



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 20, 2026
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Na'Cole Thompson
Place 1 – Stephen Chang
Place 2 – Michael Herrera
Place 3 – Natomi Blair

Place 4 – Annette Sponseller
Place 5 – Andrew Naudin
Place 6 – Becki Ross, Mayor Pro Tem
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. Discuss and provide staff direction on development concepts for two large tracts of land located in the northern areas of the City. Said tracts are the "Friou Tract", a 524.5 acre site generally located north of CR 280 and approximately 7,500 feet west of Bagdad Road, and the "Sullivan Tract", a 308.5 acre site generally located along the western boundary of Bagdad Road.

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. 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.]

CONSENT AGENDA: ACTION

8. Approval of the minutes for meeting held on August 6, 2026.
9. Authorize Todd Parton, City Manager, to provide sub-consulting services as requested by Tech Coast Consulting Group, LLC, for a municipal client and find that such outside activity will not interfere with the performance of the City Manager duties.
10. Approval of the Interlocal Cooperation Funding Agreement between the City of Leander and the Williamson County Children's Advocacy Center for Fiscal Year 2026 in the amount of \$50,000.00.

11. Approval of Easement Case ESMT-26-0160 to vacate a water easement located within the Lifestyle Leander Subdivision more particularly described as 0.0055 acres out of Williamson Central Appraisal District Parcel R667896, and generally located to the northwest of the intersection of Switcher Road and N. East Street, Leander, Williamson County, Texas.
12. Approval of the purchase of six (6) total police vehicles for the Police Department from Sewell Chevrolet pursuant to Solicitation S24-003 awarded January 4, 2024, in the amount of \$634,142.54; and authorize the City Manager to execute any and all necessary documents.
13. Approval of Change Order No. 4 to Contract No. CIPS24-012 with Patin Construction LLC, for San Gabriel Parkway East Phase 2 (CIP T.11) to run 600 AMP service up the new road right-of-way and bring new service across or under Ronald W. Reagan Boulevard in the amount of \$581,245.00 for a new contract amount of \$7,595,969.00; and authorize the City Manager to execute any and all necessary documents.
14. Award Request for Proposal (RFQ) S26-005 Drainage Criteria Manual to HW Lochner, Inc., and authorize Task Order No. 1 in the amount of \$299,947.00 for planning services and development process of the Drainage Criteria Manual; and authorize the City Manager to execute any and all necessary documents.
15. Approval of the purchase of three (3) Ford trucks for the Public Works Water and Wastewater Department from Sewell Ford of Odesa pursuant to Solicitation S24-003 awarded January 4, 2024, for Sandy Creek Water Treatment Plant operations in the amount of \$160,900.00, and authorize the City Manager to execute any and all necessary documents.
16. Approval of the purchase of one (1) mini excavator from Ewald Kubota for the Public Works Street and Drainage department utilizing the Sourcewell Contract 112624-KBA in the amount of \$79,665.19; and authorizing the City Manager to execute any and all necessary documents.
17. Approval of the purchase of Traffic Signal Management Software from MoboTrex, LLC, to monitor and optimize signal operation proactively, utilizing cooperative purchasing Buyboard Contract 803-26 in the amount of \$84,750.00 for a term of five (5) years for 25 traffic signals throughout the City; and authorize the City Manager to execute any and all necessary documents.
18. Approval of the purchase of Vantage Link Cabinet Monitoring from MoboTrex, LLC., to convert the City's traffic signal management from radio to cellular, utilizing cooperative purchasing Buyboard Contract 803-26 in the amount of \$288,050.00 for a term of 10 years; and authorize the City Manager to execute any and all necessary documents.
19. Approval of a Resolution and contract with EZGO utilizing Omnia Contract R210201 for the acquisition of 93 total golf cars, 90 2-passenger golf cars, two (2) 6-passenger cars, and one (1) hauler with lease financing through PNC Bank in the amount of \$14,662.42/month for a term of 48 months with total lease amount of \$703,796.16; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

20. Conduct a Public Hearing regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0195 as described above.
21. Conduct a Public Hearing regarding the Bar W Ranch West Commercial Annexation Case A-26-0027 and the adjacent right-of-way (ROW) of Kauffman Loop Annexation Case A-26-0028 regarding the voluntary annexation of 9.247 acres ± in size, more particularly described by Williamson Central Appraisal District as Parcel R491371; and north of Kauffman Loop, approximately 775 feet west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Annexation Case A-26-0027 as described above.
 - Discuss and consider action regarding Annexation Case A-26-0028 as described above.
 22. Conduct a Public Hearing regarding Zoning Case Z-26-0214 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch West Commercial Minor PUD (Planned Unit Development) with the base zoning of GC-3-A (General Commercial) on three (3) parcels of land 29.036 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R491371, R485001, and R451803; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and Kauffman Loop, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-26-0214 as described above.
 23. Conduct a Public Hearing regarding Zoning Case Z-26-0235 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the EMI (PUD) Addition Minor Planned Unit Development with the base zoning of GC-3-A (General Commercial) on one (1) parcel of land 5.35 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 513805; and generally located approximately 800 feet north of the intersection of FM 1431 and Vista Rock Drive, Leander, Travis County, Texas.
 - Discuss and consider action regarding Zoning Case Z-26-0235 as described above.
 24. Conduct a Public Hearing regarding Zoning Case Z-25-0197 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-A (General Commercial) and on Zoning Case Z-26-0239 for a Special Use Permit to allow for one (1) food truck on one (1) parcel of land 1.67 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031577; and generally located northeast of the intersection of Ronald W. Reagan Boulevard and CR 177, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0197 as described above.
 - Discuss and consider action regarding Zoning Case Z-26-0239 as described above.

REGULAR AGENDA

25. Discuss and consider action on a Special Event Application for the Leander Diwali Festival to be held on October 17, 2026, at Devine Lake Park, including a request for a sponsorship of \$37,000, and authorizing towing associated with the event, and authorize the City Manager to execute any and all necessary documents.
26. Discuss and consider action on an Interlocal Agreement (ILA) between the City of Leander and Williamson County for the County's participation in the design and right-of-way acquisition costs of

Leander's Crystal Falls Parkway Extension Capital Improvements Program Project T.63; and authorize the City Manager to execute any and all necessary documents.

27. Discuss receiving No-New-Revenue and Voter-Approval tax rate calculations; take action to consider a proposed tax rate; and schedule a public hearing date for the proposed tax rate.
28. Discuss and provide direction regarding an update on the status of the General Obligation Refunding Bonds, Series 2026; the expiration of the parameters ordinance adopted on March 19, 2026; and the Municipal Advisor's recommendation regarding an alternative refunding strategy for 2027.
29. Discuss and consider action on a Resolution authorizing the Brushy Creek Regional Utility Authority, Inc., (BCRUA) to execute a Financing Agreement with the Texas Water Development Board relating to the sale of \$36,240,000.00 Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds, Proposed Series 2026 (Brushy Creek Regional Water Treatment and Distribution Project). Brushy Creek Regional Water Treatment and Distribution Project).
30. Discuss and consider action on an Ordinance providing for the Parks and Recreation Advisory Board to assume the duties of the Historical Preservation Commission and the Public Arts and Culture Commission; abolishing the Historical Preservation Commission and the Public Arts and Culture Commission; changing the name of the new board to Parks, Recreation, and Arts Advisory Board moving the definition of "Culture" from the duties to the definitions section of Section 4.14.001, Division 1, Article 1.14, Public Arts Program; authorizing the Parks and Recreation Advisory Board to create subcommittees to carry out board duties; making finding of fact; providing for severability; and providing for an effective date and open meetings clause.
31. Direction to City staff to establish an annual process to solicit community input that would lead to an annualized focus group screening process.
32. Discuss and consider action on affirming participation by individual City Council members in the One Leander initiative and the designated area of focus for each City Council member.
33. Council Member Closing Statements.
34. Convene into Executive Session pursuant to:
 1. Section 551.071, Texas Government Code, and Rule 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding proposed settlement of Cause No. 24-0818-C369; DeNucci Constructors, LLC v. City of Leander, et al, in the 368th Judicial District Court, Williamson County, Texas; and
 2. Sections 551.071 and 551.076, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding deployment of security devices and contracts related to security devices; and
 3. Section 551.071 and 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 properties for public purposes and an option agreement for acquisition of real property; and
 4. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, to consult with legal counsel regarding a lease agreement for City operations; and
 5. 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 properties for public purposes.

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

1. Proposed settlement of Cause No. 24-0818-C369; DeNucci Constructors, LLC v. City of Leander, et al, in the 368th Judicial District Court, Williamson County, Texas; and
2. Sections 551.071 and 551.076, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding deployment of security devices and contracts related to security devices; and
3. Acquisition of properties for public purposes and an option agreement for acquisition of real property; and
4. Lease agreement for City operations; and
5. Acquisition of properties for public purposes.

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], 551.0761 [critical infrastructure/cybersecurity systems, policies, and contracts] critical infrastructure 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 14 day of August 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC