



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



Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 20, 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**

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:01 p.m.

2. Roll Call.

Roll call reflected all present.

3. Receive a presentation on and provide direction to staff regarding a new community resource grant program that would be administered by and through the City, providing funding to one or more local community non-profit organizations that directly provide resources to residents which lessen the demand on City services.

Presentation included: samples of needs; focus group; gap analysis concerning safety, security, wellness and support; funding sources; options available; and distribution of funds.

4. Receive presentation on Old Town Master Plan.

Presentation included: plan overview; engagement highlights; plan framework; implementation; and next steps.

Briefing workshop adjourned at 6:49 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:02 p.m.; invocation was provided by Victoria Churdhri, Baha'i Community; and Mayor Pro Tem Thompson led the Pledges of Allegiance.

6. Roll Call.

Roll call reflected al present.

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.]

Steve Dowell, 20 Blackjack Circle, Belton, Texas - spoke on recent Water Symposium.

8. Recognition of Special Guest and Visitors.

9. Proclamations

- Blue Santa Program

10. Staff Reports

- 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.

Water update included: 2025 inflows through October; Lakes Buchanan and Travis combined storage projections and comparison of 2019-2025 and 2008-2015; Lake Travis level projections; LCRA combined lake storage; drought soil moisture monitor; daily water usage; water usage, temperature and precipitation for October; and water connection growth from 2019 to present.

Senior Center update included: progress of activities completed; items pending and a timeline for completion.

11. Leander History presentation topic will be Native Americans of Leander.

Presentation included: native Americans; early Indian tribes, culture areas and linguistic stocks map; general range of indigenous tribes and language family; Quanah and Cynthia Parker.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda 12 through 24.

By: Councilmember Ross

Seconded: Councilmember Chang

Vote: 6 - 0

12. Approval of the minutes for meeting held on November 6, 2025.

13. Approval of an Ordinance ordering and establishing procedures, and setting the date for a runoff election for Councilmember Place 3; providing for the approval of election judges and voting clerks; and providing for related matters.

Aprobación de una ordenanza que ordena y establece procedimientos y fija la fecha para una segunda vuelta electoral para el puesto de concejal lugar 3; prevé la aprobación de los jueces electorales y los secretarios de votación; y dispone asuntos relacionados.

14. Approval of the Services Agreement between the City of Leander and Iron Brick Associates, LLC for the Adaptive Planning software and subscription services by Workday, Inc., and the implementation services by Strada U.S. Professional Services, Inc., for a term of three (3) years in the amount of \$254,744.00; and authorize the City Manager to execute any and all necessary documents.
15. Approval of the purchase two (2) heavy-duty trucks for Public Works from Mac Haik Ford; providing for one (1) 2026 Ford F-450 utility crew truck to replace a vehicle at a cost of \$95,005.75 and one (1) 2026 Ford F-550 to be added to the Public Works departmental fleet at a cost of \$85,921.75 for a total amount of \$180,927.50 through The Houston Galveston Area Council Cooperative Purchasing (HGAC) Contract VE05-24; and authorize the City Manager to execute any and all necessary documents.
16. Approval of an agreement with Viking Construction, Inc., for microsurfacing pavement preservation services in the amount of \$140,000.00 through an interlocal agreement between the City of Leander and the City of Grand Prairie that allows the City of Leander to utilize the City of Grand Prairie's Solicitation 17041 for Micro Surfacing and Slurry Seal work; providing for all labor, materials, equipment, traffic control, and supervision necessary to complete the project in accordance with City specifications to include preparation, mix design, application, curing, and cleanup; and authorize the City Manager to execute any and all necessary documents.
17. Approval of Amendment 3 to Task Order KFA-56 with K Friese & Associates, Inc., relating to the Sandy Creek Water Treatment Plant (SCWTP) residuals management improvements and addition of redundant treatment module project (CIP W.69), for additional professional service hours necessary to cover increased coordination efforts, such as site visits, progress meetings and other construction management activities in the amount of \$72,095.50 for a new total contract amount of \$1,485,090.50; and authorize the City Manager to execute any and all necessary documents.
18. Approval of procurement and annual licensing of Procore Project Management Pro application and related modules for the Capital Improvements Program (CIP) from Carahsoft Technology Group utilizing cooperative purchasing DIR Contract DIR-CPO-5687 in the amount of \$107,060.17; and authorize the City Manager to execute any and all necessary documents.
19. Approval of a Special Event Permit for the Old Town Christmas Festival and related events to be held on December 6, 2025, from 10:00 a.m. to 9:00 p.m. in Old Town Park, public roads, and the surrounding area.
20. Approval of an agreement with FireBlast Global for the replacement of TL Fire System 3-2 main panel in the fire training tower's gas-fired training props that sustained damage due to water intrusion in the amount of \$75,256.00; and authorize the City Manager to execute any and all necessary documents.
21. Approval of the Second Reading of an Ordinance 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 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.
22. Approval of Task Order BGE-6 under Agreement for Professional Services with BGE, Inc., for supplemental engineering support services in the amount of \$80,000.00; and authorize the City Manager to execute any and all necessary documents.
23. Approval of Task Order No. MATLT-AAI-CIPS23-019-13 for Material Testing Services for Wildspring Phase 2 to Arias & Associates, Inc., LLC in the amount of \$61,952.50; and authorize the City Manager to execute all necessary documents.
24. Approval of an Ordinance authorizing uses for the tree mitigation in lieu fees.

REVISED REGULAR AGENDA

25. Discuss and consider action regarding Significant and Heritage Tree Removal requests associated with Subdivision Case PP-25-0070 regarding Lost Woods Estates Preliminary Plat on one (1) parcel of land 28.12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.

Motion: Approve significant and heritage tree removal request.

By: Councilmember McDonald
Seconded: Councilmember Ross

Vote: 6 - 0

26. Discuss and consider action on a Resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn, if necessary, 0.7509 acres of land in fee simple and a 0.3086 acre drainage and grading easement (both as described in Exhibits "A" and "B" to the Resolution, respectively) from those two (2) certain tracts of land totaling 7.733 acres conveyed to Billy Jack Carter and recorded at Document Number 2022028373 of the official public records of Williamson County, Texas, for the public use and purpose of construction of public roadway improvements and infrastructure.

Motion: Approve the City of Leander to authorize the use of the power of eminent domain to acquire 0.7509 acres of land in fee simple and a 0.3086 acre drainage and grading easement from property owned by Billy Jack Carter and described in Agenda Item 26 for the public use of constructing and operating public roadway improvement infrastructure improvements. [Roll Call Vote]

By: Mayor Pro Tem Thompson
Seconded: Councilmember McDonald

Vote: 6 - 0

27. Discuss and consider action on casting ballot for Williamson Central Appraisal District Board of Directors.

Motion: Approve splitting 120 votes with 60 for Jon Lux and 60 for Clint Stephenson, following a discussion.

By: Councilmember McDonald
Seconded: Councilmember Chang

Vote: 6 - 0

28. Discuss and consider action on moving the Thursday, December 4, 2025 regular council meeting to Wednesday, December 10, 2025, due to early voting for the Runoff Election to the November 4, 2025 Special Election taking place in Pat Bryson Municipal Hall, Council Chambers.

Motion: Approve moving the December 4, 2025 regular meeting to December 10, 2025.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Naudin

Vote: 6 - 0

29. Council Member Closing Statements.

Stephen Chang - wished everyone a happy Thanksgiving.

Michael Herrera - wished everyone a happy Thanksgiving and stated he had lots to be thankful for.

David McDonald - wished everyone a happy Thanksgiving and asked everyone to remember those less fortunate.

Andrew Naudin - stated today New Jersey was first state to ratify the Bill of Rights; AC/DC released their first album in 1981; wished everyone a happy Thanksgiving; and giving machine Like the World located at the Crossover.

Becki Ross - wished everyone a happy Thanksgiving and safe travels.

Na'Cole Thompson - stated dinner came from Texas Road House; wished everyone a happy Thanksgiving; reminded everyone of Blue Santa and upcoming events.

30. 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 purposes; and
2. Section 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of property for the Hero Way West Elevated Storage Tank and Waterline (CIP W.55); and
3. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel Brushy Creek Regional Wastewater System construction; and
4. 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 for EDA -25-009.

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

1. Acquisition of properties for public purposes; and
2. Acquisition of property for the Hero Way West Elevated Storage Tank and Waterline (CIP W.55); and
3. Brushy Creek Regional Wastewater System construction; and
4. Chapter 380 Agreement for EDA -25-009.

Convened into Executive Session at 7:57 a.m.; reconvened into open session at 8:41 p.m.

1. No action.
2. No action.
3. No action.
4. No action.

31. Adjournment

Adjourned at 8:42 p.m.

APPROVED

M. M. Thompson

MAYOR PRO TEM

ATTEST:

Dana Coakley

CITY SECRETARY

