



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 4, 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. 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 Docket No. 57824, Petition of Hero Way Development, LLC to Amend Certificates of Convenience and Necessity in Travis and Williamson Counties by Streamlined Expedited Release with the Public Utilities Commission.

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. Docket No. 57824, Petition of Hero Way Development, LLC to Amend Certificates of Convenience and Necessity in Travis and Williamson Counties by Streamlined Expedited Release with the Public Utilities Commission

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. Recognitions/Proclamations/Visitors.
 - National IT Day Proclamation (September 16)
8. Staff Reports
 - Stormwater Master Plan Update including community outreach and next steps.
 - Legislative Update including bills passed in the 89th Session and could potentially pass in the Special Called Sessions that will impact the City.

CONSENT AGENDA: ACTION

9. Approval of the minutes for meeting held on August 21, 2025.
10. Acceptance of public infrastructure improvements associated with Subdivision Case PICP-24-0129 East Street - North of Hero Way, for streets, drainage, water, and wastewater.
11. Acceptance of public infrastructure associated with Subdivision Case PICP-23-0100, Monarch Phase 5, for water improvements.
12. Approval of Change Order No. 3 to the contract agreement with C.C. Carlton Industries, LTD for Construction Services for the RM 2243 Reclaimed Waterline Improvements project (CIP WW.46), increasing the current contract amount by \$186,054.43 for a new contract total of \$7,811,015.33; with an extension of 101 calendar days; and authorize the City Manager to execute any and all necessary documents.
13. Approval of Amendment No. 4 to the contract agreement with Brown Reynolds Watford Architects, Inc., for Leander Fire Station #2 (CIP M.16), increasing the current contract by \$19,940.14 for a new total contract of \$314,640.14.00; and authorize the City Manager to execute any and all necessary documents.
14. Approval of bid for construction and City participation in oversizing costs of a lift station and force main for Edgewood Phase 2, Section 2, according to the terms outlined in the Edgewood Subdivision Development Agreement (Section 4.02.a (3)) approved by the City Council on March 3, 2022.
15. Approval of the Service Agreement by and between the City of Leander and CivicBrand for a branding and strategic communications plan in the amount of \$39,500.00; and authorize the City Manager to execute any and all necessary documents.
16. Approval of project closeout for Lakeline Boulevard 16-inch Waterline (W.72); providing for new 16-inch waterline, hydrants, and valves along Lakeline Boulevard between Stinnett Drive and Hero Way; and reallocating excess funding in the amount of \$207,146.00 back to the Water Impact Fee Fund-25.

REGULAR AGENDA

17. Discuss and consider action on a Resolution to authorize a cooperation agreement including a Payment in Lieu of Taxes (PILOT) under Texas Local Government Code, Section 392.059(b) to the Housing Authority of Travis County (HATC) to acquire, finance, renovate, operate, and manage an affordable housing development zoned as part of the Preserve at Mason Creek, 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.

18. Discuss and consider providing direction to staff on amending Article 12.08 Roadway Impact Fees (RIF).
19. Council Member Closing Statements.
20. 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 28 day of August 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC