



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 19, 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. Workshop to discuss the proposed changes to the Northline Development.

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.
 - Certificate of Recognition Parks and Recreation Maintenance and Equipment Crews
8. Leander History
9. Staff Reports
 - Capital Improvement Program Update: Senior Center (CIP P.6) and Raider Way and East Woodview Drive Roadway (CIP T.12) Projects.

CONSENT AGENDA: ACTION

10. Approval of the minutes for meetings held on September 5, 2024 and September 10, 2024.
11. Approval of a purchase agreement with Lenco Industries Inc. for a Lenco Armored BearCat Vehicle utilizing HGAC Contract Number AM10-23 in the amount of \$326,828.00; and authorize the City Manager to execute any and all necessary documents.
12. Approval of Amendment No.2 to Task Order CFA-001 with CobbFendley & Associates, for the improvements to South Street and West Drive (CIP T.17) providing for increasing drainage and detention, adding head-in street parking for Bagdad Street, and adding roadway graphic renditions; increasing the current contract amount of \$1,137,791.30 by an amount of \$174,597.50, to a new total of \$1,312,388.80, with no extension of term duration; and authorize the City Manager to execute any and all necessary documents.
13. Approval of Amended and Restated Cooperative Agreement by and between Williamson County and the Cities of Cedar Park, Georgetown, Round Rock, Taylor, Hutto, Leander, and Liberty Hill of the Williamson County and Cities Health District to change the fiscal year to October 1 to September 30.
14. Approval to renew Microsoft 365 subscription licensing through Microsoft's authorized reseller SHI Government Solutions, Inc., utilizing pricing and terms contained in Texas DIR Contract DIR-CPO-5237; authorization to pay the renewal amount due of \$191,000.00; and authorize the City Manager to execute any and all necessary documents.
15. Authorize the renewal of manufacturer service contracts and threat detection subscriptions for all City firewalls and network switches from Bell IT Services, Inc., utilizing DIR contracts DIR-TSO-4288 and DIR-TSO-4160 in the total amount of \$126,550.00; and authorize the City Manager to execute any and all necessary documents.
16. Authorize the purchase of computer workstations to replace existing desktop and laptop computers which have reached end-of-useful-life status from Dell Marketing LP utilizing DIR Contract DIR-TSO-3763 in the amount of \$188,713.00; and authorize the City Manager to execute any and all necessary documents.
17. Authorize the purchase/renewal of antivirus, identity protection, and ransomware prevention software along with related professional services from SHI Government Solutions Inc., utilizing Texas DIR contract DIR-TSO-4317 in the total amount of \$112,663.00; and authorize the City Manager to execute any and all necessary documents and renewals.
18. Approval of an Interlocal Cooperation Contract agreement between The University of Texas at Austin – ITS - Office of Telecommunication Services and the City of Leander allowing the City to purchase internet access and related services from the University of Texas System / UT Austin for the amount of \$20,162.04; and authorize the City Manager to execute any and all necessary documents.
19. Authorize the expenditure of \$189,407.52 to purchase data center network switches, network optics, network security systems, and related professional services from Bell IT Services, Inc., utilizing DIR contracts DIR-TSO-4160 and DIR-TSO-4288 to replace existing data center network switches and peripherals which have reached end-of-useful-life status; and authorize the City Manager to execute any and all necessary documents.
20. Authorize the purchase of various software, cloud services, and related professional services from SHI Government Solutions, Inc., utilizing Texas DIR contracts: DIR-TSO-4317, DIR-CPO-4444, DIR-CPO-4458, DIR-TSO-4288, DIR-CPO-5237, DIR-CPO-5241, DIR-TSO-4383, DIR-CPO-4875; Sourcewell Contract #081419-SHI; Omnia Co-op Contracts #2018011-02 and 2024056-02; and BuyBoard Contract #661-22 in the total amount of \$140,434.00; and authorize the City Manager to execute any and all necessary document and renewals.

21. Authorize the purchase/renewal of mobile device management (MDM) software and related professional services from SHI Government Solutions, Inc., utilizing Texas DIR contract DIR-TSO-4288 in the total amount of \$60,137.00; and authorize the City Manager to execute any and all necessary documents and renewals.
22. Approval of the termination of Development Agreement Case DA-23-0014 regarding the Hero Way Crossing Development on two (2) parcels of land, more particularly described by Williamson Central Appraisal District Parcels R651240 and R651239, generally located to the northwest of the intersection of West Broade Street and Hero Way West, Leander, Williamson County, Texas.
23. Acceptance of Infrastructure Improvements for Travisso Phase 4 Section 5 Reclaim Water Irrigation and Landscaping Improvements (PICP-21-0031).
24. Acceptance of Infrastructure Improvements for Devine Lake Phase 4 (21-PICP-0029) to include: streets, drainage, water, and wastewater improvements.
25. Approval of the purchase of fourteen (14) self-contained breathing apparatus (SCBA), and associated items, utilizing HGACBuy Cooperative Purchasing Contract EE08-19 in the amount of \$157,301.13, and authorize the City Manager to execute any and all necessary documents.
26. Approval of a Resolution adopting the Hazard Mitigation Action Plan 2024.
27. Approval of an Interlocal Agreement by and between the Texas Municipal League (TML) and the City of Leander for cyber liability and data breach response insurance coverage effective October 1, 2024; and authorize the City Manager to execute any and all necessary documents.
28. Approval of Employee Health Benefits Contracts with Cigna for medical/prescription, dental and voluntary vision for the 2025 plan year with all insular products remaining the same; providing for an effective date; and authorize the City Manager to execute any and all necessary documents.
29. Approval of the extension of the application expiration for Subdivision Case FP-22-0040 Leander Springs Final Plat; more particularly described by Williamson Central Appraisal District Parcels R051592 and R403524, generally located southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.
30. Approval of the extension of the application expiration for Subdivision Case FP-22-0041 Leander Estates Phase 1 Final Plat; more particularly described by Williamson Central Appraisal District Parcels R560184 and R560185 and Travis Central Appraisal District Parcels 905245, generally located northwest of the intersection of CR 280 and Council Springs Pass, Leander, Williamson and Travis County, Texas.
31. Approval of the extension of the application expiration for Subdivision Case FP-23-0057 Woodland Estates Phase 1 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R031730, generally located south of the intersection of CR 280 and Council Springs Pass, Leander, Williamson County, Texas.
32. Approval of the extension of the application expiration for Subdivision Case FP-23-0074 Bar W Ranch West Ph 11 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R544598, generally located west of the intersection of Bovine Pass and Stamp Iron Avenue, Leander, Williamson County, Texas.
33. Approval of a letter agreement establishing the roadway adequacy payment for the Hero Way Crossing Development on two (2) parcels of land, more particularly described by Williamson Central Appraisal District Parcels R651240 and R651239, generally located to the northwest of the intersection of West Broade Street and Hero Way West, Leander, Williamson County, Texas.

34. Approval of the termination of a temporary wastewater easement located within the Northline Subdivision, more particularly described as 0.9603 acres out of Williamson Central Appraisal District Parcel R646986; and generally located to the south of the intersection of San Gabriel Parkway and Main Street, Leander, Williamson County, Texas.
35. Ratify City Manager execution of Community Development Block Grant Cooperation Agreement by and between Williamson County and the City of Leander.

PUBLIC HEARING: ACTION

36. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0123 to amend the Northline Planned Unit Development on several parcels of land approximately 115.7076 acres $\pm$ in size, out of the William Mancil Survey, Abstract No. 437, the Talbot Chambers Survey, Abstract No. 125; and generally located south of East San Gabriel Parkway and approximately 200 feet east of US 183, Leander, Williamson County, Texas. *[Postponed]*
37. Conduct a Public Hearing regarding Zoning Case Z-24-0127 to amend the current zoning of Northline Planned Unit Development to adopt the Northline Retail Planned Unit Development with base zoning district of GC-2-A (General Commercial) on eight (8) parcels of land approximately 16.0602 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R517094, R031604, R646992, R646986, R646987, R646988, R646989, and R646990; and generally located southwest of the intersection of East San Gabriel Parkway and 183A Toll Road, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0127 as described above.
38. Conduct a Public Hearing regarding Ordinance Case OR-24-0017 to amend the Subdivision Ordinance to adopt updates to the Parkland Dedication, Park Improvement, and Parkland Fee-in-Lieu regulations and requirements, and to provide for related matters; Williamson & Travis Counties, Texas.
 - Discuss and consider action regarding Ordinance Case OR-24-0017 as described above.

REGULAR AGENDA

39. Discuss and consider action on Development Agreement Case DA-24-0010 Valor School Development Agreement located on one (1) parcel of land approximately 13.796 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R430223; generally located northwest of the intersection of Kauffman Loop and CR 267, Leander, Williamson County, Texas.
40. Receive a presentation regarding a Development Proposal Review regarding a petition for a Comprehensive Plan Amendment for a residential development located northwest of the intersection of CR 175 and Journey Parkway, Leander, Texas, Williamson County.
41. Discuss and consider action on a Professional Services Contract with Langford Community Management Services, Inc. for grant consultant services pursuant Request for Qualifications (RFQ) S24-008; and authorize the City Manager to execute any and all necessary documents.
42. Discuss and consider action on a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 7,704 square foot water line easement and a 13,005 square foot temporary construction easement (both as described in Agenda Item 42 and Exhibit "A") from that certain 32.778 acre tract conveyed to Subramanian, Ltd. and recorded at Document Number 2010043776 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a water line.

43. Discuss and consider action on a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 5,804 square foot water line easement and a 9,675 square foot temporary construction easement (both as described in Agenda Item 43 and Exhibit "A") from that certain tract of land conveyed to JNK Properties 1, Ltd. and recorded at document Number 2021182868 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a water line.
44. Discuss and consider action on a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 3,808 square foot water line easement and a 6,398 square foot temporary construction easement (both as described in Agenda Item 44 and Exhibit "A") from a called 3.00 acre tract conveyed to Devidass Mahendru and recorded at Document Number 2004056322 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a water line.
45. Discuss and consider action of a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 15,763 square foot water line easement and a 25,753 square foot temporary construction easement (both as described in Agenda Item 45 and Exhibit "A") from a called 36.054 acre tract conveyed to Devidass Mahendru and Swahan Mahendru and recorded at Document Number 20030708726 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a water line.
46. Discuss and consider action on a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 10,643 square foot water line easement and a 17,943 square foot temporary construction easement (both as described in Agenda Item 46 and Exhibit "A") from Lot 1, Block A, Valps Subdivision, as conveyed to Valps LC and recorded at Document Number 2021159327 of the official public Records of Williamson County, Texas, for the public use and purpose of construction of a water line.
47. Discuss and consider action on a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, an 8,846 square foot water line easement and a 13,541 square foot temporary construction easement (both as described in Agenda Item 47 and Exhibit "A") from that certain 27.376 acre tract conveyed to 8748 Presidential Holdings, LLC and recorded at Document Number 2021055844 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a water line.
48. Discuss and consider action on submitting a nomination for Travis Central Appraisal District Board of Directors.
49. Discuss and consider action on submitting a nomination for Williamson Central Appraisal District Board of Directors.
50. Discuss and consider action on casting vote for Texas Municipal League (TML) Region 10 Director Election.
51. Discuss and consider action to appoint Councilmembers(s) to the Capital Area Council of Governments General Assembly (CAPCOG).
52. Discuss and consider action on an appointment to the Central Texas Clean Air Coalition of the Capital Area Council of Governments.
53. 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.]*
54. Council Member Closing Statements.

55. Convene into Executive Session pursuant 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 acquisition of property for the Leander 2243 Water Main Project.

56. 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 13 day of September 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC