



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, June 5, 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**

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:01 p.m.

2. Roll Call.

Roll call reflected all present.

3. Convene into Executive Session pursuant to:

1. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of property for public purpose; and
2. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding legal issues related to opening and closing of public rights-of-way.

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

1. Acquisition of property for public purpose; and
2. Legal issues related to opening and closing of public rights-of-way.

Convened into Executive Session at 6:02 p.m.; reconvened into open session at 6:25 p.m.

1. No action.
2. No action.

Briefing workshop adjourned at 6:25 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:01 p.m.; Wendall Holmes provided the invocation and Mayor DeLisle led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present.

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.]

None.

7. Recognitions/Proclamations/Visitors.

- Junteenth

8. Staff Reports

- State Legislative Update
- Economic Development Programs

State Legislative Update included legislative priorities; administrative bills; annexation/de-annexation bills; finance bills; land use bills; tax bills; transportation bills; and water bills.

Economic Development Programs included partnerships; primary employers programs and qualifications; restaurant program and qualifications; small business size up Leander program and business guide; Old Town program, funding and incentive; infrastructure improvements; and outreach and public engagement.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9 through 21.

By: Mayor Pro Tem Thompson

Seconded: Councilmember McDonald

Vote: 7 - 0

9. Approval of the minutes for meeting held on May 15, 2025.

10. Approval of Brushy Creek Regional Utility Authority (BCRUA) Resolution authorizing the BCRUA President to execute the amended and restated Master Agreement and Bylaws providing for significant amounts of duplicative language removed and combining seven (7) amendments into one (1) document;

recitals being updated and all exhibits revised, updated and reduced to seven (7) exhibits and other related matters.

11. Approval of Brushy Creek Regional Utility Authority (BCRUA) Resolution authorizing the BCRUA president to execute Supplemental Contract No. 4 with Walker Partners in the amount of \$8,009,777.00 for the bid and construction phase services for the BCRUA Phase 2A for a new contract amount of \$11,586,365.00.
12. Approval of a Special Event Permit for the City's annual Liberty Fest event to be held on July 3, 2025, at Devine Lake beginning at 6:00 p.m.; and with the inclement weather event date being July 4, 2025, for fireworks only.
13. Approval of Task Order No. MATLT-REL-CIPS23-019-05 for material testing services for San Gabriel Parkway Phase 2 (CIP T.11) with UES Professional Solutions 45, LLC in the amount of \$81,775.00; and authorize the Assistant City Manager, in the absence of the City Manager, to execute any and all necessary documents.
14. Award of Solicitation CIPS25-007 to Asphalt Inc., LLC dba Lone Star Paving Company, for Roadway Rehabilitation Fiscal Year 2025 in the amount of \$1,411,219.55; providing for roadways in various locations are evaluated and selected annually for rehabilitation based on the severity and extent of the distress observed by Public Works staff, and identified in the pavement condition assessment performed by Applied Research Associates; and authorize the Assistant City Manager, in the absence of the City Manager, to execute any and all necessary documents.
15. Approval of Bill of Sale and Assignment to QT South, LLC, for approximately 360 linear feet of 24" steel casing and related facilities, equipment, and appurtenances for future waterline installation in the amount of \$475,860.50; and authorize the Assistant City Manager, in the absence of the City Manager, to execute any and all necessary documents.
16. Approval of a Resolution authorizing the submission of a Detailed Application (DA) to the Texas Department of Transportation (TxDOT) 2025 Transportation Alternatives (TA) Call for Projects including available and anticipated future funds for bicyclist and pedestrian infrastructure and planning; and authorize the Assistant City Manager, in the absence of the City Manager, to execute any and all necessary documents.
17. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-25-0164 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one (1) parcel of land 4.68 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031240; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and E. Crystal Falls Parkway, approximately 250 feet west of the intersection on the north side of E. Crystal Falls Parkway, Leander, Williamson County, Texas.
18. Approval of the extension of the approval of the construction plan permit associated with Subdivision Case PICP-22-0008, 3219 N. Lakeline Boulevard public improvement construction plans regarding the extension of water and wastewater improvements along 3219 N. Lakeline Boulevard, as more particularly described by Williamson County, Texas.
19. Acceptance of the Quarterly Investment Report for the period ending March 31, 2025.
20. Approval of an expenditure of \$64,067.43 to purchase door access equipment, underground conduit, power supplies, and related professional services from Siemens Industry, Inc. utilizing Sourcewell contract 030421-SIE for the purpose of adding access control capabilities to the City of Leander's Joule facility; and authorize the Assistant City Manager, in the absence of the City Manager, to execute any and all necessary documents.

21. Approval of an Interlocal Cooperation Contract agreement between The University of Texas at Austin and the City of Leander allowing the City to utilize Regional Security Operations Center (RSOC) cybersecurity services; and authorize the Assistant City Manager, in the absence of the City Manager, to execute any and all necessary documents.

PUBLIC HEARING: ACTION

22. Conduct a Public Hearing pursuant to Chapter 26, Texas Parks and Wildlife Code regarding the proposed dedication of a utility easement on public parkland located on Lot 17, Block F, Crystal Springs Phase 1 Subdivision more particularly described by Williamson Central Appraisal District Parcel WCAD Parcel R573921, Leander, Williamson County, Texas, for the purpose of installation, maintenance, and operation of underground electrical facilities and other utilities; whether there is no feasible and prudent alternative to the use or taking of such land; and whether the project includes all reasonable planning to minimize harm to the land, as a park.
- Discuss and consider action an Ordinance making findings pursuant to the Texas Parks and Wildlife Code, regarding the easement dedication as described above requiring use of public parkland for the utility easement and installation of public infrastructure; approving the form of the easement and authorizing the City Manager or designee to execute any and all necessary documents

Opened Public Hearing at 7:39 p.m.; closed Public Hearing at 7:39 p.m. No one spoke in favor or opposition of the request.

Motion: Approve proposed utility easement on public parkland.

By: Mayor Pro Tem Thompson
Seconded: Councilmember McDonald

Vote: 7 - 0

23. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0159 to amend the current zoning of 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 approximately 22.409 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031314, R375914, and R433127; and more commonly known as 8760 RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0159 as described above.

Opened Public Hearing at 7:42 p.m.; closed Public Hearing at 7:43 p.m. Anita Chumnanvech, 708 Plamos, Leander, spoke in favor of the request. No one spoke in opposition of the request.

Motion: Approve Zoning Case Z-25-0159.

By: Councilmember McDonald
Seconded: Councilmember Ross

Vote: 7 - 0

24. Conduct a Public Hearing and consider action 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 & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-25-0030 as described above.

Public Hearing opened at 7:52 p.m.; Public Hearing closed at 7:58 p.m. Speaking in favor of the request was Bird Holmquist, 816 Congress Avenue, Suite 1100, Austin, and John-Michael Cortez, 2401 Moreno Street, Austin. No one spoke in opposition of the request.

Motion: Approve Ordinance Case OR-25-0030 as amended, following a discussion.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

[City Council took a brief recess at 8:28 p.m.; reconvened at 8:39 p.m.]

25. Conduct a Public Hearing 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 ± in size, more particularly described by Williamson Central Appraisal District Parcel R036105; and commonly known as 106 W. Willis Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0165 as described above.

Opened Public Hearing at 8:47 p.m.; Public Hearing closed at 8:50 p.m. No one spoke in favor of the request. Anita Chumnanvech, 708 Plamos, Leander, spoke in opposition of the request.

Motion: Approve Special Use Case Z-25-0165 to allow a smoke shop with a time limit of five (5) years with the following conditions: the exterior of the building shall remain in character with the SmartCode and Old Town; and additional exterior signage shall be limited to signage to be consistent with the SmartCode and Old Town.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 5 - 2 (Mayor Pro Tem Thompson, Councilmember Naudin)

REGULAR AGENDA

26. Discuss and consider action on a waiver to the residential phasing plan requirements for Subdivision Case CP-25-0043 Lost Woods Estates Concept Plan on one (1) parcel of land 28.12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located southeast of the intersection of CR 175 and Mineral Drive, Leander, Williamson County, Texas.

Motion: Approve Subdivision Case CP-25-0043.

By: Mayor DeLisle

Seconded: Councilmember Chang

Vote: 7 - 0

27. Discuss and consider action on Development Agreement Case DA-24-0020 Messina Office & Retail Development Agreement between Windy Terrace Phase 8, LLC and the City of Leander to establish a reimbursement agreement for the construction of S. Chitalpa Street for a property located on one (1) parcel of land 15.4067 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R462742; and generally located 1,000 feet to the southeast of the intersection of 183A Toll Road and Bulbine Drive, Leander, Williamson County, Texas.

Motion: Approve Development Agreement Case DA-24-0020.

By: Councilmember McDonald

Seconded: Councilmember Ross

Vote: 7 - 0

28. Receive presentation and accept the 2025 Leander Public Arts and Culture Master Plan.

Following a discussion, the Master Plan was remanded back to the Leander Public Arts and Culture Master Plan.

29. Discuss and consider action on the Telecommunications Marketing and Master Ground Lease Agreement between the City of Leander and Branch Communications, LLC, for the marketing, leasing, development, and management of telecommunication facilities on City-owned properties; and to authorize the Assistant City Manager, in the absence of the City Manager, to execute any and all necessary documents.

Motion: Approve the Telecommunications Marketing and Master Ground Lease Agreement with Branch Communications, following a discussion.

By: Mayor DeLisle

Seconded: Councilmember Chang

Vote: 6 - 1 (Councilmember Naudin)

30. Discuss and consider action on the City of Leander Facility Master Plan Proposal submitted by Parkhill; and to authorize the Assistant City Manager, in the absence of the City Manager, to execute any and all necessary documents.

Motion: Approve Facility Master Plan submitted by Parkhill, following a discussion.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

31. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*

None.

32. Council Member Closing Statements.

Michael Herrera - commented on upcoming Old Town Street Festival.

Na'Cole Thompson - invited everyone to Old Town Street Festival and Juneteenth Block Party.

Christine DeLisle - stated tonight's dinner came from Chipolte, reminded everyone to shop local, commented on upcoming events, thanked staff for all they do, and reminded every to take the community survey.

33. Adjournment

Adjourned at 10:50 p.m.

APPROVED

C. de Lisle
MAYOR

ATTEST:

Dana Crabtree
CITY SECRETARY

