



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



Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 18, 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 6:00 p.m.

2. Roll Call.

Roll call reflected all present.

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 properties for public purposes; and
2. 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 -25-008.

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. Chapter 380 Agreement for EDA -25-008.

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 7:05 p.m.; Councilmember Herrera provided the invocation; and Mayor Pro Tem Thompson led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present.

6. Recognition of Service of David McDonald, Place 3.

[Following recognition there will be a brief reception in foyer.]

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.]

Eric Poppa, 617 Shefer Street - commented on his utility bill; water usage; and recent spikes in his water bill.

Elvis Lossa, 3700 Bedrock Court, Cedar Park - commented he was running for congress and introduced himself.

8. Special Guests and Visitors.

None.

9. Staff Reports

1. Water update includes Sandy Creek Water Treatment Plant (CIP W.69), Brushy Creek Regional Utility Authority, and County water needs.
2. Capital Improvement Project update includes Senior Center (CIP P.6) completion and opening timeline.

Water update included BCRUA regional water system; Phase 2 water delivery system; Phase 1D water treatment plant expansion; Phase 2A water treatment plant expansion; Sandy Creek Water Treatment Plant; and Williamson County Water Group.

Senior Center update included progress and timeline for completion.

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| CONSENT AGENDA: ACTION |
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Motion: Approve consent agenda items 10 through 24.

By: Councilmember Chang

Seconded: Councilmember Naudin

Vote: 6 - 0

10. Approval of the minutes for meeting held on December 10, 2025.
11. Approval of a Resolution appointing Barbara Reed as the election judge and Manuel Bravo De Rueda as the alternate election judge for the February 7, 2026, Special Election to fill vacancies in the office of Mayor and Place 4 on the City Council; authorizing appointment of election clerk; and establishing compensation at an hourly rate of \$20.00 for the election judge, and an hourly rate of \$18.00 for alternate judge and clerks.
12. Approval of agreement with Williamson County for election service and supplies; and authorize City Manager to execute any and all necessary documents.
13. Approval of the purchase of Traffic Signal Management Software from Iteris, Inc., to monitor and optimize signal operation proactively, utilizing cooperative purchasing Buyboard Contract 695-23 in the amount of \$56,350.00 for a term of five (5) years for fifteen (15) traffic signals; and authorize the City Manager to execute any and all necessary documents.
14. Approval of an Interlocal Agreement (ILA) with the Cities of Austin, Cedar Park, Leander, and Round Rock regarding the allocation of costs for design for the expansion and rehabilitation of a portion of the Brushy Creek Interceptor of the Brushy Creek Regional Wastewater System (BCRWWS).
15. Approval of the Development Agreement for the Leander Municipal Management District No. 1 between the City of Leander and Northline Leander Development Company, LP.
16. Approval of a Lease Amendment between the City of Leander and Capitol Office Park to amend the permitted use and to allow for rental of rooms at the Leander Activity Center; and authorize the City Manager to sign any and all necessary documents.
17. Award of Solicitation CIPS25-005 to Walker Partners, LLC for the planning, design, and construction phase enter into a professional services agreement for the RM 2243 Wastewater Treatment Plant Expansion (CIP WW.30) and award of preliminary design services phase of this project in the amount of \$2,993,315.00; and authorize the City Manager to execute any and all necessary documents.
18. Approval of an Ordinance amending Ordinance No. 25-061-00 adopting the annual budget for Fiscal Year 2026; providing funding for the City of Leander Professional Services Agreement with Texas Multi-Chem, LTD in the amount of \$71,472.00.
19. Approval of an Ordinance amending Ordinance No. 25-061-00 adopting the annual budget for Fiscal Year 2026; providing for funding for the City of Leander Comprehensive and Transportation Master Plan in the amount of \$550,000.00.
20. Approval of an agreement with Kendig Keast Collaborative in the amount of \$524,804.00 for the community planning services for the development of updates to the City of Leander Comprehensive Plan and Transportation Plan; and authorize the City Manager to execute any and all necessary documents.
21. Approval of an Ordinance amending Ordinance No. 25-061-00 adopting the annual budget for Fiscal Year 2026; providing funding for the cost of \$115,935.00 retrofitting lighting at Robin Bledsoe Park utilizing Energy Efficiency and Conservation Block Grant reimbursable funds.
22. Approval of an agreement with MUSCO Sports Lighting LLC in an amount not to exceed \$115,935.00 for retrofitting of sports lighting at Robin Bledsoe Park through BuyBoard contract number 677-22 with funding from a grant from the Energy Efficiency and Conservation Block Grants (EECBG) Program

awarded through the Department of Energy (DOE); and authorize the City Manager to execute any and all necessary documents.

23. Authorize the purchase of computer workstations to replace existing desktop and laptop computers which have reached end of useful life status from Dell Marketing LP utilizing DIR Contract DIR-CPO-5792 in the amount of \$227,769.00; and authorize the City Manager to execute any and all necessary documents.
24. Authorize the renewal of manufacturer service contracts and threat detection subscriptions for all City firewalls from Bell IT Services, Inc., utilizing DIR contract DIR-CPO-5687 in the total amount of \$89,820.63; and authorize the City Manager to execute any and all necessary documents.

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| PUBLIC HEARING: ACTION |
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25. Conduct a Public Hearing regarding Special Use Case Z-25-0167 regarding a Special Use Permit to allow for Outdoor Entertainment and Special Event Space, a Farmer's Market, and a Mobile Food Establishment Park on three (3) parcels of land comprising 1.56 acres ± in size, being more particularly described as Williamson Central Appraisal District Parcels R302875, R036054, and R565244; and being generally located at the western terminus of E. Broade Street and N. Gabriel Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Special Use Case Z-25-0167 as described above.

Public Hearing opened at 8:13 p.m.; Public Hearing closed at 8:13 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Special Use Case Z-25-0167.

By: Councilmember Herrera
Seconded: Councilmember Naudin

Vote: 6 - 0

26. Conduct a Public Hearing regarding Zoning Case Z-25-0179 to amend the current zoning of GC-3-C (General Commercial) to adopt the Crossroads PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on three (3) parcels of land 20.726 acres ± in size, more particularly described as Williamson Central Appraisal District Parcels R032150, R032157, and R462464; and generally being located south of Hero Way West, approximately 400 feet west of Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0179 as described above.

Public Hearing opened at 8:17 p.m.; Public Hearing closed at 8:17 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-25-0179.

By: Councilmember Chang
Seconded: Councilmember Ross

Vote: 6 - 0

27. Conduct a Public Hearing regarding Zoning Case Z-25-0183 to amend the current zoning of GC-3-C (General Commercial) to adopt the 2100 S. Bagdad Road PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land 0.36 acres ± in size, more particularly described as Williamson Central Appraisal District Parcel R098183; and located at 2100 S. Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0183 as described above.

Public Hearing opened at 8:32 p.m.; Public Hearing closed at 8:32 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-25-0183 with Planning and Zoning Commission recommendations, following a discussion.

By: Councilmember Naudin
Seconded: Councilmember Chang

Vote: 6 - 0

28. Conduct a Public Hearing regarding Zoning Case Z-25-0198 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to GC-3-B (General Commercial) on one (1) parcel of land one (1) acre ± in size, more particularly described as Williamson Central Appraisal District Parcel R341531; and generally located east of CR 269, approximately 300 feet south of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0198 as described above.

Public Hearing opened at 8:39 p.m.; Public Hearing closed at 8:39 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-25-0198, following a discussion.

By: Councilmember Naudin
Seconded: Councilmember Herrera

Vote: 6 - 0

29. Conduct a Public Hearing regarding Special Use Case Z-24-0122 regarding a Special Use Permit to allow for a Mobile Food Establishment Park on one (1) parcel of land 0.54 acres ± in size, more particularly described as Williamson Central Appraisal District Parcel R035495; and being located at 703 Crystal Falls Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0122 as described above.

Public Hearing opened at 8:46 p.m.; Public Hearing closed at 8:46 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Special Use Case Z-24-0122, following a discussion.

By: Councilmember Chang
Seconded: Councilmember Naudin

Vote: 4-2 (Herrera, Thompson)

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| REGULAR AGENDA |
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30. Receive a presentation from Policy Confluence, Inc. (Polco) regarding the National Community Survey 2025 Report of Results for the City of Leander.

No action.

31. Discuss and consider action on Ordinance Case OR-25-0035 amending Article 12.08, which governs Roadway Impact Fees (RIF) to adopt exemptions from assessment of additional impact fees due to increase in service units under certain circumstances; providing a definition for small business; providing for open meetings and effective date; and providing for related matters.

Motion: Approve Ordinance Case OR-25-0035 as amended with the additional words to be refunded in Section 7, following a discussion.

By: Councilmember McDonald
Seconded: Councilmember Ross

Vote: 6 - 0

32. Discuss and consider action on the annual appointment of the Tax Increment Reinvestment Zone (TIRZ) No. 1 Board Chair for a term from January 1, 2026 through December 31, 2026. Motion by Mayor Pro Tem Thompson to herself as chair and Councilmember Herrera as vice-chair in the absence of Mayor Pro Tem Thompson. City Attorney Saenz clarified the vice-chair is appointed from the 5-member board. Mayor Pro Tem Thompson withdrew her motion.

Motion: Approve Councilmember Herrera as chair for a term ending December 31, 2026, following a discussion.

By: Councilmember McDonald
Seconded: Councilmember Chang

Vote: 6 - 0

33. Discuss and consider action on a Resolution expressing support for a collaborative partnership with the City of Cedar Park for the Martin Luther King, Jr. Day March and Celebration, and the Juneteenth Block Party Events; making findings of fact; and providing an effective date. Motion: Approve Resolution expressing support for a collaborative partnership with City of Cedar Park, following a discussion.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Naudin

Vote: 5 - 1 (Herrera)

34. Council Member Closing Statements.

Stephen Chang commented that in 1860 President Lincoln won a four (4) way race for President; recently read book Teams of Rivals; thanked Councilmember McDonald for his service; wished mom a happy birthday; and everyone a happy holiday season.

Michael Herrera - reminded everyone to remember the reason for the season.

David McDonald - wished everyone a merry Christmas and happy New Year.

Andrew Naudin - commented on this day in 1865, the 13th amendment was adopted to the Constitution; on this day in 1982, Hall and Oates song Maneater hit number one on the music charts; and wished everyone a happy holiday and prosperous new year.

Beck Ross - thanked Councilmember McDonald for his service; congratulated newly-elected Natomi Blair on winning runoff election; wished everyone a merry Christmas.

Na'Cole Thompson - stated dinner tonight was from Southside Barbeque; reminded everyone to shop locally; welcomed Natomi Blair; commented on Wreaths Across of America and injury to young man volunteering; Wilco Growth Summit held earlier in the day; and wished everyone a merry Christmas and happy New Year.

35. Adjournment

Adjourned at 9:40 p.m.

APPROVED



MAYOR PRO TEM

ATTEST:



CITY SECRETARY

