



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, October 3, 2024
Briefing Workshop at 5:00 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 5:00 PM

1. Open Meeting.
2. Roll Call.
3. Expediting Development Process
4. Meet and Greet with Board and Commission applicants.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.
6. Roll Call.
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. Staff Reports
 - Capital Improvement Program Update: Raider Way and East Woodview Drive Roadway (CIP T.12) Project.

CONSENT AGENDA: ACTION

9. Approval of the minutes for meeting held on September 19, 2024.
10. Approval of an expenditure from Motorola Solutions, Inc. in the amount of \$77,602.86 utilizing DIR contract DIR-TSO-4101 for the purchase of a replacement Uninterruptable Power Supply (UPS) and

related professional installation services for Leander Police Department emergency communications center; and authorize the City Manager to execute any and all necessary documents.

11. Approval of an expenditure from Motorola Solutions, Inc., in the amount of \$35,017.13 utilizing DIR contract DIR-TSO-4101 for the purchase of updated encryption software and related professional installation services for Leander Police Department communications system; and authorize the City Manager to execute any and all necessary documents.
12. Approval of a Resolution adopting an Investment Policy and Strategy for the City of Leander.
13. Approval of Special Event Permit along with road closures, traffic control, emergency services, and site plans for the upcoming Diwali Festival to be held October 19, 2024, at Lakewood Park; and authorize the City Manager to execute any and all necessary documents.
14. Approval of Funding Agreement by and between the City of Leander and Opportunities for Williamson & Burnet Counties, Inc. (OWBC) for Fiscal Year 2025 in the amount of \$10,000.00.
15. Approval of Funding Agreement by and between the City of Leander and Williamson County Children's Advocacy Center for Fiscal Year 2025 in the amount of \$45,500.00.
16. Approval of Development Agreement Case DA-24-0003 regarding Travisso Village C-Store development on one (1) parcel of land approximately 2.32 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 842650; generally located at 2840 Travisso Parkway, Leander, Travis County, Texas.
17. Acceptance of Infrastructure Improvements for Devine Lake Phase 4 (21-PICP-0029) including streets, drainage, water, and wastewater improvements.
18. 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.
19. Approval of the extension of the application expiration for Subdivision Case SFP-22-0013 Replat Lot 1 Block A, Journey Bible Fellowship Short-Form Final Plat; more particularly described by Williamson Central Appraisal District Parcel R559264, generally located north of Journey Parkway, approximately 300 feet east of Bull Nettle Drive, Leander, Williamson County, Texas.
20. Approval of Development Agreement Case DA-24-0018 regarding 7 Brew Coffee development on one (1) parcel of land approximately 1.08 acres $\pm$ in size, more particularly described by Williamson County Appraisal District Parcel R600638; generally located at 19386 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

21. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-24-0012 to amend the Transportation Master Plan as set forth in the Comprehensive Plan, Leander, Williamson and Travis Counties, Texas.
 - Discuss and consider action regarding Comprehensive Plan Case CPA-24-0012 as described above.
22. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-24-0013 to update the Wastewater Master Plan; Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0013 as described above.

REGULAR AGENDA

23. Discuss and consider action on a Resolution to authorize a cooperation agreement under Texas Local Government Code, Section 392.059(b) to the Texas Department of Housing and Community Affairs to acquire, finance, renovate, operate, and manage an affordable housing development zoned as part of the Bar W Ranch East PUD (Planned Unit Development); more particularly described as 15.37 acres $\pm$ in size out of Williamson Central Appraisal District Parcel R021711; and generally located to the southeast of the intersection of Kauffman Loop and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
24. Discuss and consider action on a Municipal Services Agreement by and among the City of Leander, the Texas Housing Foundation, and Embrey Partners, LLC on a property more particularly described as 15.37 acres $\pm$ in size out of Williamson Central Appraisal District Parcel R021711; and generally located to the southeast of the intersection of Kauffman Loop and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
25. Discuss and consider action on the repeal of an Ordinance regarding conditions under which building permits may be issued before the completion and acceptance of subdivision infrastructure for a temporary period of time to address the effects of the supply chain issues associated with power supply and drought conditions, and to provide for related matters, Leander, Williamson and Travis Counties, Texas.
26. Discuss and consider action on an Ordinance amending the membership composition of the Parks and Recreation Advisory Board, the Historical Preservation Commission, the Economic Development Committee, and Public Arts and Culture Commission to provide for a minimum and maximum number of members; providing for terms of membership, quorum requirements, and related matters; making findings of fact; providing for severability; and providing for an effective date and open meetings clauses.
27. 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.]*
28. Council Member Closing Statements.
29. Convene into Executive Session pursuant to:
 1. Section 551.071, Texas Government Code, and Section 1305, 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 regarding Northline Development and Project EDA-24-003; and
 3. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding an Interim Collective Bargaining Agreement; and

4. Section 551.072, Texas Government Code, to deliberate the acquisition of properties located in the Elijah D. Harmon Survey, Abstract No. 6 for water line easements and temporary construction easements relating to the RM 2243 Water Main Project; and
5. 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. Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
2. 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 Northline Development and Project EDA-24-003; and
3. Consult with legal counsel regarding an Interim Collective Bargaining Agreement; and
4. Acquisition of properties located in the Elijah D. Harmon Survey, Abstract No. 6 for water line easements and temporary construction easements relating to the RM 2243 Water Main Project; and
5. Acquisition of property for the Leander 2243 Water Main Project.

30. 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 27 day of September 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC