



REVISED AGENDA
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, May 16, 2024
Briefing Workshop at 5:30 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	City Manager – Todd Parton

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

BRIEFING WORKSHOP - CONVENE AT 5:30 PM

1. Open Meeting.
2. Roll Call.
3. Update on intersection improvements at Collaborative Way and Bagdad Road (CIP T.71), CR175 and Journey Parkway (CIP T.75), and San Gabriel Parkway Eastbound at U.S Highway 183 right-turn lane (CIP T.20).

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation, Presentation of the Colors by Leander High School JROTC and Pledges of Allegiance.
5. Roll Call.
6. Oath of Office Mayor, Councilmember Place 2 and Councilmember Place 4
[Immediately following the oaths of office there will be a brief reception]
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.
 - Certificate of Recognition Leander High School JROTC
 - Juneteenth Proclamation
9. Staff Reports

- Capital Metropolitan Transportation Authority update on Leander Pickup service

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on May 2, 2024.
11. Approval of an Ordinance ordering and establishing procedures, and setting the date for a runoff election for Councilmember Place 6 race; providing for the approval of election judges and voting clerks; and providing for related matters.

Aprobación una Ordenanza que ordena y establece procedimientos, y fija la fecha para una elección de desempate para las carreras Concejal Lugar 6; disponer la aprobación de jueces electorales y secretarios electorales; y la provisión de asuntos relacionados.
12. Approval of an Ordinance regarding a request for a variance to allow the sale of alcoholic beverages to occur within three hundred (300') feet of a church, school, or hospital on one (1) parcel of land approximately 13.778 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R599180; commonly addressed as 10880 East Crystal Falls Parkway, Leander, Williamson County, Texas
13. Approval of Subdivision Case CP-23-0027 to adopt the Sullivan Tract Concept Plan Revision No. 1 on nine (9) parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022920, R473838, R473839, R022741, R356046, R473837, R022922, R022921, and R022923; generally located west of North Bagdad Road and approximately 1,200 feet south of CR 281, Leander, Williamson County, Texas.
14. Approval of the extension of the application expiration for Subdivision Case FP-22-0036 Travisso Phase 4, Sections 9 and 10 Final Plat; more particularly described by Travis Central Appraisal District Parcel 353024, generally located south of the intersection of Sondrio Bend and Forenza Trace, Leander, Travis County, Texas.
15. Approval of a bid from 5 Star Civil for oversizing the waterline from an 8-inch to a 16-inch waterline according to the terms in the Leander Estates Subdivision Development Agreement in amount of \$146,079.34; and authorize the City Manager to execute any and all necessary documents.
16. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(g) for CX2 Construction Inc. in the hours of construction work for the South Brook Station Development to provide early morning concrete pours beginning at 1:00 a.m. at the site located at 144 South Brook Drive, between May 17, 2024, through June 17, 2024 (depending on weather conditions), and requiring the contractor to post notifications a minimum of forty-eight (48) hours in advance of the activities.
17. Approval of road closures for Old Town Street Festival event(s) to be held in Old Town District on June 1, 2024.
18. Acceptance of the Quarterly Investment Report for the period ending September 30, 2023.
19. Acceptance of the Quarterly Investment Report for the period ending December 31, 2023.
20. Acceptance of the Quarterly Investment Report for the period ending March 31, 2024.
21. Approval of a Resolution amending authorized representatives to the Texas Local Government Investment Pool, "TexPool/TexPool Prime", a public funds investment pool.

22. Approval of a Resolution amending the City of Leander's participation in TexSTAR, a Texas public funds investment pool.
23. Approval of a Resolution designating authorized representatives to act on the City's behalf within the scope of the City's Depository Agreement and other banking services with Frost Bank, and to include but not be limited to giving instructions to the Federal Reserve Bank, the Federal Home Loan Bank or The Bank of New York Trust Company, N.A. pursuant to the Security Agreement between the City of Leander and Frost Bank.
24. Approval of a Corporate Authorization Resolution with NexBank, McKinney, Texas designating the City Manager, Executive Finance Director, Assistant Finance Director, Accounting Manager, and City Secretary as authorized signers on the account(s) to be established and granting the necessary authority to execute any and all documents necessary to open and or maintain account(s) with NexBank.
25. Approval of a Corporate Authorization Resolution with Texas Capital Bank designating the City Manager, Executive Finance Director, Assistant Finance Director, Accounting Manager, and City Secretary as authorized signers on the account(s) to be established and granting the necessary authority to execute any and all documents necessary to open and or maintain account(s) with Texas Capital Bank.
26. Approval of a Corporate Authorization Resolution with East West Bank designating the City Manager, Executive Finance Director, Assistant Finance Director, Accounting Manager, and City Secretary as authorized signers on the account(s) to be established and granting the necessary authority to execute any and all documents necessary to open and or maintain account(s) with East West Bank.

PUBLIC HEARING: ACTION

27. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0007 to amend the Comprehensive Plan to update the mix of land uses associated with the Activity Center and Zoning Case Z-22-0023 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to adopt the Pioneer Farmstead PUD (Planned Unit Development) with the base zoning of SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), CH-2-A (Cottage Housing), and GC-3-A (General Commercial) on one (1) parcel of land approximately 56.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032213; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas. *[Postponed by Applicant]*
28. Conduct a Public Hearing regarding Zoning Case Z-24-0113 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on two (2) parcels of land approximately 6 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032212 and R500771; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0113 as described above.
29. Conduct a Public Hearing regarding Special Use Case Z-24-0107 to adopt a Special Use Permit to allow for the operation of a Mobile Food Establishment Park on one (1) parcel of land approximately 0.18 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036077; and more commonly known as 203 North Brushy Street, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0107 as described above.

30. Conduct a Public Hearing regarding Zoning Case Z-24-0112 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Hero Ranch Minor PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on four (4) parcels of land approximately 14.5 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031758, R098017, R473771, and R098019; and generally located approximately 475 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard on the northside of Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-24-0112 as described above.
31. Conduct a Public Hearing regarding authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2024A, in an aggregate principal amount not to exceed \$10,000,000.00, for the purposes of paying contractual obligations of the City to be incurred for (1) City-wide road, street, and traffic signalization improvements, and the acquisition of rights-of-way and easements therefor, including but not limited to San Gabriel Parkway; and (2) the payment of professional services and costs of issuance related thereto.
- Discuss and consider action regarding an ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2024A; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said certificates (road, street and traffic signalization improvements).
32. Conduct a Public Hearing regarding authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2024B, in an aggregate principal amount not to exceed \$23,500,000.00 for the purposes of paying contractual obligations of the City to be incurred for (1) City-wide water and wastewater utility system improvements, and the acquisition of rights-of-way and easements therefor, including but not limited to construction of an Advanced Metering Infrastructure (AMI) system, and Bagdad Terminus Pump Station, Ground Storage Tank and waterline; and (2) the payment of professional services and costs of issuance related thereto.
- Discuss and consider action regarding an ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2024B; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said Certificates (water and wastewater utility system improvements).
33. Conduct a Public Hearing regarding authorizing the issuance of General Obligation Refunding Bonds, Series 2024, in an aggregate principal amount not to exceed \$16,335,000.00 for the purposes of paying contractual obligations of the City to be incurred for 1) refunding certain obligations of the City for debt service savings; and (2) the payment of professional services and costs of issuance related thereto.
- Discuss and consider action regarding an ordinance authorizing the issuance of General Obligation Refunding Bonds, Series 2024; authorizing the refunding of certain outstanding obligations; levying a continuing direct annual ad valorem tax on all taxable property within the City to pay the interest on said bonds and to create a sinking fund for the redemption thereof and the assessment and collection of such taxes; authorizing the delivery of an escrow deposit agreement; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said bonds.

REGULAR AGENDA

34. Discuss and consider action on Solicitation CIPS24-007 to award EAR Telecommunications, LLC dba EARTC for Construction Services for Intersection Improvements; Option A: Collaborative Way and Bagdad Road (CIP T.71) in the amount of \$1,462,600.15, Option B: CR175 and Journey Parkway (CIP T.75) in the amount of \$460,901.05, and Option C: San Gabriel Parkway Eastbound at U.S. Highway 183 Right-Turn Lane (CIP T.20) in the amount of \$378,294.11 for a total contract amount of \$2,301,795.31; and authorize the City Manager to execute any and all necessary documents; and delegate authority to the City Manager to sign any change orders of less than \$50,000 and in a cumulative amount not to exceed twenty-five (25%) percent of the original contract amount.
35. Discuss and consider action on an Ordinance amending Article 13.09 Water Conservation and Drought Contingency Plan to enact amendments to make the plan consistent with the Lower Colorado River Authority's (LCRA) Drought Contingency Plan; providing for enforcement of the plan; establishing administrative and criminal penalties; providing for appeal of administrative penalties to a hearing officer; providing a severability, savings, effective date, and open meetings clauses; and providing for related matters.
36. Discuss and consider action on moving the June 6, 2024 regular council meeting.
37. 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.]*
38. Council Member Closing Statements.
39. 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 13 day of May 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC