



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 3, 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. 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, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding agreements regarding Brushy Creek Regional Utility Authority (BCRUA) and facilities expansion projects, and litigation and agreements related to the Brushy Creek Regional Wastewater Treatment Plant (BCRWWTTP); and
 4. Section 551.071 and Section 551.087, 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 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 an Old Town Incentive Chapter 380 Agreement(s) for Project EDA-25-007; and
 5. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Upper Brushy Creek Water Control and Improvement District (WCID) lower water levels at Lakewood Park lake; and
 6. 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. Deployment of security devices and contracts related to security devices; and
3. Agreements regarding Brushy Creek Regional Utility Authority (BCRUA) and facilities expansion projects, and litigation and agreements related to the Brushy Creek Regional Wastewater Treatment Plant (BCRWWTTP); and
4. Old Town Incentive Chapter 380 Agreement(s) for Project EDA-25-007; and
5. Upper Brushy Creek Water Control and Improvement District (WCID) lower water levels at Lakewood Park lake; and
6. Acquisition of properties for public purposes.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation, the Police and Fire Honor Guards will present the Colors and lead the Pledges of Allegiance.
5. Roll Call.
6. Welcome 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.]

8. Recognitions/Proclamations/Visitors.
 - Proclamation recognizing September 11, 2026, as *Patriot Day* and concurrently as the *National Day of Service and Remembrance*.
 - Proclamation recognizing the month of September as *Emergency Preparedness Month*.

CONSENT AGENDA: ACTION

9. Approval of the minutes for the budget workshop held on July 24, 2026, and the regular meeting held on August 20, 2026.
10. Approval of the purchase of furniture (tables, chairs, lectern, and office chair) for Pat Bryson Municipal Hall Council Chambers from Facilities Resource, Inc., through a cooperative purchasing agreement with OMNIA Partners Contracts R240117, R240108, and 07-128, totaling \$57,145.89; and authorize the City Manager to execute any and all necessary documents.
11. Approval of the First Amendment to 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 extension of implementation services by Strada U.S. Professional Services, Inc., the City's budget and fiscal modeling software, in the amount of \$76,950.00; and authorize the City Manager to execute any and all necessary documents.
12. Approval of Task Order WWW-CFA-CIPS23-019-01 with Cobb, Fendley & Associates, Inc., for professional engineering services for the design, bid, and construction phase services for CR 175 – City

of Leander Water and Wastewater Relocations and Adjustments project (CIP T.121), in the amount of \$282,110.80; and authorize the City Manager to execute all necessary documents.

13. Approval of Task Order No. MATLT-REL-CIPS23-019-10 with UES Professional Solutions 44, LLC (formerly known as Rock Engineering and Testing Laboratory, LLC), for construction materials testing and inspection services during construction of the Ronald Reagan Pump Station and Ground Storage Tank project (CIP W.46) in the amount of \$63,206.00; and authorize the City Manager to execute any and all necessary documents.
14. Approval of 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 East Extension to County Road 175 (CIP T.63) to extend the current four (4) lane divided roadway, initially constructing four (4) lanes; and authorize the City Manager to execute any and all necessary documents.
15. Approval of a Professional Service Agreement with Freese and Nichols, Inc., Task Order TR-FNI-CIPS26-001-01 for the engineering design, bidding, and construction phase services relating to the San Gabriel Parkway Phase 2A Roadway project (CIP T.120) from County Road 270 (CR 270) to Ronald W. Reagan Boulevard; providing for 4-lane divided roadway with curb and gutter, storm sewers, water quality systems, runoff detention, street lighting, landscaping, temporary irrigation, and a 24-inch water line in the amount of \$595,178.00; and authorize the City Manager to execute any and all necessary documents.
16. Approval of a contract with Triton Design + Construction, utilizing TIPS Contract 25050402, for the installation of bedroom doors in Fire Stations 1, 2, and 5, in the amount of \$68,778.00; and authorize the City Manager to execute any and all necessary documents.
17. Approval of public infrastructure improvements for the Shanta Ba Plaza Deceleration (Decel) Lane project (PICP-23-0108).
18. Approval of public infrastructure improvements for Messina Office and Retail (PICP-24-0128) to include streets, drainage, water and wastewater.
19. Approval of 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 $\pm$ 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.
20. Approval of 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 $\pm$ 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.
21. Approval of 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 $\pm$ 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.
22. Approval of a contract with Musco Sports Lighting, LLC, utilizing BuyBoard Contract 779-25, for the installation of LED sports lighting for Benbrook Ranch Park Softball Field, in the amount of \$113,750.00; and authorize the City Manager to execute any and all necessary documents.

23. Approval of award Solicitation S26-008 to GD Construction for Mason Homestead repairs and refurbishment (CIP P.61) in the amount of \$111,316.00; and authorize the City Manager to execute any and all necessary documents; and authorize the City Manager to approve change orders with a total amount not to exceed \$27,829.00 or 25% of the original contract value.
24. Approval of Ordinance Case OR-26-0037 to amend Chapter 3 – Building Regulations, Article 3.10 Flood Damage Prevention of the Code of Ordinances based on the Community Assistant Visit (CAV) by Texas Water Development Board (TWDB) for continuation of the City’s participation in Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP), and to provide for related matters; Williamson and Travis Counties, Texas.
25. Approval of a Memorandum of Understanding (MOU) between Williamson County and Cities Health District (WCCHD) and City of Leander providing for authorized occupational-health immunizations and services for at-risk Leander Animal Control Officers with the services being provided and facilitated by staff of the WCCHD; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

26. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-26-0020 to adopt the Stormwater Master Plan to be included in the Comprehensive Plan, Leander, Williamson and Travis Counties, Texas.
 - Discuss and consider action regarding Comprehensive Plan Case CPA-26-0020 as described above.
27. Conduct a Public Hearing regarding Zoning Case Z-26-0246 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to LC-2-A (Local Commercial) on one (1) parcel of land 3.85 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R549068; and generally located southeast of the intersection of Kauffman Loop and CR 267, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-26-0246 as described above.
28. Conduct a public hearing regarding the adoption of an updated Service and Assessment Plan (SAP) for Calendar Year 2026 for the Oak Creek Public Improvement District (District) and updated assessment roll to apportion assessment levied against property located in the District among subdivided lots.
 - Discuss and consider action on an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2026 for the Oak Creek Public Improvement District as described above.
29. Conduct a Public Hearing regarding an updated Service and Assessment Plan (SAP) for Calendar Year 2026 for the Deerbrooke Public Improvement District (District) and an updated assessment roll to apportion assessments levied against property located in the District among subdivided lots.
 - Discuss and consider action on an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2026 for the Deerbrooke Public Improvement District as described above.
30. Conduct a public hearing regarding the adoption of an updated Service and Assessment Plan (SAP) for Calendar Year 2026 for the Crystal Springs Public Improvement District (PID) and an updated

assessment roll to apportion assessments levied against property located in the District among subdivided lots, and to adjust boundaries between assessable and non-assessable lots.

- Discuss and consider action on an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2026 for the Crystal Springs Public Improvement District as described above.

REGULAR AGENDA

31. 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.
32. Direction to City staff to establish an annual process to solicit community input that would lead to an annualized focus group screening process.
33. 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.
34. Discuss and consider action on 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.
35. 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, with a rain date of October 18, 2026; authorize towing associated with the event; and authorize the City Manager to execute any and all necessary documents.
36. Discuss and consider action on a City sponsorship in the amount of \$46,350.00 for the Leander Diwali Festival, to be renamed to the Leander Cultural Festival, to be held on October 17, 2026, at Devine Lake Park; and authorize the City Manager to execute any and all necessary documents.
37. Discuss and consider action on amending Ordinance No. 25-061-00 to amend the City of Leander's FY2026 annual budget, ensuring alignment with financial priorities and necessary funding adjustments.
38. Discuss and consider action regarding revisions to the City's existing Significant and Heritage Tree ordinance (Code of Ordinances, Chapter 14, Exhibit A, Article VI, Section 1 — Landscaping, Tree Preservation and Protection), to close provisions that currently permit wholesale removal of significant trees during development, and to bring the City's tree-preservation thresholds and mitigation fees into parity with neighboring Cities — consistent with the tree-ordinance revision Cedar Park adopted by unanimous vote in 2019.
39. Receive a presentation from City staff on the Flock Safety Automated License Plate Reader (ALPR) system and provide direction.
40. Council Member Closing Statements.
41. Convene into Executive Session, if needed, pursuant to:

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6. Acquisition of properties for public purposes.

42. 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 28 day of August 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary, TRMC