



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 18, 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. Receive a presentation from Mark Berman, Taylor Morrison, regarding a proposed addition to the Travis County MUD (Municipal Utility District) Number 19 also known as the western portion of the Travisso Development, Leander, Travis County.
4. Receive a presentation from Grant Rollo, Randolph Texas Development, regarding a proposed master planned community including residential and commercial uses located to the west of the intersection of Bagdad Road and San Gabriel Parkway, Leander, Williamson & Travis Counties, Texas.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.
6. Roll Call.
7. 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.]

8. Recognitions/Proclamations/Visitors.
 - Jason Schauble and Aryanna Moreno Certificate of Recognition
 - Proclamation recognizing Senior Center Awareness Month (September)
 - Proclamation recognizing Emergency Preparedness Month (September)
9. Staff Reports
 - Introduction of Amy Miller, appointed as Library Director.

- Introduction of Michael Riley, appointed as Director of Streets and Drainage.
- Introduction of Kenley Crowder, appointed as Director of Utilities.
- Water Update including current water usage and lake levels.
- Capital Improvement Project Update: Senior Center (CIP P.6) including construction update and timeline for completion.

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on September 4, 2025.
11. Approval of joining the Texas Attorney General's opioid settlements with Secondary Manufacturer; and authorize the City Manager to execute Settlement Participation Form and any and all necessary documents.
12. Award Solicitation S25-001 to Kendig Keast Collaborative to provide professional planning services to lead a major update of the Comprehensive Plan and Transportation Master Plan; authorize the City Manager to negotiate an agreement and execute any and all necessary documents.
13. Approval of agreement L00432 with Cities Digital, Inc. (CDI), for ArcGIS for initial setup and configuration of the ArcGIS and Laserfiche integration through DIR Contract DIR-CPO-5833 utilizing a Cooperative Purchasing Program in the amount of \$10,400.00; providing internal staff digital map-based “click and find” access to documents stored in Laserfiche; and authorize the City Manager to execute any and all necessary documents.
14. Approval of the Planning & Zoning Commission Progress Report for September 2024 to August 2025.
15. Approval and Final Reading of Ordinance Case OR-25-0034 to correct a scrivener’s error in the description of the optional site area to amend the acreage from 20.5 acres to 22.0985 acres ± in size, out of the William Mancil Survey, Abstract No. 437, the Talbot Chambers Survey, Abstract No. 125; and generally located south of E. San Gabriel Parkway and approximately 200 feet east of US 183, Leander, Williamson County, Texas.
16. Acceptance of public infrastructure improvements associated with Subdivision Case PICP-22-0037 Wildspring Phase 1 for streets, drainage, water, and wastewater improvements.
17. Ratify City Manager's appointment of Amy Miller as Library Director.
18. Ratify City Manager's appointment of Michael Riley as Director of Streets and Drainage.
19. Ratify City Manager's appointment of Kenley Crowder as Director of Utilities.
20. Approval of the purchase of a 2024 Starcraft Bus utilizing TIPS contract 230204 to address operational and accessibility challenges with the current fleet in the amount of \$190,000.00; and authorize the City Manager to execute any and all necessary documents.
21. Approval of an Interlocal Cooperation Contract between The University of Texas at Austin – ITS - Office of Telecommunication Services and the City of Leander allowing the City to purchase Internet access and related services from the University of Texas System/UT Austin in the amount of \$19,714.44; and authorize the City Manager to execute all necessary documents.
22. Approval of a Resolution establishing the City of Leander Neighborhood Empowerment Zone Number One; providing effective date and open meetings clauses, and providing for related matters.
23. Approval of the Roadway Impact Fee (RIF) Offset Agreement for the Titan Leander Land Investors, LLC industrial development project for the construction of a portion of CR 270 located adjacent to the

western boundary of the Titan Leander Minor PUD to reduce the RIF paid at the time of building permits to reflect the value of the construction of CR 270 pursuant to Article 12.08 of the Code of Ordinances; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

24. Conduct a Public Hearing regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land 1.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0173 as described above.
25. Conduct a Public Hearing regarding Special Use Case Z-25-0184 for a Special Use Permit to allow for a social club and game room on one (1) parcel of land 0.25 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036101; and more commonly known as 107 N. US 183, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0184 as described above.
26. Conduct a Public Hearing regarding authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2025, in an aggregate principal amount not to exceed \$132,100,000.00 for the purposes of paying contractual obligations of the City to be incurred for (1) constructing, improving, renovating, and equipping fire stations; (2) constructing, improving, enlarging, and expanding streets, roads, bridges, low-water crossings, pedestrian/multi-modal sidewalks/trails and thoroughfares; (3) constructing, improving, enlarging, and expanding the City's water and wastewater utility systems; (4) constructing, improving, equipping, and expanding park and recreation facilities that are generally accessible to the public and part of the City's park system; (5) constructing, improving, renovating, and equipping existing facilities used for the City's administrative functions; and (6) professional services relating to the design, construction, project management, and financing of the aforementioned public works including costs of issuance.
 - Discuss and consider action regarding an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2025; authorizing the sale thereof; and enacting provisions incident and related to the issuance of aid certificates.
27. Conduct a Public Hearing on the proposed budget for Fiscal Year 2026.
 - Discuss and consider action on an Ordinance adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; appropriating the various amounts thereof and repealing all ordinances or parts of ordinances in conflict therewith; and providing for an effective date.

City of Leander Impact Statement				
Description	FY 2025	FY 2026	(\$) Change	(%) Change
Proposed Tax Rate FY2026				
Total Tax Rate (per \$100 of value)	0.417282	0.417282	\$ -	0.00%
Average Homestead Taxable Value Comparison				
Average Homestead Taxable Value	514,904	535,962	21,058	4.09%
Tax on Average Homestead	2,148	2,349	201	9.36%
Detailed Tax Rate Comparison				
Maintenance & Operations (M & O) Proposed	0.273604	0.273604	-	0.00%
Interest & Sinking (I&S) Proposed	0.143678	0.143678	-	0.00%
M&O Adj No-New Revenue Tax Rate	0.264352	0.280537	0.016185	6.12%
M&O Voter Approval M&O rate	0.273604	0.290355	0.016751	6.12%
Total No-New-Revenue Tax Rate	0.405881	0.428187	0.022306	5.50%
Total Unused Increment Rate	0.007153	0.004399	(0.002754)	-38.50%
Total Voter Approval Tax Rate	0.424435	0.438432	0.013997	3.30%
Certified Values	15,627,322,257	16,459,964,129	832,641,872	5.33%
Total Tax Levy - All Properties	53,477,852.00	58,422,010.00	4,944,158.00	9.25%
M&O Tax Revenue	38,369,491	42,008,755	3,639,264	9.48%

28. Conduct a Public Hearing on levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the Fiscal Year 2026 (FY 2026); providing for and apportioning each levy for specific purposes; and providing when taxes shall become due and when the same shall become delinquent if not paid.
- Discuss and consider action on the First Reading of an Ordinance levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the FY 2026 as described above.

REGULAR AGENDA

29. Discuss and consider action on Tree Removal Case TRP-25-0039 regarding the removal of seven (7) Heritage Trees associated with the Wildspring Phase 2 Public Improvement Construction Plans (PICP-25-0199), generally located west of the intersection of Peach Drift Drive and White Mistleflower Drive, Leander, Williamson County, Texas.
30. Council Member Closing Statements.
31. 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 properties 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; and
 3. Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.087, Texas Government Code, to deliberate with legal counsel an addendum to a Chapter 380 Agreement by and between City of Leander and Titan

- Leander Land Investors, LLC along with consideration and possible action on a Chapter 380 Agreement Addendum;
4. 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 properties 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; and
3. Addendum to a Chapter 380 Agreement by and between City of Leander and Titan Leander Land Investors, LLC.;
4. Deployments relating to information resources technology.

32. 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 12 day of September 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC