MINUTES
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 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 6:03 p.m.

2. Roll Call.

   Roll call reflected all present.

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.

   Discussion included activities to date; survey progress; network installation; network integration; customer engagement; deployment; current changes to the original proposal; project schedule; Phase 1 planning; Phase 2 slow start and mass deployment; Phase 3 closeout and final solution acceptance; success drivers; and customer portal.

   Briefing workshop adjourned 6:37 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

   Opened meeting at 7:00 p.m.; Wendell Holmes, New Birth Community Baptist Church provided the invocation and Mayor Pro Tem Thompson led the Pledges of Allegiance.

5. Roll Call.

   Roll call reflected all present.

6. Recognition of Special Guests and Visitors.

   None.

7. Recognition of service David McDonald, City Councilmember Place 3.
[Immediately following the recognition there will be a brief reception.]

Due to the runoff election, this item was pulled from the agenda and will be on an agenda in December.

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.]

<u>Mark Bofferding</u>, 2601 Saddle Blanket - commented on property tax exemptions.

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

Motion: Approve consent agenda items 10 through 25.

By: Councilmember McDonald
Seconded: Councilmember Chang

Vote: 6 - 0

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.

Opened Public Hearing at 7:18 p.m.; closed Public Hearing at 7:18 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-25-0192, following discussion.

By: Councilmember McDonald
Seconded: Councilmember Chang

Vote: 6 - 0

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.

Motion: Approve Second Reading of an Ordinance regarding Special Use Case Z-25-0161, following comment.

By: Councilmember McDonald
Seconded: Councilmember Ross

Vote: 6 - 0

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.

Motion: Approve Resolution supporting a feasibility study and submission of grant, following discussion.

By: Councilmember Ross
Seconded: Councilmember Naudin

Vote: 6 - 0

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

No action was taken, following a discussion.

30. Discuss and consider directing staff on the Smart Code.

This item was pulled from the agenda and will be brought back to a future meeting.

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.

Motion: Approve moving the February 5, 2026 meeting to February 10, 2026.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 6 - 0

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.

Motion: Appoint Councilmember Herrera and Councilmember Naudin to a subcommittee to review the current boards and commissions and to bring recommendations back to the council no later than 90 days from date of first meeting of the subcommittee, following a discussion.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 6 - 0

33. Council Member Closing Statements.

Stephen Chang - wished a happy birthday to his brother and commented on upcoming events.

Mike Herrera - thanked veterans for their service.

David McDonald - wished everyone a Happy Veteran's Day and stated Monday, November 10 was 200th birthday of Marine Corp.

Andrew Naudin - commented on Abraham Lincoln was elected on this day and also the Sex Pistols first performance; and November is Lung Cancer Awareness month.

Na'Cole Thompson - stated dinner was from Woks It 2 U tonight and issued a proclamation for American Indian Heritage Month; and commented on upcoming Deverloper Forum.

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.

Recessed into Executive Session at 7:50 p.m.; reconvened back into open session at 8:40 p.m.

1. Project EDA-25-008 - No action taken.
Project EDA-25-009 - No action taken.
Project EDA-25-0010
Motion: Approve a Chapter 380 Development Agreement with East Group Properties, LP as discussed in executive session, and authorize the City Manager to execute the agreement and related matters.

By: Councilmember Ross
Seconded: Councilmember McDonald

Vote: 6 - 0

2. No action taken.

35. Adjournment

Adjourned at 8:41 p.m.

APPROVED

MAYOR PRO TEM

ATTEST:

Dara Crabtree

CITY SECRETARY