



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 7, 2023
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle	Place 4 – Na'Cole Thompson
Place 1 – Kathryn Pantalion-Parker	Place 5 – Chris Czernek
Place 2 – Esme Mattke Longoria, Mayor Pro Tem	Place 6 – Becki Ross
Place 3 – David McDonald	Interim City Manager – Isaac Turner

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. Parks and Recreation Department fee and policy amendments.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. 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 by Council.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

7. Recognitions/Proclamations/Visitors.
 - Rouse High School Band Certificate of Recognition
 - Leander Citizen University Graduating Class

CONSENT AGENDA: ACTION

8. Approval of the minutes for the meeting held on November 16, 2023
9. Approval of an Ordinance repealing Ordinance No. 418-87, establishing annual fees for holders of permits and licenses issued under the Texas Alcoholic Beverage Code; providing findings of fact; providing for an effective date, and open meetings clauses; and providing for related matters.

10. Award Solicitation CIPS23-012 to Skyblue Utilities, Inc. in the amount of \$2,052,131.92 for construction services for the Lakeline Boulevard 16" waterline extension (CIP W.72); and authorize the Interim City Manager to execute all necessary documents.
11. Approval of Task Order TSIT-39 with TSIT for materials testing at Sandy Creek Water Treatment Plant-Residuals Handling Improvements & Treatment Module Addition (PICP-23-0060) (CIP W.69), in the amount of \$52,577.20; and authorize the Interim City Manager to execute all necessary documents.
12. Approval of a Resolution authorizing a Purchasing Agreement between the City of Leander, Texas, and Firetrol Protection Systems, Inc. for the purchase of fire security systems and monitoring services through BuyBoard Contract 654-21 in the amount of \$60,000.00 for the term of contract expiring November 30, 2024; providing for an effective date; and authorize the Interim City Manager to execute any and all necessary documents.
13. Approval of a Resolution authorizing a Master Interlocal Cooperative Purchasing Agreement between the City of Leander, Texas and National Purchasing Partners (NPPGov) for the purchase of uniform services, utility and fire vehicles, heavy machinery, law enforcement equipment, and other goods and services; providing for an effective date; and authorizing the Interim City Manager to execute any and all necessary documents.
14. Award of Solicitation CIPS23-021 to C. C. Carlton Industries, LTD in the amount of \$1,431,000.00 for construction services for the Wastewater Collection System Lift Station Improvements, Phase 1 Lift Station 6 (CIP WW.44); and authorize the Interim City Manager to execute any and all necessary documents.
15. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0081 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the CR 269 & Hero Way Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 4.15 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R346169; and more commonly addressed as 1548 & 1550 CR 269, Leander, Williamson County, Texas.
16. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0083 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Leander Business Center Minor PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one (1) parcel of land approximately 10.25 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031713; and more commonly addressed as 80 Mockingbird Hill, Leander, Williamson County, Texas.
17. Acceptance of public infrastructure improvements for Bar W Ranch West Phase 7.
18. Acceptance of public infrastructure improvements for Lively Tract Phase 4.
19. Acceptance of public infrastructure improvements for Travisso Phase 4 Section 6B.
20. Amend approval of a professional services agreement with Willdan Financial Services for utility rate consulting services executed by the City Manager on February 22, 2022; authorize a not-to-exceed amount of \$125,000.00.
21. Authorize the Interim City Manager to execute an Agreement for Arbitrage Rebate Compliance Services between the City of Leander and Hilltop Securities Asset Management, LLC.
22. Approval of a Resolution authorizing the City of Leander to apply for the Capital Area Council of Governments (CAPCOG) 2024-2025 Solid Waste Program Grant to support responsible solid waste management in the ten (10)- County CAPCOG Region.

23. Approval of a Third Amendment to the Lease Agreement between the City of Leander and Little Gino, LLC; and authorize the Interim City Manager to execute any and all necessary documents.
24. Approval of a Lease Agreement between the City of Leander and the Leander Chamber of Commerce and Visitors Center for the property located at 100 N. Brushy Street, Leander, Williamson County, Texas; and authorize the Interim City Manager to execute any and all necessary documents.
25. Approval of an Agreement between the City of Leander and the Leander Chamber of Commerce and Visitors Center for the exclusive purpose of promoting tourism and the convention and hotel industry as permitted by Chapter 351, Texas Tax Code.
26. Approval of a Memorandum of Understanding between the City of Leander and the Leander Chamber of Commerce and Visitors Center for duties related to the operation of the annual Old Town Street Festival and Old Town Christmas Festival events; and authorizing the Interim City Manager to execute any and all necessary documents.

REGULAR AGENDA

27. Discuss and consider action regarding Zoning Case Z-22-0024 to amend the current zoning of PUD/TOD (Planned Unit Development, Transit Oriented Development District) with the OS (Open Space Sector), CD (Conventional Development Sector), S1 (General Sector), and S2 (Station Sector) to adopt the House Tract Mixed Use PUD (Planned Unit Development) with the SFT-2-A (Single-Family Townhouse), CH-2-A (Cottage Housing), and LC-2-B (Local Commercial) base zoning districts; and Development Agreement Case DA-22-0030 House Tract on two (2) parcels of land approximately 43.07 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031601 and R031325; and generally located 1,000 feet to the east of the intersection of Main Street and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.
28. Discuss and consider action on an Ordinance to close a portion of street right-of-way commonly known as County Road 177 (CR 177), providing for gates, signs, and widening of the shoulder of the right-of-way; providing for severability, effective date and open meetings clauses; and providing for related matters.
29. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*
30. Council Member Closing Statements.
31. 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 Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
 2. Section 551.071 and 551.087, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, 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 is conducting economic development negotiations along with consideration and possible action on an Addendum to 380 Agreement related to the St. David's project and Leander Springs; and
 3. Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, to deliberate with legal counsel regarding Davis House; and
 4. Section 551.074, Texas Government Code, to discuss or deliberate the appointment, employment and duties of a public officer or employee: City Manager search; and

5. Section 551.074, Texas Government Code, to discuss assignments and duties of a public officer or employee: Interim City Manager.

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

1. Public Utilities Commission Docket No. 53063, petition by outside city ratepayers; and
2. St. David's and Leander Springs projects, including approving an Addendum to the 380 Agreement for said project; and
3. Davis House; and
4. City Manager Search; and
5. Duties of Interim City Manager.

32. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 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 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], 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 1 day of December 2023 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC