHRYN S. STARKS, RECORDED IN DOCUMENT NO. 2003040899 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 10.10 ACRE TRACT OF LAND AND ALL OF THE REMNANT PORTION OF THE CALLED 30.30 ACRE TRACT OF LAND CONVEYED TO DONALD W. STARKS AND WIFE, KATHRYN S. STARKS, RECORDED IN DOCUMENT NO. 2003040898 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 0.436 ACRE TRACT OF LAND (EXHIBIT A-2), ALL OF THE 0.184 ACRE TRACT OF LAND (EXHIBIT A-3), ALL OF THE CALLED 1.251 ACRE TRACT OF LAND (EXHIBIT A-4) AND ALL OF THE CALLED 0.382 ACRE TRACT OF LAND (EXHIBIT A-5) DESCRIBED IN A QUITCLAIM RELEASE OF EASEMENT (CR 267/268 RIGHT-OF-WAY), RECORDED IN DOCUMENT NO. 2008071853 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



SURVEYOR'S NOTES:

1. BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.
2. ALL DOCUMENTS REFERENCED HEREON ARE RECORDED AT THE WILLIAMSON COUNTY CLERKS OFFICE IN GEORGETOWN, TEXAS.
3. THE TRACT SHOWN HEREON ARE IN FLOOD ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD RATE INSURANCE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0275E, DATED SEPTEMBER 26, 2008.

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Title Resources Guaranty Company, Commitment for Title Insurance GF No. 1936194-COM which bears an Effective Date August 30, 2019 and an Issue Date of September 12, 2019 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

Restrictive Covenants of record:
Document No. 2000037263 of the Official Public Records of Williamson County, Texas. The subject tract is a part of the 35 acre conveyed property described in said instrument.
Document No. 2001062808 of the Official Public Records of Williamson County, Texas. The 10.10 acre tract described in said instrument is a portion of the subject tract.

10a) Pipeline Easement to Seminole Pipeline Company, recorded in Volume 833, Page 624, Deed Records, Williamson County, Texas. No evidence of pipeline facilities owned by Seminole Pipeline Company was found on the subject tract.

10b) Potable water pipeline easement 15' in width to Chisholm Water Supply Corp., recorded in Volume 1114, Page 13, Official Records, Williamson County, Texas. Is a part of the subject tract as shown hereon.

10c) Communication Cable Easement 10 feet in width to GTE Southwest Incorporated, recorded in Document No. 9744027, Official Records, Williamson County, Texas. Is a part of the subject tract as shown hereon.

10d) Blanket type water distribution lines and appurtenances therewith not to exceed 15 feet in width to Chisholm Trail Special Utility District, recorded in Document No. 9656094, Official Records, Williamson County, Texas. This easement is a "Blanket Type" easement and does not have the location described in said document. This easement is 15 feet in width centered on the pipeline as installed. This easement is only a part of the property located east of the released County Road 268. This easement has a "relocation" clause.

10e) Blanket type water distribution lines and appurtenances therewith not to exceed 15 feet in width to Chisholm Trail Special Utility District, recorded in Document No. 9805402, Official Records, Williamson County, Texas. This easement is a "Blanket Type" easement and does not have the location described in said document. This easement is 15 feet in width centered on the pipeline as installed. This easement is only a part of the property located east of the released County Road 268. This easement has a "relocation" clause.

10f) Blanket type water distribution lines and appurtenances therewith not to exceed 20 feet in width to Chisholm Trail Special Utility District, recorded in Document No. 2000009060, Official Public Records, Williamson County, Texas. This easement is a "Blanket Type" easement and does not have a location described in said document. This easement is 20 feet in width centered on the pipeline as installed. This easement is only a part of the subject tracts of land located west of the released County Road 268. This easement has a "relocation" clause.

10g) "Blanket Type" water distribution lines and appurtenances therewith not to exceed 20 feet in width to Chisholm Trail Special Utility District, recorded in Document No. 2000071688, Official Public Records, Williamson County, Texas. This easement is a "Blanket Type" easement and does not have a location described in said document. This easement is 20 feet in width centered on the pipeline as installed. This easement is a part of a 5.6 acre tract of land located east of released County Road 268. The location of said 5.6 acre tract is described as being located "on the south side of State Highway 29 near its intersection with Williamson County Road 268". This easement has a "relocation" clause.

10h) Blanket type water distribution lines and appurtenances therewith not to exceed 20 feet in width to Chisholm Trail Special Utility District, recorded in Document No. 2000071689, Official Public Records, Williamson County, Texas. This easement is a "Blanket Type" easement and does not have a location described in said document. This easement is 20 feet in width centered on the pipeline as installed. This easement is a part of a 24.7 acre tract of land located east of released County Road 268. The location of said 24.7 acre tract is described as being located "on the south side of State Highway 29 near its intersection with Williamson County Road 268". This easement has a "relocation" clause.

10i) Drainage Easement to Williamson County, Texas, recorded in Document No. 2005039501, Official Public Records, Williamson County, Texas. Is not a part of the subject tract, however it is shown hereon.

10j) Overhead and underground electric distribution system easement to Pedernales Electric Cooperative, Inc., recorded in Document No. 2007091376, Official Public Records, Williamson County, Texas. Is a part of the subject tract as shown hereon.

10k) Pipeline Easement to Atmos Energy Corporation, recorded in Document No. 2017015415 as amended in Document No. 2017051368, Official Public Records, Williamson County, Texas. Is a part of the subject tract the amended pipeline easement is shown hereon.

10l) Notice Regarding Ordinance No. 16-038-00 for annexation of property to the City of Leander, Texas, recorded in Document No. 2017011283, Official Public Records, Williamson County, Texas. The southwesterly portion of the subject tract is a part of the property shown in said instrument.

10m) Undivided one-half (1/2th) interest in all oil, gas and other minerals, recorded in Volume 562, Page 605, Deed Records, Williamson County, Texas. Not a survey matter.

10n) Undivided one-fourth (1/4th) interest to all oil, gas and other minerals, recorded in Volume 371, Page 157, Deed Records, Williamson County, Texas. Not a survey matter.

CERTIFICATION TO: Samir Maredia and Title Resources Guaranty Company, EXCLUSIVELY.

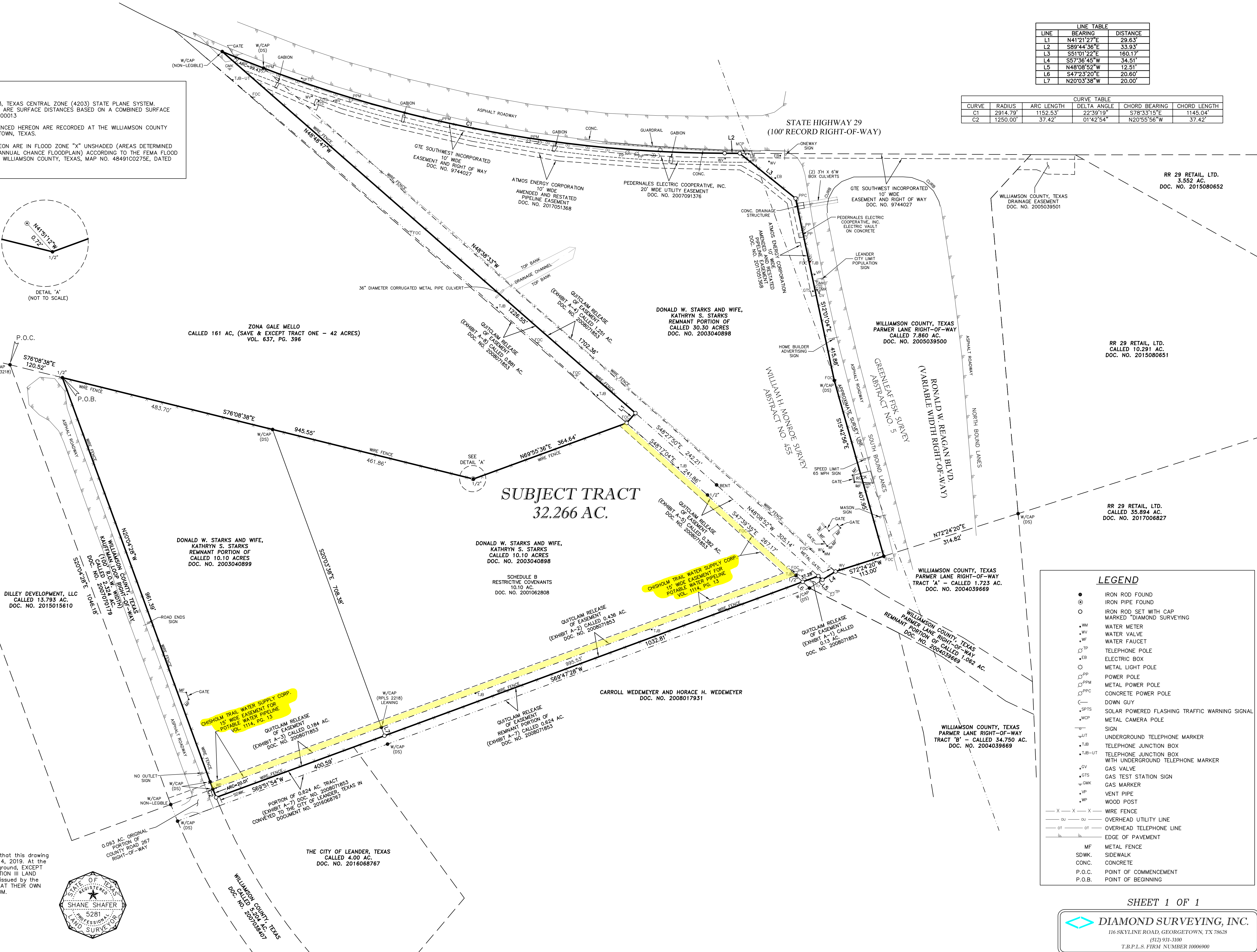
I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on October 4, 2019. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION III LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Shane Shafer

OCTOBER 8, 2019

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N41°21'27"E	29.63'
L2	S89°44'36"E	33.93'
L3	S51°01'22"E	160.17'
L4	S57°36'45"W	34.51'
L5	N48°08'52"W	12.51'
L6	S47°23'20"E	20.60'
L7	N20°03'38"W	20.00'

CURVE TABLE		
CURVE	RADIUS	ARC LENGTH
C1	2914.79'	1152.53'
C2	1250.00'	37.42'

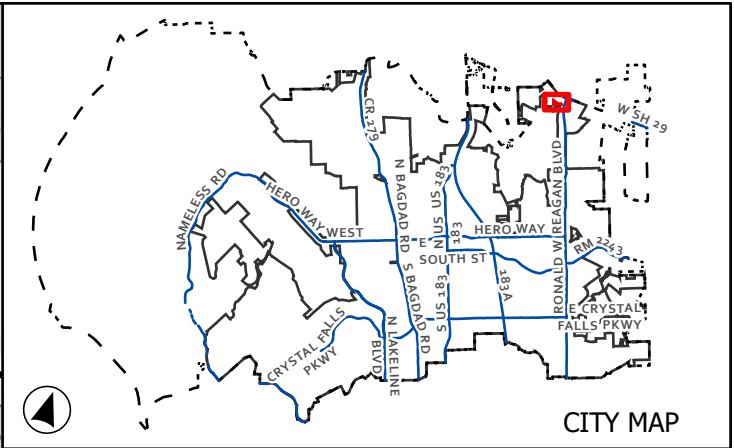
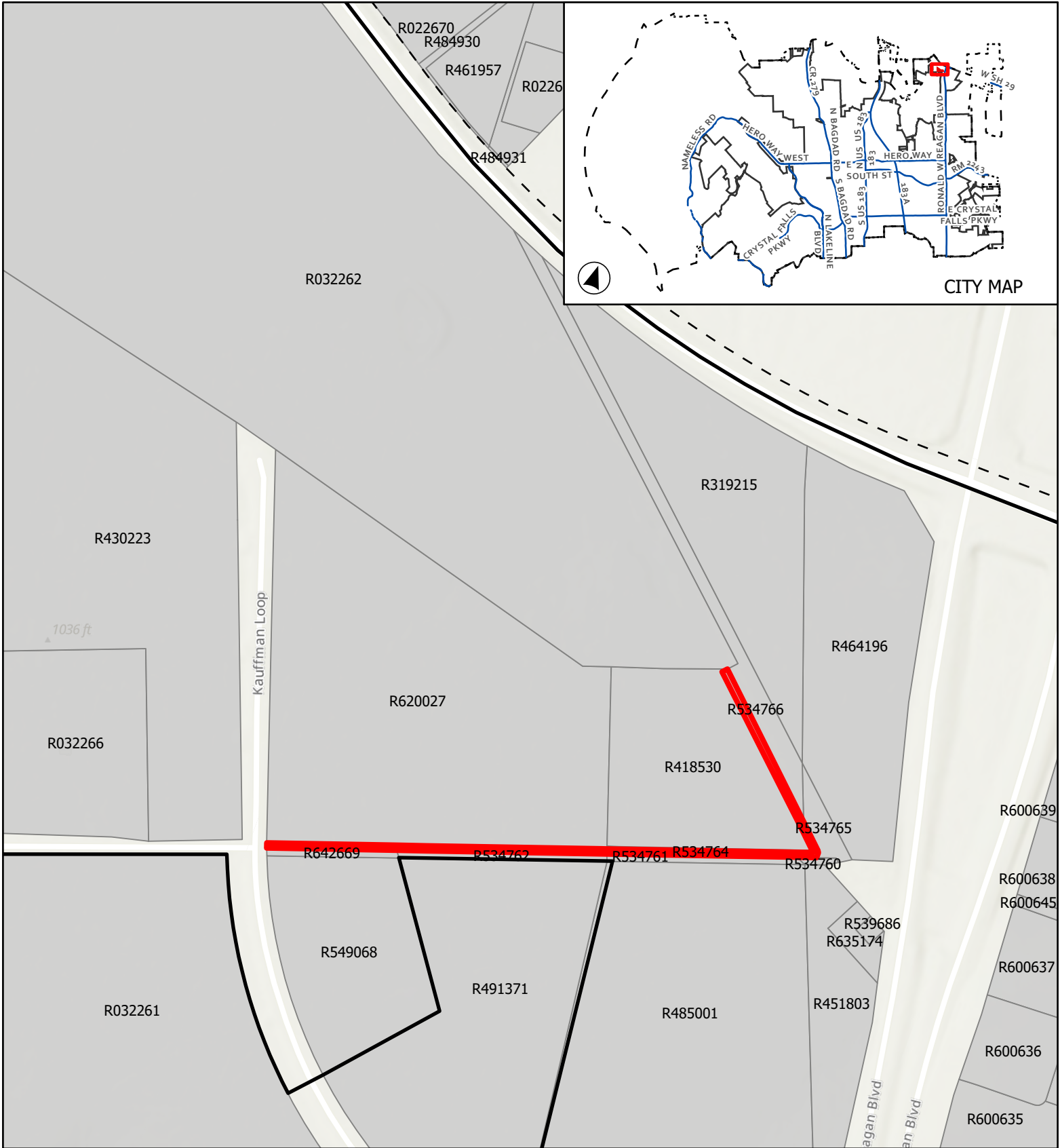
CURVE TABLE		
CURVE	DELTA ANGLE	CHORD BEARING
C1	22°39'19"	S78°33'19"E
C2	01°42'54"	N20°55'56"W

CHORD LENGTH	
C1	1143.04'
C2	37.42'

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- ⊙ IRON ROD SET WITH CAP
- ⊙ MARKED "DIAMOND SURVEYING"
- WM WATER METER
- WV WATER VALVE
- WF WATER FAUCET
- TP TELEPHONE POLE
- EB ELECTRIC BOX
- EL ELECTRIC LIGHT POLE
- PP POWER POLE
- PPM METAL POWER POLE
- PPC CONCRETE POWER POLE
- C DOWN GUY
- SPTS SOLAR POWERED FLASHING TRAFFIC WARNING SIGNAL
- MCP METAL CAMERA POLE
- SIGN
- UT UNDERGROUND TELEPHONE MARKER
- TJB TELEPHONE JUNCTION BOX
- TJB-UT TELEPHONE JUNCTION BOX WITH UNDERGROUND TELEPHONE MARKER
- GV GAS VALVE
- GTS GAS TEST STATION SIGN
- GAK GAS MARKER
- VP VENT PIPE
- WP WOOD POST
- X X X X X WIRE FENCE
- OU OU OVERHEAD UTILITY LINE
- OT OT OVERHEAD TELEPHONE LINE
- MF METAL FENCE
- SDWK SIDEWALK
- CONC. CONCRETE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

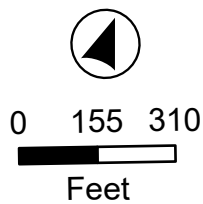
SHEET 1 OF 1



CASE: ESMT-23-0057 ATTACHMENT 2 CHISOLM TRAIL SPECIAL UTILITY DISTRICT EASEMENT VACATE

Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- City Limits
- ETJ Boundary
- Subject Boundary



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-21-0036 Northline Block A construction plan; more particularly described by Williamson Central Appraisal District Parcels R458187 and R566425; generally located to the southeast corner of US 183 and E. San Gabriel Parkway; Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the Northline Block A construction plans. Article II, Section 23(g) includes the following provisions.

g. Application Expiration.

1. The Construction Plans application shall expire nine (9)- months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
2. The Planning Department may grant one (one) six (6)- month extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a resubmission of the construction plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

HISTORY/TIMELINE:

09/17/2022 - Construction Plan Application Expired, Staff Extension Granted

03/17/2023 - Construction Plan Application Staff Extension Expired

APPLICANT/AGENT:

WGI on behalf of Northline Development Company

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Extension Request Letter
2. Location Map
3. Ordinance



July 20, 2023

30216606.00

City of Leander
Attn: Robin Griffin, Planning Director
Planning Department
201 N. Brushy St.
Leander, Texas, 78641

RE: **PICP-21-0036 – Public Infrastructure Construction Plans for Northline Lots 1-8, Block A and Block B
Extension Request Letter**

To whom it may concern:

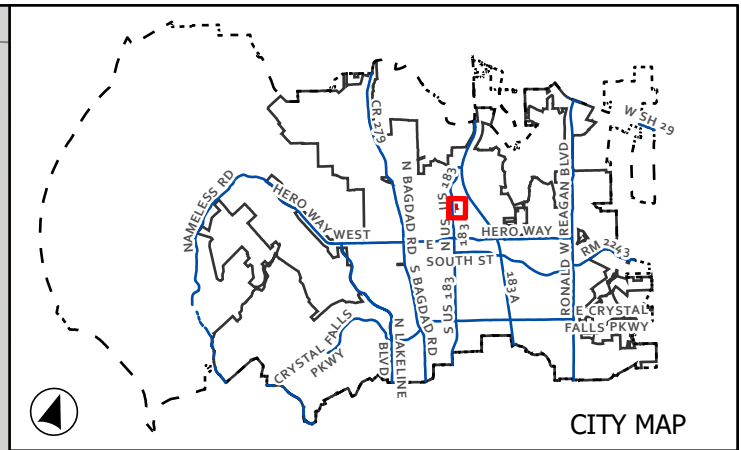
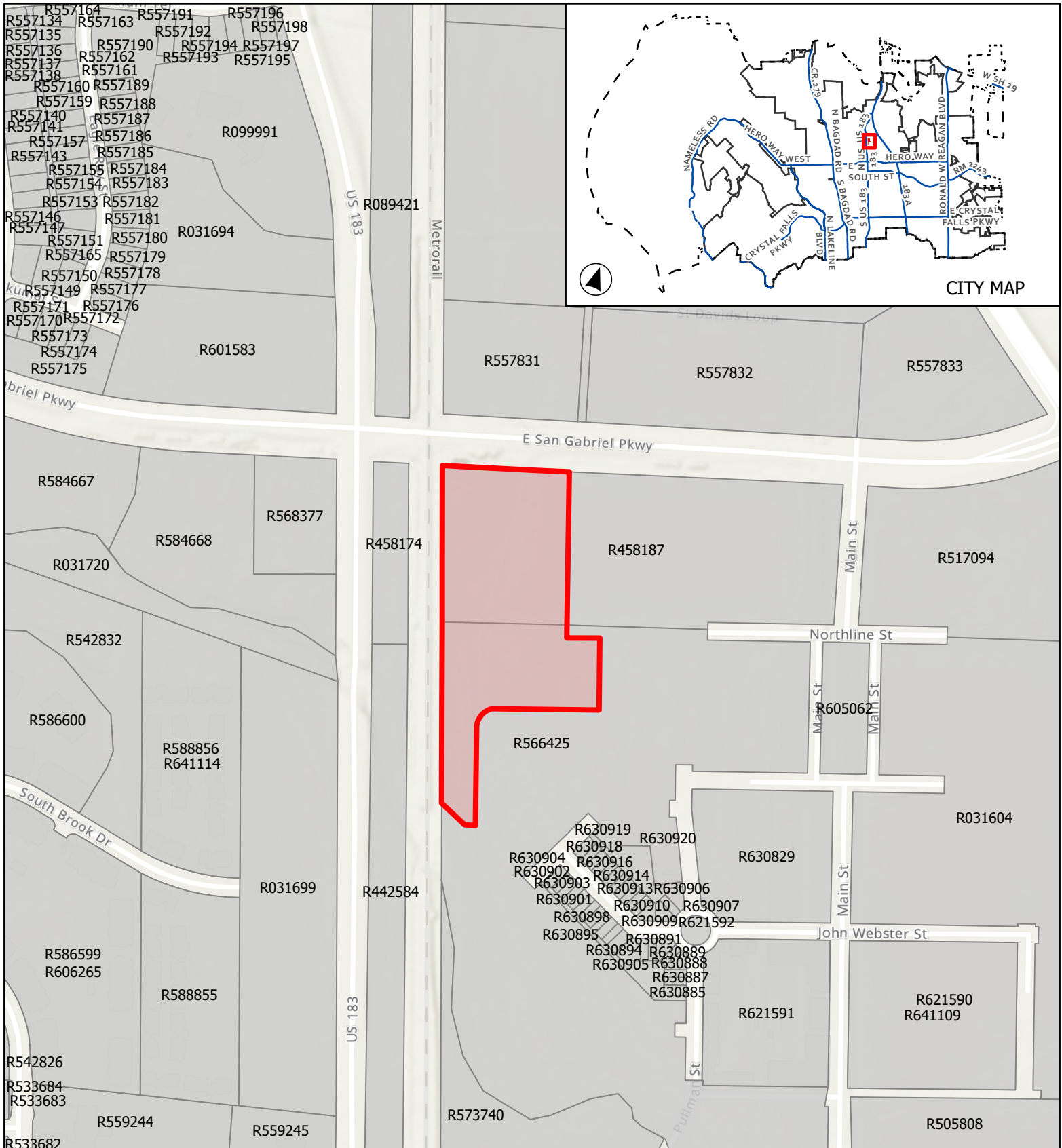
On behalf of Northline Leander Development Company., WGI is respectfully requesting an extension for PICP-21-0036. The plans for this project are near permit. At the request of the city, we have incorporated a floodplain and traffic study for San Gabriel Parkway, which has extended the review period. The city brought up traffic concerns in February 2022, and then officially notified via comment letter in March 2022, that a traffic control study would need to be completed. The city's traffic study review comments were given to WGI in June 2022, and WGI and the client team met with the city to discuss these findings in July 2022. The city provided comments on how to proceed based on this meeting and WGI incorporated these comments into the plans. The resubmittal of these updated plans occurred in August 2022. The updates made to the plans as a result of the traffic study necessitated updating the traffic control plan for San Gabriel Parkway, which could not be updated until the traffic study results were fully incorporated into the plan set. The traffic control plan was updated concurrently while the city was reviewing the construction plan set submitted in August 2022, and was included with the next submittal to the city. An initial extension was granted due to the traffic study delays, which extended the expiration date to March 19th, 2023. The fourth round of comments received from the city in March 2023 included a new request for plan and profiles of the proposed reclaimed water line. The new plan and profiles were incorporated and submitted to the city in April 2023. All review comments have now been cleared and WGI is requesting an extension to provide time for the contractor bidding process and pre-construction meeting.

Thank you for your thoughtful consideration of this extension request. Please let me know if you need any additional information in order to process this.

Sincerely,
WGI
Engineering Firm No. F-15085

A handwritten signature in cursive script that reads "Katie Bolger".

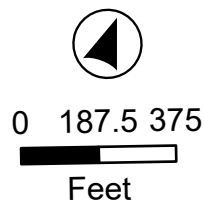
Kathryn Bolger, Project Manager



CASE: PICP-21-0036 ATTACHMENT 2 NORTHLINE BLK A

Location Map

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- City Limits
- ETJ Boundary
- Subject Boundary

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS GRANTING
AN EXTENSION OF THE EXPIRATION OF THE CONSTRUCTION
PLANS APPLICATION FOR THE NORTHLINE BLOCK A
SUBDIVISION.**

WHEREAS, Section 23 (g) (1) of the City's Subdivision Ordinance provides that the construction plans application expires nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant's failure to cause the application to comply with applicable city regulations;

WHEREAS, Section 23 (g) (2) of the City's Subdivision Ordinance provides that the Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the construction plans;

WHEREAS, the Planning Department granted one six (6) month extension for the Northline Block A construction plan application (the "Construction Plans Application") which expired on or about March 17, 2023;

WHEREAS, the City Council of the City of Leander, Texas (the "City") finds that there is good reason to grant an extension of the expiration date for the Construction Plans Application because the applicant is actively working with the Planning Department and will be able to address the construction plans comments and move forward with construction within a reasonable timeframe;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS THAT:

SECTION 1. Findings of Fact. The forgoing recitals are incorporated into this Ordinance as true and correct findings of fact.

SECTION 2. Extension Granted. The City hereby grants an extension of the expiration date for the Construction Plans Application to September 17, 2023. In the event that the Construction Plans Application is not approved by the City Staff on or before September 17, 2023, the Construction Plans Application shall expire.

SECTION 3. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with the City Charter.

SECTION 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public

notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this the August 17, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-21-0032 Northline Lots 1-8, Blocks A and B Final Plat; on a portion of a parcel of land approximately 66.17 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R458187; and located to the southwest of the intersection of E. San Gabriel Parkway and Main Street; Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the Northline Lots 1-8, Blocks A & B Final Plat form final plat application. Article II, Section 24 (g) includes the following provisions.

g. Application Expiration.

1. The Final Plat application shall expire nine (9)- months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the final plat is not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
2. The Planning Department may grant one (1) six (6)- month extension if the applicant can show substantial progress in obtaining approval of the final plat. Substantial progress shall consist of, at a minimum, a resubmission of the final plat and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

HISTORY/TIMELINE:

10/28/2022 - Final Plat Application Expired
04/28/2023 - Final Plat Application Staff Extension Expired

APPLICANT/AGENT:

WGI on behalf of Northline Development Company

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The final plat application expires nine (9)- months after the first review comment letter for the final plat is sent to the applicant.

Staff recommends approval of an additional six (6)- month extension. Approving this extension would grant an extension to October 28, 2023 and will allow the developer to finalize the plat requirements and schedule the plat for review by the Planning & Zoning Commission.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Extension Request
2. Location Map

3. Ordinance



July 20, 2023

30216606.00

City of Leander
Attn: Robin Griffin, Planning Director
Planning Department
201 N. Brushy St.
Leander, Texas, 78641

RE: **FP-21-0032– Northline Lots 1-8, Block A and Block B Final Plat
Extension Request Letter**

To whom it may concern:

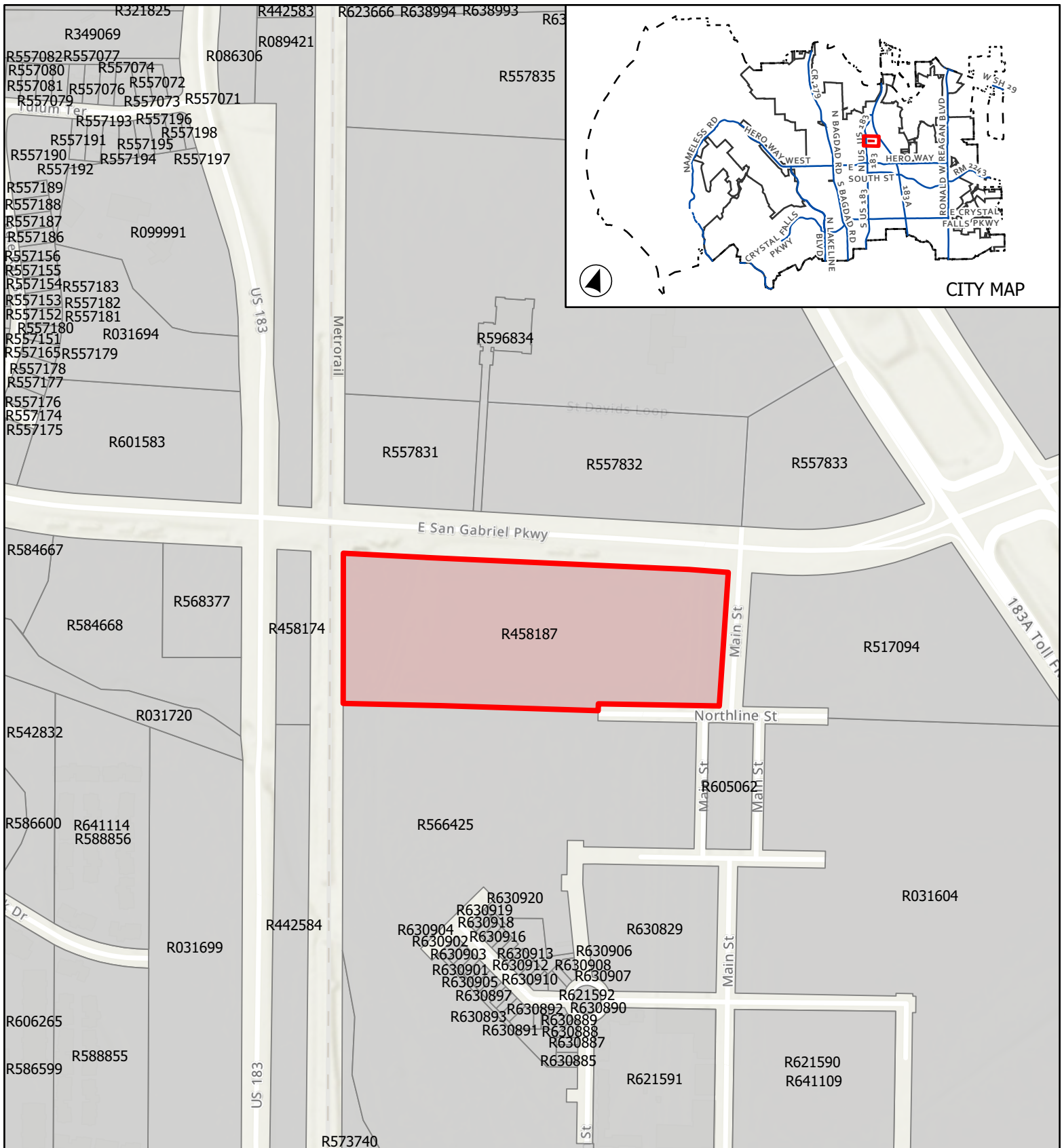
On behalf of Northline Leander Development Company, WGI is respectfully requesting an extension for FP-21-0032. The plans for this project are near permit. The final plat cannot be approved and recorded until the proposed improvements associated with the related construction plan application (City of Leander case number PICP-21-0036) are completed, since several easements cannot be released until existing storm infrastructure is removed and replaced. The construction plan application review period has been extended due to circumstances detailed in a separate extension request letter for PICP-21-0036. Because of the delays affecting the construction plan approval timeline and needing that approval for the final plat, the plat was not be able to receive full approval prior to the council extension expiration date for the final plat of October 28th, 2023.

Thank you for your thoughtful consideration of this extension request. Please let me know if you need any additional information in order to process this.

Sincerely,
WGI
Engineering Firm No. F-15085

A handwritten signature in black ink that reads 'Katie Bolger'. The signature is written in a cursive, flowing style.

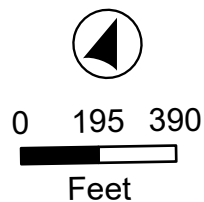
Kathryn Bolger, Project Manager



CASE: FP-21-0032 ATTACHMENT 2 NORTHLINE LOTS 1-8 BLK A & B

Location Map

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- City Limits
- ETJ Boundary
- Subject Boundary

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS
GRANTING AN EXTENSION OF THE EXPIRATION OF THE
FINAL PLAT APPLICATION FOR THE NORTHLINE LOTS 1-8,
BLOCKS A & B SUBDIVISION.**

WHEREAS, Section 24 (g) (1) of the City's Subdivision Ordinance provides that the final plat application expires nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the final plat are not approved due to the applicant's failure to cause the application to comply with applicable city regulations;

WHEREAS, Section 24 (g) (2) of the City's Subdivision Ordinance provides that the Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the final plat;

WHEREAS, the Planning Department granted one six (6) month extension for the Hawkes Landing North Phase 2 final plat application (the "Final Plat Application") which expired on or about April 28, 2023;

WHEREAS, the City Council of the City of Leander, Texas (the "City") finds that there is good reason to grant an extension of the expiration date for the Final Plat Application because the applicant is actively working to address the final plat comments and move forward with final plat within a reasonable timeframe;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS THAT:

SECTION 1. Findings of Fact. The forgoing recitals are incorporated into this Ordinance as true and correct findings of fact.

SECTION 2. Extension Granted. The City hereby grants an extension of the expiration date for the Final Plat Application to October 28, 2023. In the event that the Final Plat Application is not approved by the Planning and Zoning Commission on or before October 28, 2023, the Final Plat Application shall expire.

SECTION 3. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with the City Charter.

SECTION 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this the 17 day of August, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of the Crystal Village License to Encroach Agreement, Case LA-23-0018, to allow for the installation and maintenance of landscaping and irrigation within portions of the right-of-way of Raider Way, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

License agreements are required when developers propose to place private improvements within the public right-of-way. This agreement grants the developer permission to install the improvements as well as provide conditions that describe the responsibility of maintaining and possible removal of improvements. In addition, the developer is required to indemnify the City against claims and liabilities and carry insurance.

The developer of the Crystal Village development, located at 10744 E. Crystal Falls Parkway, is requesting a license to encroach agreement to install and maintain landscaping and irrigation within a portion of the right-of-way of Raider Way.

APPLICANT/AGENT:

Brightview Landscape Development (Weston Roof) on behalf of Premas Global Leander 1, LLC (Sharon Beeson)

RECOMMENDATION:

Staff recommends approval of the license agreement.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. License Agreement

**LICENSE AGREEMENT
FOR THE CRYSTAL VILLAGE DEVELOPMENT**

The City of Leander, a Texas home-rule municipal corporation and political subdivision of the State of Texas situated in Williamson and Travis Counties, Texas ("the City"), and Premas Global Leander I, a Delaware limited liability company (the "Licensee"), enter into this License Agreement for the Crystal Village Subdivision ("Agreement") on this the ____ day of _____, 20____, upon the terms and conditions set forth below.

I. PURPOSE OF LICENSE AGREEMENT. The City grants to Licensee permission to use the property, located within the right-of-way of Raider Way in the Crystal Village, Leander, Texas (the "Subdivision"), shown in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Licensed Property"), for the following purposes only:

- (1) the installation of landscaping;
- (2) the installation of an irrigation system for the landscaping; and
- (3) the repair, maintenance and replacement of the landscaping and irrigation system, within right-of-way of Raider Way shown on Exhibit "A" hereto. The landscaping and irrigation are sometimes collectively referred to herein as the "Improvements".

The City makes this grant solely to the extent of its right, title and interest in the Licensed Property, without any express or implied warranties.

Licensee agrees that all construction installation and maintenance permitted by this Agreement shall be done in compliance with plans and specifications approved in writing by the City Engineer and all applicable City, County, State and/or Federal laws, ordinances, regulations and policies now existing or later adopted.

Any provision herein to the contrary notwithstanding, Licensee shall be liable for, and shall indemnify and hold the City harmless from all damages, causes of action, and claims arising out of or in connection with Licensee's installation, operation, maintenance or removal of the Improvements permitted under this Agreement.

II. ANNUAL FEE. No annual fee shall be due in connection with this License Agreement.

III. CITY'S RIGHT TO LICENSED PROPERTY. This Agreement is expressly subject and subordinate to the present and future right of the City, its successors, assigns, lessees, grantees, and Licensee, to construct, install, establish, maintain, use, operate, and renew any public utilities facilities, franchised public utilities, rights-of-way, roadways, or streets on, beneath, or above the surface of the Licensed Property. The uses of the Licensed Property are subject to the City's right to interfere with or destroy Licensee's use of the Licensed Property, or any property or the Improvements placed thereon or therein by Licensee, if such use or action is determined necessary by the City.

Notwithstanding any provision of this Agreement to the contrary, the City retains the right to enter upon the Licensed Property, at any time and without notice, and assuming no obligation to Licensee, to remove any of the Improvements or alterations thereof whenever such removal is

deemed necessary for: (a) exercising the City's rights or duties with respect to the Licensed Property; (b) protecting persons or property; or (c) the public health or safety.

IV. INSURANCE. Licensee shall, at its sole expense, maintain a commercial general liability insurance policy, written by a company acceptable to the city and licensed to do business in Texas, with a combined single limit of not less than \$600,000.00, which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. The City may require the Licensee to increase the combined single limit of such coverage from time to time in the discretion of the City. Such insurance coverage shall specifically name the City as an additional-insured. The insurance shall cover all perils arising from the activities of Licensee, its officers, employees, agents, or contractors, relative to this Agreement. Licensee shall be responsible for any deductibles stated in the policy. An ACORD form Certificate of Liability Insurance shall be delivered to the City Manager of City on or before the Licensee's use or occupancy of the Licensed Property.

Licensee shall not cause any insurance to be canceled nor permit any insurance to lapse. All insurance certificates shall include a clause to the effect that the policy shall not be canceled, reduced, restricted or otherwise limited until forty-five (45) days after the City has received written notice as evidenced by a return receipt of registered or certified mail.

V. INDEMNIFICATION. Licensee shall indemnify, defend, and hold harmless the City and its officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property which arises from or is in any manner caused by the Licensee's construction, maintenance or use of the Licensed Property. This indemnification provision, however shall not apply to any claims, suits, damage, costs, losses, or expenses (i) for which the City shall have been compensated by insurance provided under Paragraph IV, above, or (ii) arising solely from the negligent or willful acts of the City; provided that for the purposes of the foregoing, the City's entering into this Agreement shall not be deemed to be a "negligent or willful act."

VI. CONDITIONS.

- A. Licensee's Responsibilities. Licensee will be responsible for any and all damage to or relocation of existing facilities. Further, Licensee shall reimburse the City for all costs of replacing or repairing any property of the City, or of others, that is damaged by or on behalf of Licensee as a result of activities under this Agreement.
- B. Maintenance. Licensee shall maintain the Licensed Property by keeping the area free of debris and litter. Removal of dead or dying plants shall also be handled by Licensee at its expense. Further, the City may require Licensee to take action to maintain the Licensed Property including, but not limited to, the removal of dead or dying vegetation. Such removal shall be completed within thirty (30) days following receipt of a written request from the City.
- C. Removal or Modification. Licensee agrees that removal or modification of any of the Improvements now existing or to be later placed on the Licensed Property shall be a Licensee's expense. Provided the City has given prior written approval of the plans and

specifications for the Improvements, said removal or modification shall be at Licensee's sole discretion.

- D. **Default.** In the event that Licensee fails to maintain the Licensed Property or otherwise comply with the terms or conditions as set forth herein, the City shall give Licensee written notice thereof, by registered or certified mail, return receipt requested, to the address set forth below. Licensee shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of, and, if Licensee does not satisfactorily remedy the same within the thirty (30) day period, the City may perform the work or contract for the completion of the work. Licensee agrees to pay within thirty (30) days of written demand by the City, all reasonable costs expenses incurred by the City in completing the work.

Licensee Address

Premas Global Leander 1, LLC
Attn: Sharon Beeson
3800 Centerpoint Drive Suite 700
Anchorage, AK 99503
Anchorage County

City Address

City of Leander
Attn: City Manager
P.O. Box 319
Leander, Texas 78641
Williamson County

VII. COMMENCEMENT AND TERMINATION BY ABANDONMENT. This Agreement shall begin with the effective date and continue thereafter for so long as the Licensed Property shall be used for the purposes set forth herein. If Licensee abandons the use of all or any part of the Licensed Property for the purposes set forth in this Agreement, this Agreement shall expire and terminate, as to the portion or portions abandoned, following thirty (30) days written notice by the City to the Licensee or by Licensee to the City. If all or a part of the Licensed Property is abandoned by Licensee, the City shall thereafter have the same complete title to the Licensed Property so abandoned as though this Agreement had never been made, and shall have the right to enter on the Licensed Property and terminate the rights of Licensee, its successors and assigns hereunder, to the abandoned part of the Licensed Property. All installations of Licensee on a portion of the Licensed Property that is abandoned shall be deemed property of the City unless removed with the consent of the City.

VIII. TERMINATION.

- A. **Termination by Licensee.** This Agreement may be terminated by Licensee by delivering written notice of termination to the City not later than thirty (30) days before the effective date of termination. If Licensee terminates, then it shall remove all installations that it made from the Licensed Property within the thirty-day notice period, at its sole cost and expense. Failure to do so shall constitute a breach of this Agreement.
- B. **Termination by City.** Notwithstanding any other term, provision or conditions of this Agreement, subject only to prior written notification to Licensee or its successor-in-interest, this Agreement is revocable by the City if:
1. The Improvements, or a portion of them, interfere with the City's right-of-way;

2. Use of the Licensed Property becomes necessary for a public purpose;
3. The Improvements, or a portion of them, constitute a danger to the public which the City deems not be remediable by alteration, repair or maintenance;
4. Despite thirty (30) days written notice to Licensee, maintenance or alteration necessary to alleviate a danger to the public has not been made; or
5. Licensee fails to comply with the terms and conditions of this Agreement including, but not limited to the insurance requirements specified herein.

If Licensee abandons or fails to maintain the Licensed Property, and the City receives no substantive response within thirty (30) days following written notification to Licensee, then the City may remove and/or replace all of the Improvements and collect from Licensee the City's actual expenses incurred in connection therewith.

IX. EMINENT DOMAIN. If eminent domain is exerted on the Licensed Property the City will, to the extent permitted by law, cooperate with Licensee to effect the removal of Licensee's affected installations and the Improvements thereon, at Licensee's sole expense. Licensee shall be entitled to retain all monies paid by the condemning authority to Licensee for Licensee's installations taken, if any.

X. INTERPRETATION. This Agreement shall, in the event of any dispute over its intent, meaning or application, be interpreted fairly and reasonably, and neither more strongly for nor against either party.

XI. APPLICATION OF LAW. This Agreement shall be governed by the laws of the state of Texas. If the final judgment of a court of competent jurisdiction invalidates any part of this Agreement, then the remaining parts shall be enforced, to the extent possible, consistent with the intent of the parties as evidenced by this Agreement.

XII. VENUE. Venue for all lawsuits concerning this Agreement will be in the Williamson County, Texas.

XIII. COVENANT RUNNING WITH LAND; WAIVER OF DEFAULT. This Agreement and all of the covenants herein shall run with the land; therefore, the conditions set forth herein shall inure to and bind each party's successors and assigns. Either party may waive any default of the other at any time by written instrument, without affecting or impairing any right arising from any subsequent or other default.

XIV. ASSIGNMENT. Licensee shall not assign, sublet or transfer its interest in this Agreement without the written consent of the City, which consent shall not be unreasonably withheld. Subject to the assignee's compliance with the insurance requirements set forth herein, if any, Licensee shall furnish to the City a copy of any such assignment or transfer of any of Licensee's rights in this Agreement, including the name, address, and contact person of the assignee, along with the date of assignment or transfer. The City Manager may approve an assignment, sublease, or transfer of

interest in this Agreement to a property owner's association for the development (the "POA") that meets the requirements of this paragraph. The POA must have been legally established; maintenance obligations for the Improvements must have been assigned to the POA; and the POA must have a binding, continuing responsibility for the maintenance and operation of the Improvements and shall establish adequate funding for such maintenance and operation. This Agreement may not be assigned, sublet, or transferred until the Licensee or the POA submits proof to the City of compliance with this paragraph and the insurance requirements under this Agreement. Subject to the assignee's compliance with this paragraph and the insurance requirements set forth herein, if any, Licensee shall furnish to the City a copy of any such assignment or transfer of any of Licensee's rights in this Agreement, including the name, address, and contact person of the assignee, along with the date of assignment or transfer.

TERMS AND CONDITIONS ACCEPTED, this the ____ day of _____, 20__.

LICENSOR: CITY OF LEANDER, TEXAS

By: _____

Name: _____

Title: City Manager

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 20__, by _____, City Manager for the City of Leander, Texas, on behalf of the City.

Notary Public – State of Texas

LICENSEE:

Premas Global Leander I, LLC, a Delaware, LLC

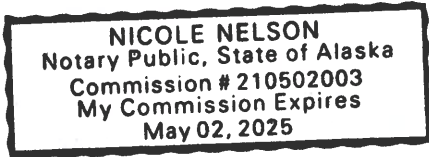
By: Sharon Beeson

Name: Sharon Beeson

Title: Chief Financial Officer of Koniag Real Estate, LLC

THE STATE OF ALASKA §
COUNTY OF 3rd District §

This instrument was acknowledged before me on July 25, 2023, by Sharon Beeson, Chief Financial Officer of Koniag Real Estate, LLC, an Alaska limited liability company, in its capacity as the manager of Premas Global Leander I, LLC, on behalf of such entities.



[Signature]

Notary Public – State of AK

AFTER RECORDING RETURN TO:

City of Leander

Attn: City Secretary

P. O. Box 319

Leander, Texas 78646-0319



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of Ordinance Case OR-23-0008 to amend Article V, Section 71 of the Subdivision Ordinance to address annexation of property under certain conditions; providing a severability clause; providing savings, effective date and open meetings clauses; and to provide for related matters; Williamson and Travis Counties, Texas.

BACKGROUND:

The City of Leander, Texas (the “City”), owns, operates and maintains a water treatment and distribution system. The regulations set forth in the ordinance are reasonable and necessary for managing water supply for its customers and for the protection of the public health, safety, and welfare.

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the ordinance amendments.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING SECTION 71 OF THE SUBDIVISION ORDINANCE TO ADDRESS ANNEXATION OF PROPERTY UNDER CERTAIN CONDITIONS; PROVIDING A SEVERABILITY CLAUSE, PROVIDING SAVINGS, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES, AND PROVIDING FOR RELATED MATTERS.

Whereas, the City of Leander, Texas (the “City”), owns, operates and maintains a water treatment and distribution system;

Whereas, the City Council finds that regulations set forth herein are reasonable and necessary for managing water supply for its customers and for the protection of the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Amendment of Section 71. Section 71, Exhibit 10A, Chapter 10, of the City’s Code of Ordinances (the “Code”) is hereby amended by adding subsections (b), (c), and (d) to read as follows:

- (b) For properties located in the City’s extraterritorial jurisdiction, annexation is required if the developer proposes a subdivision or development that includes more than one residential unit greater than three thousand six hundred (3,600) square feet on an acreage lot.
- (c) For properties located in the City’s extraterritorial jurisdiction, annexation is required if the developer proposes a subdivision or development requires minimum fire flows and fire hydrant distribution system.
- (d) The City Council may determine, in its sole discretion, to provide services in the ETJ without first annexing the property upon: (i) compliance with the conditions set forth in Section 13.02.007(b) of the Code; and (ii) a determination by the City Council that the provision of services is in the best interest of the City.

Section 3. Conflicting Ordinances. Section 71, Exhibit 10A, Chapter 10, Leander Code of Ordinances is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

Section 4. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting platting within the

City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

Section 6. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the 17 day of August, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of Ordinance Case OR-23-0010 regarding an Ordinance amending Section 13.02.007, Article 13.02, Water and Sewer Service, to provide for terms and conditions of providing water and wastewater service to properties removed from the City's Extraterritorial Jurisdiction; providing a severability clause, providing a savings, effective date and open meetings clauses; and providing for related matters; Williamson and Travis Counties, Texas.

BACKGROUND:

Senate Bill 2038 was adopted in the 88th Legislative Session and allows for landowners to petition for release from the City's Extraterritorial Jurisdiction (ETJ). When a property is removed from the City's ETJ, the City loses regulatory authority necessary for proper management of City's water and wastewater systems and services and for the protection of the public health, safety, and welfare, including but not limited to enacting and enforcing ordinances related to platting, effective extension of the utility system, water quality, and water conservation and drought contingency. The City also needs to have the ability to monitor the expansion of the water and wastewater systems. The proposed ordinance provides that a person who removes their property from the City's ETJ is not eligible for retail water or retail wastewater service, unless the property owner petitions to be included in the City's ETJ or city limits, as appropriate. The ordinance also provides for Council to consider providing service to customers outside the City's ETJ under certain conditions.

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the ordinance amendments.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING SECTION 13.02.007, ARTICLE 13.02, WATER AND SEWER SERVICE, TO PROVIDE FOR TERMS AND CONDITIONS OF PROVIDING WATER AND WASTEWATER SERVICE TO PROPERTIES REMOVED FROM THE CITY'S ETJ; PROVIDING A SEVERABILITY CLAUSE, PROVIDING SAVINGS, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES, AND PROVIDING FOR RELATED MATTERS.

Whereas, the City of Leander, Texas (the "City"), owns, operates and maintains a water treatment and distribution system;

Whereas, SB 2038 authorizes property owners to petition to be removed from the City's extraterritorial jurisdiction ("ETJ") under certain conditions;

Whereas, when a property is removed from the City's ETJ, the City loses regulatory authority necessary for proper management of City's water and wastewater systems and services and for the protection of the public health, safety, and welfare, including but not limited to enacting and enforcing ordinances related to platting, effective extension of the utility system, water quality, and water conservation and drought contingency;

Whereas, enactment and enforcement of water conservation regulations is a condition of permits the City holds related to its water supply agreement, and independent of such permit, is necessary to preserve water supply during periods of drought and disruptions in the water supply system; and

Whereas, the City Council finds that regulations set forth herein are reasonable and necessary for the purpose of managing water supply and distribution for its customers and for the protection of the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Amendment of Section 13.02.007. Division 1, Article 13.02.007 of the City of Leander Code of Ordinances (the "Code") is hereby amended to add Section 13.02.007 read as follows:

Section 13.02.007 Retail Utility Services to Properties Removed from the ETJ

- (a) A property owner who petitions to be removed and is removed from the City's extraterritorial jurisdiction ("ETJ") pursuant to SB 2038 is not eligible to receive retail water or retail wastewater service from the City. The property owner may receive retail

water or retail wastewater service from the City by submitting a petition to be annexed into the City's ("ETJ") or city limits, as appropriate.

- (b) For properties removed from the ETJ that are removed from the City's water or wastewater certificate of convenience and necessity ("CCN"), in due course and at such time determined appropriate by the City, the City will consider applying for decertification of the property from the City's ETJ. The City will not oppose the property owner's application to decertify from the City's CCN.
- (c) The City Council may determine, in its sole discretion, to provide services to a property that was removed from the City's ETJ without first annexing the property upon: (i) compliance with the conditions set forth below; and (ii) a determination by the City Council that the provision of services is in the best interest of the City.

- (1) Adequate capacity exists. There is adequate capacity of City services available for the purpose of servicing residential and commercial users outside the City's ETJ without impairing services within the City's service area. Whether such adequate capacity exists shall be determined solely by the Director of Engineering, and the determination of the director shall be final.
- (2) Protection of resources. The extension of services shall not lead to significant degradation of water quality or other environmental resources, or cause or have the potential to cause the City's non-compliance with any local, State, or federal regulations or statutes.
- (3) Owners outside City limits to bear costs of service facilities and furnish easements. The property owner requesting service shall be responsible for all costs relating to the design and construction of service facilities. The property owner shall also furnish suitable construction and permanent easements and rights-of-way for utility lines.
- (4) Construction to conform to City standards. All design and construction of service facilities shall be in accordance with City standards and specifications.
- (5) New subdivisions to comply with City subdivision regulations. New subdivisions recorded after the date of passage of this section desiring services shall comply with the subdivision regulations of the City of Leander, Texas, in effect at the time such new subdivision is approved.
- (6) City to have right of review. The City shall have the right to review and approve all plats and plans where service is to be provided. The property owner requesting the service shall pay for all reviews in accordance with the Leander Code of Ordinances Appendix A Fee Schedule, as amended.
- (7) Water and sewer facility requirements. Water service will not be provided to residential and commercial users who utilize private sewage facilities.
- (8) Service lines to meet ultimate requirements of the City. All service lines shall be sized to serve the ultimate requirements of the City.
- (9) City may reimburse owner for oversized service lines. Where the service lines required to meet the ultimate requirements for the City are larger than the total capacity required to serve the tract of land to be developed, the City may enter into

a contract with the property owner constructing the service lines for reimbursement for the excess capacity.

- (10) Extended service lines to be inspected by the City. All service lines and facilities extending from existing City facilities to any tract of land outside the City limits requesting service shall be inspected by the City's Engineering Department. The property owner requesting the service shall pay for inspections in accordance with the Leander Code of Ordinances, Appendix A, Fee Schedule, as amended.
- (11) Wholesale service to another retail public utility. Any provision of City services on a wholesale basis to another retail public utility in the City's ETJ will be governed by a separate wholesale service agreement approved by the City Council incorporating terms and conditions determined by the City Council to be in the best interest of the City. Expenses incurred by the City in the negotiation and execution of a wholesale service agreement shall be reimbursed by the property owner or retail public utility requesting the wholesale service.
- (12) Utility Service Agreement. The property owner shall enter into a utility service agreement with the City that incorporates the terms and conditions of this Section 13.07.002(b)(2), that obligates the property owner to comply with the City's tree preservation, landscaping, water conservation, and drought contingency regulations, and that identifies specific design standards, utility usage restrictions, and connection of public infrastructure as deemed necessary by the Director of Engineering, and any other terms determined by the City Council to be in the best interest of the City.

Section 3. Conflicting Ordinances. Division 1, Article 13.02, Leander Code of Ordinances is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

Section 4. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting utility service within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

Section 6. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of

any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the 17 day of August, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of Ordinance Case OR-23-0007 to amending Sections of A3.002, A3.003 and A3.009 of Appendix A of the Leander Code of Ordinances to revise site development, subdivision, and zoning related fees; providing a severability clause, providing savings, effective date, and open meetings clauses; and providing for related matters; Williamson and Travis Counties, Texas.

BACKGROUND:

The City evaluates fees associated with development to make sure that our fee schedule is in line with surrounding communities. Over time, we have updated our fees as well as added new fees based on new types of applications. This update includes adjustments to the Development Services Fees.

In addition, staff has proposed updates to the method of calculating construction plan review and inspection fees in response to House Bill 3492. Currently the City calculates the fee based on the cost of construction and the review and inspection fee are combined. Staff has coordinating with surrounding cities on options to address this fee and has developed a calculation that breaks up the review and inspection fees and calculates based off of the project size instead. The staff time needed to review the plans and inspect the project was taken in to consideration as part of this fee adjustment.

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the fee updates.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Ordinance
2. Fee Schedule Comparison

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS AMENDING SECTIONS OF A3.002, A3.003, AND A3.009 OF APPENDIX A, LEANDER CODE OF ORDINANCES TO REVISE SITE DEVELOPMENT, SUBDIVISION, AND ZONING RELATED FEES; PROVIDING A SEVERABILITY CLAUSE, PROVIDING SAVINGS, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES, AND PROVIDING FOR RELATED MATTERS.

Whereas, the City Council of the City of Leander, Texas (the “City”), a home rule-city, has the authority to set fees reasonable and necessary for the operation of the City;

Whereas, the City Council finds that the fees set forth in this ordinance are reasonable and necessary to defray costs of provision, administration, and management of City services;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Amendment to the Land Use fees. Section A3.002 is hereby amended as follows:

- (1) Zoning applications (including rezone applications and Minor planned unit development applications): \$600.00 for the first five acres or portion thereof, plus \$100.00 per each additional acre or portion thereof.
- (2) Special use permits: \$400.00 (\$200.00 for an amendment or an extension).
- (3) Variance or waiver from zoning ordinance: \$400.00 per variance or waiver.
- (4) Planned unit development: \$200.00 per acre or portion thereof, plus \$2,000.00 (maximum fee of \$10,000) (for amendment, \$1,500.00 plus \$100.00 per acre or portion thereof – maximum fee of \$5,500.00).
- (5) Comprehensive plan amendments: \$500.00.
- (6) Comprehensive plan amendments with rezone: \$300.00.
- (7) Annexation: \$200.00.
- (8) Professional recovery fee: \$250.00 per application. (Professional recovery fee is in addition to listed fees. If an outside consultant for the city is required as a result of the application, the applicant is required to pay the estimated fee for such service prior to such service being conducted.)
- (9) Zoning verification letter: \$100.00.
- (10) Sign posting fee: \$30.00 per sign.
- (11) Public hearing notification (newspaper): \$150.00 per newspaper notice.
- (12) Property owner notification: \$5.00 per owner.
- (13) Restrictive covenant, deed restriction, development agreement, shared parking agreement, plat vacation or similar document: \$500.00 plus \$100.00 per page or portion thereof (8.5" x 11" pages, 12 pt. type).

- (14) TIA review:
 - a. In house review:
 - i. \$2,000.00 for up to 5,000 trips per day
 - ii. \$3,000.00 for 5,001 to 10,000 trips per day
 - iii. \$4,000.00 for 10,001 to 15,000 trips per day
 - iv. \$5,000.00 for 15,001 or more
 - b. Outside consultant/3rd party review
 - i. \$500.00 filing fee plus review fees from the outside consultant.
- (15) Drainage Study (not associated with a site development or subdivision application)
 - a. In house review: \$500.00 filing fee
 - b. Outside consultant/3rd party review: \$500.00 filing fee plus fees assessed by the outside consultant.
- (16) Zoning postponement after notification: \$500.00 plus new notification fees.
- (17) Municipal utility district, special district: \$2,500.00 plus \$100.00 per page or portion thereof (8.5" x 11" pages, 12 pt. type), plus a \$5,000.00 deposit for legal fees.
- (18) Street vacation request: \$250.00 + \$0.05 per square foot of ROW.
- (19) Administrative code exception authorized by ordinance: \$100.00.
- (20) Appeal of administrative planning and zoning commission decision: \$400.00.
- (21) GIS (applies to all applications mapped on GIS): \$75.00.
- (22) Wireless communication facility development plan fee: \$300.00.
- (23) Heritage tree removal permit: \$250.00.
- (24) Due diligence report: \$250.00. This fee may be used as a credit for the first submission of either the associated site development permit or subdivision submittal.

Section 3. Amendment to the Subdivision fees. Section A3.003 is hereby amended as follows:

- (1) Concept plan: \$500.00 plus \$25.00 per lot or acre or portion thereof (whichever is greater).
- (2) Preliminary plat: \$2,000.00 plus \$50.00 per lot or acre or portion thereof (whichever is greater). The fee for an application for a minor revision to a preliminary plat shall be fifty percent (50%) of the preliminary plat fee.
- (3) Construction plan fees
 - a. Construction plan review fee:
 - i. Subdivision Related Plans – Subdivision Related Plans are construction plans that are associated with the long form platting process.
 - 1. \$1,500.00 per acre for the first 100 acres
 - 2. \$1,000.00 per acre for the next 150 acres
 - 3. \$500.00 per acre for each acre over 250 acres
 - ii. Offsite Improvements – Offsite Improvements are construction plans for any required improvement, which lies outside of the property being developed.
 - 1. \$2.50 per linear foot per offsite infrastructure improvement (drainage, water, wastewater, and other similar improvements)
 - 2. \$2.50 per square foot of sidewalks, deceleration lanes, streets, and other similar improvements
 - 3. \$10,000.00 traffic signals and signal modifications

4. \$20,000.00 per lift station
5. \$10,000.00 per pump station
- b. Public infrastructure improvement inspection fee:
 - i. Public Infrastructure Improvements shown in Subdivision Related Plans – Subdivision Related Plans are construction plans that are associated with the long form platting process.
 1. \$2,500.00 per acre for the first 100 acres
 2. \$1,500.00 per acre for the next 150 acres
 3. \$1,000.00 per acre for each acre over 250 acres
 - ii. Offsite Improvements – Offsite Improvements are construction plans for any required improvement, which lies outside of the property being developed.
 1. \$7.50 per linear foot per offsite infrastructure improvement item (drainage, water, wastewater, and other similar improvements)
 2. \$5.00 per square foot of sidewalks, deceleration lanes, streets, and other similar improvements
 3. \$25,000.00 per traffic signal and signal modifications
 4. \$100,000.00 per lift station
 5. \$40,000.00 per pump station
- (4) Final plat: \$1000.00 plus \$25.00 per lot or acre or portion thereof (whichever is greater).
- (5) Amended plat: \$650.00.
- (6) Short form final plat: \$1000.00.
- (7) Variance or waiver from subdivision regulations: \$250.00.
- (8) Professional recovery fee: \$250.00 per application. (Professional recovery fee is in addition to the listed fees. If an outside consultant for the city is required as a result of the application, the applicant is required to pay the estimated fee for such service prior to such service being conducted.)
- (9) Public hearing notification (newspaper): \$150.00 per notice.
- (10) Request for expiration extension: \$300.00.
- (11) Legal lot determination: \$200.00.
- (12) Property owner notification: \$5.00 per property owner to be notified.
- (13) Appeal of administrative or planning and zoning commission decision: \$400.00.
- (14) GIS (applies to all applications mapped in GIS): \$75.00.
- (15) Review and inspection fees for review of construction plans and inspection of wastewater infrastructure by Liberty Hill within the wholesale wastewater services area: Actual cost billed to Leander by Liberty Hill.
- (16) Development agreements: \$1,000.00 plus \$5,000.00 deposit for legal fees.
- (17) Resubmittal fees: \$1,000.00 after the 2nd review under the standard review procedure; \$500.00 after the 3rd review under the alternative review procedure.
- (18) Street name change: \$250.00
- (19) Plat recordation fee: \$50.00

Section 4. Amendment to the Site Development Permit fees. Section A3.009 is hereby amended as follows:

- (1) Professional recovery fee: \$250.00 per application. Professional recovery fee is in

addition to the listed fees. If an outside consultant for the city is required as a result of the application, the applicant is required to pay the estimated fee for such service prior to such service being conducted.

- (2) Review fee: \$1,000.00 plus \$0.05 per square foot of impervious cover.
- (3) Inspection fee: \$500.00.
- (4) Re-inspection fee: \$400.00 after the second site inspection.
- (5) Phasing fee: \$250.00 per phase, starting with the second phase.
- (6) Significant tree (over 18" diameter) removal request to planning and zoning commission: \$250.00 for first tree plus \$100.00 for each additional tree.
- (7) Conditional certificate of completion: 30% of review fee.
- (8) Appeal of administrative or planning and zoning commission decisions: \$400.00.
- (9) Resubmittal fees: \$1,000.00 after the 2nd review under the standard procedure; \$500.00 after the 3rd review under the alternative procedure.
- (10) Minor site development fee: \$250.00.
- (11) Floodplain development fee:
 - a. In house review: \$500.00
 - b. Outside consultant/3rd party review
 - i. \$500.00 filing fee plus review fees from the outside consultant.
- (12) Request for application expiration extension: \$300.00.

Section 5. Conflicting Ordinances. Article 3.000, Appendix A, Leander Code of Ordinances is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

Section 6. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting fees within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 7. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

Section 8. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 9. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the 17 day of August, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle Mayor

DEVELOPMENT FEE COMPARISON							
	Georgetown	Cedar Park	Round Rock	Hutto	Pflugerville	Leander	Leander Proposed
POLICY							
Voluntary Annexation	\$1,041/ with AG Zoning; \$1,355/ with non-AG Zoning	\$400	\$0	\$525	\$0	\$200	
Amend Comp. Plan	\$746	n/a	\$500 + \$25 per lot* + legal review	n/a	\$500	\$450, \$300 w/rezone	\$500, \$300 w/rezone
Rezoning	\$530 (1st 5 acres) + \$75 per each add'l 5 acres (\$2,000 max)	\$300/1st 3 acres + \$25 ea add'l acres (Max. \$2,000)	\$750 1st 30 acres + \$900 30+ acres	\$750/1st 5 acres + \$100 ea add'l 5 acres	\$500/5 acres; \$1000/5-10 ac; \$2500/>10 acres	\$400 + \$30/acre	\$600 (1st 5 acres) + \$100 each additional acre
Zoning Postponement	n/a	\$200	n/a	n/a	n/a	\$200 + new notice fees	\$500 + new notice fees
Zoning Verification	\$56	\$50	\$50	\$50	\$50	\$50	\$100
Newspaper Notice	n/a (all notices included in fees with up to 50 mailed. Add'l notice is \$75 + \$1/mailed)	150 + \$2/notice	\$275 for two published newspaper notices	n/a	\$300	\$150	
Planned Unit Development	\$1,080 (1st 5 acres) + \$100 per each add'l 5 acres (\$4,000 max)	\$2,000 + \$75/acre after 10 acres (\$10,000 max)	\$2,000 + \$200/acre (\$5,000 max)	\$2,750 to 20 acres + \$100 ea add'l 5 acres	\$2,500 < 50 acres + \$5,000 > 50 acres	\$2,000 + \$40/acre	\$2,000 + \$200/acre (\$10,000 max)
Planned Unit Development (Major Amendment to PUD)			\$1,500 + notification	75% of regular PUD fee		Half Original Fee	\$1,500 + \$100/acre (\$5,500 max)
Minor Planned Unit Development	-	-	\$500	-	-	\$400 + \$30/acre	\$600 (1st 5 acres) + \$100 each additional acre
Development Agreement	\$3,140 + staff time + legal fees	-	-	\$1,025	-	\$1,000 + \$4,000 deposit legal	
Special District - PIDs/MUDs	\$20,650	-	-	-	-	\$2,500 + \$5,000 deposit legal	
Special Use Permit	\$942	\$300/1st 3 acres + \$25 ea add'l acre (Max. \$2,000)	-	\$325	\$750 first 5 acres + \$1,250 5-10 acres + \$2,500 >10 acres	\$400 (\$200 extension fee once permit expires)	
SUBDIVISIONS							
Concept Plan	n/a	n/a	\$500 + \$25 per lot	n/a	n/a	\$400 + \$6/lot or acre	\$500 + \$25 per lot or acre
Short Form	\$4,015	\$500 plus \$50 (eng)	\$300 + legal review	\$525	\$15/lot (\$515 min)	\$550	\$1,000
Amending Plat	\$2,487	\$500 plus \$50 (eng)	\$500 + \$25/lot + legal review	\$525 + \$25/lot	\$15/lot (\$515 min)	\$500	\$650
Preliminary Plat	\$5,200 + \$20 per acre or lot	\$500 + \$48 per lot or acre plus \$750 + \$10 per lot or acre (eng)	\$500 + \$25/lot + legal review	\$1,575+\$25/lot+\$20/acre ROW	\$30/lot (\$1000 min)	\$1,000 + \$50/lot or acre	\$2,000 + \$50 per lot or acre
Minor Revision Preliminary Plat				75% of Preliminary Plat Fee		10% of Original Preliminary Plat Fee	50% of Original Preliminary Plat Fee
Final Plat	\$3,630 + \$25 per lot or acre	\$700 + \$8 per lot or acre plus \$500 + \$5 per lot or acre (eng)	\$500 + \$25/lot + legal review	\$1,025+25/lot+20/acre ROW	\$15/lot (\$500 min)	\$750 + \$20/lot or acre	\$1,000 + \$25 per lot or acre

Const. Plan Rev./Insp.	\$1,036 (minor); \$4,170 + \$100 per ac/lot over 1 ac/lot/esmt (major)	(A) <50,000: \$0.04/sf + \$125 inspection; (B) 50,000-100,000: \$0.02/sf + (A) + \$150 inspection; (c) 100,000-200,000: \$0.01/sf + (A) + (B) + \$250 inspection; (D) > 200,000: \$0.002+sf +(A) + (B) + (C) + \$500 inspection	Inspection: 1.5% of const.	0.3% of OPC (review) + 3% of const. (inspection)	\$500 + 3.5% of const. (initial); \$100 per inspection after that	3.5% of const.	PLAN REVIEW: Subdivision Related Plans: \$1,500 per acre for the first 100 acres \$1,000 per acre for the next 150 acres \$500 per acre for any amount over 250 acres Offsite Infrastructure - \$2.50 per linear foot per infrastructure item (drainage, water, wastewater, etc) \$2.50 per square foot of sidewalks, decel lanes, streets, and other similar improvements \$10,000 traffic signals and signal modifications \$20,000 per lift station \$10,000 per pump station
							INSPECTION FEE: Subdivision Related Plans: \$2,500 per acre for the first 100 acres \$1,500 per acre for the next 150 acres \$1000 per acre for any amount over 250 acres Offsite Infrastructure - \$7.50 per linear foot per infrastructure item (drainage, water, wastewater, etc) \$5.00 per square foot of sidewalks, decel lanes, streets \$25,000 per traffic signal and signal modifications \$100,000 per lift station \$40,000 per pump station
Subdivision Application or Approval Extension	\$1,036	\$300	-	\$250	-	\$200	\$300
Plat Vacation	\$1,036	\$100	\$500 + legal review (easement release \$250 + legal review)	\$525	\$250	\$250	\$500
Street Name Change		\$250				\$0	\$250
Plat Recordation Processing Fee				\$50		\$0	\$50
SITE DEVELOPMENT							
Site Plan Review/Inspection	\$5,200 + \$175 per acre over 1 acre	(A) <50,000: \$0.04/sf + \$125 inspection; (B) 50,000-100,000: \$0.02/sf + (A) + \$150 inspection; (C) 100,000-200,000: \$0.01/sf + (A) + (B) + \$250 inspection; (D) > 200,000: \$0.002+sf +(A) + (B) + (C) + \$500 inspection	\$2,000 (sites up to one acre) + \$200 per additional acre (partial acres pro-rated); This includes 3 reviews	\$1,025 + \$100/ac + inspection fees (3% of const cost if incl public improvements; \$200 + \$0.05 per sq ft)	\$0.06/sf imprevious cover (\$265 - \$10,015)	\$500 + \$0.05 per sqft of imprevious cover + \$500 inspection fee	\$1000 + \$0.05 per sqft of imprevious cover + \$500 inspection fee
Site Plan Admin Extension Fee	-	\$300	-	\$250	-		\$300
Site Development Reinspection Fee	-	-	\$500 per addition review	-	\$100 per inspection past 2 inspections	\$200 after the second site inspection	\$400 after the second site inspection
Site Development Application Extension						\$0	\$300
MISCELLANEOUS							

Legal Lot Determination	\$56	\$100	n/a	\$50	\$0	\$100	\$200
Review of TIA	\$515 + engineer review fees @ \$150/hr\$150/hr	\$1,500 - \$3,700	n/a	\$400 + consultant review fees	1/2 current TIA rate	\$800 + \$100 per page (1/2 fee is required if an outside consultant is used)	In House Review: \$2,000 for up to 5,000 trips per day \$3,000 for 5,001 to 10,000 trips per day \$4,000 for 10,001 to 15,000 trips per day \$5,000 for 15,001 or more 3rd Party Review: \$500 filing fee plus fees assessed by the outside consultant.
Drairage Study		\$250 plus professional recovery fee				\$0	In House Review: \$500 filing fee 3rd Party Review: \$500 filing fee plus fees assessed by the outside consultant.
Variance, Waiver	\$705 (zoning) + \$1,006 (subd.)	\$100/variance	\$500 + mailed and sign notification	\$325 (subd) + \$424 (zoning)	\$200 (subd) + \$275 (BOA)	\$400	
Appeal	\$1,341 (100% refunded if appeal is ganted)	\$500 + recovery fee	\$100	150 (CC) + 200 (ZBA)	\$50 per requirement	\$400	
Legal Review Fees	\$225/hr	\$200	\$100 - Concept plan and Plats + \$50 - Vacations	n/a	\$250 per application	\$250	
Review Resubmittal Fees for Subdivision & Site Development	\$1,030 (after 3rd SD submission)	-	\$500 (after 3rd SD review)	\$250 (after 3rd SD Review)	\$250 after 3rd review	\$1,000 (after 2nd review with Standard Review); \$500 (after 3rd review with Alternative Review)	



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Approval of an Ordinance regarding conditions under which building permits may be issued before the completion and acceptance of subdivision infrastructure for a temporary period of time to address the effects of the supply chain issues associated with power supply and drought conditions, and to provide for related matters, Leander, Williamson and Travis Counties, Texas.

BACKGROUND:

In the summer of 2022, Pedernales Electric (PEC) started experiencing material and equipment shortages cause by global supply chain disruptions. This issue has resulted in delays to energizing subdivisions, closing out construction plans, and issuance of building permits. City Staff has maintained contact with PEC through calls and emails to keep up to date on the status of the different subdivisions. A temporary ordinance was adopted on August 18, 2022 to provide a compromise to help the builders continue to move forward with their projects.

The term of the ordinance was six months with the option to extend or remove at any time based on the supply chain. Staff has been in communication with PEC and has confirmed that there are still significant issues with supply chain. Staff has also consulted with the Home Builders Association (HBA) and have confirmed that they are also impacted by supply chain issues.

This ordinance was updated to allow the Executive Director of Development Services to require that escrow is posted in lieu of planting landscaping during significant drought conditions.

HISTORY/TIMELINE:

08/18/2022 - Initial Temporary Ordinance was adopted
02/16/2023 - Reaffirmed Temporary Ordinance

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends leaving the ordinance in place and re-evaluate in the six (6)- months. Staff will continue to remain in contact with both PEC and the HBA regarding this issue.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, PROVIDING FOR THE TERMS AND CONDITIONS UNDER WHICH BUILDING PERMITS MAY BE ISSUED BEFORE THE COMPLETION AND ACCEPTANCE OF SUBDIVISION IMPROVEMENTS FOR A TEMPORARY PERIOD OF TIME TO ADDRESS THE EFFECTS OF SUPPLY CHAIN ISSUES AND DROUGHT CONDITIONS; PROVIDING FOR THE PERIOD OF TIME THAT THIS ORDINANCE WILL BE IN EFFECT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the City of Leander, Texas (the “City”) ordinances, regulations, practices, and policies require that subdivision improvements be completed and accepted by the City before building permits may be issued; and

Whereas, Section 73 of the Subdivision Ordinance provides that no building permit shall be issued for any new structure on any tract of land that is not in compliance with the provisions of the City’s subdivision ordinance and all applicable provisions of the City’s Code of Ordinances, except as may be exempted by the City Council; and

Whereas, due to material shortages and supply issues, delivery of the transformers and other improvements and the installation of electric infrastructure within subdivisions by the Pedernales Electric Cooperative (“PEC”) has been delayed;

Whereas, due to drought conditions and water concerns, it would be in the best interest of the City and developer to delay the installation of landscaping, and

Whereas, the City Council desires to grant a temporary exemption from the requirement that subdivision improvements must be completed and accepted by the City before building permits may be issued under the terms and conditions set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Issuance of Building Permits Before Acceptance of Subdivision Improvements. A person who wishes to submit a building permit application and receive a building permit for a lot before the City has accepted the subdivision improvements shown on the City-approved construction plans for the subdivision in which the lot is located must comply with the terms and conditions of this Section. The term “improvements” shall have the meaning set

forth in Section 1, Article 10.02, Exhibit A of the City of Leander Code of Ordinances (the “Subdivision Ordinance”).

(a) Building permit applications may be submitted to the City for review if the following conditions are met. A building permit application shall be rejected if the following conditions are not met.

- 1) All improvements, except for landscaping and/or street lights to be owned by the City (the “Street Light Improvements”), in the subdivision in which the lot is located, have been installed and completed, and the City’s inspector has confirmed that such improvements have been completed in accordance with the City-approved construction plans and applicable regulations, and, in the case of Street Light Improvements, the installation of the Street Light Improvements has not been completed due to lack of materials to complete the electrical wiring and related electrical infrastructure to make the street lights operational. The City inspector’s confirmation of completion issued under this subsection shall not constitute City acceptance of the improvements.
- 2) The final plat for the subdivision in which the lot is located has been recorded and addresses for the lots within the subdivision have been assigned.

(b) A building permit for an application submitted under Section 2(a) may be issued only if the following requirements are met:

- 1) The building permit application meets the requirements of all applicable City regulations except as specifically provided otherwise by this Ordinance, and the requirements of Section 2(a) are met.
- 2) PEC has released the subdivision for construction and the construction costs for the construction of the PEC facilities required for the subdivision are paid in full.
- 3) Cash fiscal has been posted in escrow with the City, using the City’s standard form of escrow agreement, for the completion of the Street Light Improvements and/or landscaping, as applicable. Any fiscal surety filed with the City for the subdivision in which the lot is located that guarantees completion of the Street Light Improvements and/or landscaping, as applicable, may be used in lieu of a cash fiscal posting.

(c) Construction of the building authorized by the building permit issued under this Section may continue until the completion of all inspections up to the permanent power inspection step. Work on the building after the permanent power inspection step must stop if PEC has not energized the subdivision.

(d) No certificate of occupancy will be issued until the landscaping and/or Street Light Improvements, as applicable, and the subdivision improvements for the subdivision in which the building is located are complete and accepted by the City and the subdivision in which the lot is located has permanent electrical power. It will be the responsibility of the person requesting the certificate of occupancy to cause the electrical meter(s) to be set and installed to connect the Street Light Improvements and the building to PEC’s facilities.

- (e) The City may issue a stop work order for a building that does not comply with Section 2(c).

Section 3. Issuance of Building Permits and Partial Acceptance of Subdivision Improvements.

(a) The City may accept dedication of the subdivision improvements even though the electrical infrastructure for the Street Light Improvements has not been completed, provided that the following conditions are met:

- 1) The conditions of Sections 2(a)(1) and 2(b)(2) and (3) are met; and
- 2) The requirements of Section 28(g)(4)(ii)-(ix) of the City's subdivision ordinance are met.

(b) The City may accept dedication of the subdivision improvements even though the landscaping for the subdivision has not been completed, provided that the following conditions are met:

- 1) The applicant makes a cash escrow payment to the City for the amount of the estimate for the cost of such landscape improvements plus fifteen percent (15%); and
- 2) The Texas Commission on Environmental Quality, or successor agency, does not require the landscaping to be installed in relation to any water quality ponds; and
- 3) Any required erosion controls remain in place; and
- 4) The requirements of Section 28(g)(4)(ii)-(ix) of the City's subdivision ordinance are met.

(c) A person may submit a building permit application and receive a building permit for a lot in a subdivision in which the subdivision improvements have been partially accepted as authorized in Section 3(a) or (b). The building permit application must meet the requirements of all applicable City regulations except as specifically provided otherwise by this Section.

(d) No certificate of occupancy shall be issued until all Street Light Improvements and/or landscaping, as applicable, are installed in compliance with the approved plans. It will be the responsibility of the person requesting the certificate of occupancy to cause the electrical meter(s) to be set and installed to connect the Street Light Improvements and the building to PEC's facilities.

Section 4. Landscape Installation. The Executive Director of Development Services may require that escrow is posted in lieu of planting landscaping when the City is faced with significant drought conditions.

Section 5. Temporary Exemption; Denial of Building Permit. The provisions of this Ordinance are intended to be a temporary exemption from City regulations governing issuance of building permits. The City shall deny a building permit that does not comply with the requirements of this Ordinance. The City Council shall review this Ordinance within six months of the effective date, or sooner in the event of changed circumstances, to determine whether the Ordinance should be repealed, modified, or continued.

Section 6. Conflicting Ordinances. Any ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are temporarily suspended to the extent of such conflict only until such time that this Ordinance is repealed. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City during the time that this ordinance is in effect, the terms and provisions of this ordinance shall govern.

Section 7. Savings. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting the City's subdivision or building permit regulations which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 8. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

Section 9. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section.

If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 10. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on this 17th day of August, 2023.

CITY OF LEANDER, TEXAS

Christine DeLisle, Mayor

ATTEST:

Dara Crabtree, City Secretary



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-23-0071 to amend the current zoning of PUD/TOD-S2 (Planned Unit Development/Transit Oriented Development – Station Sector) to adopt the Home Depot PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 15.27 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R505807; and generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0071 as described above.

BACKGROUND:

This request is the second step in the zoning process.

HISTORY/TIMELINE:

09/22/2005 – Zoning into TODD (Transportation Oriented Development District)

07/27/2023 – Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

Kimley-Horn and Associates (Ethan Harwell) on behalf of RB 270 Partnership (Roger Beasley)

RECOMMENDATION:

Staff recommends approval of the Home Depot PUD. The Planning & Zoning Commission recommended approval of the request during the July 27, 2023 meeting with a 3 to 1 vote (Mahan) opposing. Commissioner Mahan opposed the request because he did not agree that it met the goals of the Comprehensive Plan.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Planning Analysis Home Depot PUD
2. Current Zoning Map
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes & Conceptual Site Layout and Land Use Plan
8. Letter of Intent
9. Summary of Neighborhood Communication
10. Ordinance
11. Draft P&Z Minutes



PLANNING ANALYSIS

ZONING CASE Z-23-0071 HOME DEPOT PUD

GENERAL INFORMATION

Owner/Agent:	Kimley-Horn and Associates (Ethan Harwell) on behalf of RB 270 Partnership (Roger Beasley).
Current Zoning:	PUD/TOD-S2 (Planned Unit Development/Transit Oriented Development – Station Sector).
Proposed Zoning:	PUD (Planned Unit Development) GC-3-A (General Commercial)
Size and Location:	The property is generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way, including approximately 15.27 acres.
Staff Contact:	Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to facilitate the development of a Home Depot store and associated outdoor storage and display. Applicant is additionally requesting three waivers and adding a prohibited use section for outparcel lots. Additional details for these items can be found under special considerations and approval criteria.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☐ ☒ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below.*

SPECIAL CONSIDERATIONS

Per Ordinance 20-014-00 adopted by City Council on March 05, 2020, an owner of property or person authorized to represent the owner may apply to rezone the owner's property for PUD/TOD to PUD with a base zoning district from the Composite Zoning Ordinance in accordance with the procedures for applying for a zoning change set forth in the Composite Zoning Ordinance. The application shall include the proposed use component, site component and architectural component.

Additionally, the applicant is requesting three (3) warrants involving the Composite Zoning Ordinance and Sign Ordinance. Justifications for each warrant can be found in the applicant Letter of Intent (attachment 8):

- 1) CZO Article 5, Section 3(2) limits outdoor display and storage as an accessory use to a non-residential business. Applicant is requesting unlimited outdoor display and storage as associated with the Home Depot.
- 2) Current Sign Ordinance Section 3.08.012(B)(6) deals with regulations of pylon signs along the Toll Road. The maximum SF for a sign display area for a single tenant is 70 SF, the applicant is requesting a maximum of 150 SF of sign display area for a single or multi-tenant sign for 183A Toll Road.

- 3) Current Sign Ordinance Section 3.08.012(B)(9) deals with regulations regarding wall signs along the Toll Road. The maximum SF of wall sign display area on a Toll Road is 300 SF, the applicant is requesting a maximum of 600 SF of wall sign display area for 183A Toll Road.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD/TOD (T5)	Undeveloped
EAST	PUD-GC	Single Commercial lot, remainder undeveloped
SOUTH	PUD/TOD (CD)	Utility Station
WEST	PUD/TOD	Undeveloped

SURROUNDING AREA:

This property is generally located generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way. The properties to the north and west are undeveloped and part of the ACC future expansion. Properties to the east, across 183A Toll Road, are under the PAG Leander H1 PUD with one lot being developed as a car dealership. The south properties across Hero Way are mostly undeveloped with a single Pedernales owned electric substation.

PHYSICAL AND NATURAL FEATURES:

This property contains no tree cover and is outside of the floodplain.

PREVIOUS ZONING CASES:

09/22/2005 – Zoning into TODD (Transportation Oriented Development District)

MAJOR CORRIDORS:

This property has access onto both 183A Toll Road and Hero Way.

TRANSPORTATION PLAN REQUIREMENTS:

As part of this development, there is a proposed collector linking College Way with Hero Way that will be shared with the ACC Campus and run along the west side of the property. The build out of this collector will be a 74 foot ROW as outlined in the Transportation Master Plan. The Developer would be responsible for half of the ultimate ROW width for this collector.

NON-RESIDENTIAL COLLECTOR

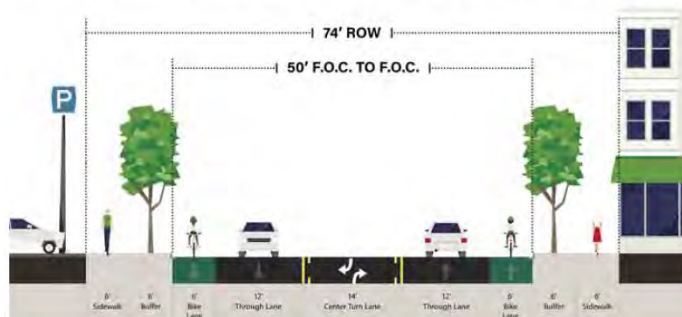


Figure 2-5 Non-Residential Collector Cross Section

All proposed driveways along 183A Toll Road and Hero Way will be reviewed by the City of Leander. Driveway proposal along 183A will additionally require a permit from CTRMA. The driveway spacing along 183A Toll and Hero Way will be dictated by the TxDOT Access Management Manual. At the time of Concept Plan submittal, the applicant will submit either a Traffic Impact Analysis (TIA) or a fee in lieu of TIA as determined by the City Engineer. A ten foot sidewalk along 183A Toll and Hero Way will be required at time of site plan submittal.

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No previous subdivision cases.

EXISTING UTILITIES:

This property has access to a 12-inch water line in the ROW of Hero Way. Wastewater options exist around the site and will require a public improvement construction plan to extend to the site.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:

USE COMPONENT

GC – GENERAL COMMERCIAL:

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.

- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.
- Continue efforts regarding the construction of projects within the Leander Central/Transit-Oriented Development District as a mixed-use urban environment.

Applicable Future Land Use categories

LEANDER CENTRAL

- The Leander Central future development category encompasses the City's future urban center, in close proximity to Leander Station. This area is envisioned to be a very walkable area which encourages a "sense of place" and should represent the most dense, urban form Leander will have. This is a highly activated area with first floor storefronts, employment, dense residential, and entertainment.

Land uses are less distinguishable and less regulated in the urban environment, where the focus is more on form than function. Important characteristics in the central location are building relationship with the street and pedestrian movement, signage, street design, and public gathering places.

This area is envisioned to be developed with an urban character, meaning development requires on-street or structured parking and an emphasis on pedestrian walkability. Vehicular circulation occurs along a grid-based network of complete streets with short blocks and focus on safety and efficient distribution of vehicles, bikes and pedestrians.

Desired Mix: 60-100% Non-Residential, 0-40% Residential

Zoning Suitability: T4, T5, T6 and Civic

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 12/13/2022. No changes were made to the project on submittal.

NOTIFICATION

- 07/06/2023 - Public Notice on Hill Country News
- 07/12/2023 - Mail Notification to Property Owners within 200'
- 07/12/2023 - Public Hearing Signage Posted on Property
- 07/27/2023 - Planning and Zoning Commission Public Hearing

08/17/2023 - City Council Public Hearing & First Reading of the Ordinance

09/07/2023 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

Notice was mailed by the City to all property owners within 200 feet of the subject tract. Being that no residential properties or HOAs were within 500 feet of property subject to rezone, no additional neighborhood outreach was required. Please see the full report from the applicant attached.

Applicant completed Neighborhood Communications Report as part of the zoning application (attachment 9).

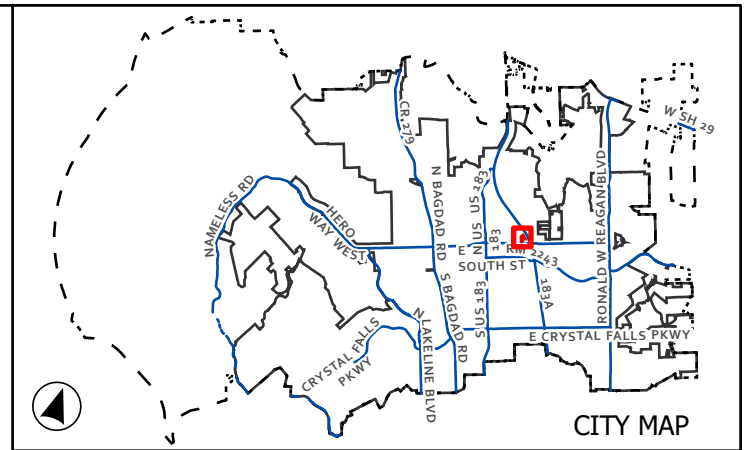
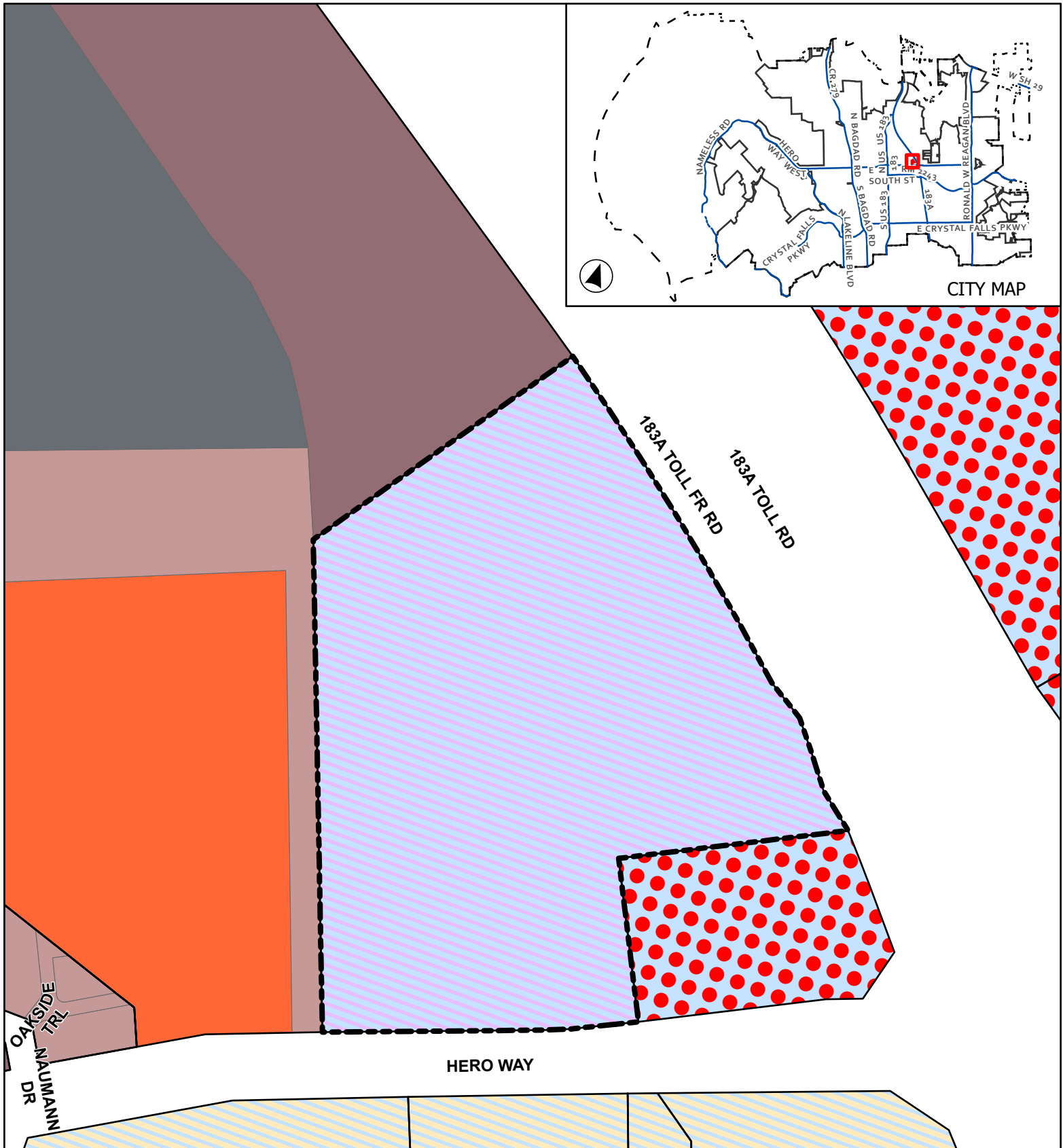
APPROVAL CRITERIA:

This project proposal does not match the Future Land Use designation and zoning suitability; however, City Council has adopted an Ordinance (20-014-00) allowing a property owner to apply for a rezone for the PUD/TOD to a new PUD with a base zoning district per Composite Zoning Ordinance. The applicants proposed uses comply with that of the requested GC-3-A base zoning district and the development would further strengthen the budding TOD/Leander Central area as a complement to the Northline Development.

This Planned Unit Development includes the following higher standards and is requesting the following waivers.

<i>HIGHER STANDARDS</i>	<i>WAIVERS</i>
Addition of prohibited uses within GC-3A base zoning such as: animal hospital, funeral home, manufactured housing sales and office/warehouse	Outdoor display and storage associated with a home improvement center is unlimited.
	Increased pylon sign square footage from 70 SF to 150 SF.
	Increased wall sign square footage from 300 SF to 600 SF.

Based on all above stated information, staff recommends approval of the zoning request.



CASE: Z-23-0071 ATTACHMENT 2 HOME DEPOT

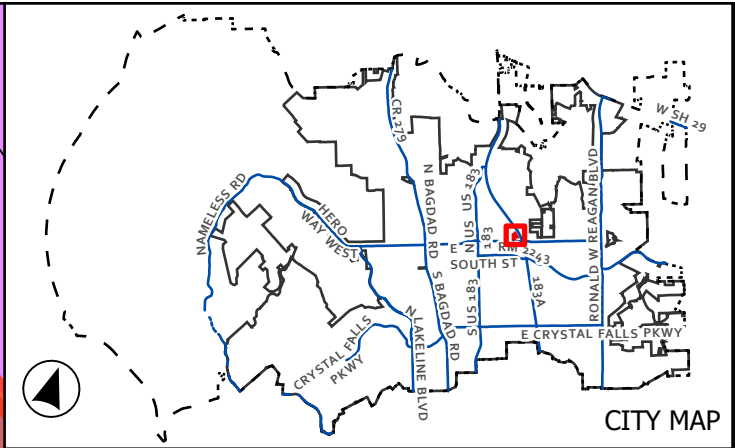
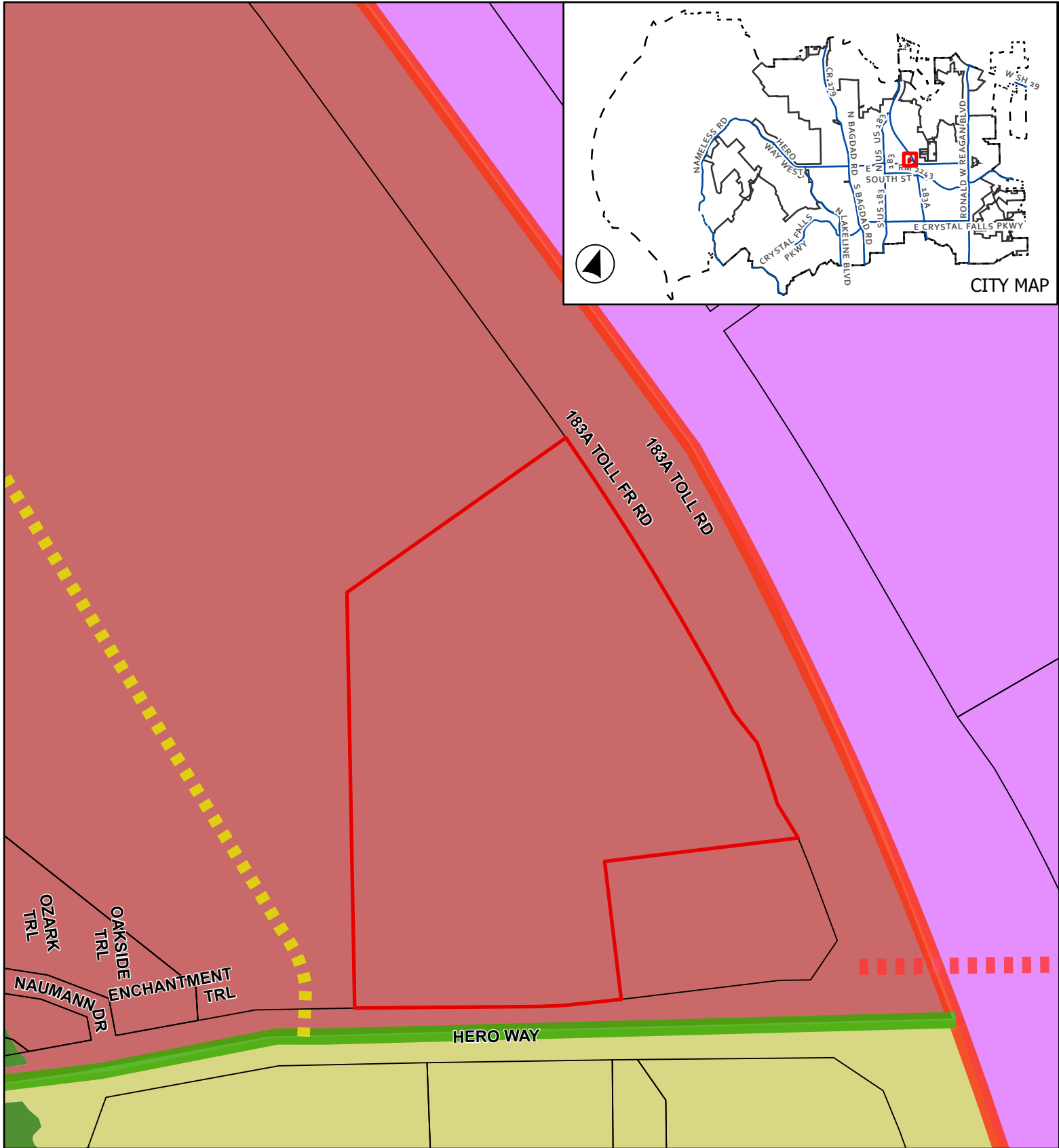
Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- | | | | |
|---|--------------------------|---|--------------------------------|
|  | Leander City Limits |  | T4 - Genral Urban |
|  | PUD - General Commercial |  | T5 - Urban Center |
|  | CD - Conventional Sector |  | T6 - Urban Core |
|  | S2 - Station Sector |  | Subject Boundary |
|  | Civic Building |  | Extra-Territorial Jurisdiction |



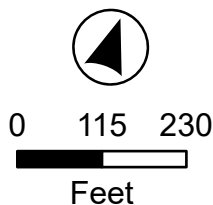
0 75 150
Feet



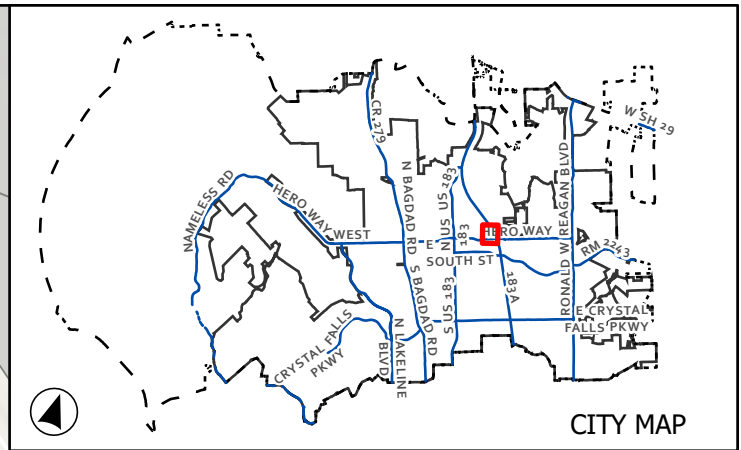
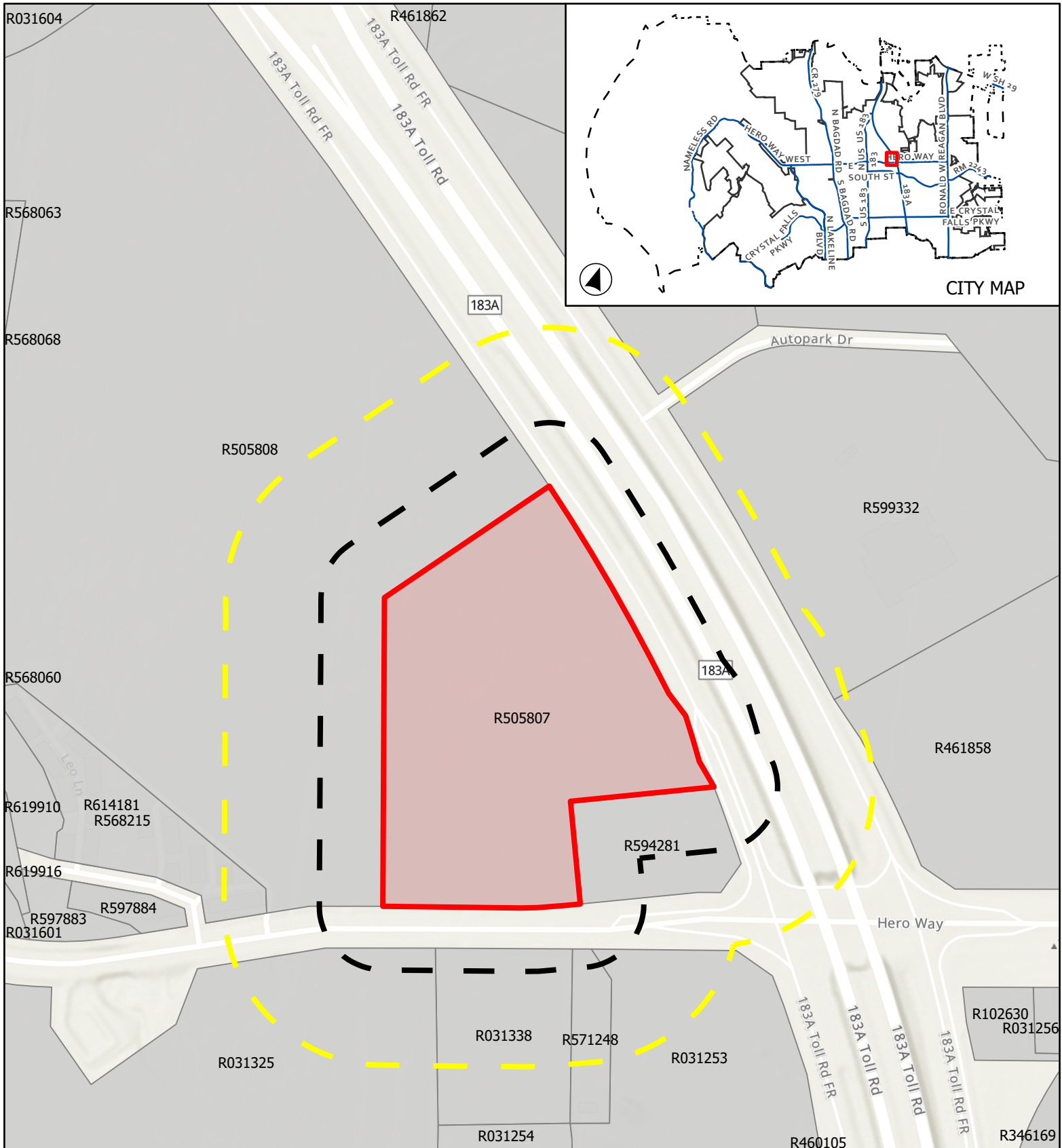
CASE: Z-23-0071 ATTACHMENT 3 HOME DEPOT

Future Land Use Map

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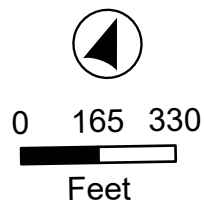
- | | |
|-----------------------------|------------------------|
| Leander City Limits | Collector, Proposed |
| ETJ Boundary | Future Land Use |
| Subject Boundary | Employment Center |
| Thoroughfare Plan | Urban Mixed Use |
| Access Controlled, Existing | Leander Central |
| Arterial 6 Lane, Existing | Greenway |
| Access Controlled, Proposed | |



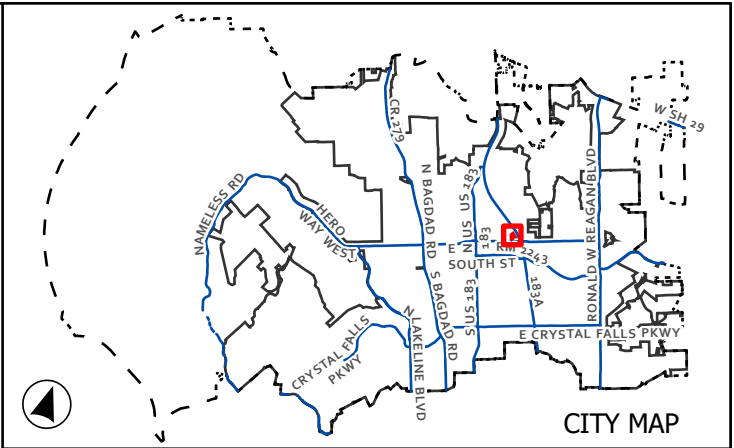
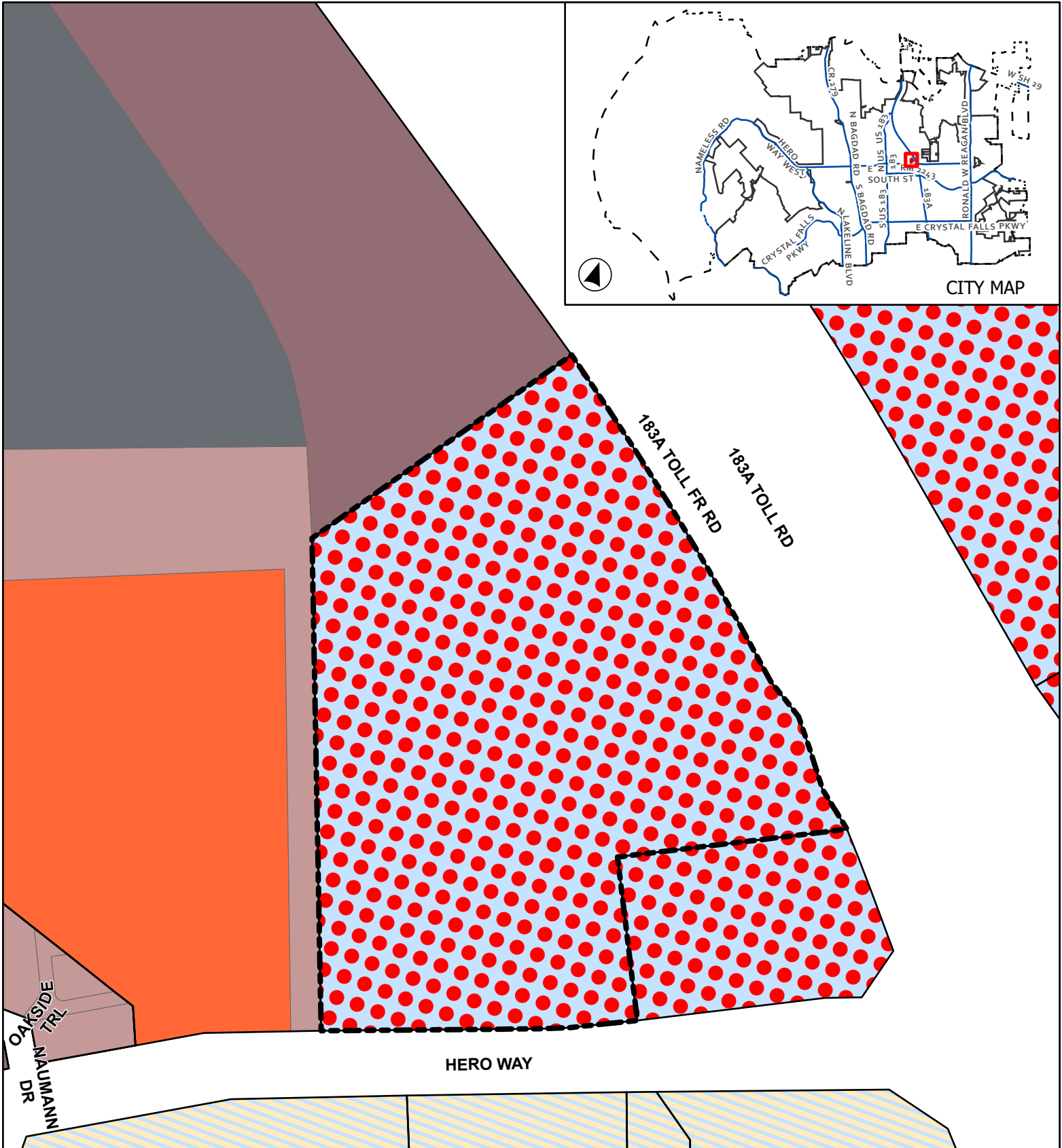
CASE: Z-23-0071 ATTACHMENT 4 HOME DEPOT

Public Notification

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- City Limits
- ETJ Boundary
- Notification Buffer**
- 200'
- 500'
- Subject Boundary



CASE: Z-23-0071 ATTACHMENT 5 HOME DEPOT

Proposed Zoning

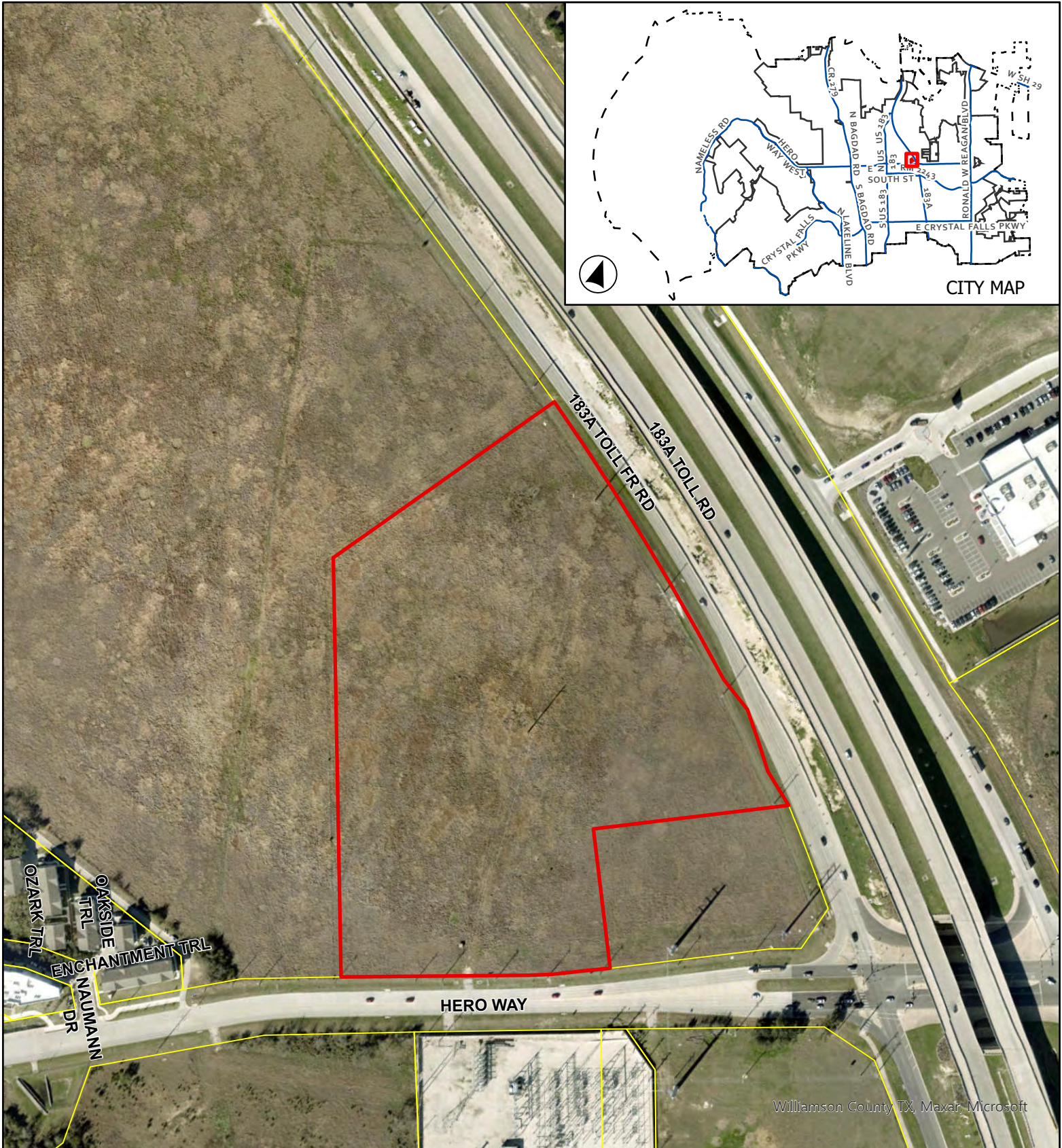
- Leander City Limits
- Subject Boundary
- Extra-Territorial Jurisdiction
- PUD - General Commercial
- CD - Conventional Sector

- Civic Building
- T4 - Genral Urban
- T5 - Urban Center
- T6 - Urban Core



0 75 150
Feet

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CASE: Z-23-0071

ATTACHMENT 6

HOME DEPOT

Aerial Map

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0 110 220



Feet

- Leander City Limits
- Subject Boundary

EXHIBIT A

Home Depot Planned Unit Development

A. Purpose and Intent

1. The Home Depot PUD is comprised of approximately 15.27 acres, as shown in **Exhibit B**. The development of this property includes home improvement warehouse and associated outdoor storage and display.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

GC-3-A (General Commercial)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses shall include all commercial uses permitted in the GC use component.
2. Outdoor display and storage associated with a home improvement center is unlimited.
3. The following uses are prohibited, except when associated with a home improvement center, including, without limitation, any uses typically associated with a Home Depot store:
 - a. Animal hospital, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery.
 - b. Equipment and furniture or other similar goods sales, repair and service
 - c. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock.
 - d. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - e. Manufactured housing sales and accessory building sales.
 - f. Office/warehouse including painting, plumbing or other similar commercial service.
 - g. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals.

- h. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop Wholesale activities with less than 3,500 square feet of gross area of the business.

E. Signage

- 1. Section 3.08.11(B) of the City of Leander Sign Ordinance shall be modified as and replaced as follows and as shown on **Exhibit D**:
 - a. For a Pylon Sign, a maximum of 200 square feet of sign display area for a single or multi-tenant located on a Toll Road is permitted.
 - b. For a Wall Sign fronting a Toll Road, a maximum of 600 square feet of sign display area is permitted when the occupant frontage exceeds 200 feet and the square footage of the building exceeds 100,000 square feet.

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 15.2626 ACRES (664,837 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 269.836 ACRE TRACT CONVEYED TO RB 270 PARTNERSHIP IN DOCUMENT NO. 2004036768 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 15.2626 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a 1/2-inch iron rod with “MWM” cap found in the north right-of-way line of Hero Way (right-of-way varies, this portion of Hero Way having been recorded in Document No. 2009071332, O.P.R.W.C.T.), being an angle point in the south line of the remainder of a called 100 acres conveyed to Austin Community College District in Document No. 2010030836 (O.P.R.W.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with “Pape-Dawson” cap found for an angle point in the north right-of-way line of said Hero Way, being an angle point in the south line of said 100 acre remainder tract, bears, S68°54’47”W, a distance of 198.58 feet;

THENCE, leaving the north right-of-way line of said Hero Way, over and across said 269.836 acre tract, and with the east line of said 100 acre remainder tract, the following two (2) courses and distances:

1. **N21°04’23”W**, a distance of **833.43** feet to a 1/2-inch iron rod found for an angle point hereof, and
2. **N34°43’35”E**, a distance of **538.32** feet to a 1/2-inch iron rod with “MWM” cap found for the north corner hereof, said point being in the west right-of-way line of US Highway 183-A Toll Road (right-of-way varies, this portion of US Highway 183 Toll Road having been recorded in Document No. 2004088731, O.P.R.W.C.T.), and being an angle point in the east line of said 100 acre remainder tract, from which a TxDot Type II Brass Disc monument found in the west right-of-way line of said US Highway 183-A Toll Road, being in the east line of said 100 acre remainder tract, bears, along a curve to the left, whose radius is 5,529.58 feet, whose arc length is 80.06 feet, and whose chord bears N55°38’59”W, a distance of 80.06 feet;

THENCE, with the west right-of-way line of said US Highway 183-A Toll Road and over and across said 269.836 acre tract, the following two (2) courses and distances:

1. Along a curve to the right, whose radius is **5,529.58** feet, whose arc length is **613.08** feet, and whose chord bears **S51°53’36”E**, a distance of **612.76** feet to a 1/2-inch iron rod found for a point of compound curvature hereof, and
2. Along a curve to the right, whose radius is **2,844.79** feet, whose arc length is **316.83** feet, and whose chord bears **S45°58’50”E**, a distance of **316.67** feet to a 1/2-inch iron rod with “RPLS 2099” cap found for an angle point hereof, said point being the northeast corner of a called 2.686 acre tract conveyed to QT South, LLC in Document No. 2020047271 (O.P.R.W.C.T.), from which an 80D nail found in the west right-of-way line of said US Highway 183-A Toll Road, being in the east line of said 2.686 acre tract, bears, along a curve to the right, whose radius is 2,844.79 feet, whose arc length is 109.35 feet, and whose chord bears, S41°25’25”E, a distance of 109.34 feet;

THENCE, leaving the west right-of-way line of said US Highway 183-A Toll Road, over and across said 269.836 acre tract, and with the north line of said 2.686 acre tract, **S63°07'16"W**, a distance of **391.34** feet to a 1/2-inch iron rod found for an internal ell-corner hereof, said point being the northwest corner of said 2.686 acre tract;

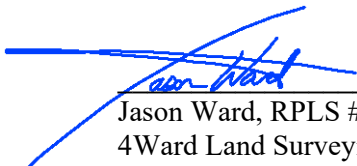
THENCE, over and across said 269.836 acre tract and with the west line of said 2.686 acre tract, **S26°52'41"E**, a distance of **278.51** feet to a 1/2-inch iron rod with "Pape-Dawson" cap found for an external ell-corner hereof, said point being in the north right-of-way line of said Hero Way, also being the southwest corner of said 2.686 acre tract, from which a 1/2-inch iron rod found in the north right-of-way line of said Hero Way, being an angle point in the south line of said 2.686 acre tract, bears, **N63°05'25"E**, a distance of 319.69 feet;

THENCE, with the north right-of-way line of said Hero Way and over and across said 269.836 acre tract, the following three (3) courses and distances:

1. **S66°13'02"W**, a distance of **99.76** feet to a 1/2-inch iron rod with "Pape-Dawson" cap found for an angle point hereof,
2. **S67°34'22"W**, a distance of **46.44** feet to a 1/2-inch iron rod with illegible yellow cap found for an angle point hereof, and
3. **S68°54'47"W**, a distance of **385.31** feet to the **POINT OF BEGINNING** and containing 15.2626 Acres (664,837 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000137593247. See attached sketch (reference drawing: 01335_PUD Exhibit.dwg.)


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

6/20/2023



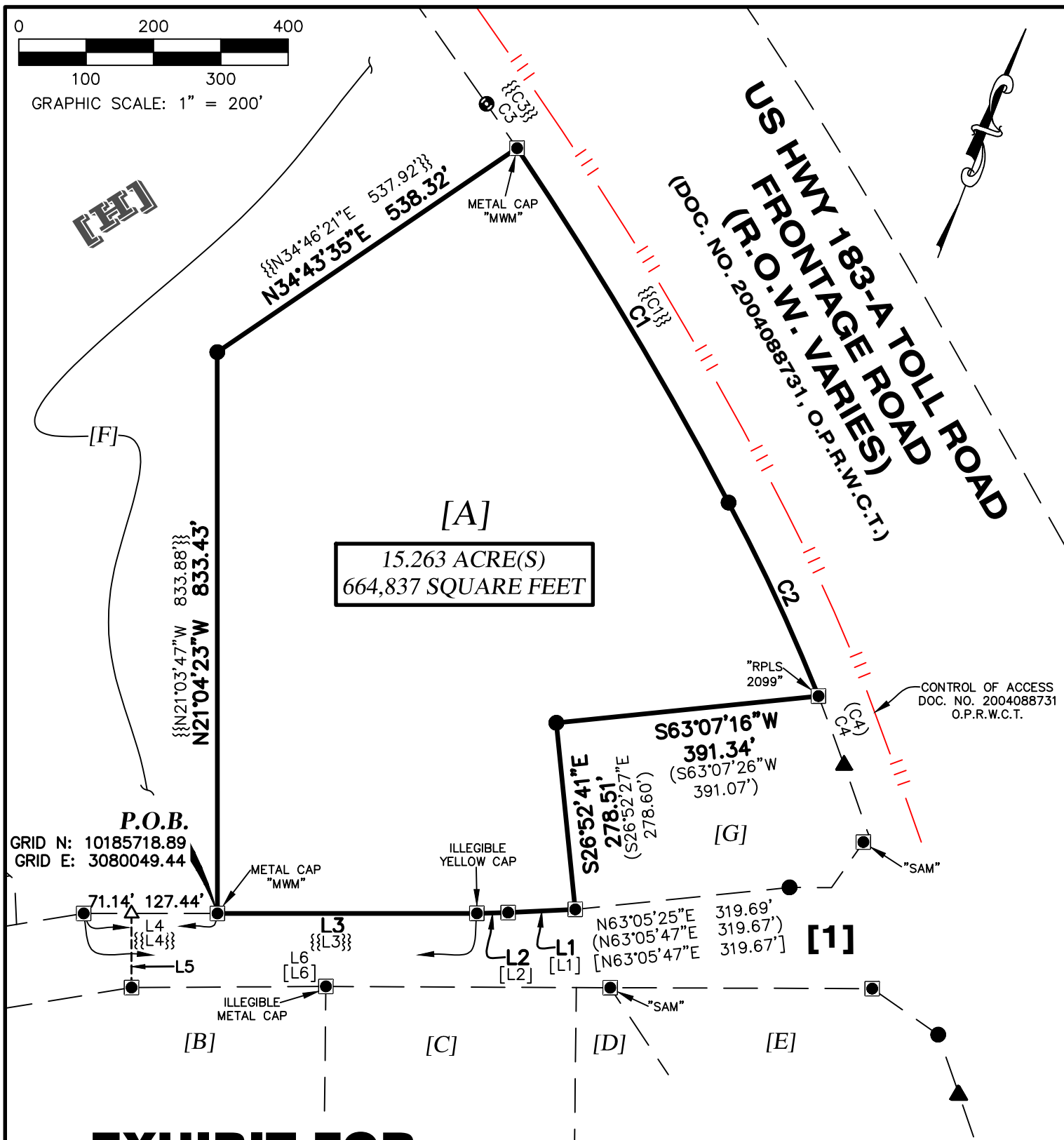
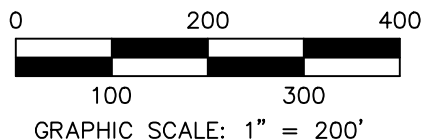


EXHIBIT FOR
15.2626 ACRES
City of Leander,
Williamson
County, Texas



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	6/20/2023
Project:	01335
Scale:	1" = 200'
Reviewer:	DV
Tech:	TE
Field Crew:	MW/JS
Survey Date:	MAR. 2023
Sheet:	1 OF 3

[A]
RB 270 PARTNERSHIP
REMAINDER OF A
CALLED 269.836 ACRES
DOC. NO. 2004036768
O.P.R.W.C.T

[B]
CALLED 23.402 ACRES
("TRACT 1")
FRANKLIN R. HOUSE
VOL. 1726, PG. 941-946
O.P.R.W.C.T.,
CORRECTED IN
DOC. NO. 2022071653
O.P.R.W.C.T.

[C]
CALLED 4 ACRES
PEDERNALES ELECTRIC
COOPERATIVE, INC.
VOL. 577, PG. 493
D.R.W.C.R.

[D]
CALLED 1.1 ACRES
PEDERNALES ELECTRIC
COOPERATIVE, INC.
DOC. NO. 2018019571
O.P.R.W.C.T.

[E]
FAB CON PRODUCTS, INC.
CALLED 22.89 ACRES
DOC. NO. 2013025653
O.P.R.T.C.T.

[F]
REMAINDER OF A
CALLED 100.00 ACRES
AUSTIN COMMUNITY
COLLEGE DISTRICT
DOC. NO. 2010030836
O.P.R.W.C.T.

[G]
QT SOUTH, LLC
CALLED 2.686 ACRES
DOC. NO. 2020047271
O.P.R.T.C.T.

[H]
**TALBOT
CHAMBERS
SURVEY
ABSTRACT
NO. 125**

[1]
**HERO WAY
(R.O.W. VARIES)**
(DOC. NO. 2009071322,
O.P.R.W.C.T.)

**EXHIBIT FOR
15.2626 ACRES
City of Leander,
Williamson
County, Texas**



A Limited Liability Company

PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	6/20/2023
Project:	01335
Scale:	N/A
Reviewer:	DV
Tech:	TE
Field Crew:	MW/JS
Survey Date:	MAR. 2023
Sheet:	2 OF 3

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	5,529.58'	613.08'	6°21'09"	S51°53'36"E	612.76'
C2	2,844.79'	316.83'	6°22'52"	S45°58'50"E	316.67'
C3	5,529.58'	80.06'	0°49'46"	N55°38'59"W	80.06'
C4	2,844.79'	109.35'	2°12'08"	S41°25'25"E	109.34'

RECORD CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
{{C1}}	5,529.58'	614.08'	6°21'46"	S52°02'46"E	613.76'
{{C3}}	5,529.58'	80.08'	0°49'47"	N55°38'33"W	80.06'
(C4)	2,844.79'	109.65'	2°12'30"	S41°24'59"E	109.64'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S66°13'02"W	99.76'
L2	S67°34'22"W	46.44'
L3	S68°54'47"W	385.31'
L4	S68°54'47"W	198.58'
L5	S21°03'32"E	109.97'
L6	S68°54'47"W	583.89'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
[L1]	S66°08'52"W	99.83'
[L2]	S67°32'52"W	46.43'
{{L3}}	S68°56'13"W	385.30'
{{L4}}	S68°56'13"W	198.57'
[L6]	S68°56'54"W	583.94'

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	80D NAIL FOUND
	IRON ROD WITH "PAPE-DAWSON" CAP FOUND (UNLESS NOTED)
	TXDOT TYPE II BRASS DISC FOUND
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
	CONTROL OF ACCESS
(.....)	RECORD INFORMATION PER DOC. NO. 2020047271
((.....))	RECORD INFORMATION PER DOC. NO. 2004088731
{{.....}}	RECORD INFORMATION PER DOC. NO. 2010030836
[.....]	RECORD INFORMATION PER DOC. NO. 2009071322



Jason Ward
6/20/2023

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000137593247.

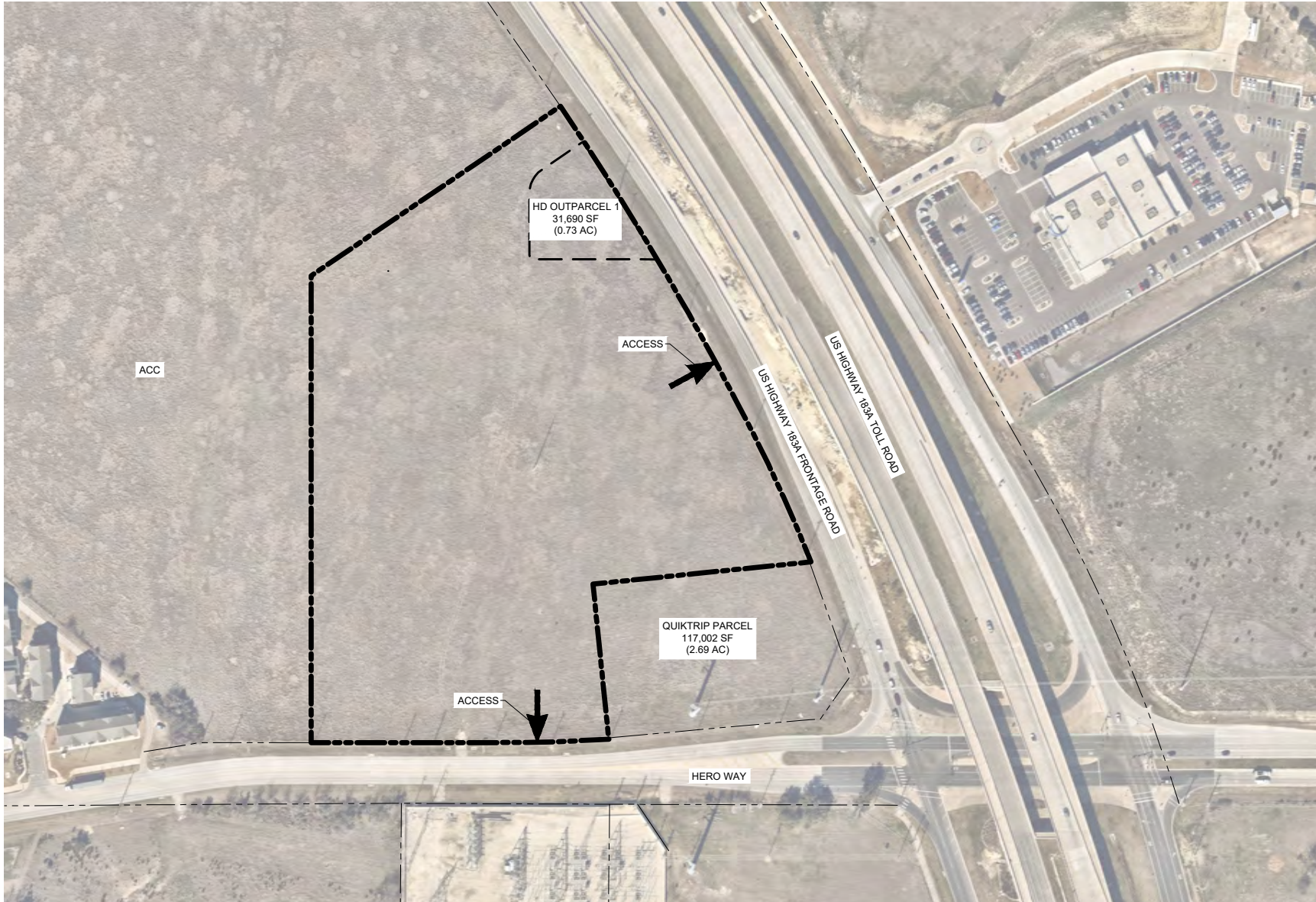
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION

EXHIBIT FOR
15.2626 ACRES
City of Leander,
Williamson
County, Texas



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	6/20/2023
Project:	01335
Scale:	N/A
Reviewer:	DV
Tech:	TE
Field Crew:	MW/JS
Survey Date:	MAR. 2023
Sheet:	3 OF 3



0 90' 180'
GRAPHIC SCALE 87

LEGEND



NOTES

THIS EXHIBIT IS CONCEPTUAL AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE COMPOSITE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

EXHIBIT C - CONCEPTUAL SITE LAYOUT & LAND USE PLAN

Leander, Texas
June 2023

Kimley»Horn

5301 Southwest Parkway, Building 2, Suite 100
Austin, TX 78735 - Ph: (512) 646-2237
State of Texas Registration No. F-528

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A BUREAU OF CONTRACT WITH THE CITY COUNTY, ITS

DWG NAME: LAST REVISED: KIMLEY HORN COMPANY, ALPAIN P. PLANNING, LTD., NEW RETAIL STORES/SITES/TEXAS SITES/LEANDER, TX/CA/06/2023 - PLO EXHIBIT/06/2023 - PLO EXHIBIT/06/2023 - PLO EXHIBIT/06/2023



April 18, 2023

Robin M. Griffin, AICP
Executive Director of Development Services
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Submittal

RE: Application for a Major Planned Unit Development (PUD) Zoning Change of the property generally located at 183A Toll Road in Leander, Texas, Williamson County, (WCAD R505807) ("the Property").

Dear Ms. Griffin:

As representatives of the Property owner, please accept this application for a Major PUD Zoning Change to facilitate the development of a Home Depot store. The site is currently zoned S2 - Station Sector, and it is currently undeveloped.

Adjacent to the site to the southeast, the property is zoned QuikTrip 4140 PUD and is proposed to be developed with a convenience store and fuel sales use. To the north, the adjacent property is zoned T5 - Urban Center Transect and is currently undeveloped. To the west, the adjacent property is zoned T4 - General Urban Transect and Civic, and Austin Community College owns the property. To the south, across Hero Way, the property is zoned CD - Conventional Sector with an electric utility use. Across Toll 183A, there is a property zoned PAG Leander PUD with an existing automobile sales use.

According to the Future Land Use Map (FLUM), the site is located in the Activity Center Future Land Use Category. According to the 2020 Leander Comprehensive Plan, the Activity Center is intended to be a major commercial center and provide diverse retail to serve the region. Commercial retail and big box retail are considered appropriate uses for this category; therefore, the proposed PUD complies with the FLUM.

The proposed base zoning district for the PUD is GC-3-A (General Commercial). Modifications in the PUD would permit outdoor display and storage, as it is typically incidental to a home improvement store, and a prohibition on certain uses, including equipment and furniture sales/repair, office/warehouse, transportation-related facilities, and new vehicle and major equipment sales. Additionally, the PUD changes the signage requirement to allow sufficient signage for the size of the store planned along the 183A Toll Road. Please see the attached code comparison table.

If you have any questions about this application for Major Planned Unit Development Zoning Change or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

Ethan Harwell

Code Comparison Table

Code Requirement	Code Modification	Justification
<u>Article V Section 3 of the Leander Code of Ordinances</u> Type 3 Site Component	Permitted: Outdoor display and storage associated with a home improvement center is unlimited	This permits the use of a home improvement store and ensures the ability to have the associated outdoor display and storage.
<u>Article III Section 16 of the Leander Code of Ordinances</u> General Commercial Uses	Prohibited (except when associated with home improvement store) : - Animal hospital, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery. - Equipment and furniture or other similar goods sales, repair and service - Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock. - Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery. - Manufactured housing sales and accessory building sales. - Office/warehouse including painting, plumbing or other	This ensures a home improvement use on the property.

	similar commercial service. • Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals. • New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop Wholesale activities with less than 3,500 square feet of gross area of the business.	
<u>Sign Ordinance 3.08.011(B)(6)</u> <u>Pylon Sign</u> "Maximum 70 square feet of sign display area for single tenant sign Toll Road"	"Maximum 150 square feet of sign display area for single or multi-tenant sign for Toll Road"	This will allow for proper signage along Toll 183A to
<u>Sign Ordinance 3.08.011(B)(9)</u> <u>Wall Sign</u> "Maximum 300 square feet of sign display area for Toll Road"	"Maximum 600 square feet of sign display area for Toll Road"	This will allow for better identification of the building per Home Depot standards.

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD.

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

No single-family residential properties were located within 500-feet of the boundary of the subject property. Accordingly, there were no residential property owners with which to coordinate.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

No residential property owners or HOAs were located within 500-feet to notify.

3. What concerns were raised during these communications?

No feedback was received as no residential property owners or HOAs were located within 500-feet to notify.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

No specific conditions were requested as no residential property owners or HOAs were located within 500-feet to notify.

The above information is deemed to be true to the best of my knowledge.

Signature: _____

Date 04/18/2023

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE HOME DEPOT PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-3-A (GENERAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 15.27 acres $\pm$; being more particularly described in Exhibit "B"; generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way; identified by Williamson Central Appraisal District tax identification number R505807; more particularly described in Instrument Number 2023059480; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the Home Depot (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A", "B", and "C" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the

requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 17 day of August, 2023.

FINALLY PASSED AND APPROVED on this the 7 day of September, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



**MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

July 27, 2023 at 6:00 PM



Place 1 – Donnie Mahan, *Chair*
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Vacant

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

1. Call to Order at 6:00 p.m.

2. Roll Call.

All Commissioners were present except Commission Moss and Vice Chair Lantrip.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the July 20, 2023 meeting

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-22-0027 regarding Lake's Lair Subdivision Final Plat on one parcel of land approximately 1.4 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031219; and more commonly known as 10996 E Crystal Falls Pkwy, Leander, Williamson County, Texas.

7. Approval of Subdivision Case FP-23-0069 regarding Heritage Grove Business Park Short Form Final Plat on two parcels of land approximately 44.2 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031640, R031642; generally located northeast of Heritage Grove Rd. and Holly Lake Dr., Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the consent agenda items 6 through 8.

AYE: Commissioner John Cosgrove, Chair Donnie Mahan, Commissioner James Oliver,
Commissioner Ron May

4 - 0 Passed

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Zoning Case Z-23-0071 to amend the current zoning of PUD/TOD-S2 (Planned Unit Development/Transit Oriented Development – Station Sector) to adopt the Home Depot PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 15.27 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R505807; and generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-23-0071 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner John Cosgrove to approve the zoning request.

AYE: Commissioner John Cosgrove, Commissioner James Oliver, Commissioner Ron May

NAY: Chair Donnie Mahan

3 - 1 Passed

REGULAR AGENDA

10. Discuss and consider action on Tree Removal Case TRP-23-0015 regarding removal of a Significant Trees associated with the Garlock Subdivision Project, generally located south of Gabriels Horn Rd. and west of Donetto Dr., Leander, Williamson County, Texas.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the tree removal request.

AYE: Commissioner John Cosgrove, Chair Donnie Mahan, Commissioner James Oliver,
Commissioner Ron May

4 - 0 Passed

11. Adjournment at 6:34 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

VERONICA TOVAR
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding of Ordinance Case OR-23-0009 reauthorizing building permit and inspection, and related fees set forth in Section A3.004, Appendix A, Leander Code of Ordinances; and to provide for related matters; Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0009 as described above.

BACKGROUND:

House Bill 1922 was adopted in the 88th Legislative Session and requires that Building Permit Fees are reauthorized every ten years. The purpose in the bill is to ensure that cities are reviewing fees for building permits periodically and removing any unnecessary fees. This item reauthorizes the fees per the requirements. Staff will set up a schedule for review and reauthorization these fees every year in January.

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, REAUTHORIZING AND APPROVING THE BUILDING PERMITS AND INSPECTION AND RELATED FEES SET FORTH IN SECTION A3.004, APPENDIX A, LEANDER CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE, PROVIDING SAVINGS, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES, AND PROVIDING FOR RELATED MATTERS.

Whereas, HB 1922 adopted during the 88th Regular Legislative Session provides that building permit fees, which are fees charged by the City as a condition to construct, renovate, or remodel a structure, are abolished unless the City Council holds a public hearing and reauthorize said fees;

Whereas, the City Council of the City of Leander, Texas (the “City”), held a public hearing on August 17, 2023 regarding the reauthorization of the City’s building permit fees;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Building Permit Fees Reauthorized and Adopted. The building permit fees set forth in Section A3.004 of Appendix A, City of Leander Code of Ordinances (the “Code”), and set forth in Exhibit A attached hereto and incorporated herein for all purposes, are hereby reauthorized, adopted, and approved.

Section 3. Conflicting Ordinances. Article 3.000, Appendix A, Leander Code of Ordinances is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

Section 4. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting fees within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

Section 6. Severability. It is hereby declared to be the intention of the City Council that the

sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the 17 day of August, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor

Exhibit “A”



EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Discuss and consider action on an Ordinance establishing Industrial Districts within the City's Extraterritorial Jurisdiction pursuant to Section 42.044, Texas Local Government Code; making findings of fact; and providing for related matters.

BACKGROUND:

The Texas Local Government Code includes legislation that allows for cities to establish industrial districts for property that are located within the Extraterritorial Jurisdiction (ETJ). The purpose in these districts is to promote the expansion of the economy and encourage industry to invest and expand facilities. These districts are used to promote economic development.

The location of the industrial districts are based on properties that are designated for Employment Centers, Activity Centers, Neighborhood Centers, and Mixed Use Corridors by the Future Land Use Map. The intent is to provide additional incentives to future developments.

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS,
ESTABLISHING INDUSTRIAL DISTRICTS WITHIN THE
EXTRATERRITORIAL JURISDICTION PURSUANT TO SECTION
42.044, TEXAS LOCAL GOVERNMENT CODE; MAKING FINDINGS
OF FACT; AND PROVIDING FOR RELATED MATTERS.**

Whereas, Section 42.044, Texas Local Government Code, was created for the purpose of promoting economic development, providing for the expansion of the state's economy, and to encourage industry to invest and expand facilities in the State of Texas;

Whereas, the City of Leander, Texas (the "City")'s adopted future land use map categorizes certain properties in the extraterritorial jurisdiction as suitable for future business, employment, commercial, and industrial uses;

Whereas, the City desires to establish the industrial districts set forth herein to promote local and state economic development, the expansion of the local and state economy, and to encourage industry to invest and expand facilities within the State of Texas;

Whereas, the City desires to utilize the industrial districts in connection with the City's economic development programs; and

Whereas, the City Council hereby finds and determines that establishing the industrial districts set forth in this ordinance are in the best interest of the City and promote state and local economic development;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Industrial Districts Established. The properties shown and set forth in Exhibit A, attached hereto and incorporated herein for all purposes, as "Industrial District Area" are hereby designated and established as industrial districts pursuant to Section 42.044, Texas Local Government Code, and shall be referred to as the Western Industrial Districts. The properties shown and set forth in Exhibit B, attached hereto and incorporated herein for all purposes, as "Industrial District Area" are hereby designated and established as industrial districts pursuant to Section 42.044, Texas Local Government Code, and shall be referred to as the Eastern Industrial Districts.

Section 3. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

Section 4. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section.

If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 5. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on this 17th day of August, 2023.

CITY OF LEANDER, TEXAS

Christine DeLisle, Mayor

ATTEST:

Dara Crabtree, City Secretary

Exhibit A

Legend:

- Leander City Limits
- Extra-Territorial Jurisdiction

Map Labels:

- NAMELESS RD
- HERO WAY WEST
- CRYSTAL FALLS PKWY
- US 183
- RM 2243
- 183A
- RONALD W/ REAGAN BLVD



OR-23-0008

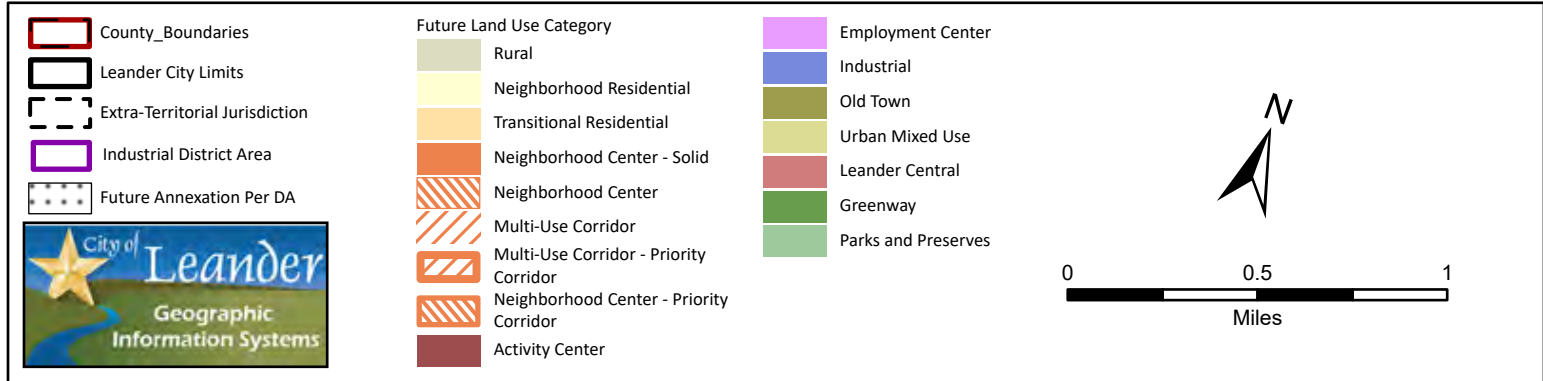
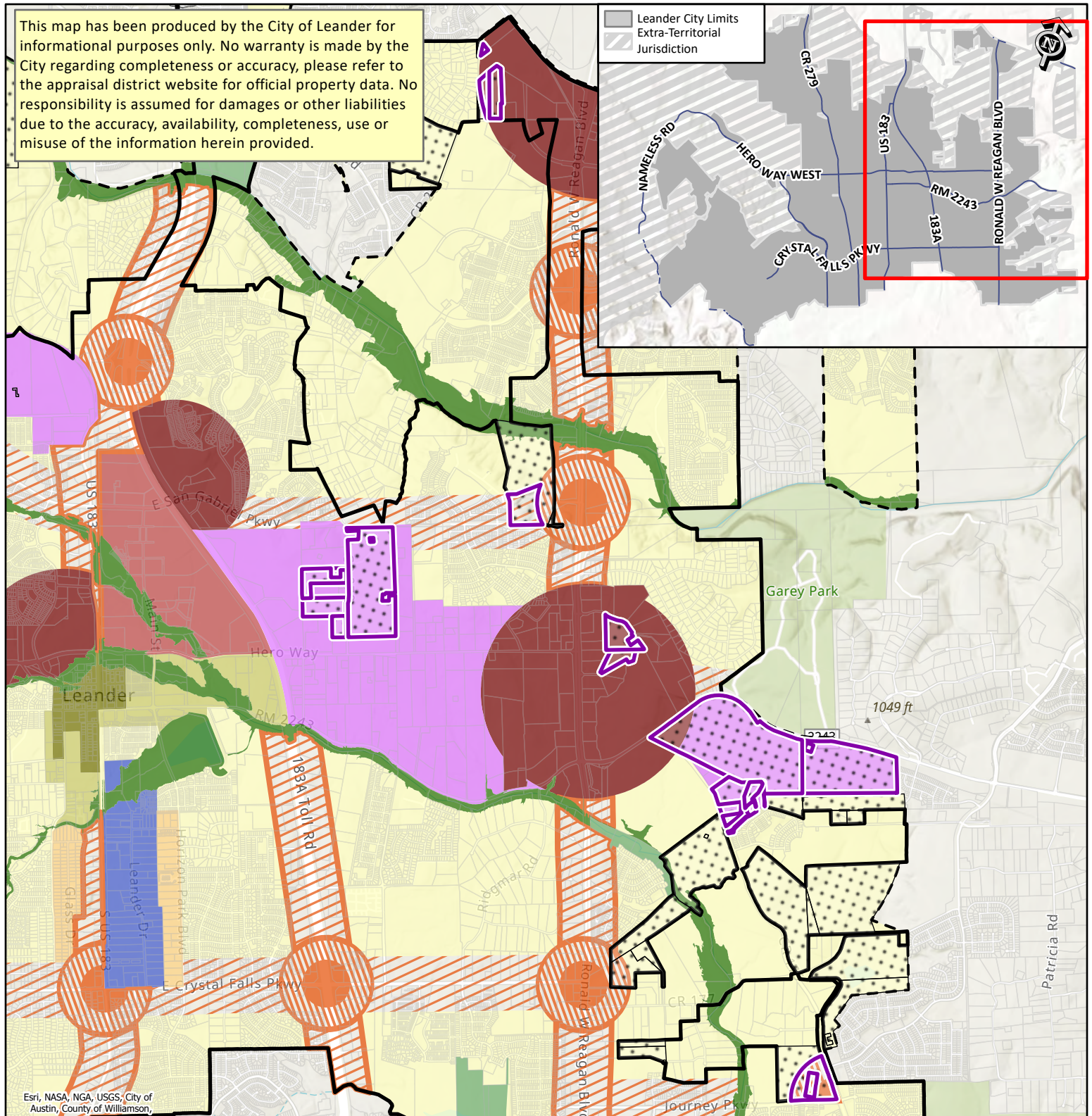
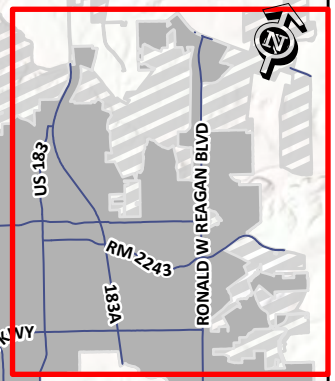


Exhibit B

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the appraisal district website for official property data. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

Leander City Limits
Extra-Territorial
Jurisdiction

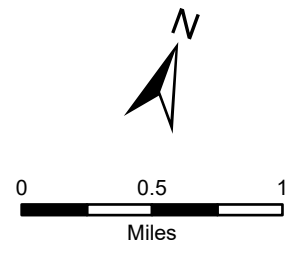


INDUSTRIAL DISTRICT AREAS - East

OR-23-0008



- | | | |
|---|---|--|
| <p>County_Boundaries</p> <p>Leander City Limits</p> <p>Extra-Territorial Jurisdiction</p> <p>Industrial District Area</p> <p>Future Annexation Per DA</p> | <p>Future Land Use Category</p> <ul style="list-style-type: none"> Rural Neighborhood Residential Transitional Residential Neighborhood Center - Solid Neighborhood Center Multi-Use Corridor Multi-Use Corridor - Priority Corridor Neighborhood Center - Priority Corridor Activity Center | <ul style="list-style-type: none"> Employment Center Industrial Old Town Urban Mixed Use Leander Central Greenway Parks and Preserves |
|---|---|--|





EXECUTIVE SUMMARY
08/17/2023

AGENDA SUBJECT:

Discuss the proposed Fiscal Year 2024 Annual Budget and proposed tax rate.

BACKGROUND:

As a follow up to the August 3 City Council meeting, staff will be available to discuss and/or answer questions regarding the Proposed FY 2024 Annual Budget and tax rate. City Council may amend the proposed budget in any way. The budget is scheduled to be adopted after a public hearing at the regular City Council meeting on September 7. The FY 2024 Annual Budget includes the CIP budget recommendations for FY 2024 as well.

View: [Proposed FY 2024 Annual Budget](#)

RECOMMENDATION:

Discuss and receive City Council direction prior to the September 7, 2023 budget public hearing and adoption.

PRESENTER:

Robert G. Powers, Executive Finance Director

Attachments

1. Budget Overview

City of
Leander



Pat Bryson
Municipal Hall

201 N. Brushy St.
Leander, Texas

City Council Meeting

August 3, 2023

2023 Tax Rate Calculations

For FY 2024

Truth-in-Taxation Terminology

- No-New-Revenue (NNR) Rate = Last Year's Levy divided by
Current Total Value (excluding
New Property Value)
- Voter-Approval Tax Rate = NNR M&O Rate x 1.035
+ Debt Rate
+ Unused Increment Rate

2023 Tax Rate Calculations

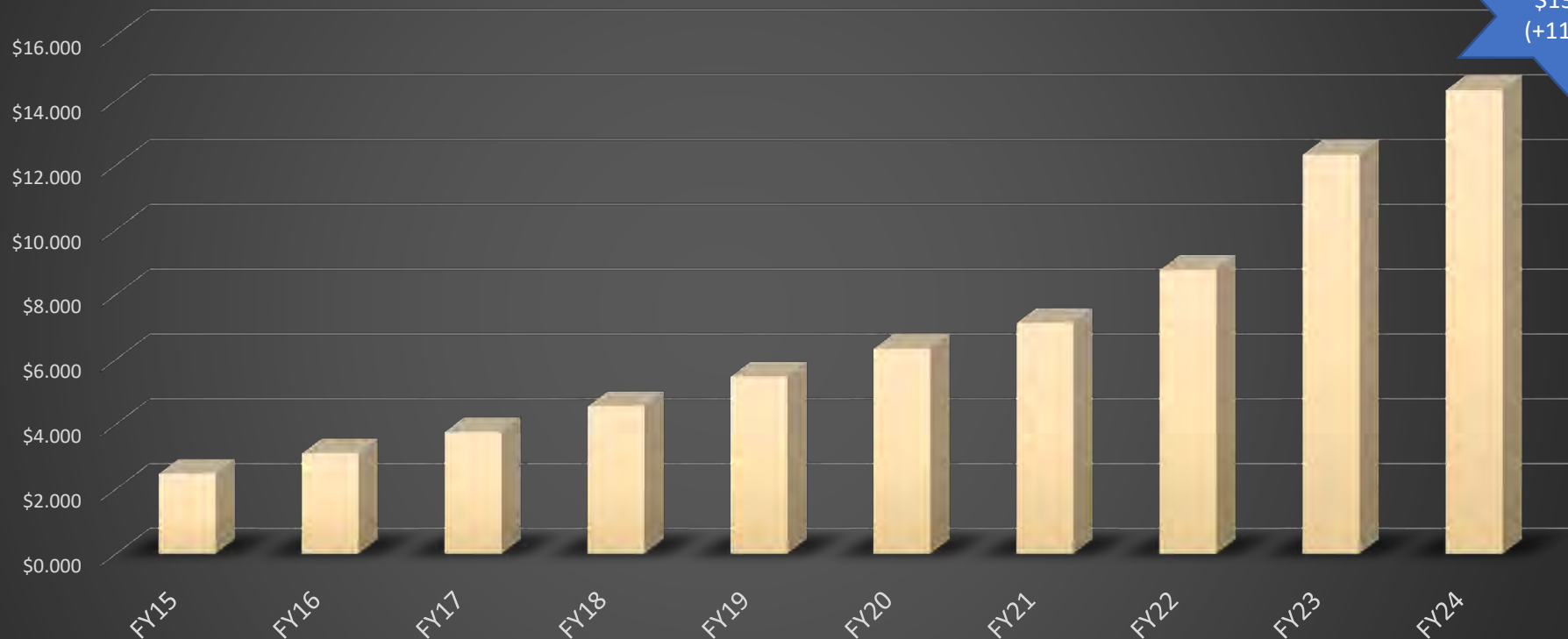
<u>Tax Rate</u>	<u>Calculation</u>
Current Tax Rate	0.432325
City Manager Proposed Budget	0.417282
<i>No-New-Revenue (* if greater; Public Hearing)</i>	0.398285
M&O No-New-Revenue	0.258903
M&O Voter-Approval (= x 1.035)	0.267964
Debt Rate	0.154425
Voter-Approval Rate (unadjusted)	0.422389
Unused Increment	0.022937
Maximum Voter-Approval Rate (* if greater; Election required)	0.445326

Tax Rate Impact – Average Homestead Properties

Average Taxable Values (HS Exemption)	Average Taxable (HS) Value	2023	2024	% Chg
Williamson	Williamson	369,089	411,892	11.6%
Travis	Travis	609,127	681,347	11.9%
	<u>Leander Homestead</u>	<u>2023 Tax Bill</u>	<u>2024 Tax Bill</u>	<u>\$ Diff.</u>
	Williamson	\$ 1,595.66		
	Current Tax Rate	0.432325	1,780.71	\$ 185.05
	No-New-Revenue	0.398285	1,640.50	\$ 44.84
	Voter-Approval Rate	0.445326	1,834.26	\$ 238.60
	City Manager Proposed	0.417282	1,718.75	\$ 123.09
	<u>Leander Homestead</u>	<u>2023 Tax Bill</u>	<u>2024 Tax Bill</u>	<u>\$ Diff.</u>
	Travis	\$ 2,633.41		
	Current Tax Rate	0.432325	2,945.63	\$ 312.23
	No-New-Revenue	0.398285	2,713.70	\$ 80.29
	Voter-Approval Rate	0.445326	3,034.22	\$ 400.81
	City Manager Proposed	0.417282	2,843.14	\$ 209.73

Tax Base (Net Taxable Before Freeze Adj)

Billions



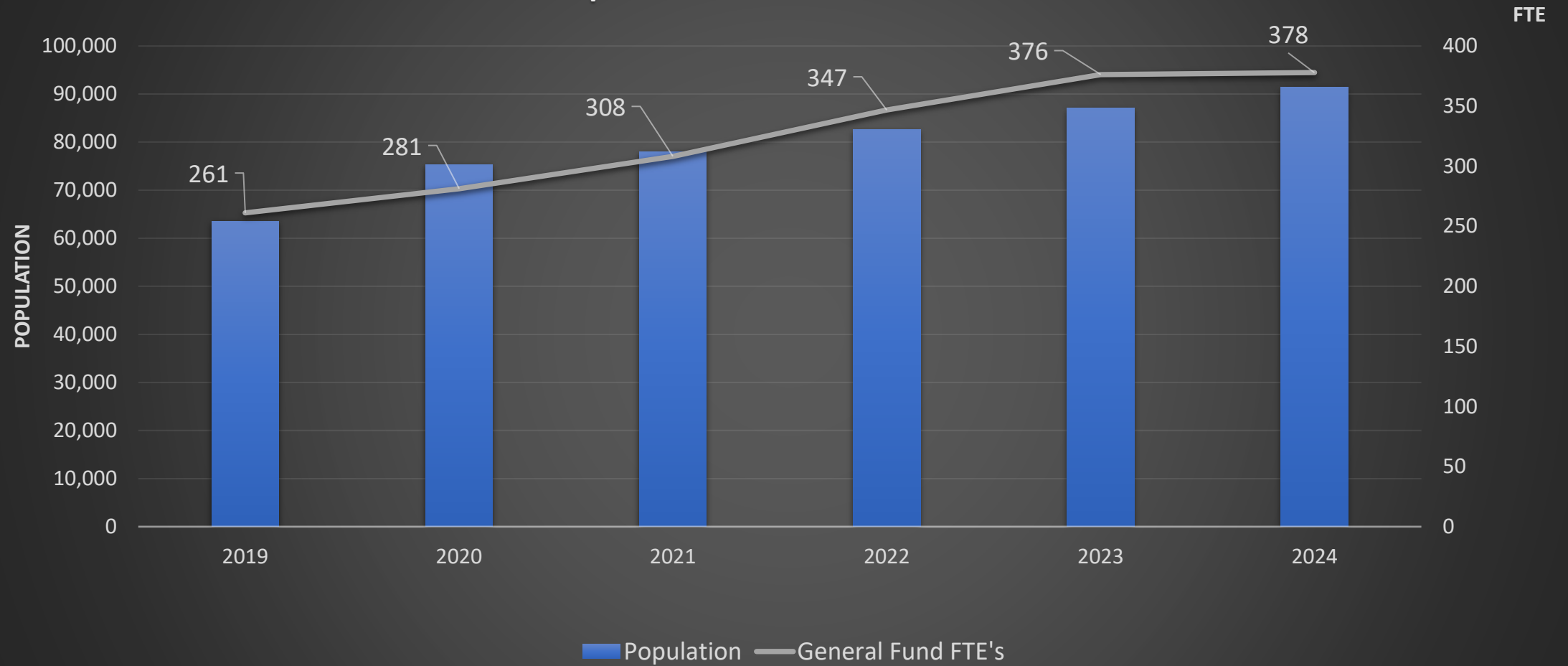
FUND SUMMARY

PRELIMINARY FY24

	CURRENT	ESTIMATED	PROPOSED	
	2023	2023	2024	% CHG
FUND				
GENERAL FUND	67,901,367	64,713,624	67,528,065	-0.55%
GOLF FUND	1,892,880	1,940,789	2,303,646	21.7%
UTILITY FUND	52,741,448	52,610,205	49,838,057	-5.5%
DEBT SERVICE	19,343,236	19,768,236	20,603,250	6.5%
SPECIAL REVENUE FUNDS	25,395,879	5,968,323	27,508,772	8.3%
GENERAL CAPITAL PROJECTS	53,625,462	7,259,334	51,806,720	-4.0%
UTILITY CAPITAL PROJECTS	107,036,932	22,936,856	95,401,520	-10.9%
INTERNAL SERVICE FUNDS	2,394,989	2,160,884	2,090,700	-12.7%
ALL FUNDS	<u>330,332,193</u>	<u>177,358,251</u>	<u>317,080,730</u>	-4.4%

 Includes CapMetro grant funds and ARPA grant funds

Population vs General Fund FTE's



FY 2024 Proposed Budget

What's New?

General Fund Recommended Supplements (Recurring Costs)

DEPARTMENT	DESCRIPTION	DEPT RANK	FY24
NON-DEPARTMENTAL	PUBLIC SAFETY STEP PLANS & CIVILIAN STAFF MERIT PLANS	N/A	\$585,000
FINANCE	(NEW POSITION) - GRANTS & CONTRACT ACCOUNTANT ✨	1	\$114,005
NON-DEPARTMENTAL	CHAMBER TOP TIER MEMBERSHIP	1	(\$11,000)
CITY COUNCIL	PROGRAM FUNDING FOR PUBLIC ARTS & CULTURE COMMISSION	2	➡️ \$25,000
HUMAN RESOURCES	RECLASS HR BENEFITS MANAGER TO ASSISTANT HR DIRECTOR	1	\$12,145
INFORMATION TECHNOLOGY	KACE IMAGING TOOL	2	\$10,882
PLANNING	RECLASS PLANNER POSITIONS TO SENIOR PLANNER (X2)	2	\$22,999
PLANNING	RECLASS SENIOR PLANNING COORDINATOR TO SUPERVISOR	1	\$4,600
PARKS AND RECREATION	CONVERT 2 PT TO 1 FT ATHLETIC ATTENDANT ✨	1	\$51,230
POLICE	COMMUNITY ENGAGEMENT WITH <u>MY90</u> AXON INTEGRATION	12	\$4,644
POLICE	CHANGE COMM. CENTER TO A 36/44 HOUR SCHEDULE	9	\$25,000
NON-DEPARTMENTAL	LOWER HEALTH INSURANCE DEDUCTIBLE (\$1,500)	N/A	\$204,907
✨ Denotes New Position	SUB-TOTAL		\$ 1,049,412

General Fund

Recommended Supplements

(1X)

DEPARTMENT	DESCRIPTION	DEPT RANK	FY24
CITY MANAGER	CONTINGENCY FUNDS (INCLUDED IN BASE BUDGET) *	N/A	\$207,608
CITY MANAGER	PUBLIC SAFETY EFFICIENCY STUDY - 1X	1	\$125,000
CITY MANAGER	DAVIS HOUSE DEMOLITION -1X	2	\$50,000
GENERAL SERVICES	INTERNET AT JOULE BUILDING - 1X	2	\$20,000
GENERAL SERVICES	CITY HALL HVAC REPLACEMENT - 1X	3	\$62,000
PLANNING	TYLER ASSIST - 1X	3	\$52,000
PLANNING	OFFICE CUBICLES - 1X	4	\$27,148
PUBLIC WORKS	DUMP TRUCK SANDER - 1X	2	\$27,000
PUBLIC WORKS	SIGNAL TIMING CORRIDOR - 1X	1	\$56,000
ENGINEERING	2024 LIDAR & CONTOUR PROCUREMENT - 1X	1	\$18,732
PARKS AND RECREATION	GATOR UTILITY VEHICLE - 1X	4	\$20,000
PARKS AND RECREATION	U.V. SYSTEM - BLEDSOE SPLASHPAD - 1X	2	\$55,000
POLICE	PATROL - BALLISTIC SHIELDS (8) – PRIOR YEAR CARRY-FWD - 1X	0	\$3,200
POLICE	CID - CRIME LAB COMPUTER - 1X	11	\$11,000
POLICE	CID - EVIDENCE STORAGE REFRIGERATOR - 1X	13	\$12,000
POLICE	SPECIAL OPS – ACCIDENT RECONSTRUCTION SYSTEM & TRAINING - 1X	12	\$7,200
POLICE	SPECIAL OPS - ACCIDENT RECONSTRUCTION COMPUTER- 1X	10	\$13,200
* REMAINING 1X COSTS FUNDED WITH RESERVES (\$559,480)	SUB-TOTAL		\$767,088

Other Funds

Recommended Supplements

DEPARTMENT	DESCRIPTION	DEPT RANK	FY24
GENERAL CIP	GENERAL FUND TRANSFER (RESERVE FUNDS)	N/A	\$2,500,000
GOLF	EXCAVATOR	1	\$79,450
GOLF	TRANSPORT TRAILER	2	\$9,500
GOLF	(NEW POSITIONS) GUEST SERVICES ATTENDANTS	3	<u>\$48,876</u>
	GOLF TOTAL		\$137,826
PUBLIC WORKS	WATERGEMS - WATER DISTRIBUTION SOFTWARE - 1X	2	\$49,856
PUBLIC WORKS	CREW LEADER WATER/WASTEWATER	4	\$72,190
PUBLIC WORKS	(NEW POSITION) - WATER QUALITY SPECIALIST	1	\$106,301
PUBLIC WORKS	UTILITY FOREMAN TRUCKS (2)	2	\$130,000
PUBLIC WORKS	CREW LEADER WATER/WASTEWATER	5	\$72,190
PUBLIC WORKS	JOHN DEERE BACKHOE 410P & TRAILER	0	\$173,000
PUBLIC WORKS	WATER RESTRICTION COMPLIANCE ENFORCEMENT	0	\$50,000
PUBLIC WORKS	(UPGRADE) UTILITIES COMPLIANCE & CONSERVATION MGR	6	<u>\$46,810</u>
	UTILITY FUND TOTAL		\$700,347

FY 2024 Proposed Budget

Unfunded Department
Requests

General Fund

Unfunded Requests – Recurring Costs

DEPARTMENT	DESCRIPTION	DEPT RANK	FY24
LIBRARY	(NEW POSITION) PT LIBRARY GENERALIST	2	\$54,530
HUMAN RESOURCES	(NEW POSITION) SAFETY OFFICER/RISK MANAGER	2	\$127,518
INFORMATION TECHNOLOGY	IT ROOMS ENVIRONMENT/SECURITY MONITORING SOLUTION	6	\$46,875
INFORMATION TECHNOLOGY	SECURITY NETWORK MONITORING SERVICE (ALBERT)	7	\$28,900
INFORMATION TECHNOLOGY	(NEW POSITION) PUBLIC SAFETY DESKTOP SUPPORT TECH	5	\$122,614
POLICE	(NEW POSITION) MEDIA & COMMUNICATIONS SPECIALIST	8	\$120,288
POLICE	(NEW POSITIONS) POLICE COMMANDER X 2	1	\$437,746
POLICE	(NEW POSITIONS) PATROL OFFICER X 4	3	\$813,177
POLICE	(NEW POSITION) CID DETECTIVE SERGEANT	7	\$175,010
POLICE	(NEW POSITIONS) CID OFFICER DETECTIVE X 2	5	\$343,324
POLICE	(NEW POSITIONS) SPECIAL OPS - TEAM OFFICER X2	2	\$382,606
POLICE	(NEW POSITIONS) SPECIAL OPS - SIU DETECTIVE X2	4	\$298,333
FIRE	(NEW POSITION) LOGISTICS SPECIALIST	1	\$89,932
FIRE	(NEW POSITIONS) TILLER STAFFING (5 FF'S)	5	\$530,220
FIRE	(NEW POSITIONS) 3 FIREFIGHTERS	4	\$317,230
	SUB-TOTAL		\$ 3,888,303

General Fund Unfunded Requests (1x)

DEPARTMENT	DESCRIPTION	RANK	FY24
FINANCE	CAMERA SYSTEM FOR CASH INTAKE POINTS - CITYWIDE	4	\$20,000
HUMAN RESOURCES	SURVEY OF EMPLOYEE ENGAGEMENT	3	\$3,000
INFORMATION TECHNOLOGY	IT ASSESSMENT FOR 5 YEAR PLAN	3	\$62,727
INFORMATION TECHNOLOGY	ACTIVE DIRECTORY SECURITY AUDIT – 3 RD THIRD PARTY	4	\$54,541
POLICE	ADDITIONAL PATROL VEHICLES X2	17	\$196,892
POLICE	RIFLE SUPPRESSORS (50) (PARTIALLY APPROVED FY23 - NOT PURCHASED)	0	\$27,500
POLICE	TRAINING SIMULATOR	14	\$31,500
POLICE	ROWER EQUIPMENT – APPLICANT TESTING	16	\$4,000
POLICE	ACCIDENT SCENE LIGHTING FOR INVESTIGATIONS	15	\$24,000
POLICE	BEARCAT (ARMORED RESPONSE VEHICLE)	18	\$300,000
POLICE	BALLISTIC SHIELD WITH VIEWPORT AND LIGHTS X2 (APPROVED FY23 - NOT PURCHASED)	0	\$5,700
POLICE	9MM AR PISTOLS (APPROVED FY23 - NOT PURCHASED)	0	\$8,000
FIRE	FIRE STATION 6 - DESIGN AND CONSTRUCTION (M.9)	2	\$1,200,000
FIRE	FIRE STATION 6 - BRUSH TRUCK	6	\$275,000
FIRE	FIRE STATION 6 - QUINT	3	\$2,200,000
	SUB-TOTAL		\$ 4,412,860

Other Funds Unfunded Requests

DEPARTMENT	DESCRIPTION	RANK	FY24
GOLF MAINTENANCE	GOLF MECHANIC LIFT	6	\$11,000
GOLF MAINTENANCE	CLUBHOUSE AREA HARDSCAPE IMPROVEMENTS	13	\$25,000
GOLF MAINTENANCE	PAVEMENT & MATERIAL STORAGE BINS	14	\$18,000
GOLF MAINTENANCE	DRAINAGE IMPROVEMENTS	8	\$12,000
GOLF MAINTENANCE	IRRIGATION SPRINKLER HEAD ADDITIONS	9	\$11,500
GOLF MAINTENANCE	INCREASE TURF MAINTENANCE BUDGET	7	\$20,000
GOLF MAINTENANCE	TRACTOR	5	\$43,700
GOLF MAINTENANCE	EMPLOYEE RESTROOM MAINTENANCE	19	\$3,800
GOLF PRO SHOP	CLUBHOUSE DECK AND HANDRAIL RENOVATION	12	\$21,000
GOLF PRO SHOP	JANITORIAL SERVICES	4	\$18,876
GOLF PRO SHOP	CLUBHOUSE RESTROOM REPAIRS	11	\$8,500
GOLF PRO SHOP	GOLF COURSE SIGNAGE	22	\$1,167
GOLF PRO SHOP	SECURITY CAMERAS - CLUB HOUSE (OUTSIDE)	24	\$3,521
GOLF PRO SHOP	SECURITY CAMERAS - CLUBHOUSE (INSIDE)	18	\$6,545
GOLF PRO SHOP	CLUBHOUSE DECK MISTING FANS	16	\$5,239
GOLF PRO SHOP	GOLF SHOP ENTRY SLIDING DOOR	23	\$1,200
GOLF PRO SHOP	GOLF OPERATIONS RADIO SYSTEM	21	\$3,300
	GOLF TOTAL		\$ 214,348

Other Funds

Unfunded Requests

DEPARTMENT	DESCRIPTION	RANK	FY24
ARTS & CULTURE FUND	PUBLIC ART AND CULTURE MASTER PLAN	0	\$49,000
HOTEL OCCUPANCY TAX FUND	MASON HOMESTEAD IMPROVEMENTS FOR VISITORS	1	\$1,000
UTILITY BILLING	INSTALL AMR READING SOFTWARE ON FIELD STAFF IPADS	2	\$20,000
PARKLAND DEDICATION FUND	TREE PLANTINGS - USE OF HERITAGE TREE FUNDS	1	\$49,900

Options for Tonight

- The taxing entity cannot propose a rate greater than the Adjusted Voter-Approval Rate of \$0.445326.
- The maximum Voter-Approval M&O rate that can be proposed is \$0.290901
- The maximum debt rate that can be proposed is \$0.154425
- The proposed budget assumes a M&O rate of \$0.262857 and a debt rate of \$0.154425 (total = \$0.417282)

Options for Tonight

- If tonight's proposed rate exceeds the NNR rate or \$0.398285, then a future public hearing is required (Sep 7.)
- Tonight's vote on the tax rate only sets the ceiling which can be considered; it is not a vote to adopt the tax rate.
- Sep 7 – Tax Rate and Budget public hearings.
- Sep 14 – 2nd & final reading of tax rate.

➤ **Three motions needed:**

- (1) Move to Accept the 2023 Tax Rate Calculations for FY 2024 as required.
- (2) Move to propose a total tax rate of (____) consisting of (____) for Maintenance & Operations and (0.154425) for Debt Service.
- (3) Move to Schedule a Public Hearing on the Proposed Tax Rate for Sep. 7 at 7pm at Pat Bryson Municipal Hall, Leander, Texas.