

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 7, 2025
REVISED Briefing Workshop at 6:00 PM
REVISED 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 Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander, and
3. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding development impact on flooding; and
4. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Tax Increment Reinvestment Zone (TIRZ) No. 1 reimbursements; and
5. 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 along with consideration and possible action on a Chapter 380 Agreement for Project EDA-25-007; and
6. Section 551.089, Texas Government Code, deliberation regarding deployments relating to information resources technology.

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. Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
3. Development impact on flooding; and
4. Tax Increment Reinvestment Zone (TIRZ) No. 1 reimbursements; and
5. Chapter 380 Agreement for Project EDA-25-007; and
6. Deployments relating to information resources technology.

Convened into Executive Session at 6:03 p.m.; reconvened back into open session at 7:06 p.m.

[Deliberations not completed and went back into Executive Session at the end of the regular meeting.]

Adjourned at 7:06 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:06 p.m.; Police and Fire Chaplain Joe Bob Ellison provided the invocation; following the invocation 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.]

No one spoke.

7. Recognitions/Proclamations/Visitors.

- National Golf Month Proclamation
- Safe and Secure Week Proclamation (August 11 - 15)

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 8 through 15.

By: Mayor Pro Tem Thompson

Seconded: Councilmember Ross

Vote: 7 - 0

8. Approval of the minutes for meeting held on July 17, 2025.
9. Acceptance of a letter of resignation from David McDonald, Councilmember Place 3, and approval of an Ordinance ordering and establishing procedures for Special Called Election in the City of Leander to elect Councilmember for the office held by Place 3 to fill an unexpired term; providing for notice of election; providing election precinct and polling places; providing for early voting; providing for an effective date and open meetings clause; providing for City Manager to execute any and all necessary documents; and providing for related matters.

Aceptación de la carta de renuncia de David McDonald, concejal del lugar 3, aprobación de una ordenanza que ordena y establece procedimientos para una elección especial convocada en la ciudad de Leander para elegir a un concejal para el cargo ocupado por el lugar 3 para cubrir un período no vencido; que dispone la notificación de la elección; que dispone el recinto electoral y los lugares de votación; que dispone la votación anticipada; que dispone una fecha de entrada en vigor y una cláusula de reuniones abiertas; que dispone que el administrador de la ciudad ejecute todos y cada uno de los documentos necesarios; y que dispone sobre asuntos relacionados.

10. Approval of a Development and Cost Participation Agreement for public improvements for Hawkes Landing North Phase 3 Subdivision on one (1) parcel of land approximately 37.967 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R616492; generally located on the east side of N. Bagdad Road south of W. San Gabriel Parkway, Leander, Williamson County, Texas.
11. Approval of an Ordinance to update the Roadway Service Area Map to incorporate recently annexed areas into the City including the Bagdad Retail Center, Oakwood Hills, Oak Grove Estates, and Barksdale Phase 3 Annexations.
12. Acceptance of infrastructure improvements associated with Subdivision Case PICP-22-0040 Bar W Ranch West Phase 11 for water and wastewater improvements.
13. Acceptance of public infrastructure improvements associated with Subdivision Case PICP-24-0125 Travisso Phase 4 Sections 7 and 8, and Phase 5 Section 3 for reclaimed water irrigation.
14. Approval of Change Order No.1 for the Roadway Rehabilitation Fiscal Year 2025 project with Asphalt Inc., LLC dba Lone Star Paving Company for the addition of rehabilitation to a section of northbound Ronald Reagan Boulevard, increasing the current contract by \$347,713.50 for a new total of \$1,758,933.05; and authorize the City Manager to execute any and all necessary documents.
15. Approval of an Interlocal Agreement by and between the City of Leander and the Williamson County and Cities Health District (WCCHD) providing for the continuation of sharing public information to combat the spread of communicable diseases in Williamson County.

PUBLIC HEARING: ACTION

16. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0114 to amend the Leander Springs Planned Unit Development with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas. *[Postponed due to City staff publication error.]*

REGULAR AGENDA

17. 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. *[Postponed until August 21, 2025, to allow City staff time to evaluate comments provided by the private sector.]*
18. Discuss and consider action on Meet and Confer Agreement by and between City of Leander and Leander Law Enforcement Association for a term of three (3) years effective October 1, 2025.

Motion: Approve Meet and Confer Agreement.

By: Councilmember McDonald
Seconded: Councilmember Ross

Vote: 7 - 0

19. Receive presentation regarding a proposed affordable housing single-family development associated with the Preserve at Mason Creek Site Development; more particularly described as 7.675 acres ± in size out of Williamson Central Appraisal District Parcel R655944; and generally located south of Horseshoe Drive, approximately 480 feet west of S. West Drive, Leander, Williamson County, Texas and possible action to direct staff regarding next steps.

Motion: Approve staff bringing back in the future the resolution, cooperative agreement and PILOT agreement.

By: Mayor DeLisle
Seconded: Councilmember Naudin

Vote: 7 - 0

20. Receive a status report from City staff on the status and implementation of the sign ordinance and to receive direction from City Council.

No action.

[Council took a brief recess at 8:25 p.m.; reconvened at 8:42 p.m.]

21. Discuss and consider action on an Ordinance amending Ordinance No. 24-075-00 to update the City of Leander's annual budget for Fiscal Year 2025, ensuring alignment with financial priorities and necessary funding adjustments.

Motion: Approve Ordinance amending Ordinance No. 24-075-00 amending the the Fiscal Year 2025 budget.

By: Mayor DeLisle
Seconded: Councilmember McDonald

Vote: 7 - 0

22. Discuss and consider action on the 2025 Special Legislative Session; reaffirm the City's 2025 Legislative Program; and direct Staff on any appropriate program priorities being considered at the

Special Session.

No action.

23. Discuss and consider directing City staff on the selection of benchmark cities for comparative analysis of the City of Leander Community Survey.

No action.

24. Council Member Closing Statements.

Na'Cole Thompson - wished everyone a happy back to school; appreciated the teachers; and be mindful of the school zones.

Andrew Naudin - commented on upcoming Benbrook Park Disc Golf Tournament.

Becki Ross - stated it was her 32 wedding anniversary and wished her husband happy anniversary.

Christine DeLisle - commented on Councilmember McDonald's resignation and appreciated his service; stated tonight's dinner came from Torchy's Tacos and reminded everyone to shop locally; and commented on upcoming LPACC Artfest event.

25. Convene back into Executive Session, if needed, pursuant to:

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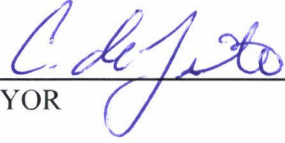
Convened back into Executive Session at 9:17 p.m.; reconvened back into open session at 10:06 p.m.

1. No action.
2. No action.
3. No action.
4. No action.
5. No action.
6. No action.

26. Adjournment

Adjourned at 10:06 p.m.

APPROVED


MAYOR

ATTEST:


CITY SECRETARY

