



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 6, 2025
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Vacant

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 the City of Leander's consulting team to provide an overview of the Capital Improvements Program (CIP) project W.42 for Advanced Metering Infrastructure (AMI) to be installed, how it will function, and how it will benefit the City and its citizens; a status update on the current project efforts; next steps for the project; and what citizens can expect.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. Recognition of Special Guests and Visitors.
7. Recognition of service David McDonald, City Councilmember Place 3.
[Immediately following the recognition there will be a brief reception.]
8. 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.]

9. Recognitions/Proclamations.
 - Scenic City Certification — The City of Leander has been awarded the Gold Scenic City Certification by the Scenic City Standards Review Commission. The Scenic City Program supports and recognizes cities for their commitment to high-quality scenic standards for public roadways and public spaces. In Texas, 110 cities have received the Scenic City Certification of

either recognized, bronzed, platinum or gold. Leander is one (1) of 38 cities in Texas that have earned the Gold Scenic City Certification.

- ROAD Safety Program Plaque - ROAD Safety is a Risk Pool program designed to save lives, prevent injuries, and protect property by raising the city's awareness of dangers on and near roadways. ROAD stands for **R**ecognize the hazards; **O**bserve people, processes, and equipment; **A**ssess the risk level; and **D**etermine the safest course of action.

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on October 16, 2025.
11. Recognition of a vacancy in Councilmember Place 4, and approval of an Ordinance ordering and establishing procedures for Special Called Election in the City of Leander to elect a Councilmember Place 4 to fill an unexpired term; providing for notice of election; providing for election precinct and polling places; providing for early voting; providing for an effective date and open meetings clause; and providing for related matters.

Reconocimiento de una vacante en el Concejal Lugar 4, y aprobación de una Ordenanza que ordena y establece procedimientos para una Elección Especial Convocada en la Ciudad de Leander para elegir un Concejal Lugar 4 para cubrir un mandato no vencido; disponiendo la notificación de la elección; disponiendo el recinto electoral y los lugares de votación; disponiendo la votación anticipada; disponiendo una fecha de vigencia y una cláusula de reuniones abiertas; y disponiendo asuntos relacionados.
12. Approval of the Option and Site Ground Lease Agreement by and between the City of Leander and Branch Towers VI, LLC to lease a portion of the property described by Williamson County Appraisal District Parcel R054296 and commonly known as 3850 US 183, Leander, Williamson County, Texas; providing for an upfront payment of \$2,000.00 upon lease execution, \$1,250.00 monthly rent plus 1.5% annual rental escalation, and \$300.00 monthly per carrier plus 1.5% annual rental escalation with an initial lease term of five (5) years with automatic renewal options for nine (9) additional five-year (5) terms; and authorize the City Manager to execute any and all necessary documents.
13. Approval of a Resolution authorizing the City Manager to execute a cooperative purchasing agreement with U.S. General Services Administration (GSA) for the purchase of goods and services; and providing for an effective date.
14. Approval of a Resolution amending authorized representatives to the Texas Local Government Investment Pool, "TexPool/TexPool Prime", a public funds investment pool.
15. Acceptance of public infrastructure improvements associated with Subdivison Case 21-PICP-022 Crystal Village Phase 2 for streets, drainage, water, and wastewater.
16. Acceptance of public infrastructure improvements associated with Subdivision Case PICP-24-0114 Travisso Phase 5 Sections 4 and 5 for streets, drainage, water, reclaimed water, and wastewater.
17. Approval of payment to Pedernales Electric Cooperative, Inc. (PEC) relating to the RM 2243 Master Lift Station and Gravity Relief Main Project (CIP WW.43) for the installation of two (2) new transformers needed for establishing electrical service lines to the newly added facilities and structures in the amount of \$97,489.36; and authorize the City Manager to execute any and all necessary documents.
18. Award of Solicitation CIPS25-002 to Kimley-Horn and Associates, Inc. for Professional Services for the renovation of 19 golf greens complexes, 18 holes and a putting green, at the Crystal Falls Golf Club

located at 3400 Crystal Falls Parkway, Leander, Travis County, Texas (CIP P.59) in the amount of \$410,720.00; and authorize the City Manager to execute any and all necessary documents.

19. Approval of Amendment No. 3 to Master Professional Service Agreement MATLT-REL-CIPS23-019 for material testing services to change the name from UES Professional Solutions 45, LLC to UES Professional Solutions 44, LLC; and authorize the City Manager to execute any and all necessary documents.
20. Approval of Change Order No. 2 to the contract agreement with DKC Construction Group, for the Leander Senior Activity Center (CIP P.6) to expedite the installation of gas services to the facility, in the amount of \$188,103.54, for a new contract amount of \$8,838,276.54, with a 25-day extension of term duration; and authorize the City Manager to execute any and all necessary documents.
21. Approval of the purchase of water valve maintenance skid from E.H. Wachs utilizing purchasing cooperative BuyBoard Contact 685-22 in the amount of \$98,585.15; and authorize the City Manager to execute any and all necessary documents.
22. Approval of the purchase of crack seal machine from TACOT, Inc., dba SealMaster Houston utilizing cooperative purchasing HGAC Co-Op Contract SM10-20 in the amount of \$71,653.75; and authorize the City Manager to execute any and all necessary documents.
23. Approval of a Resolution authorizing the Brushy Creek Regional Utility Authority (BCRUA) president to execute a contract with Webber Waterworks, LLC for the Phase 2A Water Treatment Plant Expansion construction in the amount of \$97,619,149.00, with Leander's obligation being 52.4% or \$51,152,434.10.
24. Approval of an agreement with NCL Government Capital for mowing equipment leasing to acquire one (1) Ventrac zero-turn mowers with attachments and three (3) John Deere tractor with attachments to support ongoing grounds and facility maintenance operations across City properties utilizing cooperative purchasing Sourcewell Contract 092424-NLC for a term of five (5) years with an annual lease payment of \$35,498.39, including 6.143% finance charge, for a contract amount of \$156,950.36; and authorize the City Manager to execute any and all necessary documents.
25. Approval of a Resolution authorizing the Police Department to submit a grant application to the Fiscal Year 2026 Bullet-Resistant Components for Law Enforcement Vehicles; establishing an effective date; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

26. Conduct a Public Hearing regarding Zoning Case Z-25-0192 to amend the Journey Bible Church Planned Unit Development (PUD) with base zoning of LO-2-A (Local Office) to include a base zoning district of LC-2-A (Local Commercial) on two (2) parcels of land approximately 3.0 acres in size, more particularly described by Williamson Central Appraisal District Parcels R668974 and R668975; and generally located approximately 300 feet east of the intersection of Bull Nettle Drive and Journey Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0192 as described above.

REGULAR AGENDA

27. Discuss and consider action on the Second Reading of an Ordinance regarding Special Use Case Z-25-0161 for a Special Use Permit to allow for outdoor sporting activities such as soccer, cricket, football, and other similar sports on two (2) parcels of land approximately 0.603 acres in size, more particularly

described by Williamson Central Appraisal District Parcels R036045 and R036046; and commonly known as 302 and 304 Brushy Street, Leander, Williamson County, Texas.

28. Discuss and consider action on a Resolution supporting a feasibility study for rail grade separation at Crystal Falls Parkway and US 183 in addition to pursuing an application submission to the Texas Department of Transportation's 2025 Off-System Rail Grade Separation State Fund Program Call for Projects; establishing an effective date; and authorize the City Manager to execute any and all necessary documents.
29. Discuss and consider providing direction to staff on amending Article 12.08 Roadway Impact Fees (RIF).
30. Discuss and consider directing staff on the Smart Code.
31. Discuss and consider action on moving the Thursday, February 5, 2026 regular council meeting to Tuesday, February 10, 2026, due to early voting for the February 7, 2026 Special Election taking place in Pat Bryson Municipal Hall, Council Chambers.
32. Discuss and consider action on appointing up to three (3) councilmembers to a subcommittee to review the current boards, commissions, and committees composition and duties.
33. Council Member Closing Statements.
34. Convene into Executive Session pursuant to:
 1. Section 551.071, Section 551.072 and Section 551.087, 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 to 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 with which the City is conducting economic development negotiations along with consideration of a Chapter 380 Agreement(s) for Projects EDA-25-008, EDA-25-009, and EDA -25-010; and
 2. 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 Second Addendum.

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:

1. Property for public purpose and Chapter 380 Agreement(s) for Projects EDA-25-008, EDA-25-009, and EDA -25-010; and
2. Second Addendum to a Chapter 380 Agreement by and between City of Leander and Titan Leander Land Investors, LLC.

35. 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 30 day of October 2025

by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink that reads "Dara Crabtree". The signature is written in a cursive, flowing style. The first name "Dara" is followed by a space and then the last name "Crabtree".

Dara Crabtree, City Secretary, TRMC