MINUTES
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 4 – Na'Cole Thompson, Mayor Pro Tem**
Place 1 – Stephen Chang	**Place 5 – Andrew Naudin**
Place 2 – Michael Herrera	**Place 6 – Becki Ross**
Place 3 – David McDonald	**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 with Mayor DeLisle absent.

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

   Convened into Executive Session at 6:01 p.m.; reconvened into open session at 6:56 p.m.

   1. No action.
   2. No action.

Briefing workshop adjourned at 6:56 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

   Opened meeting at 7:03 p.m.; Victoria Chudhri with Baha'i Communitty provided the invocation; and Mayor Pro Tem Thompson led the Pledges of Allegiance.

5. Roll Call.

   Roll call reflected all present with Mayor DeLisle absent.

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.]
   Kim Wetherby with Small Business Association, 6501 Sylvan Road, Sacramento, CA. - commented on disaster relief available; loans available and type of loans; and deadlines for applications.

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.

   Stormwater Master Plan update included: objectives; progress to-date; data collection; public involvement; modeling; areas of interest identified and priorization; and next steps.

   Legislative update included: bills passed in Special Session.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9 through 16.

By: Councilmember McDonald
Seconded: Councilmember Ross

Vote: 6 - 0

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.

    Motion: Approve the resolution and cooperation agreement.

    By: Councilmember McDonald
    Seconded: Councilmember Naudin

    Vote: 6 - 0

18. Discuss and consider providing direction to staff on amending Article 12.08 Roadway Impact Fees (RIF).

    No action.

19. Council Member Closing Statements.

    Stephen Chang - commented on Constitution Week (September 17-23).

    David McDonald - commented on upcoming 9/11 remembrance ceremony; and wished wife happy anniversary.

Andrew Naudin - commented on this day in history Sam Houston elected President; and upcoming flood clean-up event.

Na'Cole Thompson - commented tonight's dinner came from Randalls; recent TML Region X event hosted by City; upcoming events; and proclamations were recently issued for Constitution Week and Suicide Prevention Month.

20. Adjournment

Adjourned at 8:13 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY

CITY OF LEANDER
INCORPORATED 1978
ESTABLISHED 1882
STATE OF TEXAS