



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Tuesday, June 17, 2025
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



**Mayor – Christine DeLisle
Place 1 – Stephen Chang
Place 2 – Michael Herrera
Place 3 – David McDonald**

**Place 4 – Na'Cole Thompson, Mayor Pro Tem
Place 5 – Andrew Naudin
Place 6 – Becki Ross
City Manager – Todd Parton**

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Roadway Impact Fees (RIF) and Roadway Adequacy Payment (RAP) Workshop

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. Public comments on items not listed in the agenda.

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

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

7. Leander History
8. Staff Reports
 - Introduction of Otis Williams appointed Chief Financial Officer
 - BCRUA Update
 - Capital Improvement Project Update: Senior Center (CIP P.6)
 - Water Update

CONSENT AGENDA: ACTION

9. Approval of the minutes for meetings held for the canvass of May 3, 2025 General Election held on May 13, 2025 and regular meeting on June 5, 2025.

10. Approval of buyers representation agreement with Avison Young for real estate broker services; and authorize the City Manager to execute any and all necessary documents.
11. Ratify City Manager's appointment of Otis Williams as Chief Financial Officer.
12. Ratify the City Manager's appointment of Gary Ignal to the City of Leander Fire Fighters' Civil Service Commissioner with a term expiring in June 2028.
13. Approval of a service agreement by and between the City of Leander and LION Organizational Development Institute, LLC, providing for a scope of work including retention and cost reduction, decreased overtime costs, improved operational efficiency, and reduced legal and liability risks for the Leander Police Department in the amount of \$85,000.00; and authorize the City Manager to execute any and all necessary documents.
14. Approval of Change Order No. 6 with Chasco Constructors, for the Raider Way and Woodview Drive Improvements (CIP T.12), providing for project closeout additions and deductions; the accumulative change is an additional \$138,924.17, for a new total of \$15,805,706.22, with no extension of term duration; and authorize the City Manager to execute any and all necessary documents.
15. Acceptance of infrastructure improvements associated with Subdivision Case PICP-23-0048 Crystal Mesa 2 for drainage and water improvements.
16. Approval of release and compromise settlement agreement by and with the City of Leander and K. Friese & Associates in the amount of \$245,000.00 resolving the error of a segment of lines being placed in the wrong location; providing for K. Friese & Associates paying the realignment cost and Joe Bland Construction, LP, providing for the installation of new water and wastewater lines in the Falcon Oaks neighborhood (CIP W.6 and WW.20) for a total contract amount of \$4,796,717.10; and authorize the City Manager to execute any and all necessary documents.
17. Approval of dedication of public utility easement with Pedernales Electric Cooperative, Inc. (PEC) for the RM 2243 Master Lift Station and Gravity Relief Main Project (CIP WW.43) and RM 2243 Reclaimed Waterline Improvements project (CIP WW.46) establishing electrical service lines to the new added facilities and structures; and authorize the City Manager to execute any and all necessary documents.
18. Approval of the Roadway Impact Fee (RIF) Offset Agreement for the Wildspring Subdivision for the expansion of CR 175 located to the north of the intersection of CR 175 and CR 177 to reduce the RIF paid at the time of building permits to reflect the value of the expansion of CR 175 pursuant to Article 12.08 of the Code of Ordinances; and authorize the City Manager to execute any and all necessary documents.
19. Approval of the Brushy Creek Retail Memorandum of Agreement (MOA) regarding tree mitigation requirements associated with partial clearing, grading and drainage improvements prior to site development for one (1) parcel of land 4.33 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R442584, and generally located to the northeast of the intersection of US 183 and Metro Drive, Leander, Williamson County, Texas.
20. Approval of the extension of the approval of the construction plan permit associated with Subdivision Case 20-PICP-032 Leander Platinum Public Improvement Construction Plans regarding the construction of turn lanes, bike lanes, public sidewalks, stormwater, water, and wastewater improvements along Ronald W. Reagan Boulevard; more particularly described by Williamson Central Appraisal District Parcel R372083; and more commonly known as 17680 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
21. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-25-0159 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the VFW Post 10427 Minor PUD

(Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on three (3) parcels of land 22.409 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R031314, R375914, and R433127; and more commonly known as 8760 RR 2243, Leander, Williamson County, Texas.

22. Approval of Resolution committing to a goal of zero roadway fatalities and authorizing the submittal of an application for the Safe Streets and Roads for All (SS4A) Grant; and authorize the City Manager to execute any and all necessary documents.
23. Approval of Resolution adopting the Williamson County Safety Action Plan; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

24. Conduct a Public Hearing regarding the Barksdale Phase 3 Annexation Case A-25-0022 for the voluntary annexation of 48.96 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R338810, R407805 and R407804; and generally located at the northwest corner of Journey Parkway and CR 175, Leander, Williamson, Texas.
 - Discuss and consider action regarding Annexation Case A-25-0022 as described above.
25. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-25-0017 to amend the Comprehensive Plan land use category from Neighborhood Center and Neighborhood Residential to Neighborhood Residential and conduct a public hearing regarding Zoning Case Z-25-0166 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), and SFS-2-A (Single-Family Suburban) on three (3) parcels of land 52.92 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R338810, R407804 and R407805; and generally located at the northwest corner of Journey Parkway and CR 175, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Comprehensive Plan Case CPA-25-0017 as described above.
 - Discuss and consider action regarding Zoning Case Z-25-0166 as described above.

REGULAR AGENDA

26. Receive a presentation from Sam Heinz, of Public Sector Personnel Consultants, Inc., and consider action on the findings and recommendations for the Fiscal Year 2025 Compensation Study; providing for an effective date of June 28, 2025; and authorize the City Manager to execute any and all necessary documents.
27. Discuss and consider action on service and access agreements with CSC Holdings, LLC and/or its wholly-owned subsidiary Cequel Communications, LLC (dba “Optimum” or “Optimum Business”) in the amount of \$16,250.00 non-recurring installation charge and \$350.00 monthly recurring service charges to obtain a fiber optic connection for the city’s proposed Public, Education, and Government (PEG) access channel; and authorize the City Manager to execute all necessary documents and renewals.
28. Discuss and consider action on acceptance of the Capital Improvements Plan (CIP) Evaluation Matrix.
29. Discuss and consider action on a waiver to the residential phasing plan requirements for Subdivision Case CP-25-0045 Oak Grove Concept Plan on one (1) parcel of land 20.536 acres ± in size; more

particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

30. Discuss and consider action on Street Vacate Case for SV-25-0003 to consider the vacation of a portion of the right-of-way (ROW) at the eastern end of Northline Street located within the Northline Subdivision which is balanced by the dedication of additional ROW in future sections of the subdivision; generally located to the south of the intersection of Main Street and San Gabriel Parkway, Leander, Williamson County, Texas.
31. Discuss and consider action on the Second Reading of an Ordinance regarding Special Use Case Z-25-0165 to consider action on a Special Use Permit to allow for a smoke shop on one (1) parcel of land approximately 0.155 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036105; and more commonly known as 106 W. Willis Street, Leander, Williamson County, Texas.
32. Discuss and consider action on the Second Reading of an Ordinance regarding Ordinance Case OR-25-0030 to amend the Composite Zoning Ordinance to adopt standards and a permitting process associated with Micro-Trenching, and to provide for related matters; Williamson and Travis Counties, Texas.
33. Discuss and consider action on moving the January 1, 2026 regular council meeting to January 6, 2026 due to holiday of New Year's Day and scheduling 2025 and 2026 Council Retreat dates.
34. Discuss and consider action on the appointment of a City Council Liaison to the Historic Preservation Commission, Parks and Recreation Advisory Committee and the Economic Development Advisory Committee.
35. 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.]*
36. Council Member Closing Statements.
37. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 13 day of June 2025 by 6:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC