



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 5, 2024
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalion-Parker

Place 2 – Michael Herrera

Place 3 – David McDonald

Place 4 – Na'Cole Thompson, Mayor Pro Tem

Place 5 – Chris Czernek

Place 6 – Becki Ross

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. Joint discussion with the Planning and Zoning Commission regarding Comprehensive Plan update scheduled for Fiscal Year 2025, processes and procedures for establishing a multi-year Capital Improvement Program, and the development standards and approval processes.

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.

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

7. Recognitions/Proclamations/Visitors.
 - Proclamation recognizing September as Capital Area Council of Governments (CAPCOG) Preparedness Month
8. Staff Report.
 - San Gabriel Phase 2 Update

CONSENT AGENDA: ACTION

9. Approval of the minutes for meeting held on August 15, 2024.
10. Approval of an Ordinance amending Ordinance 23-056-00 to amend the City of Leander Fiscal Year 2024 Annual Budget.
11. Acceptance of the Quarterly Investment Report for the period ending June 30, 2024.
12. Approval of bid for construction and City participation in oversizing costs of wastewater lines for Edgewood Phase 2, Section 1, according to the terms outlined in the Edgewood Subdivision Development Agreement (Section 4.02.a (2) and (3)); and authorize the City Manager to execute any and all necessary documents.
13. Approval of Task Order DRAIN-DAI-CIPS23-019-01 with Doucet & Associates, Inc. to provide engineering solutions to mitigate the existing drainage flows from Fire Station #1 towards the residences of Oak Creek subdivision in the amount not to exceed \$54,685.00; and authorize the City Manager to execute any and all necessary documents.
14. Approval of an Ordinance amending Article 13.11, Cross Connection and Backflow Prevention Program, providing for annual testing of residential fire protection systems at the expense of the customer, clarify customer responsibility for costs incurred to install, operate, and maintain backflow prevention assemblies and costs for City-incurred costs to eliminate threats or remediate damage to the public water supply system; providing a deadline to submit backflow assembly test results to the Director; providing minor corrections to grammar, spelling, and formatting, amending Article A7.000 Appendix A to increase the testing fee; and providing an effective date and related provisions.
15. Approval of Change Order No.1 to the contract agreement with DKC Construction Group, for the Leander Senior Activity Center (CIP P.6) providing for the removal of Alternative 1, the finish-out of building space for the Williamson County Children's Advocacy Center, creating a decrease in the current contract amount by \$133,649.00, for a new total contract amount of \$8,650,173.00, with no extension of term duration; and authorize the City Manager to execute any and all necessary documents.
16. Approval of dedication of public utility easement with Pedernales Electric Cooperative, Inc. (PEC) for Sandy Creek Water Treatment Plant Residuals Management project (CIP W.69); and authorize the City Manager to execute any and all necessary documents.
17. Approval of the extension of the application expiration for Subdivision Case SFP-22-0002 Leander Business Center; more particularly described by Williamson Central Appraisal District Parcel R031713, generally located south of Mockingbird Hill, approximately 500 feet east of North Bagdad Road, Leander, Williamson County, Texas.
18. Approval of Development Agreement Case DA-24-0012 regarding the K & D Self Storage development on one (1) parcel of land approximately 2.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R035153; generally located at 805 S. Bagdad Road., Leander, Williamson County, Texas.
19. Approval of Ordinance Case OR-24-0021 amending Section A4.003 of Appendix A of the Leander Code of Ordinances to revise Peddler, Solicitor, or Food Vendor Permit fees, providing for severability clause, providing for savings, effective date and open meetings clauses, and to provide for related matters; Williamson and Travis Counties, Texas.
20. Approval of Ordinance Case OR-24-0022 authorizing the City Manager to execute License Agreements, providing approval criteria; approving the form of license agreement; making findings of fact; providing for severability clause, effective date, and open meetings clauses; and providing for related matters; Williamson and Travis Counties, Texas.
21. Approval of the Planning and Zoning Commission Progress Report for September 2023 to August 2024.

22. Approval of a Resolution adopting the Hazard Mitigation Action Plan 2024.
23. Approval of the purchase of two (2) 2023 Ford trucks from Sewell Ford of Odessa in the total amount of \$100,450.00, utilizing Contract L00321 with Sewell Family of Companies for the purchase of fleet vehicles; and authorize the City Manager to execute any and all necessary documents.
24. Approval of a purchase agreement with Motorola Solutions for the police dispatch center expansion and equipment including adding a fourth console position and replacing outdated equipment in the amount of \$337,451.00; and authorize the City Manager to execute any and all necessary documents.
25. Approval of a Master Lease Agreement for the replacement of Crystal Falls Golf Club golf course maintenance equipment for a term of four (4) years with a lease amount of \$10,668.23 per month, for a total contract amount of \$512,075.04; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

26. Conduct a Public Hearing regarding Zoning Case Z-24-0135 to amend a portion of the San Gabriel Villas Planned Unit Development on one (1) parcel of land approximately 3.028 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R588850; legally described as Lot 2, Block B of the Aven Ridge Subdivision, and generally located east of the intersection of Aven Way and 183A Toll Road, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0135 as described above.
27. Conduct a Public Hearing to consider the proposed budget for Fiscal Year 2025.
 - Discuss and consider action on an Ordinance adopting the budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025; appropriating the various amounts thereof and repealing all ordinances or parts of ordinances in conflict therewith; and providing for an effective date.
28. Conduct a Public Hearing on levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the Fiscal Year 2025; providing for and apportioning each levy for specific purposes; and providing when taxes shall become due and when the same shall become delinquent if not paid.
 - Discuss and consider action on the First Reading of an Ordinance levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the Fiscal Year 2025 as described above.
29. Conduct a Public Hearing to consider the adoption of an updated Service and Assessment Plan for Calendar Year 2024 for the Oak Creek Public Improvement 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 2024 for the Oak Creek Public Improvement District as described above.
30. Conduct a Public Hearing to consider the adoption of an updated Service and Assessment Plan for Calendar Year 2024 for the Deerbrooke Public Improvement 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 2024 for the Deerbrooke Public Improvement District as described above.

31. Conduct a Public Hearing to consider adoption of an updated Service and Assessment Plan for Calendar Year 2024 for the Crystal Springs Public Improvement District 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 2024 for the Crystal Springs Public Improvement District as described above.

REGULAR AGENDA

32. Discuss and consider action on Tree Removal Case TRP-24-0027 regarding removal of fifteen (15) Heritage Trees and twenty-six (26) Significant Trees associated with the Leander Union Site Development Project (SD-24-0178) located at 10880 Crystal Falls Parkway, Leander, Williamson County, Texas.
33. Discuss and consider action on the approval of the Burleson Tract Phasing Plan associated with Subdivision Case CP-24-0033 on eight (8) parcels of land approximately 289.1 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R506005, R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
34. Discuss and consider action on an Ordinance implementing the Fire and Police Employee Relations Act for the Leander Fire Department; recognizing the Association selected by a majority of the Fire Fighters as the exclusive Bargaining Agent; authorizing the City Manager to designate one or more persons to negotiate or bargain on behalf of the City.
35. Discuss and reconsider action on appointing an additional Councilmember to the Capital Projects Financing Subcommittee.
36. 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.]*
37. Council Member Closing Statements.
38. Convene into Executive Session pursuant to:
1. 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 regarding Project EDA-24-003; and
 2. to Sections 551.071 and 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of property for the Leander 2243 Water Main Project.

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

1. Economic development negotiations regarding Project EDA-24-003; and

2. Acquisition of property for the Leander 2243 Water Main Project.

39. 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], 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 2024 by 7:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC