

**MINUTES
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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:00 p.m.

2. Roll Call.

Roll call reflected all present.

3. Roadway Impact Fees (RIF) and Roadway Adequacy Payment (RAP) Workshop

Discussion included: evaluating current ordinances; roadway impact fee maximum assessed fee; roadway adequacy standards; traffic study; traffic impact analysis; substandard road definition; current policy for change of land use policy; collection rate methodology; service area map; policy comparison; undeveloped residential development; comparison data single family, industrial, general office, and shopping center; and staff recommendation of changes.

Briefing workshop adjourned at 6:54 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:04 p.m.; Missionary Priscilla Imes 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.]

Kathy Bonardi, 1412 Volente - commented on delay in opening of senior center; project not on general contractor's website; and status of Meals on Wheels use of building.

7. Leander History

Leander History included Leander ISD 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

City Manager Parton introduced Otis Williams.

BCRUA update included history of BCRUA; Phase 2 raw water delivery system; Phase 1D plant expansion; delivery points improvements Phase 1; Phase 2A plant expansion; SWIFT funding application; drought update;

Capital Improvement Project Senior Center (P.6) update included construction status, reason for delays, and timeline for opening.

Water update included drought soil moisture monitor; basin condition; 2025 inflows through May; current drought versus drought of record; storage projections; long range elevation forecast; and Phase 3 and 4

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9 through 23.

By: Mayor Pro Tem Thompson

Seconded: Councilmember McDonald

Vote: 7 - 0

[Mayor DeLisle took the agenda out of order and heard Item 26 following the consent agenda.]

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 $\pm$ 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.

[Council took a brief recess at 8:11 p.m.; reconvened at 8:21 p.m.]

Opened Public Hearing at 8:23 p.m.; Public Hearing closed at 8:23 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Barksdale Phase 3 Annexation Case A-25-0022.

By: Councilmember McDonald

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

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.

Opened Public Hearing at 8:32 p.m.; closed Public Hearing at 8:48 p.m. Speakers in favor of the request were Sandesh Puchal Palli, 9337 Millbrook Loop, Ananth Nageswaran, 2308 Roaring River Trail, Skyler Williams, 1955 County Road 175, Swathi Ananth, 2308 Roaring River Trail, and Rama Krishna Kanolua, 2424 Lost Woods Bend. Speaking in opposition of the request was Daniel Reed, 708 Palamos Drive and Anita Chumnavech, 708 Palamos Drive. James Moore, 2304 Echo Park Drive submitted online comments in favor of the request.

Motion: Approve Comprehensive Plan Case CPA-25-0017, following a discussion.

By: Mayor DeLisle
Seconded: Mayor Pro Tem Thompson

Vote: 5 - 2 (Herrera, Naudin)

Motion: Approve Zoning Case Z-25-0166, following a discussion.

By: Mayor DeLisle
Seconded: Mayor Pro Tem Thompson

Vote: 5 - 2 (McDonald, Herrera)

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.

Motion: Approve findings and recommendations for the Fiscal Year 2025 compensation study with an effective date of June 28, 2025 with the addition of the Cadet EMT to the fire step plan, following a discussion.

By: Mayor DeLisle
Seconded: Councilmember McDonald

Vote: 7 - 0

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.

Motion: Approve service and access agreements with CSC Holdings, LLC, following a discussion.

By: Mayor DeLisle
Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

28. Discuss and consider action on acceptance of the Capital Improvements Plan (CIP) Evaluation Matrix.

Motion: Approve the Capital Improvement Plan (CIP) Evaluation Matrix, following a discussion.

By: Councilmember McDonald
Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

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.

Motion: Approve waiver to the residential phasing plan.

By: Mayor DeLisle

Seconded: Councilmember Ross

Vote: 7 - 0

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.

Motion: Approve Street Vacate Case SV-25-0003.

By: Councilmember Ross

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

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 ± 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.

Motion: Approve Special Use Case Z-25-0165.

By: Councilmember McDonald

Seconded: Councilmember Ross

Vote: 6 - 1 (Thompson)

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.

No action taken. This item was pulled and moved to the July 1, 2025 regular meeting.

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.

Motion: Approve moving the January 1, 2026 meeting to January 6, 2026, affirm the July 25-26, 2025 retreat date, and 2026 retreat dates to be determined, following a discussion.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

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.

Motion: Appoint Mayor Pro Tem Thompson as Council Liaison to the Historic Preservation Commission, Councilmember Herrera as Council Liaison to the Parks and Recreation Advisory Committee and Councilmember Chang as Council Liaison to the Economic Development Advisory Committee, following a discussion.

By: Councilmember Ross
Seconded: Mayor DeLisle

Vote: 7 - 0

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.]*

None.

36. Council Member Closing Statements.

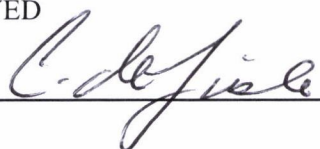
Andrew Naudin - commented on historical events: signing of Declaration of Independence, Juneteenth and Civil Rights; significance of dates; typically 100 years apart; and change takes time.

Christine DeLisle - stated dinner came from Firehouse Subs; reminded everyone to shop locally; thanked Parks Department Staff for work on Old Town Street Festival and Juneteenth events; thanked Leander Public Arts and Culture Commission on the success and their work on Juneteenth event; and advised of upcoming events.

37. Adjournment

Adjourned at 9:55 p.m.

APPROVED



MAYOR

ATTEST:


Deputy CITY SECRETARY



From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #5951 for Public Comments Request
Date: Monday, June 16, 2025 9:47:43 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

First Name James

Last Name Moore

Yes

Do you live within
Leander city limits?

Home Address 2304 Echo Park Drive

City Leander

State TX

Zip Code 78641

Phone Number 512-260-7353

Email Address

My comments apply to
the following regular
meeting: City Council

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to
the following meeting
date: 6/17/2025

My agenda item or
case number: 25 - CPA-25-0017

My position on the
above agenda item or
case number: I am FOR this item.

I want to include
comments at the
meeting: Yes. But I only want my written comments added to the meeting
record.

My written comments I am for removing neighborhood center from the comprehensive
plan. I live across Journey Pkwy in the Pecan Creek
neighborhood and there is no need for any neighborhood center
at the corner of Journey Pkwy and CR175. There are plenty
commercial businesses on Ronald Reagan Blvd at Journey Pkwy
which is very close by.