AGENDA
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas

Thursday ~ September 5, 2013 at 7:00 PM

Mayor – Christopher Fielder

Place 1 – Andrea Navarrette	**Place 4 – Michell Cantwell**
Place 2 – Kirsten Lynch	**Place 5 – Jason Dishongh (Mayor Pro Tem)**
Place 3 – Simon Garcia	**Place 6 – David Siebold**

City Manager – Kent Cagle

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments:
4. Citizen Comments: Three (3) minutes allowed per speaker
   Please turn in speaker request form before the meeting begins.
5. Proclamation designating September 2013 as "Hill Country Community Ministries" month in the City of Leander. ***Sponsored by Council Member Cantwell***

CONSENT AGENDA: ACTION

6. Approval of the minutes: Regular Meeting: August 15, 2013
   Special Meeting: August 29, 2013
7. Receive Quarterly Investment Report for the Period ending 6/30/13
8. Authorize Funding Agreement with Williamson-Burnet County Opportunities, Inc.
9. Authorize funding Agreement with Williamson County Children's Advocacy Center
10. Resolution approving the Brushy Creek Regional Utility Authority Proposed Annual Operation Budget for FY 2013-14
11. Consider a Resolution adopting an investment policy for the City of Leander
12. An Ordinance amending Ordinance #12-044-00 adopting the Annual Budget of the City of Leander, Texas for FY 2012-13
13. An Ordinance Abandoning Portions of the Original Hero Way Right-of-Way and Authorizing Conveyance of said Right-of-Way and Authorizing the Release and Termination of Certain Related Easements

PUBLIC HEARING: ACTION

14. **a. Public Hearing** on the Proposed Budget for FY 2013-14

    b. Action on an Ordinance Adopting the FY 2013-14 Annual Budget

15. **a. Public Hearing** on Subdivision Case #13-CP-004: a Revised Concept Plan for Pecan Creek, for 97.19 acres, more or less, located at 303 & 451 CR 179; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd. and CR 179, Leander, Williamson County, Texas

    b. Action on Subdivision Case #13-CP-004: a Revised Concept Plan for Pecan Creek, located at 303 & 451 CR 179, Leander, Williamson County, Texas

16. **a. Public Hearing** Zoning Case # 13-Z-019: Consider a zoning change for 0.49901 acres, more or less, for a parcel located at 806 South West Drive, legally described as Lot 4, Blk. B, Leander Heights Section 1 from SFU/MH-2-B, Single Family Urban/Manufactured Home to GC-5-D, General Commercial, Leander, Williamson County, Texas

    b. Action on Zoning Case #13-Z-019: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel located at 806 South West Drive, Leander, Williamson County, Texas

REGULAR AGENDA

17. Consider a Resolution in support of Project Connect
    This item sponsored by Council Member Siebold

18. Consider an Ordinance levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas for FY 2013-14

19. Consider a Resolution commencing the annexation of an area of land being 32.68 acres, more or less, including the abutting streets, roadways, and rights-of-way; being located in Travis County, Texas and adjacent and contiguous to the city limits and providing for open meetings and other related matters

20. Consider an ordinance renaming CR 273, CR 271 and CR 179, Leander, Williamson County, Texas

21. Consider an Ordinance ordering a Special Election for Tuesday, November 5, 2013 to fill a vacancy in Place 4 of the City Council

22. Consider appointments to the Public Arts Commission, Parks and Recreation Advisory Board and the Mayor's Committee for People with Disabilities

23. Council Members Closing Statements

24. 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 items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices]. 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 telecommunications 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 30th day of August, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Debbie Haile

Debbie Haile TRMC, City Secretary

PROCLAMATION

WHEREAS, on September 6, 2012, the Leander City Council voted unanimously to designate every other month to support a Local Charity benefiting the citizens of Leander; and

WHEREAS, the City Council encourages all residents of Leander to support Local Charities with donations of their goods, money and time; and

WHEREAS, the City of Leander benefits from the services provided by a variety of local charities; and

WHEREAS, when residents support local charities it helps build a sense of community;

NOW, THEREFORE; the City of Leander does hereby proclaim September, 2013 as:

"HILL COUNTRY COMMUNITY MINISTRIES" MONTH

WHEREAS, Hill Country Community Ministries is a nonprofit organization, a coalition of churches founded in 1983, to help families in crisis and those living in poverty in southwest Williamson and northwest Travis counties.

WHEREAS, Hill Country Community Ministries is supported by area churches, businesses, civic organizations, schools, and concerned individuals including the dedicated service of more than 200 volunteers.

WHEREAS, Hill Country Community Ministries operates a food pantry, clothes closet, and provides other assistance for approximately 400-500 families a month.

WHEREAS, Hill Country Community Ministries actively refers clients to other agencies for access to additional community resources to help stabilize their situation.

Signed this 5th day of September, 2013.

Attest:

Christopher Fielder, Mayor

Debbie Haile, City Secretary

MINUTES
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas

Thursday ~ August 15, 2013 at 7:00 PM

Mayor – Christopher Fielder
Place 1 – Andrea Navarrette **Place 4 – Michell Cantwell**
Place 2 – Kirsten Lynch **Place 5 – Jason Dishongh (Mayor Pro Tem)**
Place 3 – Simon Garcia **Place 6 – David Siebold**
City Manager – Kent Cagle

1. Open meeting, Invocation, Pledges of Allegiance
   Mayor Fielder opened the meeting at 7:00 p.m. and welcomed those in attendance
   Invocation delivered by Mayor Pro Tem Dishongh

2. Roll Call
   All present

3. Staff Comments:
   No staff comments

4. Citizen Comments: Three (3) minutes allowed per speaker
   Please turn in speaker request form before the meeting begins.

   Andy Rochelle 000 CR 290 Leander – spoke about article in Community Impact newspaper and asked for the city to notify them of an annexation
   Gregg Burger 300 CR 290 Leander – spoke about the road construction being done on CR 290 and the increased traffic

5. Legislative Update from Representative Tony Dale
   State Representative Tony Dale gave a presentation on legislative updates

CONSENT AGENDA: ACTION

6. Approval of the minutes: Joint Work session: August 1, 2013
   Regular Meeting: August 1, 2013

7. Second reading of an Ordinance on Special Use Permit Case #13-SU-002: a Special Use Permit for a temporary parking lot located at 2004 Champions Corner Court, Leander, Williamson County, Texas

8. Consider acceptance of a park land donation in the TOD

9. Consider amending and restating a Conservation Easement in the Sarita Valley Greenbelt

10. Consider a License Agreement with the Benbrook Home Owners Association

11. Consider Extension of Contract with the Retail Coach

12. Consider Special Permit Approval for the Bluegrass Festival

Motion made by Council Member Garcia to approve. Second by Council Member Cantwell. Motion passes, all voting "aye"

REGULAR AGENDA

13. Consider Development Agreement for the Magnolia Creek Subdivision
Tom Yantis, Director of Development Services explained
Justin Davis with DR Horton answered questions from the council

Motion made by Council Member Siebold to approve. Second by Mayor Pro Tem Dishongh. Motion passes, all voting "aye"

14. Presentation on FY 2013-14 Proposed Budget *(no action will be taken)*
Kent Cagle, City Manager presented the proposed budget to the Council

PUBLIC HEARING: NO ACTION

15. Public Hearing on a Proposal to Adopt a Tax Rate for FY 2013-14
Robert Powers, Finance Director explained that state law requires two public hearings on adoption of a tax rate

No speakers

Mayor Fielder announced that the vote on the tax rate will occur on Thursday, September 5, 2013 at 7:00 p.m. at the Pat Bryson Municipal Hall, 201 N. Brushy Street, Leander, Texas

EXECUTIVE SESSION

16. Convene into executive session pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct:

    a. And pursuant to Section 551.072, Texas Government Code to deliberate and consult with legal counsel: regarding:
        1) The acquisition of real property for the BCRUA deep water intake project
        2) The necessity for and to authorize condemnation proceedings of certain real property for rights-of-way being 0.503 acres and 0.219 acres, more or less, and a drainage easement being 0.046 acres, more or less, located in Williamson County and within the City's corporate limits at or near the intersections of U.S. Highway 183, 183A Toll Road and County Road 276, for the construction and expansion of a roadway intersection improvement project.

    b. And pursuant to Section 551.087, Tex. Gov't Code, regarding legal issues related to a proposal from the developers of the XPark USA Development

Council convened into executive session at 7:51p.m.
Council reconvened into open session at 8:53 p.m.

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

    a. The acquisition of real property for the BCRUA deep water intake project
    No action taken
    b. Proceeding with condemnation of certain real property for rights-of-way at or near U.S. Highway 183, 183A Toll Road and County Road 276 *(see next agenda item)*
    No action taken

    c. A proposal from the developers of the XPark USA Development
    Mayor Pro Tem Dishongh recused himself for this item

    Motion made by Council Member Cantwell to turn down the current financing proposed by the XPark USA Development. Second by Council Member Garcia. Motion passes, all voting "aye"

    Mayor Pro Tem Dishongh returned to the dais

18. Consider an Ordinance authorizing the City Attorney and other appropriate staff to take such actions as are necessary to exercise the City's power of eminent domain for the acquisition of two tracts of land required for right-of-way and one tract of land required as a drainage easement related to the U.S. Highway 183 and 183A Toll Road intersection improvement project

    Motion made by Council Member Cantwell to approve. Second by Council Member Navarrette. Motion passes, all voting "aye"

19. Council Members Closing Statements
    Council Members gave their closing statements

20. Adjournment
    With there being no further business, the meeting adjourned at 8:58 p.m.

Attest:

_____
Christopher Fielder, Mayor

_____
Debbie Haile, TRMC, City Secretary

MINUTES
SPECIAL CITY COUNCIL
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas

Thursday ~ August 29, 2013 at 6:00 PM

Mayor – Christopher Fielder
Place 1 – Andrea Navarrette **Place 4 – Michell Cantwell**
Place 2 – Kirsten Lynch **Place 5 – Jason Dishongh (Mayor Pro Tem)**
Place 3 – Simon Garcia **Place 6 – David Siebold**
City Manager – Kent Cagle

1. Open meeting
   Mayor Fielder opened the meeting at 6:00 p.m. and welcomed those in attendance

2. Roll Call
   Council Member Lynch and Council Member Cantwell absent. All others present

PUBLIC HEARING

3. Public Hearing on a Proposal to Adopt a Tax Rate for FY 2013-14
   Robert Powers, Finance Director explained

   Dan Michie – 1800 Mule Deer Run – spoke against the tax rate
   Carmen Furney – 1912 Dublin Drive – asked for clarification on the proposed tax rate

   Kent Cagle, City Manager said he would speak with Ms. Furney at the close of the meeting To answer her questions

   Mayor Fielder announced that the vote on the tax rate will occur at the regular council meeting on Thursday, September 5, 2013 at 7:00 p.m. at Pat Bryson Municipal Hall, 201 N. Brushy, Leander, Texas

CONSENT AGENDA

4. Consider an Ordinance establishing the location of School Zones and associated improvements surrounding William J. Winkley Elementary School.

5. An Ordinance Abandoning Portions of the Original Hero Way Right-of-Way and Authorizing Conveyance of said Right-of-Way and Authorizing the Release and Termination of Certain Related Easements

6. Consider Dedication and Acceptance of Subdivision Infrastructure Improvements for Sarita Valley Subdivision, Phase IIB and Phase III
   Mayor Fielder announced that item # 5 has been pulled from the agenda and will be placed On the September 5, 2013 agenda

   Motion made by Council Member Navarrette to approve items # 4 & 6. Second by Council Member Garcia. Motion passes, all voting "aye"

REGULAR AGENDA

7. Adjournment
   With there being no further business, the meeting adjourned at 6:07 p.m.

Attest:

Christopher Fielder, Mayor

Debbie Haile, City Secretary

AGENDA ITEM # 7

Executive Summary

September 5, 2013

Council Agenda Subject: Receive Quarterly Investment Report for the Period ending 6/30/13.

Background: State law requires that the governing body be presented with a quarterly report outlining the City's investments. The period covered in this report is April through June 2013. The quarterly average interest rates in TexPool for the quarter continued to drop, down from 0.0989% in March to 0.0771% in June. As of 6/30/13, our earnings credit rate at our depository bank (Bank of America) remained at 0.25%. At the end of June, we do not have any investments in U.S. Agencies, but we do have a $245,000 1-year CD with Texas Capital Bank that was renewed in October at 0.25% and a $1,000,000 1-year CD with Unity National Bank through the CDARS program at 0.40%. At 6/30/13, the Fed funds target rate remained within the zero to 0.25% range, and quarterly averages for the 3-month T-bill decreased from the previous quarter (which ended March 2013) to 0.05%, and the 6-month T-bill average dropped to 0.09% (down from 0.09% and 0.11%, respectively.)

Origination: Robert G. Powers, Finance Director

Financial Consideration: n.a.

Recommendation: n.a.

Attachments: Quarterly Investment Report

Prepared by: Robert G. Powers, Finance Director

Quarterly Investment Report
City of Leander
Period Ending
6/30/13

Investment / Source of Funds	Account Name	Invest. Type**	Fund	Fund Type*	G/L Acct #	Settlement Date	Coupon Rate	Qtr Yield Rate	Maturity/ Call Date	Paid Principal/ Current Balance	Market Value	Interest Oct-Sep
Cash In Bank												
Bank of America	Operating	I5	Consolidated	F1	99-00-1110			0.2500%		$ 7,831,305.03	$ 7,831,305.03	$ 11,787.97
Chase	Operating	I5	Consolidated	F1	99-00-1110			0.1500%		$ 4,018,703.64	$ 4,018,703.64	$ 4,494.83
Heritage Title / CTRMA	Escrow	I5	Consolidated	F7	01-00-1116			0.1218%		$ 665,726.16	$ 665,726.16	$ 919.52
		Subtotal Cash in Bank								$ 12,515,734.83	$ 12,515,734.83	$ 17,202.32
U.S. Agencies & Instrumentalities												
		Subtotal Agencies								$ -	$ -	$ -
Certificates of Deposit												
Unity National Bank/CDARS	Operating	I3	Consolidated	F1	99-00-1000	12/27/12		0.4000%	12/27/2013	$ 1,003,250.00	$ 1,003,250.00	$ 3,250.00
Texas Capital Bank	Operating	I3	Consolidated	F1	99-00-1000	10/20/12		0.2500%	10/20/2013	$ 245,459.38	$ 245,459.38	$ 459.36
East West Bank	Operating	I3	Consolidated	F1	99-00-1000	11/14/12		0.6500%	11/13/2013	$ 4,519,500.00	$ 4,519,500.00	$ 19,500.00
		Subtotal Certificates of Deposit								$ 5,768,209.38	$ 5,768,209.38	$ 23,209.36
Investment Pools												
TexPool	General Fund I&S	I4	Debt Service	F6	80-00-1510			0.0771%		$ 3,320,511.35	$ 3,320,511.35	$ 1,341.47
TexPool	Consolidated Operating	I4	Consolidated	F1	99-00-1520			0.0771%		$ 4,777,804.76	$ 4,777,804.76	$ 4,946.51
TexPool	Utility Customer Deposit	I4	Utility Fund	F3	99-00-1521			0.0771%		$ 5,930.56	$ 5,930.56	$ 202.76
TexPool	Utility I&S	I4	UF Debt Service	F6	85-00-1501			0.0771%		$ 151,681.73	$ 151,681.73	$ 126.40
TexPool	$21M Series 2007	I4	Capital Projects	F2	52-00-1124			0.0771%		$ 41,457.47	$ 41,457.47	$ 34.63
TexPool	$9.2M Series 2007	I4	Capital Projects	F2	28-00-1531			0.0771%		$ -	$ -	$ 776.48
TexPool	TIRZ No. 1	I4	Capital Projects	F1	79-00-1541			0.0771%		$ 128,745.89	$ 128,745.89	$ 107.20
TexPool	BCRUA Contract	I4	Capital Projects	F1	26-00-1500			0.0771%		$ 10,593.16	$ 10,593.16	$ 8.86
TexPool	$3M Tax Notes Series 2012	I4	Capital Projects	F1	27-00-1531			0.0771%		$ 2,966,834.43	$ 2,966,834.43	$ 2,471.99
		Subtotal TexPool								$ 11,403,559.35	$ 11,403,559.35	$ 10,016.30
TexStar	BCRUA Reserve	I4	Consolidated	F5	20-00-1525			0.0587%		$ 3,091.69	$ 3,091.69	$ 61.72
TexStar	6M Series 2010	I4	Capital Projects	F2	53-00-1127			0.0587%		$ 4,164,493.04	$ 4,164,493.04	$ 3,714.19
		Subtotal TexStar								$ 4,167,584.73	$ 4,167,584.73	$ 3,775.91
TexasDAILY	Consolidated Operating	I4	Consolidated	F6	99-00-1522			0.0533%		$ 1,046,012.29	$ 1,046,012.29	$ 793.26
		Subtotal TexasTERM								$ 1,046,012.29	$ 1,046,012.29	$ 793.26
					Total All Funds					$ 34,901,100.58	$ 34,901,100.58	$ 54,997.15

Quarterly Investment Report
City of Leander
Period Ending
6/30/13

*Fund Types:	
Code	Description:
F1	Current Operating Funds
F2	Bond Proceeds
F3	Utility Deposit Proceeds
F4	Debt Service Funds
F5	Bond Reserve Funds
F6	I&S Reserve Funds
F7	Restricted

**Investment Types:			
Code	Description:	% Authorized	Current %
I 1	U.S. Treasuries (Notes,Bills, Bonds)	100%	0%
I 2	U.S. Agencies & Instrumentalities	100%	0%
I 3	Certificates of Deposit	100%	17%
I 4	Eligible Investment Pools	100%	48%
I 5	Demand Account	100%	36%
I 6	Investment Sweep	100%	0%
		Total	100%

Book Value:		As of 6/30/13	As of 3/31/13	Change
U.S. Treasuries (Notes,Bills, Bonds)	I 1	0.00	0.00	0.00
U.S. Agencies & Instrumentalities	I 2	0.00	0.00	0.00
Certificates of Deposit	I 3	5,768,209.38	5,768,209.38	0.00
Eligible Investment Pools	I 4	16,617,156.37	16,617,156.37	0.00
Demand Account	I 5	12,515,734.83	12,515,734.83	0.00
Investment Sweep	I 6	0.00	0.00	0.00
Total Book Value		34,901,100.58	34,901,100.58	0.00

Market Value:		As of 6/30/13	As of 3/31/13	Change
U.S. Treasuries (Notes,Bills, Bonds)	I 1	0.00	0.00	0.00
U.S. Agencies & Instrumentalities	I 2	0.00	0.00	0.00
Certificates of Deposit	I 3	5,768,209.38	5,768,209.38	0.00
Eligible Investment Pools	I 4	16,617,156.37	16,617,156.37	0.00
Demand Account	I 5	12,515,734.83	12,515,734.83	0.00
Investment Sweep	I 6	0.00	0.00	0.00
Total Market Value		34,901,100.58	34,901,100.58	0.00
Gain/(Loss)		0.00	0.00	

Certification:

This is to certify that the Investment Report submitted herewith complies in all respects with the Public Funds Investment Act Sec 2256 of the Government Code.

Robert G Powers 8/30/13

Investment Officer: **Date**

Robert G. Powers, Finance Director

AGENDA ITEM # 8

City of Leander

Executive Summary

September 5, 2013

Council Agenda Subject: Authorize Funding Agreement with Williamson-Burnet County Opportunities, Inc.

Background: Section 13.05 of the City's Home Rule Charter states that a written contract for services shall be executed prior to any nonprofit, community service organization receiving city funds. Such contracts shall establish the terms, conditions and services to be provided, and shall require an annual audit of the nonprofit organization. This agreement codifies the existing relationship between the City and WBCO.

Origination: Robert G. Powers, Finance Director

Financial Consideration: $5,000 as provided for in the FY 2013-14 Budget

Recommendation: Approval

Attachments: Agreement

Prepared by: Robert G. Powers, Finance Director

WBC Opportunities
Providing Hope · Supporting People

Central Office
604 High Tech Drive
Georgetown, TX 78626

Phone: 512-763-1400
Fax: 512-763-1411
Web: www.wbco.net

Head Start

Meals-on-Wheels

Senior Activity Centers

Affordable Housing

Energy Assistance

omelessness Prevention

Financial idependence Counseling

June 6, 2013

Robert G. Powers
Finance Director
City of Leander, TX

Dear Mr. Powers:

The support to Meals on Wheels provided by the City of Leander has been essential to our program. This year, for the first time, we have had to institute a waiting list for service. Sequestration, higher meal costs and less income have all added to the reason for the wait list.

Over the past 12 months we have served a total of 27,218 meals out of the Bagdad Senior Center. Over 90 of our clients are from Leander. Five Leander seniors are waiting for service.

The funds we have received from the City are used for food for senior meals. $5,000 will pay for 770 meals for those currently on our roles. We deliver 260 meals a year to each of our Meals on Wheels clients.

Through your recent visit with some of our clients, you have seen the need. With the advent of new senior residences in Leander, the number of those seniors who qualify for services is bound to increase. We hope we will be able to keep up. Including us in Leander's city budget will certainly help. Thanks again for caring for thos who no longer able to do for themselves.

Sincerely,

Paula Goodson

Paula J. Goodson
Director
Senior Nutrition

United Way
St. David's

COUNTY OF WILLIAMSON §

STATE OF TEXAS §

FUNDING AGREEMENT

This **INTERLOCAL COOPERATION AGREEMENT** ("Agreement") is executed by and between **WILLIAMSON-BURNET COUNTY OPPORTUNITIES, INC.**, P.O. Box 740, Georgetown, TX 78627, hereinafter referred to as "WBCO", and the **CITY OF LEANDER**, Texas, a home rule municipal corporation organized under the laws of the State of Texas, hereinafter referred to as the " City", P.O. Box 319, Leander, Texas 78646, acting by and through their duly authorized representatives.

WHEREAS, the City of Leander is a local government as defined in 791.003 of the Texas Government Code, and

WHEREAS, WBCO is a Texas non-profit corporation that provides the services described herein to the Leander community, and

WHEREAS, both WBCO and the City desire to enter into this Agreement to provide for the use of funds granted by the City for the benefit of the Leander community;

NOW, THEREFORE, for and in consideration of the covenants, conditions and undertakings hereinafter described, and the benefits to accrue to the citizens of the City, the parties contract, covenant and agree to provide certain governmental services and functions as follows:

Section 1. Assistance. The City of Leander will provide assistance to the WBCO to be used for the Meals-On-Wheels Program located at 351 N. Bagdad Rd, Leander, Texas, 78641, for services to the Leander community, including but not limited to providing meals to participants aged 60 and older, or disabled persons, in an amount not to exceed $5,000 (the "Grant") for the term of this Agreement.

Section 2. Conflict of Interests. WBCO covenants and agrees that it presently has no interest and will not acquire, direct or indirect, an interest, which conflicts with its efficient, diligent faithful performance of the terms of this contract and agreement. This agreement shall not be assigned or transferred by WBCO without prior written consent of the City.

Section 3. Agreement Period. This Agreement shall commence on October 1, 2013, and shall continue in effect until September 30, 2014 unless terminated in writing by the City or the WBCO by giving thirty days notice of termination to the other party. In the event of early termination by WBCO, the WBCO shall repay the City a pro-rata share of the Grant, pro-rated over the one-year term of this Agreement. Terms governing repayment of the Grant shall survive the term of this Agreement until fulfilled.

Section 4. Reporting. The WBCO will provide the city with an annual report on the use of the funds or credit allocated to them by September 1 of each year, which funds shall be used for the Meals-On-Wheels program located at 351 N. Bagdad Rd., Leander, Texas 78641. The report shall include the number of City of Leander citizens who have benefited directly from the donation as well as a general statement of the use of the funds.

Section 5. Repayment of Funds. WBCO shall repay the City the Grant, less any reductions as provided in this subsection, within ten (10) days of notice by the City in the event that WBCO fails to use the Grant as provide in this Agreement. For each quarter that WBCO uses the Grant as provided in this Agreement, WBCO's obligation to repay the Grant shall be reduced by $1,250.00.

Section 6. Amendments and Modifications. This Agreement may not be amended or modified except in writing executed by the City and the WBCO and authorized by both parties.

Section 7. Captions. The descriptive captions of this Agreement are for informational purposes only and shall in no way limit or effect the terms or conditions of the paragraphs.

Section 8. Severability. The sections, paragraphs, clauses and phrases of this Agreement are severable and, if any phrase, clause, sentence, paragraph, or section of the Agreement should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, or paragraphs, and sections of this Agreement.

IN WITNESS WHERE OF, the parties hereto have executed this Agreement by their duly authorized agents and officers.

SIGNED AND APPROVED this the ____ day of September, 2013.

CITY OF LEANDER

Christopher Fielder, Mayor

WBCO

John Doerfler 8-9-13

John Doerfler, Interim Executive Director

ATTEST:

Debbie, Haile, City Secretary

AGENDA ITEM # 9

Executive Summary

September 5, 2013

Council Agenda Subject: Authorize Funding Agreement with Williamson County Children's Advocacy Center

Background: Section 13.05 of the City's Home Rule Charter states that a written contract for services shall be executed prior to any nonprofit, community service organization receiving city funds. Such contracts shall establish the terms, conditions and services to be provided, and shall require an annual audit of the nonprofit organization. This agreement codifies the existing relationship between the City and the Advocacy Center.

Origination: Robert G. Powers, Finance Director

Financial Consideration: $30,000 as provided for in the FY 2013-14 Budget

Recommendation: Approval

Attachments: Funding Agreement

Prepared by: Robert G. Powers, Finance Director

Williamson County

Children's Advocacy Center

February 22, 2013

Chief Greg Minton
Leander Police Department
200 West Willis
Leander, TX 78641

RE: FY 2014 Budget Submission

Dear Chief Minton,

In preparation for your FY 2014 budget submission, we offer you a brief summary of the past year's history as it relates to the City of Leander.

As part of our service to you, we are constantly analyzing and refining programs to better meet your needs. We continue to provide Forensic Interviews, Child & Family Therapy, and medical exams for our young clients.

In addition to these direct services, our Outreach Coordinator goes into the community to provide training to equip school officials and first responders to better recognize the warning signs of child abuse and to be pro-active in their reporting to authorities.

Statistics: The following statistics reflect countywide use of our services to child abuse victims, as well as Leander-specific use, based upon victim residence.

Year	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
From Leander zip codes	23	47	69	79	51	49	46	52
Total Interviews	351	510	634	650	648	651	503	553

Request: $30,000 FY 2014: The budget request is the same as last year's and is within the range ($15,000 to $30,000) requested from all major cities in the county.

We enjoy our partnership with your department; we especially appreciate the participation of Sergeant Jones, Lieutenant Fletcher, and Detectives Garrett and Mayberry in our monthly Child Protection Team meetings. Again, thank you for your support, and that of your officers. Know that, together, we are providing an excellent service to these children and their families.

Sincerely,

Brenda Staples
Executive Director
Williamson County Children's Advocacy Center
(512) 943-3701

Copy to:
Kent Cagle, City Manager
P.O. Box 31
Leander, TX 78646

Williamson County Children's Advocacy Budget

Annual Operating Budget FY 2013 AMENDMENDED 3/27/13

Income

	Item	Approved 2013		
1	***Fed/State Grants***			
2	Grant CACTX	115,265		ED, PD salaries, Utilities, Audit, Insurance, 7mos rent, & training
3	Grants VOCA-(2)	140,000		Salary: 2FI, 1Th, .25PD, .10OC
4	Grant NCA	10,000		5 months rent
5			265,265	
6	***Local Community Grants***			
7	GHF Grant	25,000		.5 Therapist
8	United Way	30,000		.5 Therapist
10	Misc Grants	3,000		training, IT upgrades or Medical expansion
11			58,000	
12	***Local Govt Grants***			
13	Grant Wilco/WCSO	50,000		Restricted to Operations
14	Wilco Child Safety Fee	49,500		Outreach Coordinator/Family Advocate
15	Grant Cities	127,500		$ 30K Leander, 25K CP& RR, 20K GT, $15K Taylor, $12,500 Hutto (Restricted to Operations)
16			227,000	
17	***Individual Contribution***			
19	General Contribution	20,000		Board, Individual, & minor 3rd party fundraisers
20	Contrib:Direct Mail	7,000		annual appeal / mail out
21	Contrib: Major Gifts	21,250		anything over $1,000
22			48,250	
23	**3rd Party Fundraisers**			
24	Cherokkee	10,000		decrease w/ potential interest change
25	Archery	10,000		
26			20,000	
27	***WCCAC Fundraising Events***			
28	Movie Night	20,000		
29	Golf Tournament	34,000		amended to original projection with 36 teams max
30	Red Poppy Ride	10,000		
31	Brick Paver Sale	200		
32			64,200	
	Miscellaneous			
35	CFC Conference	20,000	20,000	3 sponsors at 5K, 1 sponsor at 2.5K, 3 cities at $500 each, 30 individual payee's at $25 each
36	Medical Exam Revenue	30,550	30,550	(offset by expenses, see below)65 SANES @470 ea
	Interest (Op Acct)	600	600	Operations Account only
37				
38	**Summary**	733,865	733,865	

Expenses

	Item		
42	Salaries	412,320	Reflects Totals for 8 FTE's and 1 PT nurse
43	Taxes/Benefits	82,760	Taxes, Unemp, IRA, health benefits, Work Comp
44	Sal/Tax/Bene	495,080	sum of base plus taxes & fringe
57	Admin Fee	1,560	$ 130 x 12 mo
60	Audit Fee	5,500	Brown, Graham & Co.
61	Accounting Fee	4,000	$250/mo X 12 plus $1000 IRS Filing
62	Copier Maintenance	1,200	$90/mo maint and per copy charge
63	Dues/Fees/Awards	9,000	CACTX, NCA, Chambers (GT, CP, RR, Leander), CPT Appreciation
64	Fundraising Exp	18,500	8.5K (delete 10K for second flight)/ Golf, 3K/MN 2K misc (printing, postage, meals etc), 2k red poppy ride, 3K for new recognition plaque
65	CFC Training Conference	10,600	food, facility rental, two out of town speakers, goodie bags
66	Insurance	6,500	D & O; Gen Lia & Umbrella
67	Lease Agreement	24,000	County Lease $2K per month
68	Internet Exp	1,200	$100/mo x 12
69	IT (Computer/Web)	20,000	monthly server fee, new web site, IT support, Server & Security upgrades
70	Meeting Expense	8,000	3k Board, .5K CPT staffing, 600 Staff, 300committee lunches, 1k alum dinner,1.2 marketing breakfasts, 600chiefs conference
71	Snacks & Drinks	3,000	Snacks for children & families, LE, Staff drinks etc
72	Security	1,800	Security System & Fire Alarm monitoring
73	Postage	2,000	christmas mail out, thank you notes, bills, misc correspondence (increase with Outreach program)
74	Repair & Maint	1,500	Emergency Fund, County to handle most maintenance issues
75	Printing	4,500	Paper and Printer Cartridges for In House Printing (anticipate increase in mailouts)
76	Training & Associated Travel	30,000	6 staff & 2 bd @ 1.5Kea, PD @ 3K, ED @ 4K, Admin @ 500, MD @ 1.5K, 2 SANES @ 1K ea, Bd retreat @ 3K; Team Dev. @ 2K, 5K medical team training
77	Supplies	12,000	kitchen, office, cleaning, paper, art, etc.
78	Telephone	4,200	Pager, LD, Base phone, ED & PD cell reimbursement at $50 each,
79	Travel/Mileage	8,000	daily operations mileage, PR for ED and Outreach Coordinator
80	Utilities	14,000	water & electricity
81	Medical Services	26,000	Includes SANE@ $350 ea + Med Dir Chart Review @ $50 each / 65 exams
82	Medical Supplies	1,000	disposables, DVD's, paper, etc.
83	Equipment Purchase	6,000	new color copier?
84	Directors' Reserve	13,475	net income minus expenses
85	Endowment Contr	1,250	wash with income
86	Building improvement	-	none this year
87	Summary	733,865	
		(0)	

COUNTY OF WILLIAMSON §

STATE OF TEXAS §

FUNDING AGREEMENT

This **INTERLOCAL COOPERATION AGREEMENT** ("Agreement") is executed by and between **WILLIAMSON COUNTY CHILDREN'S ADVOCACY CENTER**, 1811 SE Inner Loop, Georgetown, TX 78626, hereinafter referred to as "AGENCY", and the **CITY OF LEANDER, TEXAS**, a home rule municipal corporation organized under the laws of the State of Texas, hereinafter referred to as the "City", P.O. Box 319, Leander, Texas 78646, acting by and through their duly authorized representatives.

WHEREAS, the City of Leander is a local government as defined in 791.003 of the Texas Government Code, and

WHEREAS, AGENCY is a Texas non-profit organization whose mission is to provide a safe place to report child abuse, reduce the emotional trauma for children and non-offending family members, and extend professional services that protect the integrity of an investigation; and

WHEREAS, the goals of the Agency include (a) providing a child sensitive environment; (b) crisis intervention; (c) victim advocacy; (d) forensic interviewers; (e) medical and mental health referrals; and (f) investigation, prosecution, and treatment of child abuse cases; and

WHEREAS, both AGENCY and the City desire to enter into this Agreement to provide for the use of funds granted by the City for the benefit of the Leander community;

NOW, THEREFORE, for and in consideration of the covenants, conditions and undertakings hereinafter described, and the benefits to accrue to the citizens of the City, the parties contract, covenant and agree to provide certain governmental services and functions as follows:

Section 1. Assistance. The City of Leander will provide assistance to the AGENCY to be used for services that support the goals of the AGENCY, in an amount not to exceed $30,000 (the "Grant") for the term of this Agreement.

Section 2. Conflict of Interests. AGENCY covenants and agrees that it presently has no interest and will not acquire, direct or indirect, an interest, which conflicts with its efficient, diligent faithful performance of the terms of this contract and agreement. This agreement shall not be assigned or transferred by AGENCY without prior written consent of the City.

Section 3. Agreement Period. This Agreement shall commence on October 1, 2013, and shall continue in effect until September 30, 2014 unless terminated in writing by the City or AGENCY by giving thirty days notice of termination to the other party. In the event of early termination by

AGENCY, the AGENCY shall repay the City a pro-rata share of the Grant, pro-rated over the one-year term of this Agreement. Terms governing repayment of the Grant shall survive the term of this Agreement until fulfilled.

Section 4. Reporting. The AGENCY will provide the City with an annual report on the use of the funds or credit allocated to them by September 1 of each year.

Section 5. Repayment of Funds. AGENCY shall repay the City the Grant, less any reductions as provided in this subsection, within ten (10) days of notice by the City in the event that AGENCY fails to use the Grant as provide in this Agreement. For each quarter that AGENCY uses the Grant as provided in this Agreement, AGENCY's obligation to repay the Grant shall be reduced by $7,500.00.

Section 6. Amendments and Modifications. This Agreement may not be amended or modified except in writing executed by the City and the AGENCY and authorized by both parties.

Section 7. Captions. The descriptive captions of this Agreement are for informational purposes only and shall in no way limit or effect the terms or conditions of the paragraphs.

Section 8. Severability. The sections, paragraphs, clauses and phrases of this Agreement are severable and, if any phrase, clause, sentence, paragraph, or section of the Agreement should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, or paragraphs, and sections of this Agreement.

IN WITNESS WHERE OF, the parties hereto have executed this Agreement by their duly authorized agents and officers.

SIGNED AND APPROVED this the ____ day of September, 2013.

CITY OF LEANDER

Christopher Fielder, Mayor

AGENCY

Brenda Staples

Brenda Staples, Executive Director

ATTEST:

Debbie Haile, City Secretary

AGENDA ITEM # 10

Executive Summary

September 5, 2013

Agenda Subject: Resolution Approving the Brushy Creek Regional Utility Authority Proposed Annual Operating Budget for Fiscal Year 2013-14.

Background: The BCRUA board approved the proposed annual operating budget at their board meeting on August 21, 2013. The total BCRUA operating budget is $1,599,544. Leander's share of the budget is $749,003. The City's debt service component is $5,272,361.

Origination: BCRUA

Financial Consideration: $749,003 included in the FY 2013-14 Utility Fund Operating Budget and $5,272,361 in the Utility Fund Debt Service Budget.

Recommendation: Approve Resolution

Attachments: Resolution, Budget Detail

Prepared by: Robert G. Powers, Finance Director

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEANDER APPROVING THE BUDGET OF THE BRUSHY CREEK REGIONAL UTILITY AUTHORITY FOR FISCAL YEAR 2013-14.

WHEREAS, on August 21, 2013, the Board of the BCRUA approved an Annual Operating Budget for fiscal year 2013-14; and

WHEREAS, the By Laws of the BCRUA require the City Councils of the Cities of Leander, Round Rock and Cedar Park, to approve the Annual Operating Budget to be considered by and/or approved by the BCRUA Board; and,

WHEREAS, the City Council of the City of Leander supports the Annual Operating Budget approved by the BCRUA Board.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Approval of the Annual Operating Budget of the BCRUA. The City Council approves the Annual Operating Budget for the Brushy Creek Regional Utility Authority for Fiscal Year 2013-14, as set forth in Exhibit "A" hereto, and as approved by the BCRUA Board.

Section 3. Effective Immediately. This resolution shall be effective immediately from and after its passage.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

PASSED AND APPROVED this the 5th day of September, 2013.

Attest: **THE CITY OF LEANDER, TEXAS**

Debbie Haile, City Secretary

Christopher Fielder, Mayor

	Proposed FY2014	Cedar Park	Leander	Round Rock
FY 2014 O&M Budget	$ 1,599,544	$ 566,854	$ 749,003	$ 283,685
FY 2014 Debt Service Budget	$ 10,980,922	$ 1,450,533	$ 5,272,361	$ 4,258,028
Total FY 2014 BCRUA Annual Operating Budget	$ 12,580,466	$ 2,017,387	$ 6,021,364	$ 4,541,714

BRUSHY CREEK
REGIONAL UTILITY AUTHORITY
A Partnership of Cedar Park, Leander, and Round Rock

FY 2014 Proposed Operating Budget

CODE	FY 2014 BCRUA Op Budget	Non-Operating Expenses	Fixed Operating Expenses for Cities not Receiving Water	Fixed Operating Expenses for Cities Receiving Water	Variable Operating Expenses	FY2013	3.31.13 Act	FY 2014	Cedar Park	Leander	Round Rock	
7510.00	Insurance	100%				$ 15,600.00	$ 3,450.92	$ 15,500.00	$ 2,335.32	$ 7,363.20	$ 5,901.48	
7300.00	Security/Fire/Elevator	100%				2,160.00		6,500.00	973.05	3,068.00	2,458.95	Simplex Grinnell
7100.00	Gen Manager-Admin Services	100%				72,800.00	22,251.62	111,700.00	16,721.49	52,722.40	42,256.11	GM $106.7K, Admin $5K
9300.00	Capital Outlay	100%						-	-	-	-	
9305.00	Desks, Files, Kitchen Appliances, etc.	100%				-		2,000.00	299.40	944.00	756.60	
7215.00	Grounds Maint/Building Maint	100%				12,000.00	4,340.83	20,000.00	2,994.00	9,440.00	7,566.00	HVAC $3.6K, Mowing $10K, Misc $6.4K
7220.00	Irrigation Water at Plant-WW-Solid Waste	100%				9,360.00	13,391.47	10,000.00	1,497.00	4,720.00	3,783.00	
7225.00	TCEQ Admin	100%				100.00	-	100.00	14.97	47.20	37.83	Annual PWS Fee Less 25 Connections = $100
7230.00	Safety Equip	100%				750.00	-	2,000.00	299.40	944.00	756.60	Basic PPE for Employees
7235.00	Treated/Raw Main Maint	100%				8,000.00	2,623.60	48,500.00	7,260.45	22,892.00	18,347.55	Plant/Pipe Line Shut Down/Treated Disinfect $40K
7470.00	Audit Fees/Invest/Bank	100%				51,000.00	37,608.67	51,000.00	7,634.70	24,072.00	19,293.30	
7680.00	Legal Services	100%				40,000.00	5,023.00	40,000.00	5,988.00	18,880.00	15,132.00	
7710.00	Computers & Equipment	33%		67%		7,500.00	2,351.62	7,500.00	3,050.84	3,512.67	936.29	
7240.00	SCADA/Services	33%		67%		3,500.00	-	10,000.00	4,067.79	4,683.82	1,248.39	Misc Contract Services/Hardware
7715.00	Communication/Phones	33%		67%		6,000.00	2,217.40	4,200.00	1,708.47	1,967.20	524.32	
7245.00	Intake Barge Repair/Maint	33%		67%		24,000.00	-	104,000.00	42,305.02	48,711.73	12,983.26	
7430.00	Accounting/Finanace/Personnel	33%		67%		45,000.00	20,139.18	45,000.00	18,305.06	21,077.19	5,617.76	
7101.00	Plant Superintendent 1 FTE		33%	67%		92,621.29	57,095.03	97,416.90	39,627.15	45,629.32	12,161.43	
7105.00	Administration Assistant (operations		33%	67%		-	-	-	-	-	-	
7110.00	Small Tools/Equipment		33%	67%		5,000.00	-	5,000.00	2,033.90	2,341.91	624.20	
7115.00	Office/Building Supplies		33%	67%		6,000.00	1,184.84	6,000.00	2,440.67	2,810.29	749.03	General Office Supplies/Paper/Toner/Pens...
7120.00	Plant Winterization Supplies		33%	67%		1,000.00	-	1,000.00	406.78	468.38	124.84	
7720.00	Miscellaneous Expenses		33%	67%			22.00	1,000.00	406.78	468.38	124.84	
7000.00	Plant Operators 3 FTE			100%		173,558.68	103,752.10	181,454.73	98,787.95	84,666.78	-	3 FTE
7005.00	Maintenance Technician			100%		-	-	-	-	-	-	
7010.00	Treatment Materials/Supplies			100%		15,000.00	-	30,000.00	16,002.00	13,998.00	-	Misc repair parts/services
7015.00	Vehicle Repairs/Maint			100%		2,000.00	-	2,000.00	1,066.80	933.20	-	
7020.00	Contract Services (Lab Services)			100%		9,800.00	986.30	11,300.00	6,027.42	5,272.58	-	Annual/1/4 TCEQ Sampling, VOC,TOC, Bact's
7020.50	Laboratory Supplies			100%		12,500.00	-	12,500.00	6,667.50	5,832.50	-	Reagents/Misc. Supplies for Lab
7025.00	Fuel and Oil			100%		5,000.00	-	5,000.00	2,667.00	2,333.00	-	2 Truck/1 UTV's Gas/Oil/Tires/Misc Repairs
7030.00	Janitorial Facility Maint			100%		-	-	5,600.00	2,987.04	2,612.96	-	1 X Clean per week @ $467.00
7035.00	Equip Facility Maint			100%		25,000.00	-	25,000.00	13,335.00	11,665.00	-	Misc Maint/Repairs
7040.00	Schools/Training			100%		1,750.00	832.97	7,500.00	4,000.50	3,499.50	-	
7045.00	License and Membership Dues			100%		1,200.00	240.00	2,000.00	1,066.80	933.20	-	TWUA/AWWA etc...
7050.00	Uniforms			100%		1,440.00	172.13	3,000.00	1,600.20	1,399.80	-	Uniforms
7200.00	Power-Pumping Raw/Treated/Lift Stations				100%	720,000.00	195,036.84	500,000.00	266,700.00	233,300.00	-	
7205.00	Chemicals				100%	150,000.00	64,340.35	155,000.00	82,677.00	72,323.00	-	
7210.00	Sludge Disposal				100%	30,000.00	-	23,500.00	12,534.90	10,965.10	-	$550.00 per Roll Off ,75 per week
9310.00	Contingency					46,489.20	8,632.94	46,489.20	6,592.17	21,970.80	17,926.24	
Total Annual						$ 1,596,129	$ 545,706	$ 1,598,861	$ 581,083	$ 748,468	$ 169,310	

Reserve Operating Account	$ 399,715	$ 170,271	$ 187,117	$ 42,326
LESS: FY13 Reserve Budget	(399,032)	(185,557)	(186,582)	(26,894)
Reserve Adjustment for FY14	683	(15,286)	535	15,434
Round Rock Fee in Lieu of Min. Take		(98,942)		98,942
Total Operating Budget	1,599,544	568,854	749,003	283,685
FY 2014 Debt Service Budget	$ 10,980,922	$ 1,450,533	$ 5,272,361	$ 4,258,028
Total Operating and Debt Service Budget	$ 12,580,466	$ 2,017,387	$ 6,021,364	$ 4,541,714

BCRUA Project Reserved Capacity Allocation	
Cedar Park	14.97%
Leander	47.20%
Round Rock	37.83%

Capacity Allocation for Cities Receiving Water	
Cedar Park	53.34%
Leander	46.66%
Round Rock	0.00%

Ultimate Capacity Allocation	
Cedar Park	14.18%
Leander	47.26%
Round Rock	38.56%

Round Rock Fee in Lieu of Minimum Take Calculation	
BCRUA FY14 Gallons Treated (5MGD x 365)	1,825,000,000
BCRUA FY14 WTP O&M Expenses (minus amount paid by RR)	1,429,551
BCRUA Cost per 1,000 gal.	$0.78
Cedar Park FY12 WTP O&M Expenses (minus raw water)	2,268,870
Cedar Park FY12 Gallons Treated	4,429,000,000
Cedar Park Cost per 1,000 gal.	$0.51
Difference in BCRUA and CP Cost per 1,000 gal	$0.27
Round Rock Minimum Annual Take in gallons	486,727,500
Round Rock Minimum Take in gallons from January 1st	365,045,625
Round Rock Fee in Lieu of Minimum Take	$98,942

AGENDA ITEM # 11

Executive Summary

September 5, 2013

Council Agenda Subject: Resolution adopting an investment policy for the City of Leander.

Background: State law requires that the governing body annually review and approve the City's public funds investment policy and strategy. The City's investment advisor, Patterson and Associates has recommended a number of clarification and/or updating edits to the current policy. The only addition to authorized investments is the inclusion of any FDIC insured or collateralized interest bearing account in any bank in Texas (current policy only mentions CD's.) Also, on the approved Broker/Dealer list, Morgan Keegan merged with Raymond James and are now going by Raymond James.

Origination: Robert G. Powers, Finance Director

Financial Consideration: n.a.

Recommendation: Approval

Attachments: Resolution and Investment Policy

Prepared by: Robert G. Powers, Finance Director

INVESTMENT POLICY

I. POLICY

It is the policy of the City of Leander that after allowing for the anticipated cash flow requirements of the City and giving due consideration to the safety and risk of investment, all available funds shall be invested in conformance with these legal and administrative guidelines, seeking to optimize interest earnings to the maximum extent possible.

Effective cash management is recognized as essential to good fiscal management. Investment interest is a source of revenue to City Funds. The City's investment portfolio shall be designed and managed in a manner designed to maximize this revenue source, to be responsive to public trust, and to be in compliance with legal requirements and limitations.

Investments shall be made with the primary objectives of:

- **Safety** and preservation of principal
- Maintenance of sufficient **liquidity** to meet operating needs
- **Public trust** from prudent investment activities
- Optimization of **interest earnings** on the portfolio

II. PURPOSE

The purpose of this investment policy is to comply with Chapter 2256 of the Government Code (the "~~Public Funds Investment~~ Act"), which requires each governmental to adopt a written investment policy regarding the investment of its funds and funds under its control. The Investment Policy addresses the methods, procedures and practices that must be exercised to ensure effective and judicious fiscal management of the Entity's Funds.

III. SCOPE

This Investment Policy shall govern the investment of all financial assets of the City. These funds are accounted for in the City's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Special Revenue Funds (when applicable)
- Capital Projects Funds
- Enterprise Funds

- Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately
- Debt Service Funds, including reserves and sinking funds, to the extent not required by law or existing contract to be kept segregated and managed separately
- Any new fund created by the City, unless specifically exempted from this policy by the City Council or by law.

The City will consolidate cash balances from all funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing funds. However, this policy does not apply to the assets administered for the benefit of the City by outside agencies under deferred compensation programs.

IV. INVESTMENT OBJECTIVES AND STRATEGY

The Entity shall manage and invest its cash with four primary objectives, listed in order of priority: **safety, liquidity, public trust, and yield, expressed as optimization of interest earnings.** The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

The City shall maintain a comprehensive cash management program, which includes collection of account receivables, vendor payments in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to insure maximum cash availability and maximum earnings on short-term investment of idle cash.

Safety

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit and interest rate risk.

- Credit Risk – The City will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, by:
  - Limiting investments to the safest types of investments
  - Pre-qualifying the financial institutions and broker/dealers with which the City will do business
  - Diversifying the investment portfolio so that potential losses on individual issuers will be minimized
- Interest Rate Risk – the City will minimize the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates, by:

- Structuring the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity.
- Investing operating funds primarily in certificates of deposit, shorter term securities, money market mutual funds, or local government investment pools functioning as money market mutual funds.
- Diversifying maturities and staggering purchase dates to minimize the impact of market movements over time.

Liquidity

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that investments mature concurrent with cash needs to meet anticipated demands. Because all possible cash demands cannot be anticipated, a portion of the portfolio will be invested shares of money market mutual funds or local government investment pools that offer same-day liquidity.

Public Trust

All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment officers shall avoid any transaction that might impair public confidence in the City's ability to govern effectively.

Yield

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

Strategy

The following investment strategy has been designed to accomplish these objectives:

The City will invest in short and intermediate securities and investments which are highly credit worthy and mature within two years. The City will invest only in securities specified by this Policy.

At all times, the City shall maintain a cash position sufficient to meet daily liquidity requirements. This will be accomplished by maintaining approximately 15 percent of the total portfolio in money market funds, local government investment pools, and interest bearing accounts. The City may also position some investments to provide funding for anticipated or predictable obligations such as debt service payments.

The City shall not exceed a weighted average maturity of one year for the total portfolio.

V. RESPONSIBILITY AND CONTROL

Delegation of Authority

In accordance with the City of Leander and the ~~Public Funds Investment~~ Act, the City Council designates the Director of Finance as the City's Investment Officer. An Investment Officer is authorized to execute investment transactions on behalf of the City. No person may engage in an investment transaction or the management of City funds except as provided under the terms of this Investment Policy as approved by the Council. The investment authority granted to the investing officers is effective until rescinded by the City Council.

Quality and Capability of Investment Management

The City shall provide periodic training in investments for the designated investment officers and other investment personnel through courses and seminars offered by professional organizations, associations, and other independent sources in order to insure the quality and capability of investment management in compliance with the ~~Public Funds Investment~~ Act.

Training Requirement

In accordance with the City of Leander and the ~~Public Funds Investment~~ Act, designated Investment Officers shall attend ~~an~~ investment training ~~session no less often than once~~ every two fiscal years ~~commencing September 1, 1997 and shall receive not less than 10 hours of instruction~~ relating to investment risks and responsibilities. A newly appointed Investment Officer must attend a training session of at least 10 hours of instruction within twelve months of the date the officer took office or assumed the officer's duties. The investment training session shall be provided by an independent source approved by the City Council. For purposes of this policy, an "independent source" from which investment training shall be obtained include a professional organization, an institution of higher education or any other sponsor other than a business organization with whom the City may engage in an investment transaction.

Internal Controls

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the

cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the Finance Director shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures. The internal controls shall address the following points.

- Control of collusion.
- Separation of transactions authority from accounting and record safekeeping.
- Clear delegation of authority to subordinate staff members.
- ~~Written confirmation~~ Documentation of ~~for telephone (voice)~~ all transactions for investments and wire transfers.
- ~~Development of a wire transfer agreement with the depository bank or third party custodian.~~

Formatted: Indent: Left: 0.51"

Formatted: Bullets and Numbering

Monitoring FDIC Bank Status

The Investment Officer or Investment Advisor shall monitor, on no less than a weekly basis, the status and ownership of all banks issuing brokered CDs owned based upon information from the FDIC. If any bank has been acquired or merged with another bank in which brokered CDs are owned, the Investment Officer shall immediately liquidate any brokered CD which places the City above the FDIC insurance limit.

Monitoring Credit Ratings

All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating. The Investment Officer ~~or Investment Advisor,~~ shall monitor, on no less than a weekly basis, the credit rating on all authorized investments in the portfolio based upon independent information from a nationally recognized rating agency. If any security falls below the minimum rating required by this Policy, the Investment Officer shall immediately sell the security, if possible, regardless of a loss of principal.

Prudence

The standard of prudence to be applied by the Investment Officer shall be the "prudent investor" rule. This rule states that "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment considering the probable safety of their capital as well as the probable income to be derived." In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- The investment of all funds, or funds under the City's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment.
- Whether the investment decision was consistent with the written approved investment policy of the city.

Indemnification

The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally ~~responsible~~ liable for a specific investment's credit risk or market price changes, provided that these deviations are reported immediately and the appropriate action is taken to control adverse developments.

Ethics and Conflicts of Interest

Investment Officers and employees involved in the investment process shall refrain from personal business activity that would conflict with the proper execution and management of the investment program, or that would impair their ability to make impartial decisions. Employees and Investment Officers shall disclose any material interests in financial institutions or counter-parties with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with which business is conducted on behalf of the City.

An Investment Officer of the City who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the City Council.

VI. SUITABLE AND AUTHORIZED INVESTMENTS

Portfolio Management

The City currently has a "buy and hold" portfolio strategy. Maturity dates are matched with cash flow requirements and investments are purchased with the intent to be held until maturity. However, investments may be liquidated prior to maturity for the following reasons:

- An investment with declining credit may be liquidated early to minimize loss of principal.
- Cash flow needs of the City require that the investment be liquidated.

Investments

City funds governed by this policy may be invested only in the instruments described below, all of which are authorized ~~by Chapter 2256 of the Texas Government Code (~~by the Public Funds Investment Act.~~)~~ Investment of ~~Entity~~ City funds in any instrument or security not authorized ~~for investment~~ under ~~the Act~~ this Policy is prohibited. The City

will not be required to liquidate an investment that becomes unauthorized subsequent to its purchase.

A. Authorized

1. Obligations of the United States of America, its agencies and instrumentalities, excluding mortgage backed securities, with a stated final maturity not to exceed two years.

2. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than AA or its equivalent, with a stated final maturity not to exceed two years.

3. Depository Certificates of Deposit issued by a bank or savings bank doing business in Texas that is insured by the Federal Deposit Insurance or its successor or secured by obligations in a manner and amount provided by law and this policy for deposits of the City.

4. Money Market Mutual Funds that ~~are~~ 1) are registered and regulated by the Securities and Exchange Commission, 2) have a dollar weighted average stated maturity of 90 days or less, 4) are rated AAA by at least one nationally recognized rating service, and 4) seek to maintain a net asset value of $1.00 per share.

5. Constant-dollar, Texas local government investment pools, which 1) meet the requirements of ~~Chapter 2256.016 of~~ the ~~Public Funds Investment~~ Act, 2) are rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service, 3) must maintain a maximum average dollar weighted maturity of 60 days, 4) seek to maintain a $1.00 net asset value, and 4) ~~bear~~e authorized by resolution or ordinance ~~by~~ of the City Council.

   Any investment pool that is created to function as a money market mutual fund must maintain a maximum average dollar weighted maturity that does not exceed 90 days and seek to maintain a $1.00 net asset value. Any investment pool that does not meet the requirements of one that is created to function as a money market mutual fund, must maintain a maximum average dollar weighted maturity that does not exceed 365 days (or 366 days in the case of a leap year) and must provide a fixed interest rate and a fixed maturity term for each pool position.

6. Fully collateralized repurchase ~~A~~agreements with a bank in Texas or a primary dealer, executed under the Bond Market Master Repurchase Agreement in accordance with the ~~PFIA~~ Act not to exceed 120 days. Flex repurchase agreements may be used for bond proceeds and may exceed 120 days but must be matched to the projected expenditures of the funds.

7. FDIC insured "brokered certificates of deposit" securities from a bank in any US state, delivered versus payment to the City's safekeeping agent, not to exceed one year to maturity. Before purchase, the Investment Officer must verify the FDIC status of the bank (at www.fdic.gov) to assure that the bank is FDIC insured.

8. FDIC insured or collateralized interest bearing accounts in any bank in Texas.

Formatted: Bullets and Numbering

B. Not Authorized

~~Investments including i~~Interest-only or principal-only mortgage-backed securities~~strips of obligations with underlying mortgage-backed security collateral~~, collateralized mortgage obligations with an inverse floating interest rate or a maturity date of over 10 years are strictly prohibited.

VII. INVESTMENT PARAMETERS

Maximum Maturities

The longer the maturity of investments the greater their price volatility. Therefore it is the City's policy to concentrate its investment portfolio in shorter-term securities in order to limit principal risk caused by changes in interest rates.

The City attempts to match its investments with anticipated cash flow requirements. The City will not directly invest in securities maturing more than two (2) years from the date of purchase; however, the above described obligations, certificates, or agreements may be collateralized using longer dated investments.

Because no secondary market exists for repurchase agreements, the maximum maturity shall be 120 days except in the case of a flexible repurchase agreement for bond proceeds. The maximum maturity for such an investment shall be determined in accordance with project cash flow projections and the requirements of the governing bond ordinance.

The composite portfolio will have a maximum weighted average maturity of 365 days. This dollar-weighted average maturity will be calculated using the stated final maturity dates of each security.

Diversification

The City recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is controlled through portfolio diversification that shall be achieved by the following general guidelines;

- Limiting investments to avoid over concentration in investments from a specific issuer or business sector (excluding U.S. Treasury securities and certificates of deposit that are fully insured and collateralized in accordance with state and federal law),
- Limiting investment in investments that have higher credit risks, ~~(example: commercial paper).~~
- Investing in investments with varying maturities, and
- Continuously investing a portion of the portfolio in readily available funds such as local government investment pools (LGIPs), money market funds or overnight repurchase agreements to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

VIII. SELECTION OF BANKS AND DEALERS

Depository

At least every five years, a banking services Depository shall be selected through the City's banking services procurement process, which shall include a formal request for proposal (RFP). The selection of a depository will be determined by competitive bid and evaluation of bids will be based on the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state law.
- The ability to provide requested information or financial statements for the periods specified.
- The ability to meet all requirements in the banking RFP.
- Complete response to all required items on the bid form.
- Lowest net banking service cost, consistent with the ability to provide an appropriate level of service.

Authorized Brokers/Dealers

The City Council shall, at least annually, review, revise, and adopt a list of qualified broker/dealers ~~and financial institutions~~ authorized to engage in securities transactions with the City.

Those firms that request to become qualified bidders for securities transactions will be required to provide 1) a completed broker/dealer questionnaire that provides information regarding creditworthiness, experience and reputation, and 2) a certification stating the firm has received, read and understood the City's investment policy and agree to comply with the policy. Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (Uniform Net Capital Rule), and qualified depositories.

All investment providers, including broker/dealers~~financial institutions~~, banks, and local government investment pools, must sign a certification acknowledging that the organization has received and reviewed the City's Investment Policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the City's policy.

Competitive Bids

It is the policy of the City to require competitive bidding for all individual security purchases and sales except for~~: a)~~ transactions with money market mutual funds and local government investment pools~~ and b) t~~Treasury and agency securities purchased at issue

through an approved broker/dealer or financial institution must still be compared to alternatives in the secondary market..

Delivery vs. Payment

Securities shall be purchased using the **delivery vs. payment** method with the exception of investment pools and money market mutual funds. Funds will be released after notification that the purchased security has been received.

IX. SAFEKEEPING OF SECURITIES AND COLLATERAL

Safekeeping and Custodian Agreements

The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or custody for ~~held as~~ collateral to secure demand or time deposits. Securities owned by the City shall be held ~~in~~ for the City~~'s name~~ as evidenced by safekeeping receipts of the institution holding the securities.

An independent third party custodian for collateral will be approved by the City. Collateral for deposits will be held by ~~a third party custodian designated by the City~~ and pledged to the City as evidenced by safekeeping receipts of the institution with which the collateral is deposited. Original safekeeping receipts shall be obtained from the Custodian. Collateral must be held by an independent bank outside the holding company of the depository, a Federal Reserve Bank, or a Federal Home Loan Bank.

Collateral Policy

Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the City to require full collateralization of all City funds on all time and demand deposits with a depository bank~~, other than investments~~. In order to anticipate market and provide a of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on the deposits ~~or investments~~ less an amount insured by the FDIC daily.

At its discretion, the City may require a higher level of collateralization for certain investment securities. ~~Securities pledged as collateral shall be held by an independent third party outside the holding company of the depository.~~ The Finance Director is responsible for entering into collateralization agreements with third party custodians in compliance with this policy. The acceptable investment securities for collateral are:

i. Obligations of the US Government, its agencies and instrumentalities including mortgage backed securities and CMOs passing the bank test.
ii. Obligations of any state or local government rated AA or better by at least two national recognized rating agencies.

The collateral agreement shall include provisions relating to possession of the collateral, the substitution or release of investment securities, ~~ownership~~ pledge of securities, and the method of valuation of securities. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City directly from the custodian and retained. The custodian shall provide a monthly report of collateral directly to the City. Collateral shall be reviewed at least quarterly by the City to assure the market value of the pledged securities is adequate.

Subject to Audit

All collateral shall be subject to inspection and audit by the Financial Director or the City's independent auditors.

X. PERFORMANCE

Performance Standards

The City's investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio shall be designed with the objective of obtaining a rate of return through budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow requirements of the City. Quarterly reports will provide performance information comparing the City's yield to the one year Treasury Note which will be the benchmark for the portfolio in keeping with its one year maximum weighted average maturity.

It is the policy of the ~~e~~City to purchase investments with maturity dates coinciding with cash flow needs. Through this strategy, the City shall seek to optimize interest earnings utilizing allowable investments available on the market at that time. Market values will be reported, at a minimum, on a quarterly basis on all securities owned and compared to current amortized book value.

XI. REPORTING

The Investment Officer shall prepare an investment report on a quarterly basis that summarizes investment strategies employed in the most recent quarter and describes the portfolio in terms of investment securities, maturities, and shall explain the average investment yield for the quarter.

The quarterly investment report shall include a summary statement of investment activity prepared in compliance with generally accepted accounting principles and the ~~PFIA~~ Act. This summary will be prepared in a manner that will allow the City to ascertain whether investments activities during the reporting period have complied with the Investment

Policy. The report will be provided to the City Council. The report will include the following:

- A listing of individual securities held at the end of the reporting period.
- Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value of securities for the period.
- Additions and changes to the market value during the period.
- Average weighted yield to maturity of portfolio as compared to applicable benchmark.
- Listing of investments by maturity date.
- Fully accrued interest for the reporting period
- The percentage of the total portfolio that each type of investment represents.
- Statement of compliance of the City's investment portfolio with state law and the investment strategy and policy approved by the City Council.

An independent auditor will perform a formal annual review of the quarterly reports.

Monitoring Market Value

Market value of all securities in the portfolio will be determined on a quarterly basis at a minimum. These values will be obtained from a reputable and independent source and disclosed to the governing body quarterly in a written report.

XII. INVESTMENT POLICY ADOPTION

The City's investment policy and strategy shall be adopted by resolution of the City Council at least annually. It is the City's intent to comply with state laws and regulations. The City's investment policy shall be subject to revisions consistent with changing laws, regulations, and needs of the City. The City Council shall adopt a resolution stating that it has reviewed the policy and investment strategies annually and include any changes or modifications.

Approved Broker/Dealer List

Bank of America/Merrill Lynch

Barclay's

Morgan Stanley

Mizuho Securities

~~Morgan Keegan~~Raymond James

Wells Fargo

JP Morgan Chase

Pools

Texas Daily

RESOLUTION NO.

A RESOLUTION OF THE CITY OF LEANDER, TEXAS ADOPTING AN INVESTMENT POLICY.

WHEREAS, the City of Leander is required to review its investment policy annually; and

WHEREAS, this review is authorized under the Public Funds Investment Act, as amended.

NOW, THERFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. The City Council has reviewed and hereby adopts the Investment Policy, a copy of which is attached hereto, and the investment strategies contained therein.

PASSED, AND APPROVED this the 5th day of September, 2013.

ATTEST:

Debbie Haile, City Secretary

CITY OF LEANDER, TEXAS

Christopher Fielder, Mayor

AGENDA ITEM # 12

Executive Summary

September 5, 2013

Council Agenda Subject: Consider an Ordinance of the City of Leander, Texas, Amending Ordinance No. 12-044-00 Adopting the Annual Budget of the City of Leander, Texas for Fiscal Year 2012-2013.

Background: This budget amendment provides for necessary adjustments to appropriate funds for a number of projects previously approved by City Council action as well as for certain unanticipated expenses.

Origination: Robert G. Powers, Finance Director

Financial Consideration: Appropriates additional funds from either reserves or current revenue.

Recommendation: Staff recommends approval

Attachments: Ordinance

Prepared by: Robert G. Powers, Finance Director

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING ORDINANCE NO. 12-044-00 ADOPTING THE ANNUAL BUDGET OF THE CITY OF LEANDER, TEXAS FOR FISCAL YEAR 2012-2013.

WHEREAS, a proposed budget for the fiscal year beginning October 1, 2012 and ending September 30, 2013 for the City of Leander, Texas was duly filed with the City Secretary and was duly presented to the City Council by the Mayor; and

WHEREAS, the City Council approved and adopted the FY2012-2013 budget; and

WHEREAS, the City Council appropriated funds according to the prospective perceived needs and revenues which have changed during the fiscal year.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Budget Amendment. The FY 2012-2013 Budget is hereby amended as follows:

FUND	ADOPTED FY2012-2013 BUDGET	AMENDMENT I FY2012-2013 BUDGET	AMENDMENT II FY2012-2013 BUDGET		AMENDED FY2012-2013 BUDGET
01 - GENERAL FUND					
REVENUES	16,298,840	778,100	372,100		17,449,040
EXPENDITURES	16,298,840	778,100	372,100		17,449,040
03 - BRYSON FARMSTEAD FUND					
REVENUES	0	0	300,000		300,000
EXPENDITURES	300,000	0	0		300,000
04 - LEANDER CLEAN UP FUND					
REVENUES	9,500	0	1,780		11,280
EXPENDITURES	9,500	0	1,780		11,280
05 - GOLF FUND					
REVENUES	1,316,000	0	0		1,316,000
EXPENDITURES	1,316,000	0	0		1,316,000
10 - PUBLIC ARTS FUND					
REVENUES	0	0	0		0
EXPENDITURES	4,900	0	0		4,900
11 - HOTEL TAX FUND					
REVENUES	0	0	0		0
EXPENDITURES	416	0	0		416

12 - TIA FUND					
REVENUES	2,300,000	570,059	0		2,870,059
EXPENDITURES	3,429,260	680,000	0		4,109,260
13 - EQUIPMENT FUND					
REVENUES	0	0	0		0
EXPENDITURES	30,000	0	0		30,000
14 - VEHICLE FUND					
REVENUES	98,417	0	0		98,417
EXPENDITURES	145,750	0	0		145,750
20 - UTILITY FUND					
REVENUES	15,777,500	290,000	0		16,067,500
EXPENDITURES	17,927,500	1,875,000	0		19,802,500
21 - UTILITY VEHICLE FUND					
REVENUES	12,140	0	0		12,140
EXPENDITURES	25,000	0	0		25,000
25 - WATER IMPACT					
REVENUES	1,250,000	0	0		1,250,000
EXPENDITURES	857,760	405,000	0		1,262,760
26 - WASTEWATER IMPACT					
REVENUES	440,750	0	0		440,750
EXPENDITURES	0	80,000	0		80,000
27 - WATER CIP FUND					
REVENUES	0	0	0		0
EXPENDITURES	2,800,000	0	0		2,800,000
28 - SERIES 2007 9.2M CO'S					
REVENUES	0	0	0		0
EXPENDITURES	390,000	0	0		390,000
40 - GF CAPITAL PJTS					
REVENUES	5,330,000	(350,000)	0		4,980,000
EXPENDITURES	5,881,980	0	0		5,881,980
41 - GF CIP PARK GRANTS					
REVENUES	0	0	0		0
EXPENDITURES	0	0	0		0
52 - GF 21M BOND 2007					
REVENUES	0	0	0		0
EXPENDITURES	0	288,000	0		288,000

53 - $6.3M BOND 2010					
REVENUES	0	0	0		0
EXPENDITURES	3,831,980	0	0		3,831,980
70 - POLICE DEPT. GRANTS					
REVENUES	0	0	9,595		9,595
EXPENDITURES	0	0	9,595		9,595
71 - COURT SECURITY FUND					
REVENUES	8,500	0	0		8,500
EXPENDITURES	10,000	0	0		10,000
72 - COURT TECHNOLOGY FUND					
REVENUES	11,500	0	0		11,500
EXPENDITURES	11,500	0	0		11,500
73 - PARKS SPECIAL REVENUE FUND					
REVENUES	0	9,300	18,000		27,300
EXPENDITURES	0	9,300	18,000		27,300
74 - FIRE RESCUE REVENUE FUND					
REVENUES	21,000	0	0		21,000
EXPENDITURES	21,000	0	0		21,000
75 - PARK DEDICATION ORD.					
REVENUES	311,500	0	0		311,500
EXPENDITURES	356,500	0	0		356,500
76 - STEP FUND					
REVENUES	50,000	0	0		50,000
EXPENDITURES	50,000	0	0		50,000
77 - POLICE FORFEITURE FUND					
REVENUES	0	0	0		0
EXPENDITURES	3,500	0	0		3,500
78 - POLICE SPECIAL REVENUE					
REVENUES	12,000	0	0		12,000
EXPENDITURES	12,000	0	0		12,000
79 - TIRZ #1 FUND					
REVENUES	195,000	0	0		195,000
EXPENDITURES	141,000	290,000	0		431,000
80 - GF DEBT SERVICE					
REVENUES	4,249,535	0	0		4,249,535
EXPENDITURES	4,249,535	0	0		4,249,535

85 - UF DEBT SERVICE					
REVENUES	3,284,945	0	0		3,284,945
EXPENDITURES	3,284,945	0	0		3,284,945
96 - LEANDER DEVELOPMENT AUTHORITY					
REVENUES	11,000	0	0		11,000
EXPENDITURES	11,000	0	0		11,000

Section 3. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't Code.*

PASSED AND APPROVED on this 5th day of September, 2013.

ATTEST:

CITY OF LEANDER, TEXAS

_____
Debbie Haile, City Secretary

_____
Christopher Fielder, Mayor

EXHIBIT A

FUND	DEPARTMENT	DESCRIPTION	ADOPTED FY2012-2013 BUDGET	AMENDMENT I FY2012-2013 BUDGET	AMENDMENT II FY2012-2013 BUDGET		AMENDED FY2012-2013 BUDGET
01 - GENERAL FUND							
REVENUES			16,298,840	778,100			17,449,040
01-00-4443		FEMA Reimbursement			72,100		
01-00-4020		CTRMA Bryson Farmstead MOU			300,000		
		Sub-total			372,100		
EXPENDITURES			16,298,840	778,100			17,449,040
01-49-5215	Emergency Management	Blackboard Notification System			9,000		
01-51-5485	Building Inspections	MyPermits Software			26,000		
01-50-5600	Fire	Public Safety Wellness Assessment			13,300		
01-41-5600	Police	Public Safety Wellness Assessment			13,300		
01-50-5525	Fire	Facility Maintenance			10,500		
01-53-6200	Non-Departmental	Transfer Out - Bryson Farmstead			300,000		
		Sub-total			372,100		
03 - BRYSON FARMSTEAD FUND							
REVENUES			0				300,000
03-00-4900		Transfer In - General Fund			300,000		
EXPENDITURES			300,000				300,000
04 - LEANDER CLEAN UP FUND							
REVENUES			9,500				11,280
04-00-4453		Leander Clean Up			1,780		
EXPENDITURES			9,500				11,280
04-01-6308		Leander Clean Up			1,780		
05 - GOLF FUND							
REVENUES			1,316,000				1,316,000
EXPENDITURES			1,316,000				1,316,000
10 - PUBLIC ARTS FUND							
REVENUES			0				0
EXPENDITURES			4,900				4,900
11 - HOTEL TAX FUND							
REVENUES			0				0
EXPENDITURES			416				416

12 - TIA FUND							
REVENUES			2,300,000	570,059			2,870,059
EXPENDITURES			3,429,260	680,000			4,109,260
13 - EQUIPMENT FUND							
REVENUES			0				0
EXPENDITURES			30,000				30,000
14 - VEHICLE FUND							
REVENUES			98,417				98,417
EXPENDITURES			145,750				145,750
20 - UTILITY FUND							
REVENUES			15,777,500	290,000			16,067,500
EXPENDITURES			17,927,500	1,875,000			19,802,500
21 - UTILITY VEHICLE FUND							
REVENUES			12,140				12,140
EXPENDITURES			25,000				25,000
25 - WATER IMPACT							
REVENUES			1,250,000				1,250,000
EXPENDITURES			857,760	405,000			1,262,760
26 - WASTEWATER IMPACT							
REVENUES			440,750				440,750
EXPENDITURES			0	80,000			80,000
27 - WATER CIP FUND							
REVENUES			0				0
EXPENDITURES			2,800,000				2,800,000
28 - SERIES 2007 9.2M CO'S							
REVENUES			0				0
EXPENDITURES			390,000				390,000
40 - GF CAPITAL PJTS							
REVENUES			5,330,000	(350,000)			4,980,000
EXPENDITURES			5,881,980				5,881,980
41 - GF CIP PARK GRANTS							
REVENUES			0				0
EXPENDITURES			0				0

52 - GF 21M BOND 2007							
REVENUES			0				0
EXPENDITURES			0	288,000			288,000
53 - $6.3M BOND 2010							
REVENUES			0				0
EXPENDITURES			3,831,980	0			3,831,980
70 - POLICE DEPT. GRANTS							
REVENUES			0				9,595
70-00-4690		Williamson County CrimeStoppers Grant			9,595		
EXPENDITURES			0				9,595
70-02-6005	Police	Williamson County CrimeStoppers Grant			9,595		
71 - COURT SECURITY FUND							
REVENUES			8,500				8,500
EXPENDITURES			10,000				10,000
72 - COURT TECHNOLOGY FUND							
REVENUES			11,500				11,500
EXPENDITURES			11,500				11,500
73 - PARKS SPECIAL REVENUE FUND							
REVENUES			0	9,300			27,300
73-00-4772		Recreation Programs			18,000		
EXPENDITURES			0	9,300			27,300
73-23-5600	Parks & Recreation	Contract Labor			9,000		
73-23-5221	Parks & Recreation	Materials & Supplies			9,000		
		Sub-total			18,000		
					-		
74 - FIRE RESCUE REVENUE FUND							
REVENUES			21,000				21,000
EXPENDITURES			21,000				21,000
75 - PARK DEDICATION ORD.							
REVENUES			311,500				311,500
EXPENDITURES			356,500				356,500
76 - STEP FUND							
REVENUES			50,000				50,000
EXPENDITURES			50,000				50,000

77 - POLICE FORFEITURE FUND							
REVENUES			0				0
EXPENDITURES			3,500				3,500
78 - POLICE SPECIAL REVENUE							
REVENUES			12,000				12,000
EXPENDITURES			12,000				12,000
79 - TIRZ #1 FUND							
REVENUES			195,000				195,000
EXPENDITURES			141,000	290,000			431,000
80 - GF DEBT SERVICE							
REVENUES			4,249,535				4,249,535
EXPENDITURES			4,249,535				4,249,535
85 - UF DEBT SERVICE							
REVENUES			3,284,945				3,284,945
EXPENDITURES			3,284,945				3,284,945
96 - LEANDER DEVELOPMENT AUTHORITY							
REVENUES			11,000				11,000
EXPENDITURES			11,000				11,000

AGENDA ITEM # 13

Executive Summary

September 5, 2013

Council Agenda Subject: An Ordinance Abandoning Portions of the Original Hero Way Right-of-Way and Authorizing Conveyance of said Right-of-Way and Authorizing the Release and Termination of Certain Related Easements

Background: This ordinance authorizes the abandonment and conveyance to the abutting property owner (Leander Partners, Ltd.) portions of right-of-way (the "ROW") dedicated to the City in 2004 for construction of Hero Way. The ROW and related easements were granted to the City outside of the usual land development processes. Ultimately, the ROW was not used for the construction of Hero Way, and Leander Partners dedicated other right-of-way to the City for the construction of Hero Way and Mel Mathis Boulevard. The ordinance and related documents provide for the City to retain ownership of the portions of the ROW that have been paved. The ordinance also authorizes the release and termination of easements related to the 2004 right-of-way dedication that are no longer required with the ROW being abandoned.

Origination: Wayne S. Watts, P.E., CFM, City Engineer

Financial Consideration: N/A

Recommendation: Staff recommends City Council's approval of the Ordinance.

Attachments: Ordinance and Exhibits

Prepared by: Wayne S. Watts, P.E., CFM, City Engineer

ORDINANCE No. _____

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, ABANDONING PORTIONS OF THE ORIGINAL HERO WAY RIGHT-OF-WAY AND AUTHORIZING CONVEYANCE OF SAID RIGHT-OF-WAY; AUTHORIZING THE RELEASE AND TERMINATION OF CERTAIN RELATED EASEMENTS; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, Leander Partners, Ltd., a Texas limited partnership purported to dedicate to the City of Leander, Texas (the "City") right-of-way for a road to be known as Hero Way and certain easements for drainage, wastewater, and trail access related to the Hero Way right-of-way dedication, said right of way being more particularly described in Document No. 2004089007, Official Public Records of Williamson County, Texas and Attachment A (the "Original Hero Way");

Whereas, City Council finds and declares that: (1) the Original Hero Way was an unauthorized dedication inconsistent with the City's Subdivision Ordinance and land development regulations; (2) such attempted dedication was rejected and later accepted by the City with limitations and findings of fact as provided in City Resolution R05-017-00; (3) Transit Village Investments, Ltd., a Texas limited partnership (the "Owner"), successor in interest to Leander Partners, Ltd., a Texas limited partnership owns the land that includes the Original Hero Way; (4) the City and Owner agreed to exchange the Original Hero Way, save and except Tract 1 described in Attachment A and the property described in Attachment A-1 (the "ROW"), in exchange for dedication of right-of-way for Hero Way and Mel Mathis Boulevard as described in Attachment B (the "Substituted ROW")(5) the Substituted ROW has been conveyed to and accepted by the City; and (6) the conveyance of the ROW to the Owner is for the purpose of correcting errors and clearing title to the property upon which the ROW is located;

Whereas, the ROW is surplus and not necessary for use by the City, the general public, or the landowners adjacent thereto as an alley or street;

Whereas, the fair market value of the Substituted ROW given to the City is approximately the same as the fair market value of the ROW to be abandoned and released by the City;

Whereas, portions of the Original Hero Way overlap portions of the Substituted ROW, and the City Council neither intends to, nor by this ordinance does, abandon, vacate, or convey any portion of the Substituted ROW;

Whereas, the City is authorized by the Local Government Code to exchange rights-of-way without obtaining an appraisal and without bidding; and

Whereas, with the abandonment of the ROW, the City finds and determines that certain easements which were dedicated in connection with the dedication of ROW, being more particularly described in Section 4 below and Attachment C, are no longer necessary for use by

the City under current development plans for the property upon which the easements are located;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. **Findings of Fact.** The findings and recitations set out hereinabove are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. **Right-of-Way.** The portion of the right-of-way described in Document No. 2004089007, Official Public Records of Williamson County, Texas and Attachment A, save and except Tract 1, as described in Attachment A and the portion of Tract 2 described in Attachment A-1 (the "ROW"), is hereby permanently closed, vacated, and abandoned by the City and the general public. The City shall retain and does hereby accept ownership of Tract 1 described in Attachment A and the property described in Attachment A-1. The City further retains ownership of and does not intend to vacate, abandon, or convey its interest in the Substituted ROW.

Section 3. **Consideration and Authorization to Execute Special Warranty Deed.** In consideration for the dedication of the Substituted ROW, the Mayor and the City Secretary are hereby authorized, empowered, instructed and directed to execute a special warranty deed in a form substantially similar to that attached hereto as Attachment D conveying the rights and interests of the City in the ROW to the Owner; provided that Owner shall pay the attorney's fees and expenses incurred in preparing the documents related to the ROW abandonment and conveyance and the termination of easements authorized herein. Upon the execution and filing of the special warranty deed described in this Ordinance in the county real property records, such deed shall be and become a valid and binding act and deed of the City of Leander, Texas.

Section 4. **Release and Termination of Easements.** (a) Upon payment of the attorney's fees described in Section 3, the Mayor and the City Secretary are further authorized, empowered, instructed, and directed to execute a Release and Termination of Easements in a form substantially similar to that attached hereto as Attachment C releasing and terminating the following-described easements:

1) An approximately 27.55 acre drainage easement, located in Leander, Williamson County, Texas, more particularly described in Document No. 2004036926, Official Public Records of Williamson County, Texas and in Attachment C attached hereto and incorporated herein for all purposes;
2) An approximately 0.60 acre drainage easement, located in Leander, Williamson County, Texas, more particularly described in Document No. 2004089009, Official Public Records of Williamson County, Texas and in Attachment C attached hereto and incorporated herein for all purposes;
3) An approximately 0.04 acre wastewater easement, located in Leander, Williamson County, Texas, more particularly described in Document No. 2004089008, Official Public Records of Williamson County, Texas and in Attachment C attached hereto and incorporated herein for all purposes; and

4) An approximately 11.43 acre trail access easement, located in Leander, Williamson County, Texas, more particularly described in Document No. 2004036925, Official Public Records of Williamson County, Texas and in Attachment C attached hereto and incorporated herein for all purposes.

(b) Upon the execution and filing of the Release and Termination of Easements described in this Ordinance in the county real property records, such Release and Termination of Easements shall be and become a valid and binding act of the City of Leander, Texas.

Section 5. **Effective Date**. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 6. **Open Meetings**. It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

FINALLY PASSED AND ADOPTED this _____ day of _____, 2013.

Attest: **The City of Leander, Texas**

_____ _____

Debbie Haile, City Secretary Christopher Fielder, Mayor

Attachment A
Description of the Original Hero Way

DESCRIPTION

DESCRIBING TWO (2) TRACTS OF LAND HEREINAFTER REFERRED TO AS TRACT 1 AND TRACT 2, SAID TWO TRACTS BEING A PART OF THE TALBOT CHAMBERS SURVEY A-125, WILLIAMSON COUNTY, TEXAS, TRACT 1 CONTAINING 9,441 SQUARE FEET OF LAND (0.217 OF ONE ACRE) AND BEING A PART OF THAT CERTAIN 5.24 ACRE TRACT DESCRIBED IN A DEED TO LEANDER PARTNERS, LTD., AS RECORDED IN DOCUMENT NUMBER 2002014216 OF THE DEED RECORDS OF THE SAID COUNTY, TRACT 2 CONTAINING 10.05 ACRES AND BEING A PART OF THAT CERTAIN 74.52 ACRE TRACT AND THAT CERTAIN 71.146 ACRE TRACT DESCRIBED IN THE SAID DEED TO LEANDER PARTNERS, LTD., SAID TWO TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEGINNING for reference at an iron rod found at the south corner of the said 5.24 acre tract, same being at the intersection of the east right-of-way line of U.S. Highway 183 as described in Volume 452, Page 668 of the said Deed Records and the west right-of-way line of Austin and Northwestern Railroad as described in Volume 1417, Page 282 of the said Deed Records;

THENCE, with the east boundary line of the said 5.24 acre tract, N21°07'11"W, 676.01 feet to an iron rod set at the POINT OF BEGINNING of the herein described tract of land;

THENCE, through the interior of the said 5.24 acre tract, the following two (2) courses:

1) S69°00'05"W, 80.83 feet to an iron rod set;
2) S21°43'25"W, 36.73 feet to an iron rod set in the said east line of U.S. Highway 183;

THENCE, with the said line of U.S. Highway 183, along a curve to the right having a radius of 1851.68 feet, an arc length of 131.91 feet, a central angle of 4°04'54" and a chord which bear N23°30'47"W, 131.88 feet to an iron rod set;

THENCE, through the interior of the said 5.24 acre tract, the following two (2) courses:

1) S66°16'28"E, 35.20 feet to an iron rod set;
2) N69°00'05"E, 86.36 feet to an iron rod set in the east boundary line of the said 5.24 acre tract;

THENCE, with the said east line, S21°07'11"E, 80.00 feet to the POINT OF BEGINNING and containing 9,441 square feet of land.

TRACT 2

BEGINNING for reference at an iron rod found at the southwest corner of the said 74.52 acre tract, same being in the east right-of-way line of the Austin and Northwestern Railroad as recorded in Volume 1417, Page 282 of the said Official Public Records and at the northwest corner the said 71.146 acre tract;

THENCE, with the west line of the said 74.52 acre tract, the following two (2) courses:

1) N21°28'09"W, 26.58 feet to an iron rod found;
2) N21°06'04"W, 696.47 feet to an iron rod set at the POINT OF BEGINNING of the herein described tract of land;

THENCE, continuing with the said west line, N21°06'04"W, 80.00 feet to an iron rod set;

THENCE, through the interior of the said 74.52 acre 71.146 acre tracts, the following twenty-three (23) courses:

1) N69°00'05"E, 184.67 feet to an iron rod set;
2) Along a curve to the right having a radius of 510.00 feet, an arc length of 97.18 feet, a central angle of 44°37'15" and a chord which bears S88°41'18"E, 387.22 feet to an iron rod set;
3) S66°22'40"E, 106.65 feet to an iron rod set;
4) Along a curve to the left having a radius of 430.00 feet, an arc length of 239.82 feet, a central angle of 31°57'18" and a chord which bears S82°21'19"E, 236.72 feet to an iron rod set;
5) N81°40'02"E, 35.81 feet to an iron rod set;
6) Along a curve to the left having a radius of 25.00 feet, an arc length of 39.41 feet, a central angle of 90°19'32" and a chord which bears N36°30'16"E, 35.46 feet to an iron rod set;
7) N77°50'43"E, 90.18 feet to an iron rod set;
8) Along a curve to the left having a radius of 955.00 feet, an arc length of 717.39 feet, a central angle of 43°02'25" and a chord which bears S29°50'55"E, 700.64 feet to an iron rod set;
9) S51°22'07"E, 218.31 feet to an iron rod set;
10) Along a curve to the right having a radius of 1045.00 feet, an arc length of 331.32 feet, a central angle of 18°09'58", and a chord which bears S42°17'08"E, 329.94 feet to an iron rod set;
11) S50°48'16"E, 46.53 feet to an iron rod set;
12) Along a curve to the right having a radius of 1060.00 feet, an arc length of 159.00 feet, a central angle of 8°35'40", and a chord which bears S26°30'26"E, 158.85 feet to an iron rod set;
13) S22°12'36"E, 50.00 feet to an iron rod set;
14) Along a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", and a chord which bears S67°12'36"E, 35.36 feet to an iron rod set;
15) S22°12'36"E, 160.00 feet to an iron rod set;
16) Along a curve to the left having a radius of 25.00, an arc length of 39.27 feet, a central angle of 90°00'00", and a chord which bears S22°47'24"W, 35.36 feet to an iron rod set;
17) S67°47'24"W, 120.00 feet to an iron rod set;
18) Along a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", and a chord which bears N67°12'36"W, 35.36 feet to an iron rod set;
19) S67°47'24"W, 200.00 feet to an iron rod set;
20) S87°47'24"W, 43.86 feet to an iron rod set;
21) S67°47'24"W, 567.39 feet to an iron rod set;
22) Along a curve to the left having a radius of 25.00 feet, an arc length of 38.74 feet, a central angle of 88°46'39", and a chord which bears S23°24'04"W, 34.98 feet to an iron rod set;
23) S20°59'15"E, 148.46 feet to an iron rod set at the northeast corner of Gabriel Street, same being in the south line of the said 71.146 acre tract;

THENCE, with the said south line, S67°32'15"W, 60.02 feet to an iron rod set at the northwest corner of the said Gabriel Street;

THENCE, through the interior of the said 71.146 acre tract, the following five (5) courses:

1) N20°59'15"W, 147.66 feet to an iron rod set;
2) Along a curve to the left having a radius of 25.00 feet, an arc length of 39.80 feet, a central angle of 91°13'21", and a chord which bears N66°35'56"W, 35.73 feet to an iron rod set;
3) S67°47'24"W, 54.06 feet to an iron rod set;
4) S47°47'24"W, 43.86 feet to an iron rod set;
5) S67°47'24"W, 200.00 feet to an iron rod set in the west line of the said 71.146 acre tract, same being the east line of the said Austin and Northwestern Railroad tract;

THENCE, with the west line of the said 71.146 acre tract, N21°04'35"W, 160.03 feet to an iron rod set;

THENCE, through the interior of the said 71.146 acre and 74.52 acre tracts, the following eighteen (18) courses:

1) N67°47'24"E, 196.83 feet to an iron rod set;
2) N87°47'24"E, 43.86 feet to an iron rod set;
3) N67°47'24"E, 731.47 feet to an iron rod set;
4) N47°47'24"E, 43.86 feet to an iron rod set;
5) N67°47'24"E, 200.00 feet to an iron rod set;
6) Along a curve to the left having a radius of 25.00, an arc length of 39.27 feet, a central angle of 90°00'00", and a chord which bears N22°47'24"E, 35.36 feet to an iron rod set;
7) N22°12'36"W, 50.00 feet to an iron rod set;
8) Along a curve to the left having a radius of 940.00 feet, an arc length of 141.00 feet, a central angle of 8°35'40", and a chord which bears N26°30'26"W, 140.87 feet to an iron rod set;
9) N10°48'16"W, 41.53 feet to an iron rod set;
10) Along a curve to the left having a radius of 955.00 feet, an arc length of 303.73 feet, a central angle of 18°13'21" and a chord which bears N42°15'27"W, 302.45 feet to an iron rod set;
11) N51°22'07"W, 218.31 feet to an iron rod set;
12) Along a curve to the right having a radius of 1045.00 feet, an arc length of 651.66 feet, a central angle of 35°43'46", and a chord which bears N33°30'14"W, 641.15 feet to a point;
13) Along a curve to the left having a radius of 25.00 feet, an arc length of 36.08 feet, a central angle of 82°41'37" and a chord which bears N56°59'10"W, 33.03 feet to a point;
14) S81°40'02"W, 44.48 feet to a point;
15) Along a curve to the right having a radius of 510.00 feet, an arc length of 284.44 feet, a central angle of 31°57'18" and a chord which bears N82°21'19"W, 280.76 feet to a point;
16) N66°22'40"W, 106.65 feet to a point;
17) Along a curve to the left having a radius of 430.00 feet, an arc length of 334.88 feet, a central angle of 44°37'15" and a chord which bears N88°41'18"W, 326.48 feet to a point;
18) S69°00'05"W, 184.52 feet to the POINT OF BEGINNING and containing 10.05 acres of land.

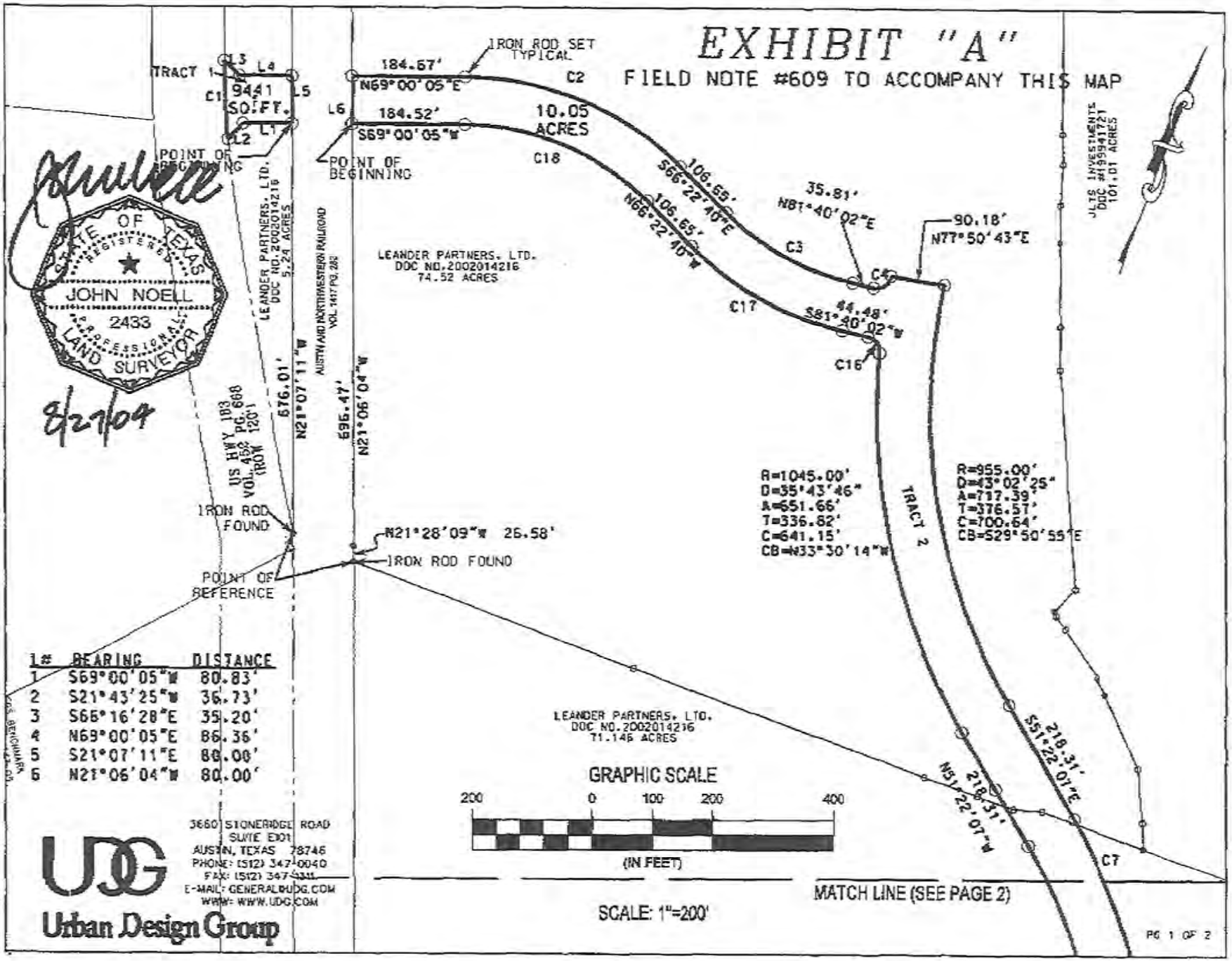
Field Notes Prepared by
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040

John Noell, R.P.L.S. #2433

Date: January 13, 2004
(Revised August 27, 2004)

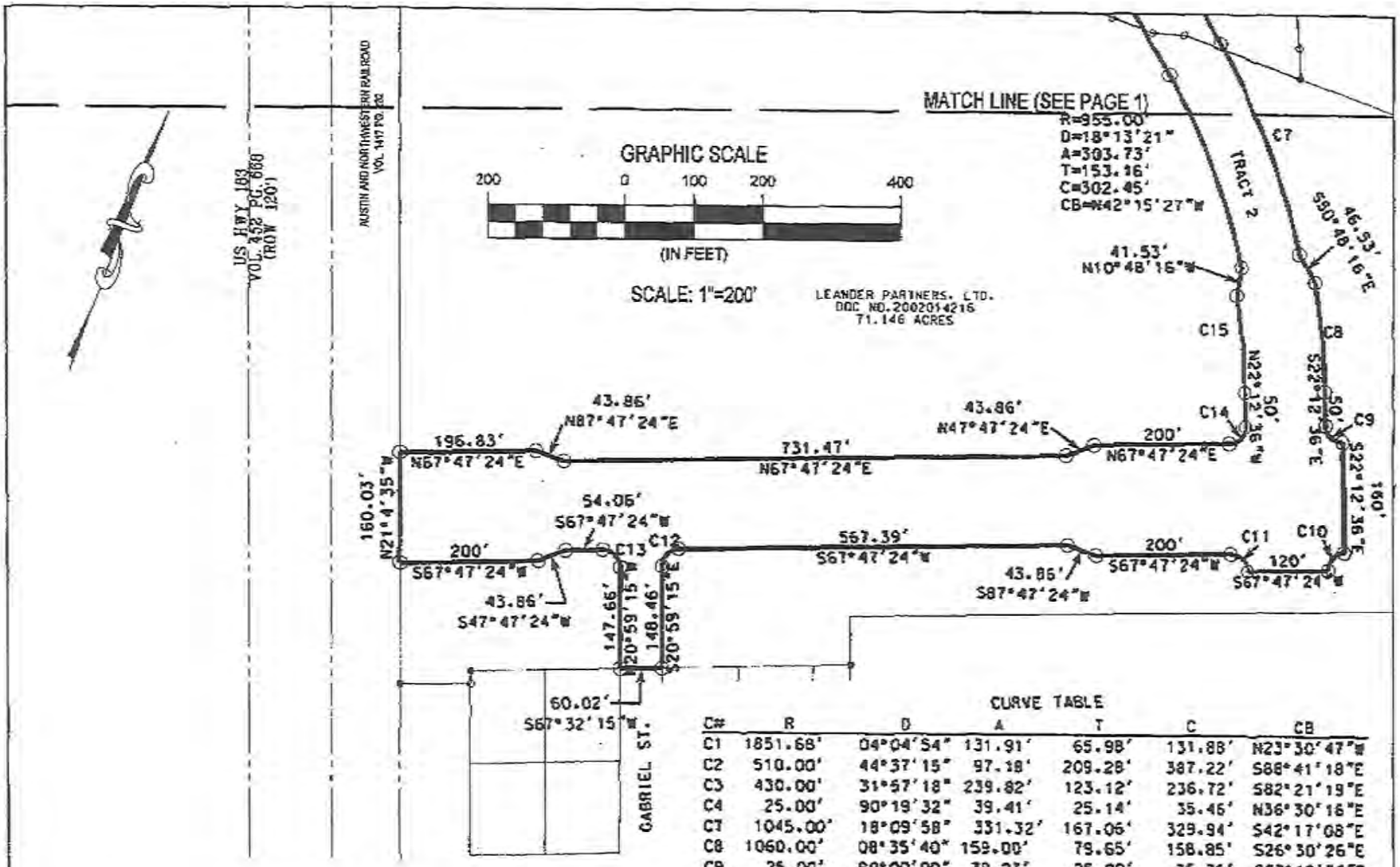
Sketch or map attached.

Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone.



L#	BEARING	DISTANCE
1	S69°00'05"W	80.83'
2	S21°43'25"W	36.73'
3	S66°16'28"E	35.20'
4	N69°00'05"E	86.36'
5	S21°07'11"E	80.00'
6	N21°06'04"W	80.00'

3660 STONERIDGE ROAD
SUITE E101
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-4311
E-MAIL: GENERAL@UDG.COM
WWW: WWW.UDG.COM
Urban Design Group



CURVE TABLE

C#	R	D	A	T	C	CB
C1	1851.68'	04°04'54"	131.91'	65.98'	131.88'	N23°30'47"W
C2	510.00'	44°37'15"	97.18'	209.28'	387.22'	S88°41'18"E
C3	430.00'	31°57'18"	239.82'	123.12'	236.72'	S82°21'19"E
C4	25.00'	90°19'32"	39.41'	25.14'	35.46'	N36°30'16"E
C7	1045.00'	18°09'58"	331.32'	167.06'	329.94'	S42°17'08"E
C8	1060.00'	08°35'40"	159.00'	79.65'	158.85'	S26°30'26"E
C9	25.00'	90°00'00"	39.27'	25.00'	35.36'	S67°12'36"E
C10	25.00'	90°00'00"	39.27'	25.00'	35.36'	S22°47'24"W
C11	25.00'	90°00'00"	39.27'	25.00'	35.36'	N67°12'36"W
C12	25.00'	88°46'39"	38.74'	24.47'	34.98'	S23°24'04"W
C13	25.00'	91°13'21"	39.80'	25.54'	35.73'	N66°35'56"W
C14	25.00'	90°00'00"	39.27'	25.00'	35.36'	N22°47'24"E
C15	960.00'	08°35'40"	141.00'	70.63'	140.87'	N26°30'26"W
C16	25.00'	82°41'37"	36.08'	22.00'	33.03'	N56°59'10"W
C17	510.00'	31°57'18"	284.44'	146.02'	280.76'	N82°21'19"W
C18	430.00'	44°37'15"	334.88'	176.45'	326.48'	N88°41'18"W

3660 STONERIDGE ROAD
SUITE E-01
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-1311
E-MAIL: GENERAL@UDG.COM
WWW: WWW.UDG.COM
Urban Design Group

Attachment A-1
Portion of Tract 2 to be Retained by the City

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
Office: 512-443-17 .4
Fax: 512-389-0 .3
3500 McCall Lane
Austin, Texas 78744

0.548 ACRE RIGHT-OF-WAY TRACT
TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 0.548 ACRES (APPROXIMATELY 23,892 SQ. FT.) IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 10.05 ACRE TRACT CONVEYED TO THE CITY OF LEANDER IN A RIGHT-OF-WAY DEDICATION DATED NOVEMBER 15, 2004 AND RECORDED IN DOCUMENT NO. 2004089007 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.548 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east right-of-way line of the Capital Metropolitan Transportation Authority Railroad (100' right-of-way) described in Document No. 2000020773 of the Official Public Records of Williamson County, Texas, being also in the west line of Lot 2 of San Gabriel Park, a subdivision of record in Cabinet Y, Slides 364-367 of the Plat Records of Williamson County, Texas, for the northwest corner of said 10.05 acre tract, from which a 1/2" rebar found for the northwest corner of said Lot 2 bears North 21°06'04" West, a distance of 1709.59 feet;

THENCE with the north line of said 10.05 acre tract, the following two (2) courses and distances:

1. North 68°55'55" East, a distance of 184.90 feet to a calculated point;

2. With a curve to the right, having a radius of 510.00 feet, a delta angle of 13°37'07", an arc length of 121.22 feet, and a chord which bears North 75°42'41" East, a distance of 120.94 feet to a calculated point, from which, a 1/2" rebar found in the north line of said 10.05 acre tract bears with a curve to the right, having a radius of 510.00 feet, a delta angle of 31°03'41", an arc length of 276.48 feet, and a chord which bears South 81°56'55" East, a distance of 273.11 feet;

THENCE South 10°23'17" East, crossing said 10.05 acre tract, a distance of 80.12 feet to a calculated point in the south line of said 10.05 acre tract, being also in the north line of Lot 1 of said San Gabriel Park;

THENCE with the north line of said Lot 1, being the south line of said 10.05 acre tract, the following two (2) courses and distances:

1. With a curve to the left, having a radius of 430.00 feet, a delta angle of 14°09'37", an arc length of 106.27 feet, and a chord which bears South 75°58'56" West, a distance of 106.00 feet to a calculated point;

2. South 68°55'55" West, a distance of 184.90 feet to a calculated point in the east right-of-way line of said Capital Metropolitan Transportation Authority Railroad, for the southwest corner of said 10.05 acre tract and the northwest corner of said Lot 1, from which a 1/2" rebar found in the east right-of-way line of said Capital Metropolitan Transportation Authority Railroad for the southwest corner of said Lot 1 bears South 21°06'04" East, a distance of 696.46 and South 21°28'09" East, a distance of 26.59 feet;

THENCE North 21°06'04" West, with the east right-of-way line of said Capital Metropolitan Transportation Authority Railroad, being the west line of said 10.05 acre tract, a distance of 80.00 feet to the **POINT OF BEGINNING**, containing 0.548 acres of land, more or less.

Surveyed on the ground June 24, 2013. Bearing Basis: The Texas Coordinate System of 1983 (NAD 83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 960-001-ROW S&E.

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

6.25.13

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.548 ACRES (APPROXIMATELY 23,892 SQ. FT.) IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 10.05 ACRE TRACT CONVEYED TO THE CITY OF LEANDER IN A RIGHT-OF-WAY DEDICATION DATED NOVEMBER 15, 2004 AND RECORDED IN DOCUMENT NO. 2004089007 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND	
●	1/2" REBAR FOUND
△	CALCULATED POINT
( )	RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°55'55"E	184.90'
	(N69°00'05"E)	(184.67')
L2	S10°23'17"E	80.12'
L3	S68°55'55"W	184.90'
	(S69°00'05"W)	(184.52')
L4	N21°06'04"W	80.00'
	(N21°06'04"W)	(80.00')
L5	S21°06'04"E	696.46'
	(S21°06'04"E)	(696.47')
L6	S21°28'09"E	26.59'
	(S21°28'09"E)	(26.58')

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	TANGENT
C1	510.00'	13°37'07"	121.22'	N75°42'41"E	120.94'	60.90'
C2	430.00'	14°09'37"	106.27'	S75°58'56"W	106.00'	53.41'
C3	510.00'	31°03'41"	276.48'	S81°56'55"E	273.11'	141.73'
(C4)	(510.00')	(44°37'15")	(97.18')	(S88°41'18"E)	(387.22')	(209.28')
(C5)	(430.00')	(31°57'18")	(239.82')	(S82°21'19"E)	(236.72')	(123.12')

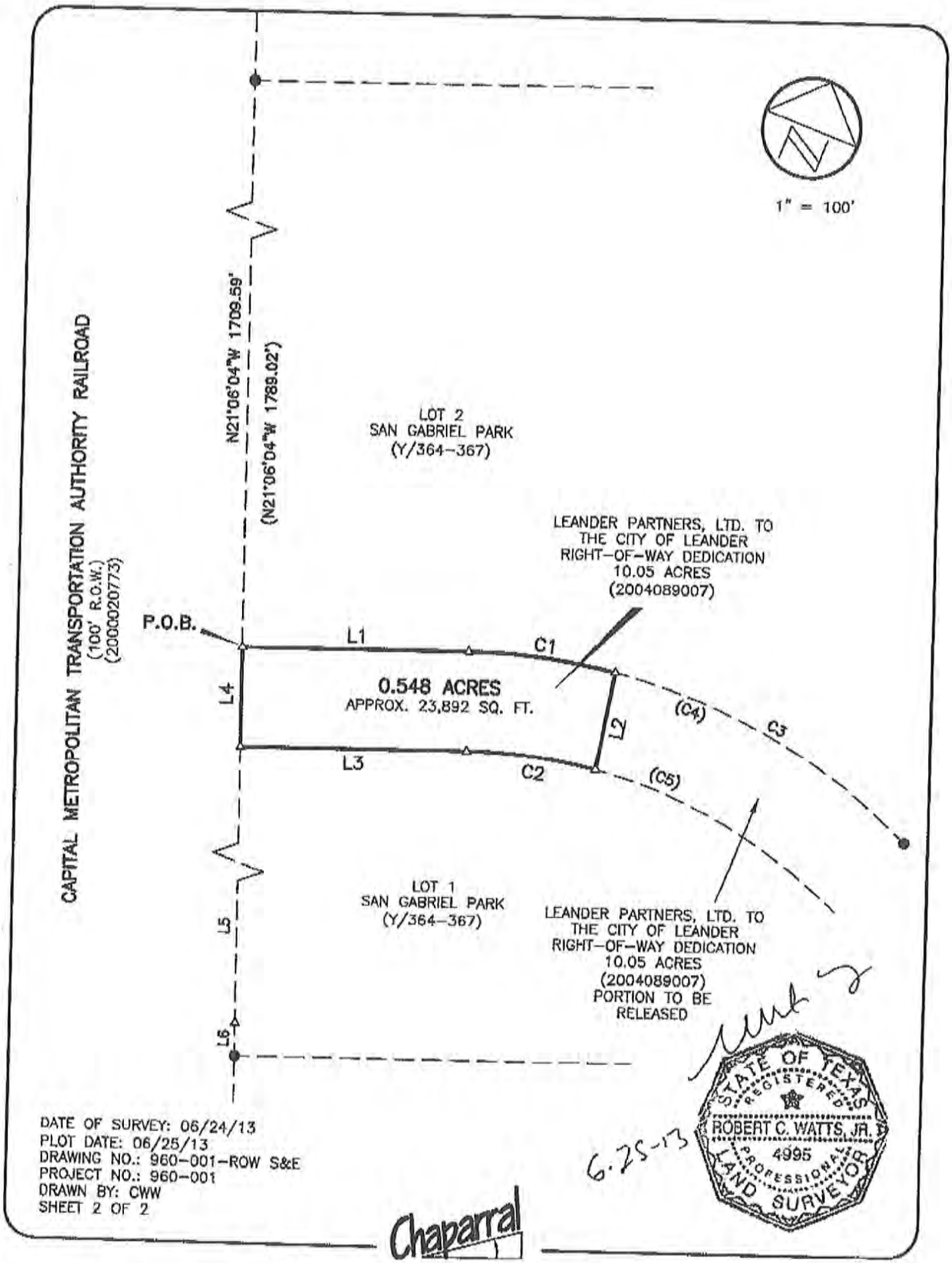
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 960-001-ROW S&E

DATE OF SURVEY: 06/24/13
PLOT DATE: 06/25/13
DRAWING NO.: 960-001-ROW S&E
PROJECT NO.: 960-001
DRAWN BY: CWW
SHEET 1 OF 2

6-25-13

Chaparral


1" = 100'
CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY RAILROAD
(100' R.O.W.)
(2000020773)
N21°06'04"W 1709.59'
(N21°06'04"W 1789.02')
LOT 2
SAN GABRIEL PARK
(Y/364-367)
LEANDER PARTNERS, LTD. TO
THE CITY OF LEANDER
RIGHT-OF-WAY DEDICATION
10.05 ACRES
(2004089007)
P.O.B.
L1
C1
L4
0.548 ACRES
APPROX. 23,892 SQ. FT.
L2
(C4)
C3
L3
C2
(C5)
LOT 1
SAN GABRIEL PARK
(Y/364-367)
L5
L6
LEANDER PARTNERS, LTD. TO
THE CITY OF LEANDER
RIGHT-OF-WAY DEDICATION
10.05 ACRES
(2004089007)
PORTION TO BE
RELEASED
STATE OF TEXAS
REGISTERED
ROBERT C. WATTS, JR.
4995
PROFESSIONAL
LAND SURVEYOR
6-25-13
DATE OF SURVEY: 06/24/13
PLOT DATE: 06/25/13
DRAWING NO.: 960-001-ROW S&E
PROJECT NO.: 960-001
DRAWN BY: CWW
SHEET 2 OF 2
Chaparral

Attachment B
Substituted ROW

for Mel Mathis

DEED 2011038293
9 PGS

SPECIAL WARRANTY DEED
DEDICATION OF RIGHT-OF-WAY

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON § **KNOW ALL PERSONS BY THESE PRESENTS:**

That Transit Village Investments, Ltd., a Texas limited partnership, 1301 Capital of Texas Highway Suite A-300, Austin, Travis County, Texas 78746, hereinafter called "**Grantor,**" for and in consideration of the sum of Ten and No/100 Dollars ($10.00), together with other good and valuable consideration, to Grantors cash in hand paid by **The City of Leander, Texas**, a Texas municipal corporation, hereinafter called "**Grantee**", the receipt of which is hereby acknowledged, have **GRANTED, DONATED** and **CONVEYED**, and by these presents do hereby dedicate to the use of the public as public right-of-way for streets, drives, drainage, utility service, and public places, subject to the continuing and future control and regulation of the use of such public right-of-way by the City of Leander, described as follows:

> All that certain parcel or tract of land being 3.798 acres, more or less, out of the Talbot Chambers Survey, Abstract No. 125, Williamson County, Texas, as more particularly described in metes and bounds and shown in Exhibit "A" attached hereto and incorporated herein as if fully transcribed herein.

This conveyance is expressly made subject to the restrictions, covenants and easements, if any, apparent on the ground, and utility easements, if any, in use by the City of Leander or any other public utility, or now in force and existing of record in the office of the County Clerk of Williamson County, Texas, to which reference is here made for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee, **The City of Leander, Texas**, its successors and assigns forever, and Grantor does hereby bind its heirs, executors, successors and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the said premises unto **The City of Leander, Texas**, the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof same by, through or under the Grantor, but not otherwise.

EXECUTED at Austin, Travis County, Texas, this the 24 day of March 2011.

GRANTOR: TRANSIT VILLAGE INVESTMENTS, LTD.,
a Texas limited partnership

By: TVI GP, LLC, a Texas limited liability company, its sole General Partner

By: L. Michael O'Neal
L. Michael O'Neal, Vice President

UNOFFICIAL DOCUMENT

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared L. Michael O'Neal, Vide president of TVI GP, LLC, a Texas limited liability company, General Partner of Transit Village Investments, LTD., a Texas limited partnership and Grantor herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of March 2011.

Kathleen K. Hennscheidt
Notary Public, State of Texas
My Commission Expires
Nov. 26, 2011

Kathleen K. Hennscheidt
Notary Public-State of Texas

ACCEPTED BY THE CITY OF LEANDER, TEXAS (Grantee):

John D. Cowman

John D. Cowman, Mayor
Mailing Address: P.O. Box 319
Leander, Williamson County, Texas 78641

CITY OF LEANDER INCORPORATED 1919 ESTABLISHED 1882 STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared John Cowman, Mayor, City of Leander, Texas, Grantee herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of March 2011.

Debra Kay Hale
Notary Public-State of Texas

DEBRA KAY HALE
MY COMMISSION EXPIRES
October 14, 2012

AFTER RECORDING PLEASE RETURN TO:

City of Leander
City Secretary
P.O. Box 319
Leander, Texas 78646-0319

UNOFFICIAL DOCUMENT

Exhibit "A"

Unofficial Document

DESCRIPTION

FOR A 3.798 ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 94.24 ACRE TRACT AS DESCRIBED IN THAT DEED TO TRANSIT VILLAGE INVESTMENTS, LTD., RECORDED IN DOCUMENT NO. 2006112794 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 3.798 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found for a point on the north line of said 94.24 acre tract, same being the southwest corner of a called 269.836 acre tract as described in that deed to RB 270 Partnership recorded in Document No. 2004036768 of the Official Public Records of said County, same being the southeast corner of San Gabriel Park, of record in Cabinet Y, Slide 364 of the Plat Records of said County;

THENCE with the north line of said 94.24 acre tract, same being the south line of said 269.836 acre tract, N 88° 30' 09" E for a distance of 142.50 feet to a ½" iron rod with "Baker-Aicklen" cap set for the northwest corner and POINT OF BEGINNING hereof;

THENCE continuing with the north line of said 94.24 acre tract, same being the south line of said 269.836 acre tract, N 88° 30' 09" E for a distance of 84.94 feet to a ½" iron rod with "Baker-Aicklen" cap set for the northeast corner hereof, from which an iron rod with cap found for an angle point on the north line of said 94.24 acre tract, same being the south line of said 269.836 acre tract bears, N 88° 30' 09" E a distance of 111.28 feet;

THENCE departing the south line of said 269.836 acre tract, through the interior of said 94.24 acre tract the following eleven (11) courses and distances

1) S 21° 08' 04" E for a distance of 517.16 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof,

2) S 66° 32' 39" E for a distance of 41.17 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof,

UNOFFICIAL DOCUMENT

3) N 68° 26' 22" E for a distance of 24.60 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof;

4) S 21° 33' 38" E for a distance of 120.00 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof;

5) S 68° 26' 22" W for a distance of 25.00 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof;

6) S 23° 27' 21" W for a distance of 42.47 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof;

7) S 21° 08' 04" E for a distance of 235.93 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of curvature hereof;

8) With the arc of a curve to the right, having a radius of 1079.00 feet, a delta of 07° 52' 08", an arc length of 148.19 feet, and a chord which bears S 17° 12' 00" E, for a distance of 148.07 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of tangency hereof;

9) S 13° 15' 56" E for a distance of 274.23 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of curvature hereof;

10) With the arc of a curve to the left, having a radius of 999.00 feet, a delta of 07° 55' 29", an arc length of 138.18 feet, and a chord which bears S 17° 13' 41" E, for a distance of 138.07 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of tangency hereof; and

11) S 21° 11' 26" E for a distance of 348.81 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point on the south line of said 94.24 acre tract, same being the north line of a called 12.13 acre tract as described in that deed to Sawtooth Enterprises, Ltd., recorded in Document No. 2005032537 of the Official Public Records of said County for the southeast corner hereof, from which a ½" iron rod found for an angle point on the south line of said 94.24 acre tract, same being the north line of said 12.13 acre tract bears, N 67° 48' 50" E a distance of 74.48 feet;

THENCE with the south line of said 94.24 acre tract, same being the north line of said 12.13 acre tract, S 67° 48' 23" W for a distance of 80.01 feet to a ½" iron rod with "Baker-Aicklen" cap set for the southwest corner hereof, from which a ½" iron rod found for the southwest corner

Unofficial Document

of said 94.24 acre tract, same being the northwest corner of said 12.13 acre tract bears, S 61° 48' 50" W a distance of 741.77 feet;

THENCE departing the north line of said 12.13 acre tract, through the interior of said 94.24 acre tract the following eleven (11) courses and distances

1) N 21° 11' 26" W for a distance of 350.21 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of curvature hereof,

2) With the arc of a curve to the right, having a radius of 1079.00 feet, a delta of 07° 55' 29", an arc length of 149.24 feet, and a chord which bears N 17° 13' 41" W, for a distance of 149.12 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of tangency hereof,

3) N 13° 15' 56" W for a distance of 274.23 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of curvature hereof,

4) With the arc of a curve to the left, having a radius of 999.00 feet, a delta of 07° 52' 08", an arc length of 137.20 feet, and a chord which bears N 17° 12' 00 W, for a distance of 137.09 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of tangency hereof,

5) N 21° 08' 04" W for a distance of 234.42 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof,

6) N 66° 32' 39" W for a distance of 43.73 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof,

7) S 68° 26' 22" W for a distance of 40.23 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof,

8) N 21° 33' 38" W for a distance of 120.00 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof,

9) N 68° 26' 22" E for a distance of 43.17 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof,

10) N 23° 27' 21" E for a distance of 41.43 feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof, and

N17° 21' 08" W for a distance of 546.13 feet to the POINT OF BEGINNING hereof and containing 3.798 acres of land.

Bearing shown hereon are referenced to Grid North for the Texas State Plane Coordinate System NAD83 (HARN), Central Zone.

Surveyed under the direct supervision of the undersigned during July, 2009:

Parker J. Graham 07/21/2009

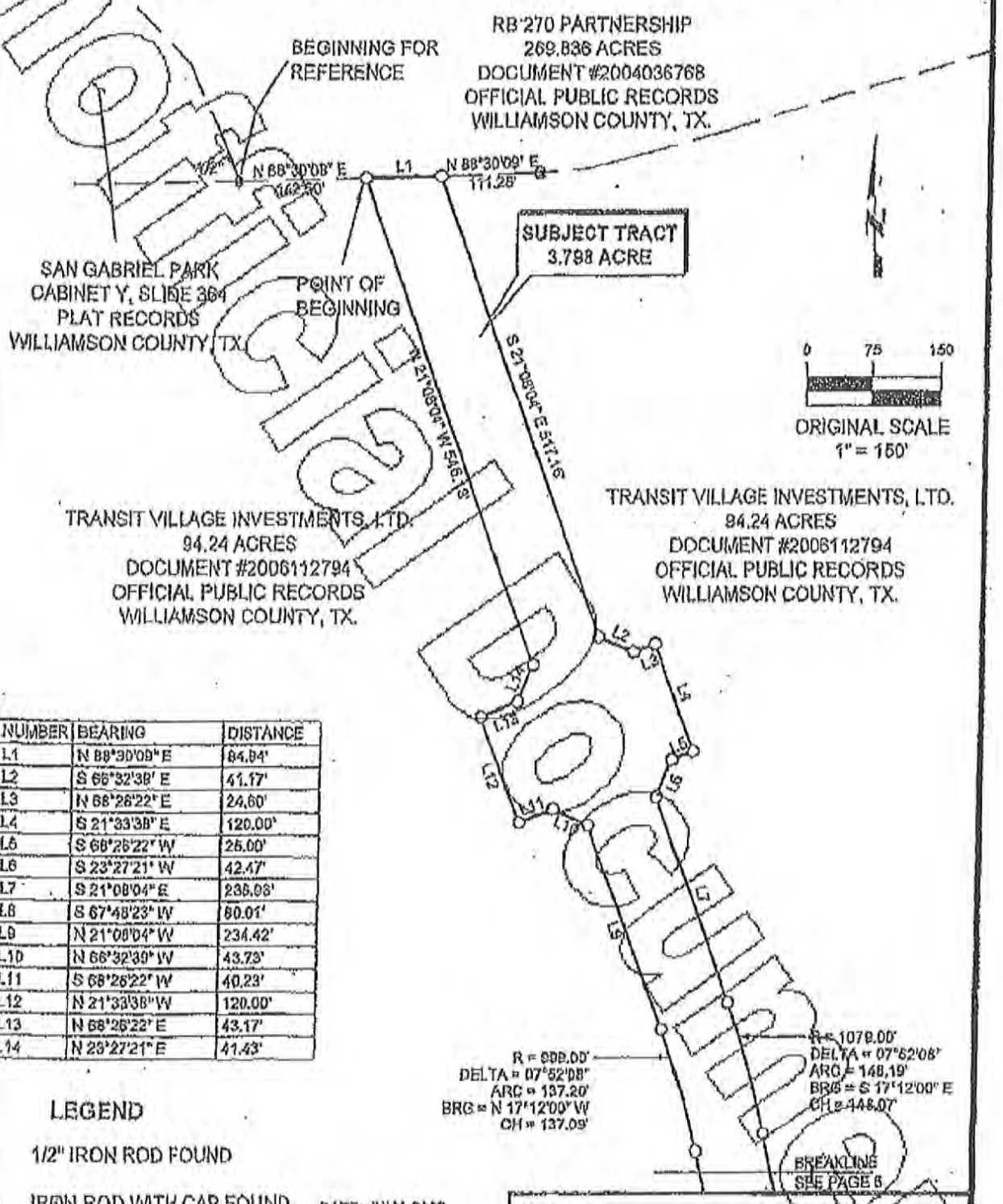
Parker J. Graham
Registered Professional Land Surveyor No. 5556
BAKER-AICKLEN & ASSOCIATES, INC.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700

Job No.: 1824-3-001-12
Filename:
W:\PROJECTS\CITY OF LEANDER\LEANDER T ARTERIAL\METES AND BOUNDS\TRANSIT VILLAGE ROW TAKE.DOC

Unofficial Document

SKETCH TO ACCOMPANY DESCRIPTION

TALBOT CHAMBERS SURVEY ABSTRACT NO. 125



NUMBER	BEARING	DISTANCE
L1	N 88°30'09" E	84.84'
L2	S 66°32'38" E	41.17'
L3	N 68°26'22" E	24.60'
L4	S 21°33'38" E	120.00'
L5	S 68°26'22" W	25.00'
L6	S 23°27'21" W	42.47'
L7	S 21°08'04" E	235.08'
L8	S 67°48'23" W	80.01'
L9	N 21°08'04" W	234.42'
L10	N 66°32'39" W	43.73'
L11	S 68°26'22" W	40.23'
L12	N 21°33'38" W	120.00'
L13	N 68°26'22" E	43.17'
L14	N 23°27'21" E	41.43'

LEGEND

- ● 1/2" IRON ROD FOUND
- ⊗ IRON ROD WITH CAP FOUND
- ○ 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET

DATE: JULY, 2009
JOB NO.: 1624-3-001-12
BY: R. BROOKS
CHK: PJG
PAGE 5 OF 6

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers • Surveyors • GIS • Planning

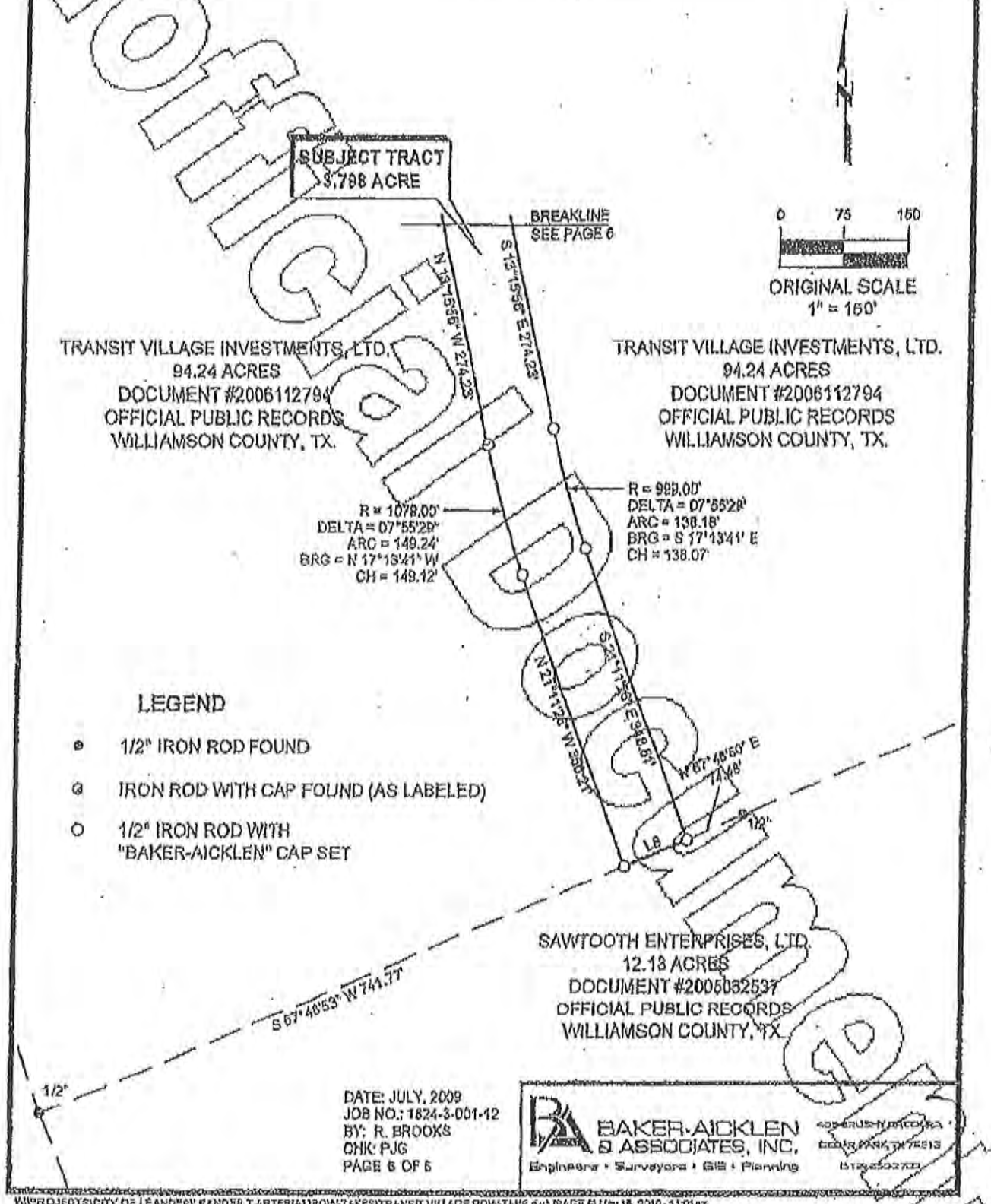
W:\PROJECTS\CITY OF LEANDER\LEANDER T ARTERIAL\ROW TAKES\TRANSIT VILLAGE ROW TAKE.dwg [PAGE 5] May 18, 2010 - 11:01am

Unofficial Document

Unofficial Document

SKETCH TO ACCOMPANY DESCRIPTION

TALBOT CHAMBERS SURVEY ABSTRACT NO. 125



DATE: JULY, 2009
JOB NO.: 1824-3-001-12
BY: R. BROOKS
CHK: PJG
PAGE 6 OF 6

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers • Surveyors • GIS • Planning

For Hero Way

DEED 2009071324
8 PGS

DONATION SPECIAL WARRANTY DEED
CR 269/Hero Way Right of Way

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WHEREAS, Williamson County, Texas is authorized to purchase and receive land and such other property rights deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of a portion of the proposed Hero Way roadway improvements ("Project"); and

WHEREAS, the acquisition of the hereinafter-described premises has been deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of the Project;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TRANSIT VILLAGE INVESTMENTS, LTD, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by the Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell, Donate and Convey unto Williamson County, Texas, all those certain tracts or parcels of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of that certain 6.4162 acre, or 279,489 square feet, more or less, being a portion of that certain called 94.24 acre tract conveyed to Transit Village Investments, Ltd. (Tract 3) recorded in Document Number 2006112794 of the Official Public Records of Williamson County, Texas. Said 6.4162 acre tract being situated in the Chas. Cochran Survey, A-134 and the Talbot Chambers Survey, said tract more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (Parcel 1).

Unofficial Document

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements.

Grantors reserve all of the oil, gas and other minerals in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operati ons for exploration or recovery of any such minerals and water shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger any roadway facilities or operation on the property conveyed herein.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the 3rd day of September, 2009.

GRANTOR:
Transit Village Investments, Ltd.

By: _____
Its: Principal Officer of General Partner

UNOFFICIAL DOCUMENT

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 3rd day of September, 2009 by Lance Hughes, in the capacity and for the purposes and consideration recited herein.

Kathleen K. Bennscheidt
Notary Public, State of Texas
My Commission Expires
Nov. 26, 2011

Kathleen K. Renschieldt
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 2009 by _____, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 East Main Street
Round Rock, Texas

Unofficial Document

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE 512.454.8711
SUITE 400 WEST | FAX 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

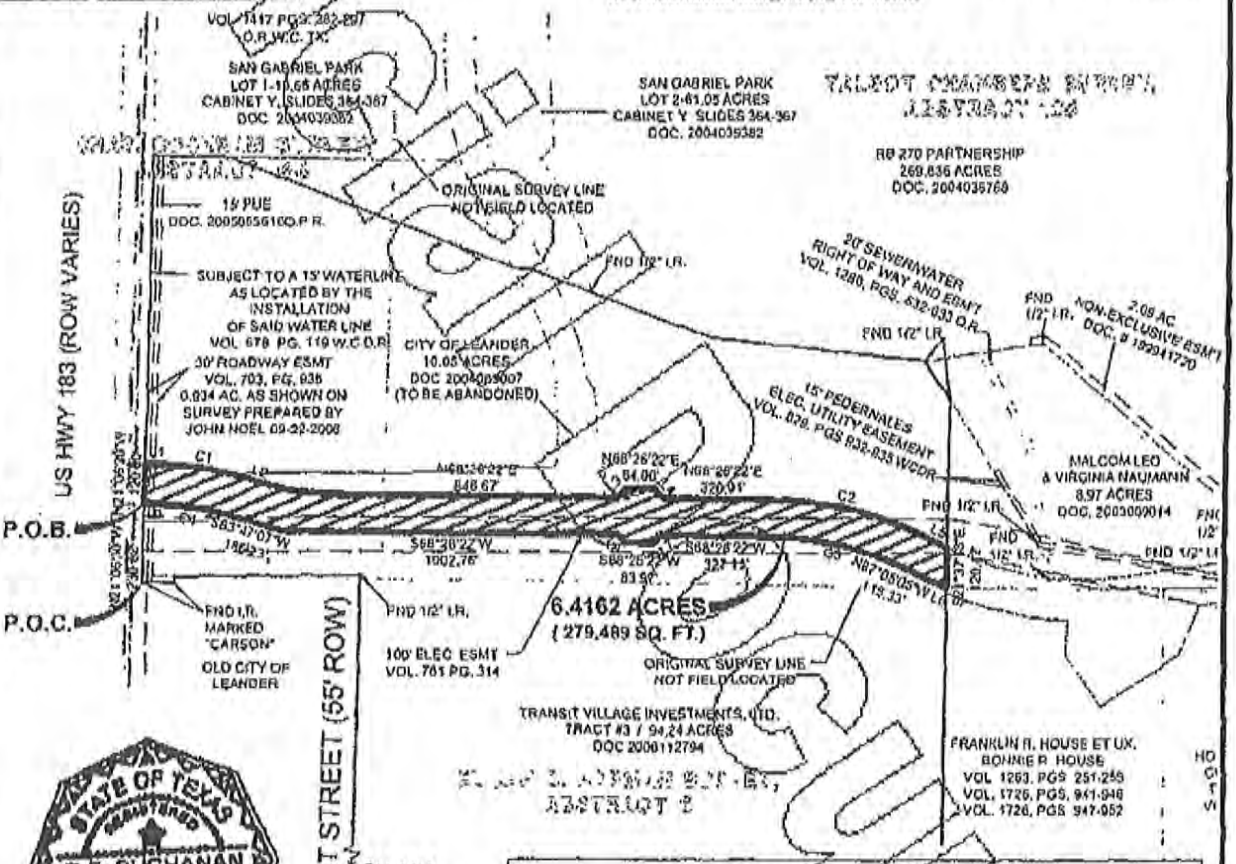
NOTE
1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. COMBINED SCALE FACTOR = 1.00012
2. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
3. THIS SURVEY PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN.

AN EXHIBIT OF PARCEL NO. 1

SCALE: 1" = 500'

A 6.4162 ACRE OR 279,489 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 94.24 ACRE TRACT CONVEYED TO TRANSIT VILLAGE INVESYMENTS, LTD. (TRACT 3) RECORDED IN DOCUMENT NUMBER 2006112794 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATE IN THE TALBOT CHAMBERS SURVEY, A-125, ELIJAH D HARMAN SURVEY, A-6 AND THE CHAS COCHRAN SURVEY, A-134 IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS SAID 6.4162 ACRE TRACT BEING SITUATE IN THE CHAS. COCHRAN SURVEY, A-134 AND THE TALBOT CHAMBERS SURVEY, A-125 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 1.00012.

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.96	N60°51'19"E
L2	106.86	N83°47'07"E
L3	40.77	N23°25'55"E
L4	40.77	S66°33'39"E
L5	96.24	S07°05'05"E
L6	30.93	N87°08'43"W
L7	93.71	S21°26'23"W
L8	33.71	N68°33'33"W
L9	51.04	S66°51'19"W



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	224.10	860.00	112.69	223.47	S76°19'13"W	14°55'48"
C2	452.81	1060.00	229.91	449.38	S80°40'39"W	24°28'33"
C3	405.82	950.00	206.06	402.75	S80°40'39"W	24°28'33"
C4	192.83	740.00	96.98	192.28	S76°19'13"W	14°55'48"

STATE OF TEXAS REGISTERED G.E. BUCHANAN 4999 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

DATE: 12/15/2009

G. E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999

PROJECT	JOB NUMBER	COUNTY
REVEILLE BLVD.	50602-09	WILLIAMSON
CR 269 (REVEILLE BLVD.)		
PROPERTY ACQUISITION:	6.4162 ACRES	SURVEY FEBRUARY 2009
REMAINDER	87.82 ACRES	SHEET 1 OF 1

H:\AUSTIN SURVEY\SURVEY\0919-59\D0\59602-09\BNDY ANALYSIS\BASE\59602-09 PARCEL 1.DWG, 7/31/2009 12:44:24 PM

All or part of the text on this page was not clearly legible for satisfactory reproduction.

UNOFFICIAL DOCUMENT

FIELD NOTES

FOR PARCEL 1

A 6.4162 acre, or 279,489 square feet more or less, tract of land being a portion of that certain called 94.24 acre tract conveyed to Transit Village Investments, Ltd. (Tract 3) recorded in Document Number 2006112794 of the Official Public Records of Williamson County, Texas, situate in the Talbot Chambers Survey, A-125, Elijah D. Harman Survey, A-6 and the Chas Cochran Survey, A-134 in the City of Leander, Williamson County, Texas. Said 6.4162 acre tract being situate in the Chas. Cochran Survey, A-134 and the Talbot Chambers Survey, A-125 and more particularly described as follows, with bearings based on the North American Datum of 1983, from the Texas State Plane Coordinate System established for the Central Zone with a combined scale factor of 1.00012:

COMMENCING: At a an iron rod with cap marked "CARSON" found in the east right-of-way line of a tract of land quitclaimed to the City of Austin from Southern Pacific Transportation Company recorded in Volume 1417, Pages 282-297 of the Official Records of Williamson County, Texas, the northwest corner of a tract of land conveyed to Robert D. Hanson by Union Pacific Railroad Company recorded in Document Number 2004025222 of the Official Public Records of Williamson County, Texas, the western most southwest corner of said called 94.24 acre tract, U.S. Highway 183 station = 618+73 and Union Pacific Railroad station = 1599+61;

THENCE: N 21°06'30" W, along and with the east line of said City of Austin tract, the west line of said called 94.24 acre tract, a distance of 230.62 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 2+32.48, 60.00 feet right) for the southwest corner and POINT OF BEGINNING of the tract herein described;

THENCE: N 21°06'30" W, continuing along and with the east line of said City of Austin tract, the west line of said called 94.24 acre tract, a distance of 120.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" for the northwest corner of the tract herein described;

THENCE: Departing the east line of said City of Austin tract, the west line of said called 94.24 acre tract, over and across said called 94.24 acre tract the following calls and distances:

Unofficial Document

N 68°51'19" E, a distance of 50.96 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" for the beginning of a tangent curve to the right;

Northeasterly, along said tangent curve to the right, said curve having radius of 860.00 feet, a central angle of 14°55'48", a chord bearing and distance of N 76°19'13" E, 223.47 feet and an arc length of 224.10 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 83°47'07" E, a distance of 108.16 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" for the beginning of a tangent curve to the left;

Northeasterly, along said tangent curve to the left, said curve having radius of 740.00 feet, a central angle of 15°20'45", a chord bearing and distance of N 76°06'45" E, 197.61 feet and an arc length of 198.20 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 68°26'22" E, a distance of 846.67 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 16+61.08, 60.00 feet left);

N 23°25'23" E, a distance of 96.77 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 16+89.91, 88.84 feet left);

N 68°26'22" E, a distance of 84.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 17+73-91, 88.84 feet left);

S 66°32'39" E, a distance of 40.77 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 18+02.73, 60.00 feet left);

N 68°26'22" E, a distance of 320.91 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a tangent curve to the right;

Northeasterly, along said tangent curve to the right, said curve having radius of 1060.00 feet, a central angle of 24°28'33", a chord bearing and distance of N 80°40'39" E, 449.38 feet and an arc length of 452.81 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 87°05'05" E, continuing over and across said called 94.24 acre tract, a distance of 96.24 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 26+47.06, 60.00 feet left) in the east line of said called 94.24 acre tract, the west line of "Tract 2" as described in an Exchange

Deed recorded in Volume 1263, Pages 251-259 of the Official Public Records of Williamson County, Texas; an undivided 50% interest to the House Medical Center Convalescent Home, Incorporated recorded in Volume 1726, Pages 941-946 of the Official Public Records of Williamson County, Texas; an undivided 16.667% interest to House-Cross and Associates recorded in Volume 1726, Pages 947-952 of the Official Public Records of Williamson County, Texas for the northeast corner of the tract herein described;

THENCE: S 21°37'38" E, along and with the common line of said called 94.24 acre tract and said "Tract 2", a distance of 120.42 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" for the southeast corner of the tract herein described;

THENCE: Departing the common line of said called 94.24 acre tract and said "Tract 2", over and across said called 94.24 acre tract the following calls and distances:

N 87°55'43" W, a distance of 30.93 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 87°05'05" W, a distance of 115.33 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" for the beginning of a tangent curve to the left;

Southwesterly, along said tangent curve to the left, said curve having radius of 950.00 feet, a central angle of 24°28'33", a chord bearing and distance of S 80°40'39" W, 402.75 feet and an arc length of 405.82 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 68°26'22" W, a distance of 327.15 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 17+96.49, 50.00 feet right);

S 23°25'23" W, a distance of 33.71 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 17+72.67, 73.84 feet right);

S 68°26'22" W, a distance of 83.97 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 16+88.70, 73.84 feet right);

N 66°32'39" W, a distance of 33.71 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 16+64.48, 50.00 feet right);

UNOFFICIAL DOCUMENT

S 68°26'22" W, a distance of 1002.76 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" (centerline station = 6+72.43, 63.54 feet left) for an angle point in the tract herein described;

S 83°47'07" W, a distance of 186.23 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" for the beginning of a tangent curve to the left;

Southwesterly, along said tangent curve to the left, said curve having radius of 740.00 feet, a central angle of 14°55'48", a chord bearing and distance of S 76°19'13" W, 192.28 feet and an arc length of 192.83 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 68°51'19" W, continuing across said called 94.24 acre tract, a distance of 51.04 feet to the **POINT OF BEGINNING** and containing 6.4162 acres in the City of Leander, Williamson County, Texas and being described in accordance with an exhibit prepared by Pape Dawson Engineers, Inc.

PRPEARED BY: Pape-Dawson Engineers, Inc.
DATE: February 10, 2009
JOB NO: 59002-09
DOC. NO.: H:\AUSTIN SURVEY\SURVEY09\9-59100\59002-09\WORD\ TRACT 1 FN.doc

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

02/10/2009

PAPE-DAWSON ENGINEERS

Unofficial Document

Attachment C

RELEASE AND TERMINATION OF EASEMENTS

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

WHEREAS, the following-described easements (the "Easements") were dedicated to the City of Leander, Texas (the "City"), which are located on those certain tracts or parcels of land being a 74.52 acre tract, more or less, described in Document No. 2002014216 of the Official Public Records of Williamson County, Texas and Lot 1, San Gabriel Park, described in the instrument recorded in Cabinet Y, Slide 364-367, Official Public Records of Williamson County, Texas (the "Property"):

a) An approximately 27.55 acre drainage easement, located in Leander, Williamson County, Texas, being more particularly described in Document No. 2004036926, Official Public Records of Williamson County, Texas and in Exhibit A attached hereto and incorporated herein for all purposes;
b) An approximately 0.58 acre drainage easement, located in Leander, Williamson County, Texas, being more particularly described in Document No. 2004089009, Official Public Records of Williamson County, Texas and in Exhibit B attached hereto and incorporated herein for all purposes;
c) An approximately 0.04 acre wastewater easement, located in Leander, Williamson County, Texas, being more particularly described in Document No. 2004089008, Official Public Records of Williamson County, Texas and in Exhibit C attached hereto and incorporated herein for all purposes; and
d) An approximately 11.43 acre trail access easement, located in Leander, Williamson County, Texas, being more particularly described in Document No. 2004036925, Official Public Records of Williamson County, Texas and in Exhibit D attached hereto and incorporated herein for all purposes;

WHEREAS, the Easements were granted in connection with a right-of-way dedication made to the City, which the City authorized be abandoned, released, and conveyed to the adjacent property owner;

WHEREAS, the City has determined that the Easements are no longer necessary as they relate to the Property; and

WHEREAS, the City desires to terminate and grant a release of the Easements and has acted by passing Ordinance No. ____ on the ___ of _____, 2013;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the benefit of all present and future owners of the Property, or any portion thereof, the City has **RELEASED AND TERMINATED** and, by these presents,

does **RELEASE AND TERMINATE** the Easements. By execution hereof, the City confirms and acknowledges the Easement will be of no further force or effect.

EXECUTED TO BE EFFECTIVE the ___ day of _____, 2013.

ATTEST: **THE CITY OF LEANDER, TEXAS**

_____ _____
Debbie Haile, City Secretary Christopher Fielder, Mayor

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Christopher Fielder, Mayor, of the City of Leander, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___day of _____, 2013.

[Seal]

_____
Notary Public in and for the State of Texas

AFTER RECORDING PLEASE RETURN TO:
City of Leander
City Secretary
P.O. Box 319
Leander, Texas 78646

FIELD NOTE 597
UDG #99-085

DRAINAGE EASEMENT
LEANDER

DESCRIPTION

DESCRIBING 27.55 ACRES OF LAND SITUATED IN THE TALBOT CHAMBER SURVEY ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, SAME BEING OUT OF A 74.48 ACRE TRACT AS DESCRIBED IN A DEED TO LEANDER PARTNERS, LTD., AS RECORDED IN DOCUMENT 2002014216 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 27.55 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING for point of reference at an iron rod found at the southwest corner of said 74.48 acre tract;

THENCE, along the common line of said 74.48 acre tract and the City of Austin (Austin Northwestern Railroad) as recorded in Volume 1417, Page 282 of the Deed Records of Williamson County, Texas, the following two (2) courses:

1) N21°28'09"W, a distance of 26.58 feet to a point;
2) N21°06'04"W, a distance of 1,145.02 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, N21°06'04"W along said common line, a distance of 877.75 feet to a point;

THENCE, through the interior of said 74.48 acre tract, the following six (6) courses:

1) N68°47'20"E, a distance of 149.80 feet to a point;
2) S77°51'49"E, a distance of 215.20 feet to a point;
3) S63°09'55"E, a distance of 224.27 feet to a point;
4) S44°53'13"E, a distance of 566.79 feet to a point;
5) S54°15'09"E, a distance of 666.55 feet to a point;
6) S58°54'28"E, a distance of 163.95 feet on the east line of said 74.48 acre tract;

THENCE, along the common line of said 74.48 acre tract and a 101.0 acre tract of land as described in Document 199941721 of the Deed Records of Williamson County, Texas, the following courses:

1) S21°18'29"E, a distance of 25.26 feet to a point;
2) S20°56'25"E, a distance of 136.75 feet to a point;
3) S21°14'08"E, a distance of 70.92 feet to a point;
4) S25°02'46"E, a distance of 366.47 feet to a point;
5) S24°25'14"W, a distance of 50.08 feet to an iron rod found;

EXHIBIT
tables
A

6) S43°19'04"E, a distance of 8.12 feet to a point;
7) S55°09'20"E, a distance of 26.98 feet to a point;
8) S56°57'21"E, a distance of 96.63 feet to a point;
9) S47°02'59"E, a distance of 30.12 feet to an iron rod found;
10) S45°42'29"E, a distance of 135.02 feet to a point;
11) S25°58'57"E, a distance of 32.05 feet to a point;

THENCE, through the interior of said 74.48 acre tract, the following courses:

1) N56°15'42"W, a distance of 228.87 feet to a point;
2) N62°45'59"W, a distance of 106.80 feet to a point;
3) N47°43'30"W, a distance of 241.53 feet to a point;
4) N79°11'28"W, a distance of 63.46 feet to a point;
5) N86°48'32"W , a distance of 271.96 feet to a point;
6) N54°13'05"W, a distance of 72.12 feet to a point;
7) N21°08'36"W, a distance of 101.33 feet to a point;
8) N57°23'38"W, a distance of 87.64 feet to a point;
9) N76°27'31"W, a distance of 121.95 feet to a point;
10) N85°21'17"W, a distance of 248.52 feet to a point;
11) N65°23'27"W, a distance of 294.39 feet to a point;
12) N37°01'32"W, a distance of 195.65 feet to a point;
13) N29°10'09"W, a distance of 87.83 feet to a point;
14) N59°48'57"W, a distance of 16.03 feet to the POINT OF BEGINNING and containing 27.55 acres of land.

Surveyed by
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040

Sketch or map attached.

STATE OF TEXAS
REGISTERED
JOHN NOELL
2433
PROFESSIONAL
LAND SURVEYOR

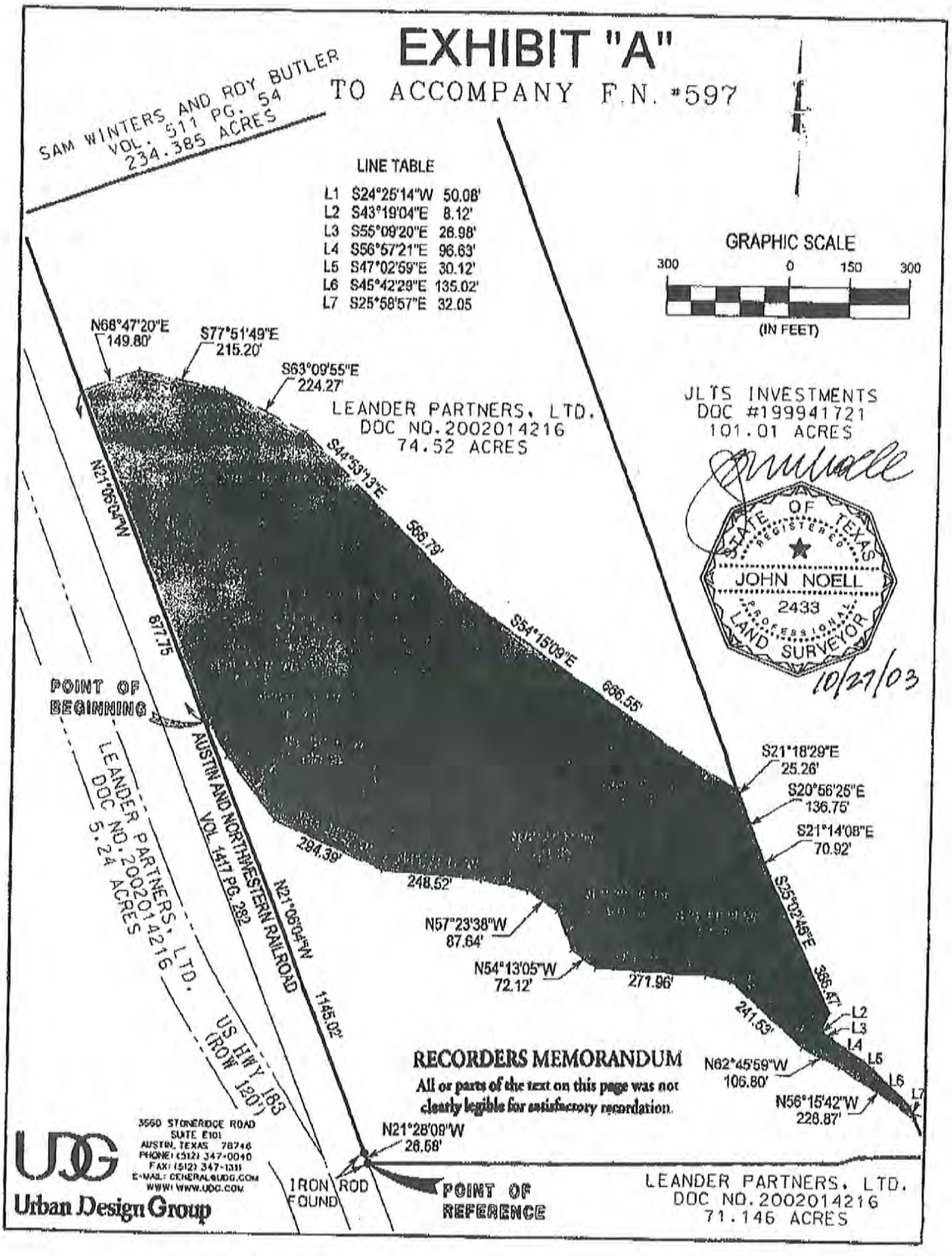
John Noell, R.P.L.S. #2433

Date: October 24, 2003

C:\Jobs\Leander Tract - 99-085\Field Note 597.wpd

EXHIBIT "A"

TO ACCOMPANY F.N. #597



FIELD NOTE 651
UDG #99-085

LEANDER PARTNERS, LTD.
DRAINAGE EASEMENT
SAN GABRIEL PARK

DESCRIPTION

DESCRIBING TWO (2) TRACTS OF LAND HEREIN AFTER REFERRED TO AS TRACT ONE AND TRACT TWO, TRACT ONE CONTAINING 939 SQUARE FEET (0.02 OF AN ACRE), TRACT TWO CONTAINING 25,137 SQUARE FEET (0.58 OF AN ACRE), BOTH TRACTS BEING A PART OF THE TALBOT CHAMBERS SURVEY A-125, WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PART OF LOT 2, SAN GABRIEL PARK, A SUBDIVISION RECORDED IN CABINET Y, SLIDES 364-367 OF THE PLAT RECORDS OF THE SAID COUNTY, SAID TWO TRACTS OF LAND BEING FURTHER DESCRIBED AS BEING A PART OF THAT CERTAIN 74.52 ACRE TRACT DESCRIBED IN A DEED TO LEANDER PARTNERS, LTD., AS RECORDED IN DOCUMENT NUMBER 2002014216 OF THE DEED RECORDS OF THE SAID COUNTY, SAID TWO TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT ONE

BEGINNING at a point in the interior of the said Lot 2, same being the southwest corner of the herein described tract and from which an iron rod set at the western most northeast corner of Lot 1 of the said San Gabriel Park bears S56°03'07"W, 119.94 feet;

THENCE, continuing through the interior of the said Lot 2, the following four (4) courses:

1) Along a curve to the right having a radius of 955.00 feet, an arc length of 20.85 feet, a central angle of 1°15'02" and a chord which bears N11°15'47"W, 20.85 feet to a point;
2) N62°21'35"E, 43.96 feet to a point;
3) S27°38'25"E, 20.00 feet to a point;
4) S62°21'35"W, 49.83 feet to the POINT OF BEGINNING and containing 939 square feet of land.

TRACT TWO

BEGINNING at a point in the interior of the said Lot 2, same being the westerly most point of the herein described tract and from which an iron rod set at the southeast corner of Lot 1 of the said San Gabriel Park bears S70°38'47"W, 96.87 feet;

EXHIBIT
B

THENCE, continuing through the interior of the said Lot 2, the following three (3) courses:

1) N37°05'06"E, 99.49 feet to a point;
2) S52°54'54"E, 247.54 feet to a point;
3) S73°36'58"E, 65.43 feet to a point in a northeast line of the said Lot 2, same being a southwest line of that certain 101.01 acre tract described in a deed to JLTS Investments as recorded in Document Number 199941721 of the said Deed Records;

THENCE, with the said line, S45°42'29"E, 32.05 feet to a point;

THENCE, through the interior of the said Lot 2, the following five (5) courses:

1) N73°36'58"W, 134.21 feet to a point;
2) N52°54'54"W, 9.83 feet to a point;
3) S37°05'06"W, 89.14 feet to a point;
4) N51°22'07"W, 51.93 feet to a point;
5) Along a curve to the right having a radius of 955.00 feet, an arc length of 154.31 feet, a central angle of 9°15'28", and a chord which bears N46°44'23"W, 154.14 feet to the POINT OF BEGINNING and containing 25,137 square feet of land.

Field Notes Prepared by

URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040

STATE OF TEXAS REGISTERED JOHN NOELL 2433 LICENSED PROFESSIONAL LAND SURVEYOR

John Noell, R.P.L.S. #2433

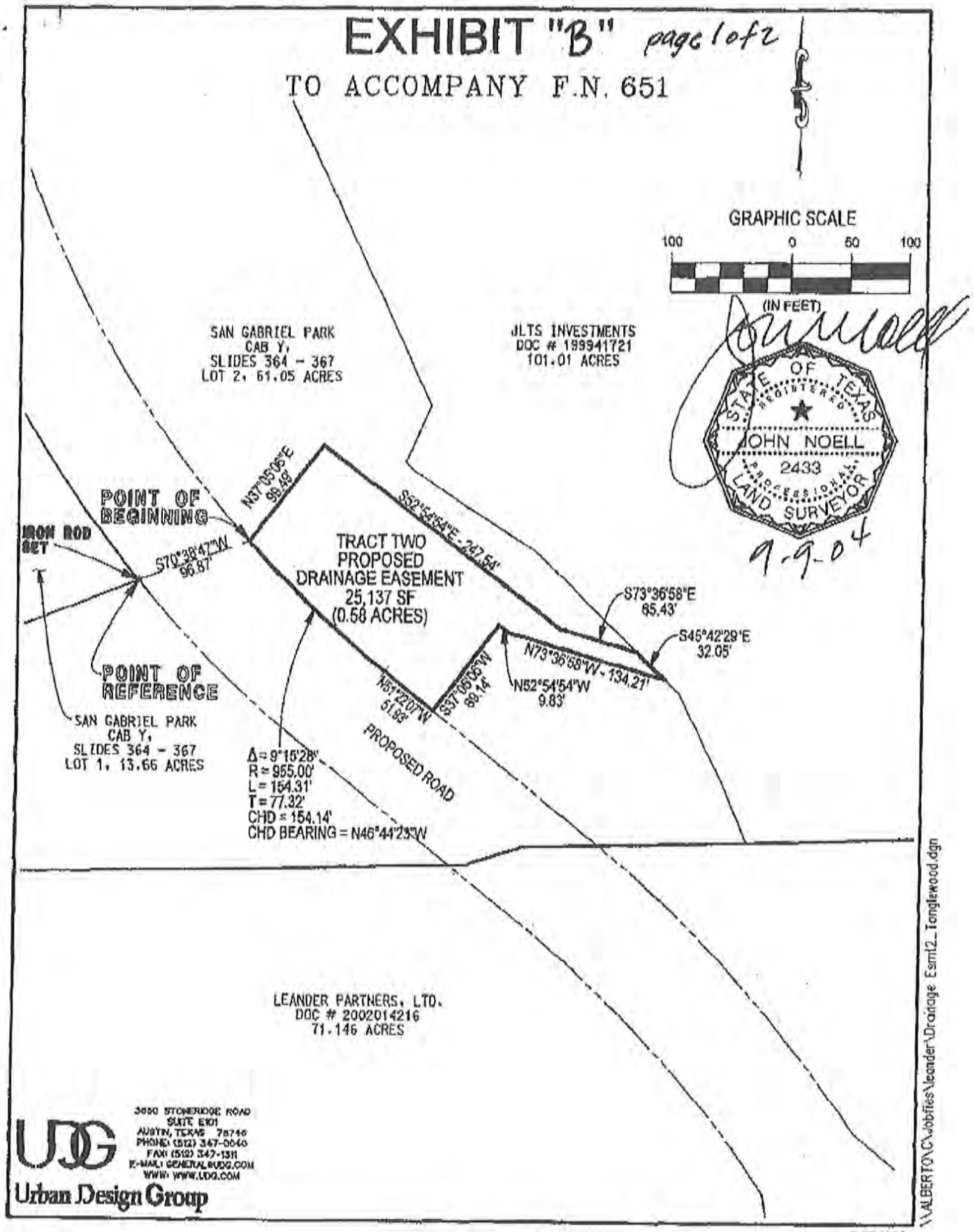
Date: September 9, 2004

Sketch or map attached.

Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone

EXHIBIT "B" page 1 of 2

TO ACCOMPANY F.N. 651



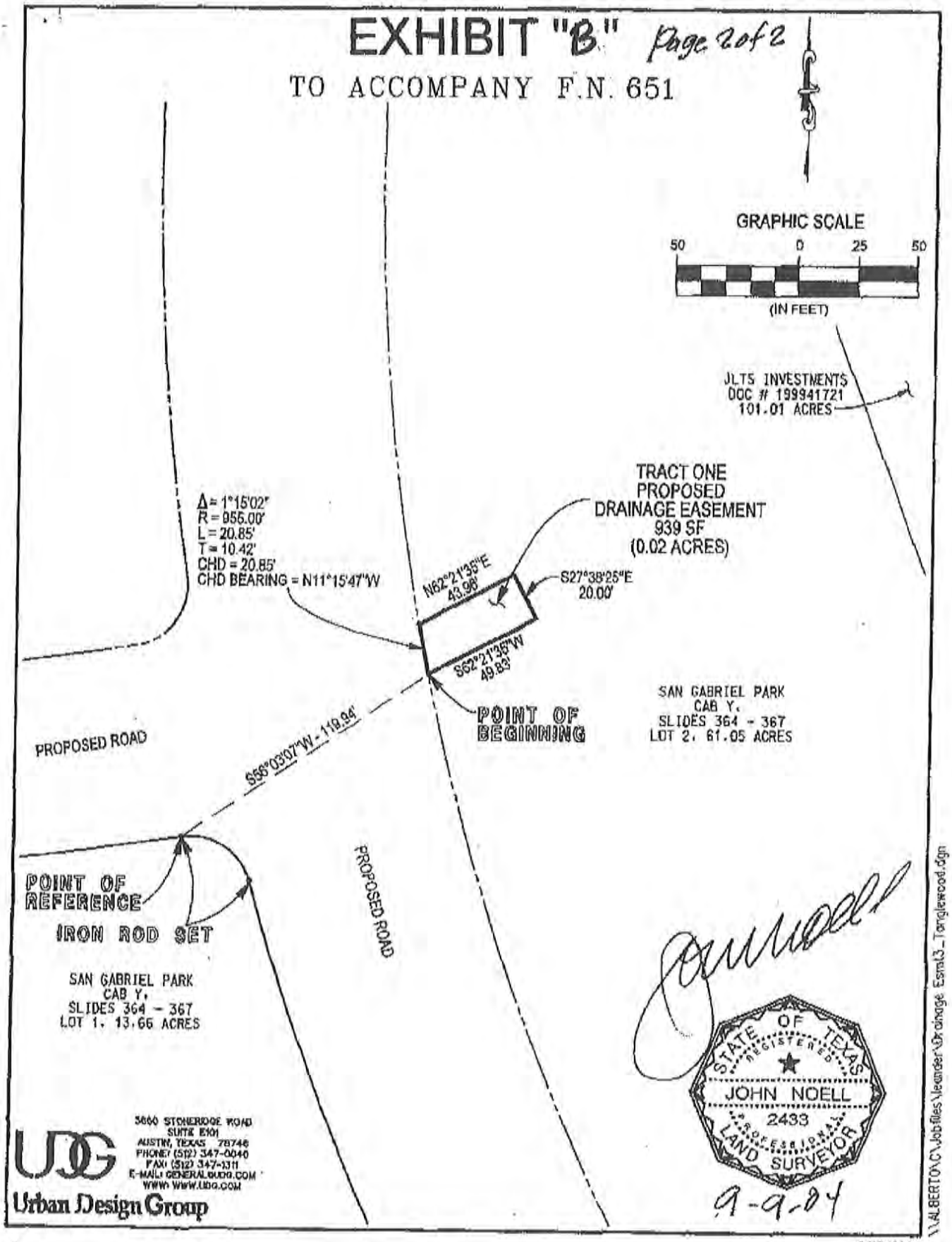
3000 STONERIDGE ROAD
SUITE E101
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-1311
E-MAIL: GENERAL@UDG.COM
WWW: WWW.UDG.COM
Urban Design Group

I:\ALBERTO\C\Jobfiles\Leander\Drainage Esmt2_Tanglewood.dgn

9/13/2004

EXHIBIT "B" Page 2 of 2

TO ACCOMPANY F.N. 651



3660 STONERIDGE ROAD
SUITE E101
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-1311
E-MAIL: GENERAL@UDG.COM
WWW: WWW.UDG.COM
Urban Design Group

\\ALBERTO\C\Jobfiles\Meander\Drainage Esmt3_Tanglewood.dgn

9/13/2004

FIELD NOTE 653
UDG #99-085

LEANDER PARTNERS, LTD.
WASTEWATER EASEMENT
SAN GABRIEL PARK

DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 1,596 SQUARE FEET (0.04 OF AN ACRE), BEING A PART OF THE TALBOT CHAMBERS SURVEY A-125, WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PART OF LOT 2, SAN GABRIEL PARK, A SUBDIVISION RECORDED IN CABINET Y, SLIDES 364-367 OF THE PLAT RECORDS OF THE SAID COUNTY, SAID 1,596 SQUARE FEET OF LAND BEING FURTHER DESCRIBED AS BEING A PART OF THAT CERTAIN 74.52 ACRE TRACT DESCRIBED IN A DEED TO LEANDER PARTNERS, LTD., AS RECORDED IN DOCUMENT NUMBER 2002014216 OF THE DEED RECORDS OF THE SAID COUNTY, SAID 1,596 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the interior of the said Lot 2, same being the southerly most point of the herein described tract and from which an iron rod set at the southeast corner of Lot 1 of the said San Gabriel Park bears S36°50'53"W, 92.64 feet;

THENCE, continuing through the interior of the said Lot 2, the following four (4) courses:

1) Along a curve to the right having a radius of 955.00 feet, an arc length of 15.58 feet, a central angle of 0°56'04", and a chord which bears N38°19'45"W, 15.58 feet to a point;
2) N36°02'37"E, 104.30 feet to a point;
3) S53°57'23"E, 15.00 feet to a point;
4) S36°02'37"W, 108.49 feet to the POINT OF BEGINNING and containing 1,596 square feet of land.

Field Notes Prepared by

URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040

STATE OF TEXAS REGISTERED JOHN NOELL 2433 LAND SURVEYOR

John Noell, R.P.L.S. #2433

Date: September 9, 2004

Sketch or map attached.

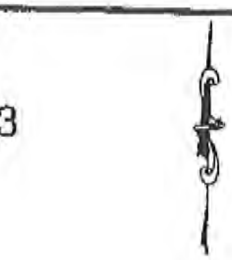
Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone

\\bonnie-nancy\C\Jobs\Leander Tract (San Gabriel Park) - 99-085\Field Note 653.wpd

EXHIBIT
tabbies
C

EXHIBIT "C"

TO ACCOMPANY F.N. 653



GRAPHIC SCALE

50 0 25 50

(IN FEET)

SAN GABRIEL PARK
CAB Y,
SLIDES 364 - 367
LOT 2, 61.05 ACRES

JLTS INVESTMENTS
DOC # 199941721
101.01 ACRES

S53°57'23"E
15.00'

PROPOSED
WASTEWATER EASEMENT
1,598 SF
(0.04 ACRES)

N36°02'37"E - 104.30'

S36°02'37"W - 106.49'

Δ = 0°56'04"
R = 955.00'
L = 15.58'
T = 7.79'
CHD = 15.58'
CHD BEARING = N38°19'45"W

POINT OF
BEGINNING

SAN GABRIEL PARK
CAB Y,
SLIDES 364 - 367
LOT 1, 13.66 ACRES

S36°50'53"E - 92.84'

PROPOSED ROAD

POINT OF
REFERENCE
IRON ROD SET

STATE OF TEXAS
REGISTERED
JOHN NOELL
2433
PROFESSIONAL
LAND SURVEYOR

3660 STONERIDGE ROAD
SUITE E101
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-1311
E-MAIL: GENERAL@UDG.COM
WWW: WWW.UDG.COM

Urban Design Group

\\ALBERTO\C\Jobfiles\leander\WW Esmt1_Tanglewood.dgn

9/13/2004

FIELD NOTE 629
UDG #99-085

SAN GABRIEL PARK
11.43 ACRE TRAIL EASEMENT
WILLIAMSON COUNTY, TEXAS

DESCRIPTION

DESCRIBING 11.43 ACRES OF LAND BEING A PART OF THE TALBOT CHAMBERS SURVEY A-125, WILLIAMSON COUNTY, TEXAS, SAID 11.43 ACRE TRACT ALSO BEING A PART OF THAT CERTAIN 74.52 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LEANDER PARTNERS, LTD., AS RECORDED IN DOCUMENT NUMBER 2002014216 OF THE OFFICIAL PUBLIC RECORDS OF THE SAID COUNTY, SAID 11.43 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at an iron rod found at the southwest corner of the said 74.52 acre tract, same being in the east right-of-way line of the Austin and Northwestern Railroad as recorded in Volume 1417, Page 282 of the said Official Public Records and at the northwest corner of that 71.146 acre tract described in the said deed to Leander Partners, Ltd. as recorded in Document Number 2002014216;

THENCE, with the west line of the said 74.52 acre tract, the following two (2) courses:

1) N21°28'09"W, 26.58 feet to an iron rod found;
2) N21°06'04"W, 1189.02 feet to a point;

THENCE, through the interior of the said 74.52 acre tract, N68°53'56"E, 5.00 feet to the POINT OF BEGINNING and the southwest corner of the herein described tract of land;

THENCE, with a line five feet (5') from and parallel with the west line of the said 74.52 acre tract, N21°06'04"W, 724.44 feet to a point;

THENCE, continuing through the interior of the said 74.52 acre tract, the following fifteen (15) courses:

1) S69°42'09"E, 101.88 feet to a point;
2) S44°35'56"E, 191.03 feet to a point;
3) S25°08'13"E, 265.36 feet to a point;
4) S46°04'19"E, 111.43 feet to a point;
5) S61°50'02"E, 182.10 feet to a point;
6) N85°58'27"E, 74.28 feet to a point;
7) N79°39'30"E, 83.08 feet to a point;

EXHIBIT
tabbies
D

8) N85°10'16"E, 76.18 feet to a point;
9) N87°36'51"E, 57.32 feet to a point;
10) S73°54'35"E, 132.44 feet to a point;
11) S46°19'28"E, 168.21 feet to a point;
12) S62°37'20"E, 150.48 feet to a point;
13) S70°24'45"E, 88.48 feet to a point;
14) S84°03'17"E, 98.56 feet to a point;
15) S61°45'16"E, 176.14 feet to a point five feet (5') from an east line of the said 74.52 acre tract, same being a west line of a 101.01 acre tract described in a Warranty Deed to JLTS Investments, Ltd. as recorded in Document #199941721 of the said Deed Records;

THENCE, five feet (5') from and parallel with the east line of the said 74.52 acre tract, the following ten (10) courses:

1) S20°56'25"E, 138.26 feet to a point;
2) S21°14'08"E, 71.10 feet to a point;
3) S25°02'46"E, 364.33 feet to a point;
4) S24°25'14"W, 51.13 feet to a point;
5) S43°19'04"E, 11.99 feet to a point;
6) S55°09'20"E, 27.58 feet to a point;
7) S56°57'21"E, 96.28 feet to a point;
8) S47°02'59"E, 29.63 feet to a point;
9) S45°42'29"E, 134.09 feet to a point;
10) S25°58'57"E, 44.84 feet to a point;

THENCE, continuing through the interior of the said 74.52 acre tract, the following thirteen (13) courses:

1) N51°37'37"W, 461.00 feet to a point;
2) N35°47'40"W, 559.61 feet to a point;
3) N77°23'12"W, 142.91 feet to a point;
4) S77°37'09"W, 100.16 feet to a point;
5) S24°46'31"W, 111.64 feet to a point;
6) N65°46'10"W, 159.02 feet to a point;
7) N02°00'08"W, 232.80 feet to a point;
8) WEST, 124.30 feet to a point;
9) S60°57'20"W, 161.89 feet to a point;
10) S79°15'40"W, 70.43 feet to a point;
11) N87°30'38"W, 82.40 feet to a point;
12) N71°47'29"W, 115.94 feet to a point;
13) N47°15'16"W, 182.72 feet to the POINT OF BEGINNING and containing 11.43 acres of land.

FIELD NOTE 629
UDG #99-085

SAN GABRIEL PARK
11.43 ACRE TRAIL EASEMENT
WILLIAMSON COUNTY, TEXAS

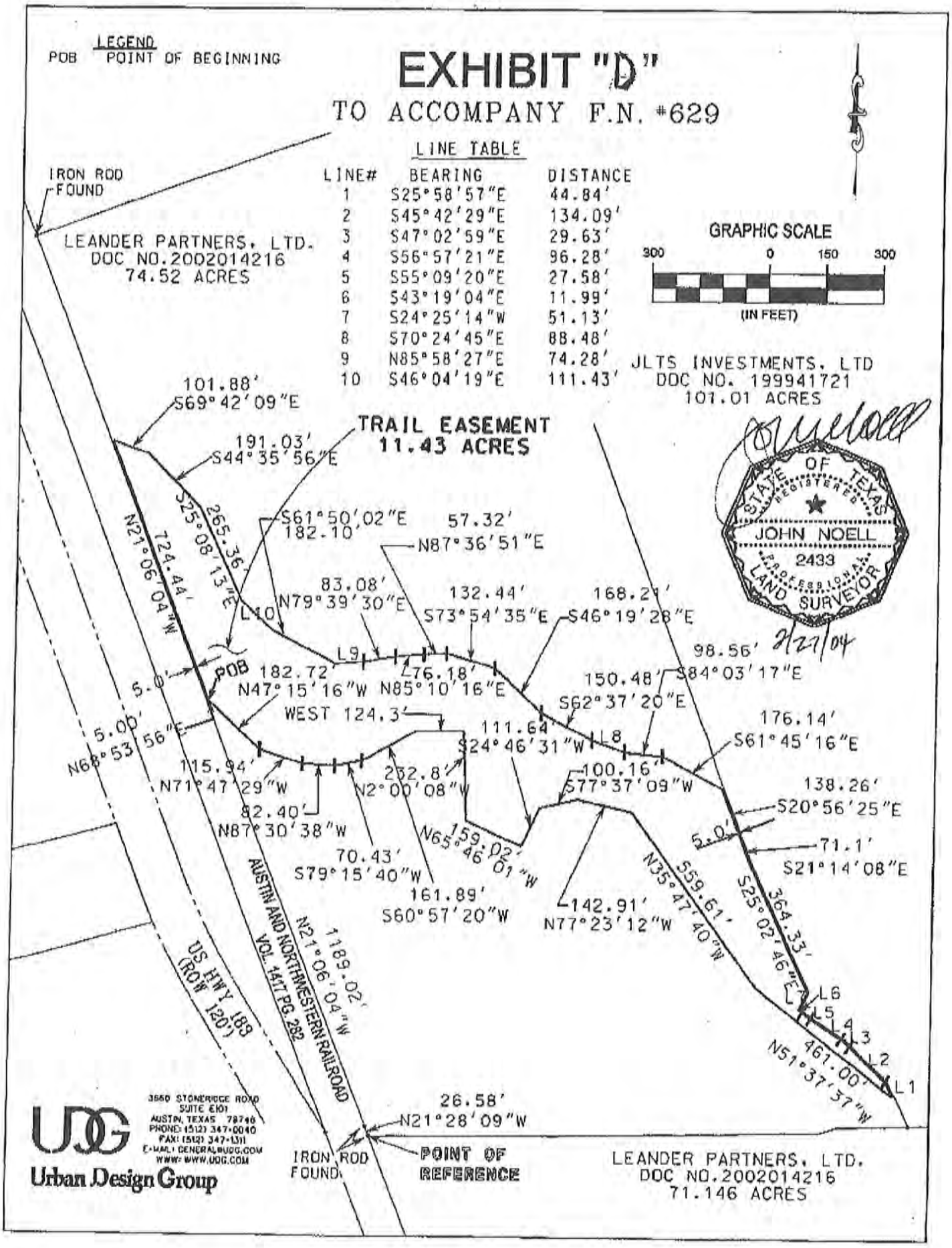
Field Notes Prepared by
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040

John Noell, R.P.L.S. #2433

Date: February 25, 2004

Sketch or map attached.

Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone


LEGEND
POB POINT OF BEGINNING
EXHIBIT "D"
TO ACCOMPANY F.N. #629
LINE TABLE
LINE# BEARING DISTANCE
1 S25°58'57"E 44.84'
2 S45°42'29"E 134.09'
3 S47°02'59"E 29.63'
4 S56°57'21"E 96.28'
5 S55°09'20"E 27.58'
6 S43°19'04"E 11.99'
7 S24°25'14"W 51.13'
8 S70°24'45"E 88.48'
9 N85°58'27"E 74.28'
10 S46°04'19"E 111.43'
GRAPHIC SCALE
300 0 150 300
(IN FEET)
IRON ROD FOUND
LEANDER PARTNERS, LTD.
DOC NO.2002014216
74.52 ACRES
JLTS INVESTMENTS, LTD
DOC NO. 199941721
101.01 ACRES
TRAIL EASEMENT
11.43 ACRES
101.88'
S69°42'09"E
191.03'
S44°35'56"E
265.36'
S25°08'13"E
724.44'
N21°06'04"W
S61°50'02"E
182.10'
57.32'
N87°36'51"E
83.08'
N79°39'30"E
132.44'
S73°54'35"E
168.21'
S46°19'28"E
L10
L9
76.18'
N85°10'16"E
182.72'
N47°15'16"W
POB
5.0'
5.00'
N68°53'56"E
WEST 124.3'
111.64'
S24°46'31"W
L8
150.48'
S62°37'20"E
98.56'
S84°03'17"E
176.14'
S61°45'16"E
115.94'
N71°47'29"W
232.8'
N2°00'08"W
100.16'
S77°37'09"W
138.26'
S20°56'25"E
82.40'
N87°30'38"W
70.43'
S79°15'40"W
159.02'
N65°46'01"W
161.89'
S60°57'20"W
142.91'
N77°23'12"W
5.0'
71.1'
S21°14'08"E
559.61'
N35°47'40"W
364.33'
S25°02'46"E
L7
L6
L5
L4
L3
L2
L1
461.00'
N51°37'37"W
AUSTIN AND NORTHWESTERN RAILROAD
VOL. 1417 PG. 282
1189.02'
N21°06'04"W
US HWY 183
(ROW 120')
26.58'
N21°28'09"W
IRON ROD FOUND
POINT OF REFERENCE
LEANDER PARTNERS, LTD.
DOC NO.2002014216
71.146 ACRES
STATE OF TEXAS
REGISTERED
JOHN NOELL
2433
PROFESSIONAL
LAND SURVEYOR
2/27/04
3660 STONERIDGE ROAD
SUITE E101
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-1311
E-MAIL: GENERAL@UDG.COM
WWW: WWW.UDG.COM
UDG
Urban Design Group

ATTACHMENT D

SPECIAL WARRANTY DEED

THE STATE OF TEXAS	§	
COUNTY OF WILLIAMSON	§	**KNOW ALL PERSONS BY THESE PRESENTS:**

That the **City of Leander, Texas**, a Texas home rule municipality, hereinafter called "**Grantor**," for and in consideration of the sum of Ten and No/100 Dollars ($10.00), together with other good and valuable consideration, to Grantor cash in hand paid by **Transit Village Investments, Ltd.**, a Texas limited partnership, hereinafter called "**Grantee**", the receipt of which is hereby acknowledged, has **GRANTED, SOLD** and **CONVEYED**, and by these presents does **GRANT, SELL** and **CONVEY** unto the said **Grantee**, all that certain lot, tract or parcel of land known and described as follows:

All that certain parcel or tract of land being 10.05 acres, more or less, located in Williamson County, Texas, as more particularly described as Tract 2 in Exhibit A attached hereto and incorporated herein as if fully transcribed herein, save and except that portion of Tract 2 described in Exhibit A-1 attached hereto and incorporated herein for all purposes (the "Property"). The City shall retain ownership of Tract 1 described in Exhibit A and the property described in Exhibit B.

This conveyance is expressly made subject to the restrictions, covenants and easements, if any, apparent on the ground, and utility easements, if any, in use by the City or any other public utility, or now in force and existing of record in the office of the County Clerk of Williamson County, Texas, to which reference is here made for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee, **Transit Village Investments, Ltd.**, its successors and assigns forever, and Grantor does hereby bind their successors and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the said premises unto **Transit Village Investments, Ltd.**, the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under the Grantor, but not otherwise.

As to the Property only, Grantor releases and terminates all easements, rights, claims or interests under the Right of Way Dedication recorded under Document No. 2004089007 of the Official Public Records of Williamson County, Texas. The Grantor retains all interest in and does not convey its interest in those certain tracts or parcels of land described in Document No. 2011038293 of the Official Public Records of Travis County, Texas and Document No. 2009071324 of the Official Public Records of Travis County, Texas. By acceptance of this Deed, Grantee consents to the foregoing.

EXECUTED at _____, Williamson County, Texas, this the ___ day of _____ 20__.

GRANTOR: The City of Leander, Texas

_____
Christopher Fielder, Mayor
Mailing Address: P.O. Box 319
Leander, Williamson County, Texas 78646

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Christopher Fielder, Mayor of the City of Leander, Texas, Grantor herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __ day of 2013.

_____
Notary Public-State of Texas

_____
Notary Public-State of Texas

AFTER RECORDING PLEASE RETURN TO:
City of Leander
City Secretary
P.O. Box 319
Leander, Texas 7864

FIELD NOTE 609
UDG # 99-085

SAN GABRIEL PARK
STREET R.O.W.
WILLIAMSON COUNTY, TEXAS

DESCRIPTION

DESCRIBING TWO (2) TRACTS OF LAND HEREINAFTER REFERRED TO AS TRACT 1 AND TRACT 2, SAID TWO TRACTS BEING A PART OF THE TALBOT CHAMBERS SURVEY A-125, WILLIAMSON COUNTY, TEXAS, TRACT 1 CONTAINING 9,441 SQUARE FEET OF LAND (0.217 OF ONE ACRE) AND BEING A PART OF THAT CERTAIN 5.24 ACRE TRACT DESCRIBED IN A DEED TO LEANDER PARTNERS, LTD., AS RECORDED IN DOCUMENT NUMBER 2002014216 OF THE DEED RECORDS OF THE SAID COUNTY, TRACT 2 CONTAINING 10.05 ACRES AND BEING A PART OF THAT CERTAIN 74.52 ACRE TRACT AND THAT CERTAIN 71.146 ACRE TRACT DESCRIBED IN THE SAID DEED TO LEANDER PARTNERS, LTD., SAID TWO TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1
BEGINNING for reference at an iron rod found at the south corner of the said 5.24 acre tract, same being at the intersection of the east right-of-way line of U.S. Highway 183 as described in Volume 452, Page 668 of the said Deed Records and the west right-of-way line of Austin and Northwestern Railroad as described in Volume 1417, Page 282 of the said Deed Records;

THENCE, with the east boundary line of the said 5.24 acre tract, N21°07'11"W, 676.01 feet to an iron rod set at the POINT OF BEGINNING of the herein described tract of land;

THENCE, through the interior of the said 5.24 acre tract, the following two (2) courses:
1) S69°00'05"W, 80.83 feet to an iron rod set;
2) S21°43'25"W, 36.73 feet to an iron rod set in the said east line of U.S. Highway 183;

THENCE, with the said line of U.S. Highway 183, along a curve to the right having a radius of 1851.68 feet, an arc length of 131.91 feet, a central angle of 4°04'54" and a chord which bear N23°30'47"W, 131.88 feet to an iron rod set;

THENCE, through the interior of the said 5.24 acre tract, the following two (2) courses:
1) S66°16'28"E, 35.20 feet to an iron rod set;
2) N69°00'05"E, 86.36 feet to an iron rod set in the east boundary line of the said 5.24 acre tract;

THENCE, with the said east line, S21°07'11"E, 80.00 feet to the POINT OF BEGINNING and containing 9,441 square feet of land.

TRACT 2
BEGINNING for reference at an iron rod found at the southwest corner of the said 74.52 acre tract, same being in the east right-of-way line of the Austin and Northwestern Railroad as recorded in Volume 1417, Page 282 of the said Official Public Records and at the northwest corner the said 71.146 acre tract;

THENCE, with the west line of the said 74.52 acre tract, the following two (2) courses:
1) N21°28'09"W, 26.58 feet to an iron rod found;
2) N21°06'04"W, 696.47 feet to an iron rod set at the POINT OF BEGINNING of the herein described tract of land;

THENCE, continuing with the said west line, N21°06'04"W, 80.00 feet to an iron rod set;

EXHIBIT
tabbies
A

THENCE, through the interior of the said 74.52 acre 71.146 acre tracts, the following twenty-three (23) courses:

1) N69°00'05"E, 184.67 feet to an iron rod set;
2) Along a curve to the right having a radius of 510.00 feet, an arc length of 97.18 feet, a central angle of 44°37'15" and a chord which bears S88°41'18"E, 387.22 feet to an iron rod set;
3) S66°22'40"E, 106.65 feet to an iron rod set;
4) Along a curve to the left having a radius of 430.00 feet, an arc length of 239.82 feet, a central angle of 31°57'18" and a chord which bears S82°21'19"E, 236.72 feet to an iron rod set;
5) N81°40'02"E, 35.81 feet to an iron rod set;
6) Along a curve to the left having a radius of 25.00 feet, an arc length of 39.41 feet, a central angle of 90°19'32" and a chord which bears N36°30'16"E, 35.46 feet to an iron rod set;
7) N77°50'43"E, 90.18 feet to an iron rod set;
8) Along a curve to the left having a radius of 955.00 feet, an arc length of 717.39 feet, a central angle of 43°02'25" and a chord which bears S29°50'55"E, 700.64 feet to an iron rod set;
9) S51°22'07"E, 218.31 feet to an iron rod set;
10) Along a curve to the right having a radius of 1045.00 feet, an arc length of 331.32 feet, a central angle of 18°09'58", and a chord which bears S42°17'08"E, 329.94 feet to an iron rod set;
11) S50°48'16"E, 46.53 feet tn an iron rod aet;
12) Along a curve to the right having a radius of 1060.00 feet, an arc length of 159.00 feet, a central angle of 8°35'40", and a chord which bears S26°30'26"E, 158.85 feet to an iron rod set;
13) S22°12'36"E, 50.00 feet to an iron rod set;
14) Along a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", and a chord which bears S67°12'36"E, 35.36 feet to an iron rod set;
15) S22°12'36"E, 160.00 feet to an iron rod set;
16) Along a curve to the left having a radius of 25.00, an arc length of 39.27 feet, a central angle of 90°00'00", and a chord which bears S22°47'24"W, 35.36 feet to an iron rod set;
17) S67°47'24"W, 120.00 feet to an iron rod set;
18) Along a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", and a chord which bears N67°12'36"W, 35.36 feet to an iron rod set;
19) S67°47'24"W, 200.00 feet to an iron rod set;
20) S87°47'24"W, 43.86 feet to an iron rod set;
21) S67°47'24"W, 567.39 feet to an iron rod set;
22) Along a curve to the left having a radius of 25.00 feet, an arc length of 38.74 feet, a central angle of 88°46'39", and a chord which bears S23°24'04"W, 34.98 feet to an iron rod set;
23) S20°59'15"E, 148.46 feet to an iron rod set at the northeast corner of Gabriel Street, same being in the south line of the said 71.146 acre tract;

THENCE, with the said south line, S67°32'15"W, 60.02 feet to an iron rod set at the northwest corner of the said Gabriel Street;

THENCE, through the interior of the said 71.146 acre tract, the following five (5) courses:

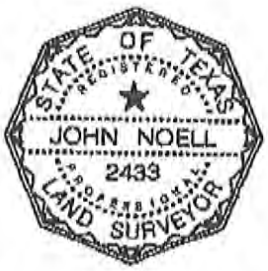
1) N20°59'15"W, 147.66 feet to an iron rod set;
2) Along a curve to the left having a radius of 25.00 feet, an arc length of 39.80 feet, a central angle of 91°13'21", and a chord which bears N66°35'56"W, 35.73 feet to an iron rod set;
3) S67°47'24"W, 54.06 feet to an iron rod set;
4) S47°47'24"W, 43.86 feet to an iron rod set;
5) S67°47'24"W, 200.00 feet to an iron rod set in the west line of the said 71.146 acre tract, same being the east line of the said Austin and Northwestern Railroad tract;

THENCE, with the west line of the said 71.146 acre tract, N21°04'35"W, 160.03 feet to an iron rod set;

THENCE, through the interior of the said 71.146 acre and 74.52 acre tracts, the following eighteen (18) courses:

1) N67°47'24"E, 196.83 feet to an iron rod set;
2) N87°47'24"E, 43.86 feet to an iron rod set;
3) N67°47'24"E, 731.47 feet to an iron rod set;
4) N47°47'24"E, 43.86 feet to an iron rod set;
5) N67°47'24"E, 200.00 feet to an iron rod set;
6) Along a curve to the left having a radius of 25.00, an arc length of 39.27 feet, a central angle of 90°00'00", and a chord which bears N22°47'24"E, 35.36 feet to an iron rod set;
7) N22°12'36"W, 50.00 feet to an iron rod set;
8) Along a curve to the left having a radius of 940.00 feet, an arc length of 141.00 feet, a central angle of 8°35'40", and a chord which bears N26°30'26"W, 140.87 feet to an iron rod set;
9) N10°48'16"W, 41.53 feet to an iron rod set;
10) Along a curve to the left having a radius of 955.00 feet, an arc length of 303.73 feet, a central angle of 18°13'21" and a chord which bears N42°15'27"W, 302.45 feet to an iron rod set;
11) N51°22'07"W, 218.31 feet to an iron rod set;
12) Along a curve to the right having a radius of 1045.00 feet, an arc length of 651.66 feet, a central angle of 35°43'46", and a chord which bears N33°30'14"W, 641.15 feet to a point;
13) Along a curve to the left having a radius of 25.00 feet, an arc length of 36.08 feet, a central angle of 82°41'37" and a chord which bears N56°59'10"W, 33.03 feet to a point;
14) S81°40'02"W, 44.48 feet to a point;
15) Along a curve to the right having a radius of 510.00 feet, an arc length of 284.44 feet, a central angle of 31°57'18" and a chord which bears N82°21'19"W, 280.76 feet to a point;
16) N66°22'40"W, 106.65 feet to a point;
17) Along a curve to the left having a radius of 430.00 feet, an arc length of 334.88 feet, a central angle of 44°37'15" and a chord which bears N88°41'18"W, 326.48 feet to a point;
18) S69°00'05"W, 184.52 feet to the POINT OF BEGINNING and containing 10.05 acres of land.

Field Notes Prepared by
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040



John Noell, R.P.L.S. #2433

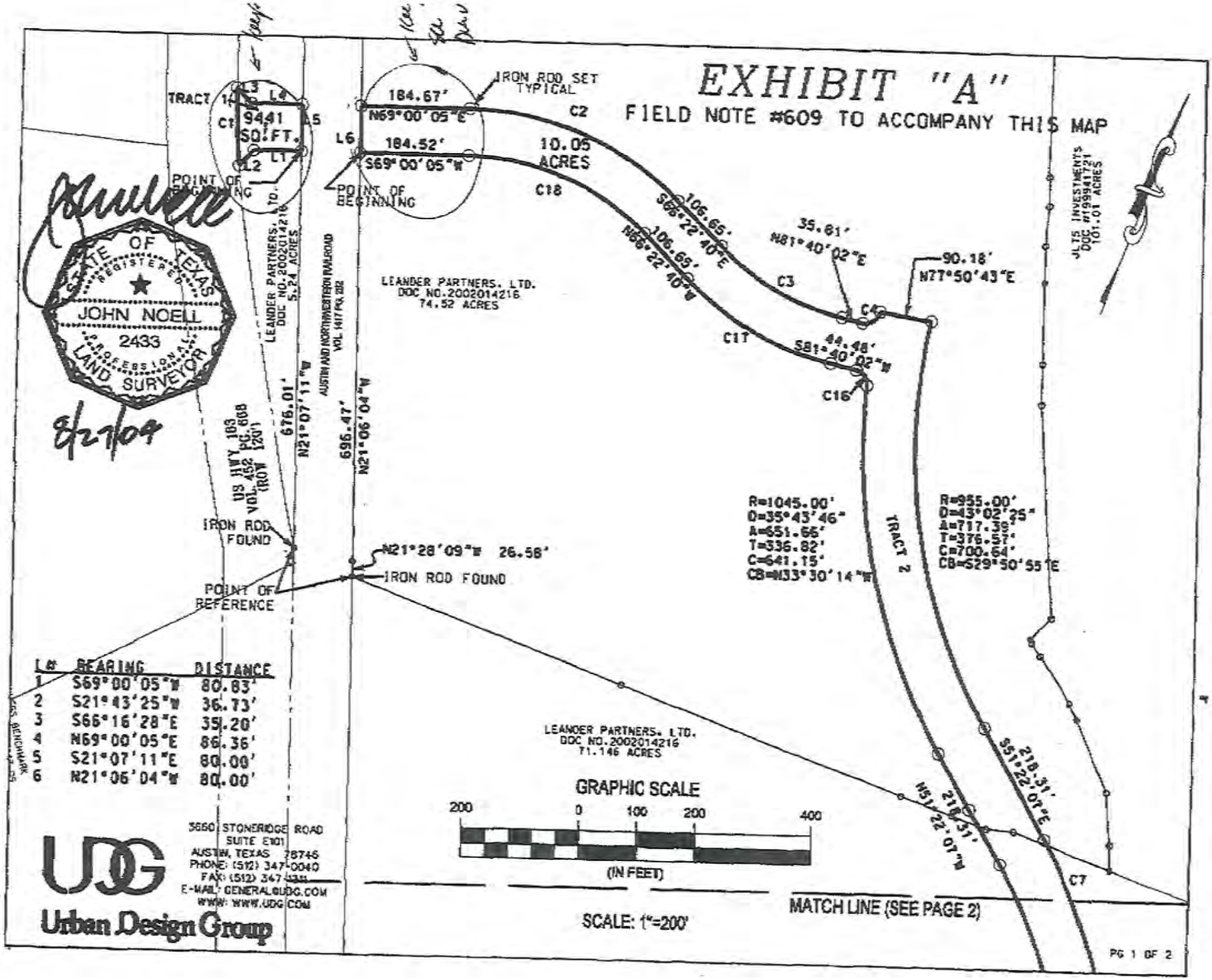
Date: January 13, 2004
(Revised August 27, 2004)

Sketch or map attached.

Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

EXHIBIT "A"

FIELD NOTE #609 TO ACCOMPANY THIS MAP

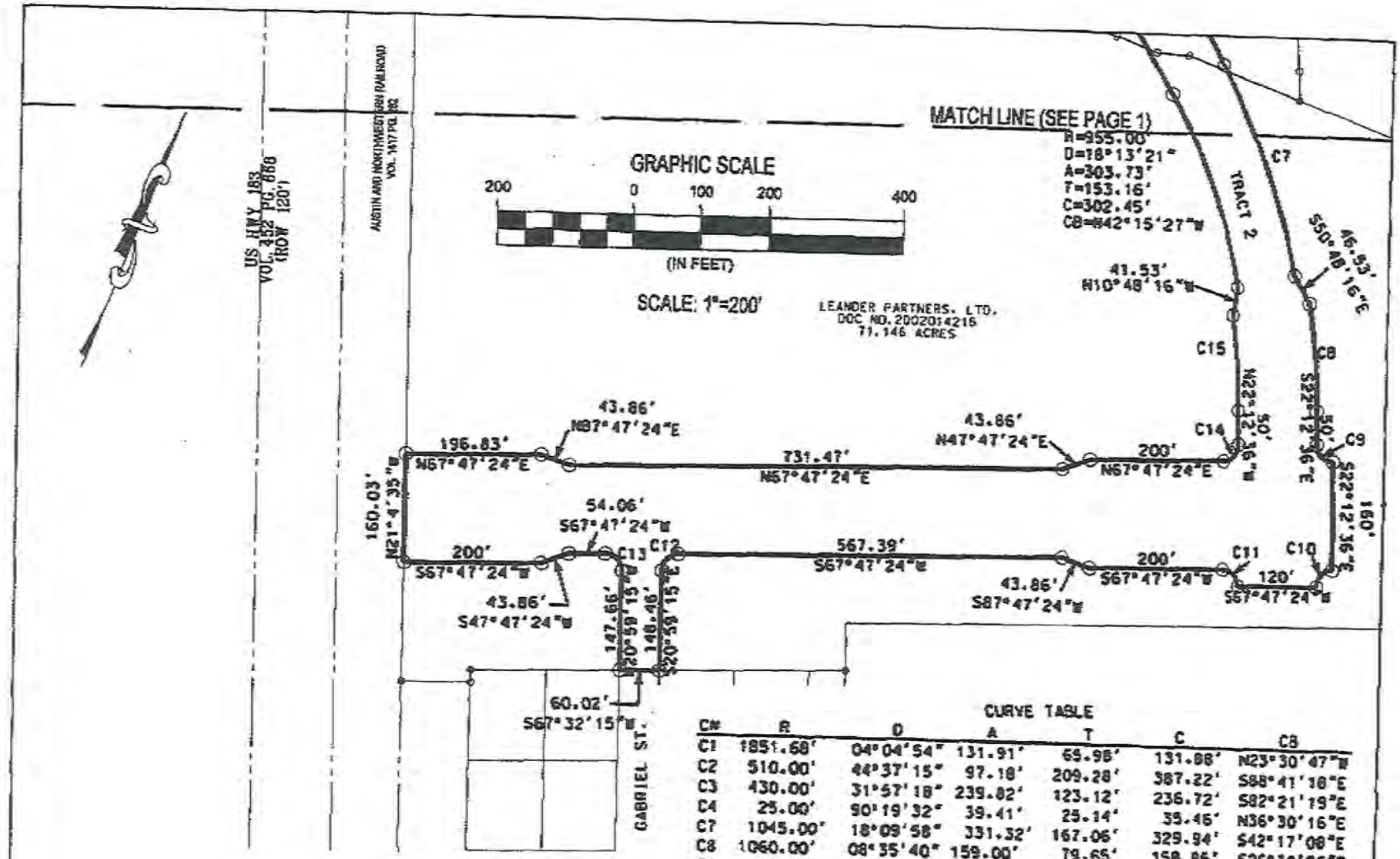


L#	BEARING	DISTANCE
1	S69°00'05"W	80.83'
2	S21°43'25"W	36.73'
3	S66°16'28"E	35.20'
4	N69°00'05"E	86.36'
5	S21°07'11"E	80.00'
6	N21°06'04"W	80.00'

STATE OF TEXAS
REGISTERED
JOHN NOELL
2433
PROFESSIONAL
LAND SURVEYOR

8/21/09

UDG
Urban Design Group
3660 STONERIDGE ROAD
SUITE E101
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-0331
E-MAIL: GENERAL@UDG.COM
WWW: WWW.UDG.COM



CURVE TABLE

C#	R	D	A	T	C	CB
C1	1851.68'	04°04'54"	131.91'	65.98'	131.88'	N23°30'47"W
C2	510.00'	44°37'15"	97.19'	209.28'	387.22'	S88°41'18"E
C3	430.00'	31°57'18"	239.82'	123.12'	236.72'	S82°21'19"E
C4	25.00'	90°19'32"	39.41'	25.14'	35.46'	N36°30'16"E
C7	1045.00'	18°09'58"	331.32'	167.06'	329.94'	S42°17'08"E
C8	1060.00'	08°35'40"	159.00'	79.65'	158.85'	S26°30'26"E
C9	25.00'	90°00'00"	39.27'	25.00'	35.36'	S67°12'36"E
C10	25.00'	90°00'00"	39.27'	25.00'	35.36'	S22°47'24"W
C11	25.00'	90°00'00"	39.27'	25.00'	35.36'	N67°12'36"W
C12	25.00'	88°46'39"	38.74'	24.47'	34.98'	S23°24'04"W
C13	25.00'	91°13'21"	39.80'	25.54'	35.73'	N66°35'56"W
C14	25.00'	90°00'00"	39.27'	25.00'	35.36'	N22°47'24"E
C15	940.00'	08°35'40"	141.00'	70.63'	140.87'	N26°30'26"W
C16	25.00'	82°41'37"	36.08'	22.00'	33.03'	N56°59'10"W
C17	510.00'	31°57'18"	284.44'	146.02'	280.76'	N82°21'19"W
C18	430.00'	44°37'15"	334.88'	176.45'	326.48'	N88°41'18"W

UDG
Urban Design Group
3660 STONERIDGE ROAD
SUITE E101
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-1311
E-MAIL: GENERAL@UDG.COM
WWW: WWW.UDG.COM

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
Office: 512-443-1[illegible]4
Fax: 512-389-0[illegible]3
3500 McCall Lane
Austin, Texas 78744

0.548 ACRE RIGHT-OF-WAY TRACT
TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 0.548 ACRES (APPROXIMATELY 23,892 SQ. FT.) IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 10.05 ACRE TRACT CONVEYED TO THE CITY OF LEANDER IN A RIGHT-OF-WAY DEDICATION DATED NOVEMBER 15, 2004 AND RECORDED IN DOCUMENT NO. 2004089007 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.548 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east right-of-way line of the Capital Metropolitan Transportation Authority Railroad (100' right-of-way) described in Document No. 2000020773 of the Official Public Records of Williamson County, Texas, being also in the west line of Lot 2 of San Gabriel Park, a subdivision of record in Cabinet Y, Slides 364-367 of the Plat Records of Williamson County, Texas, for the northwest corner of said 10.05 acre tract, from which a 1/2" rebar found for the northwest corner of said Lot 2 bears North 21°06'04" West, a distance of 1709.59 feet;

THENCE with the north line of said 10.05 acre tract, the following two (2) courses and distances:

1. North 68°55'55" East, a distance of 184.90 feet to a calculated point;

2. With a curve to the right, having a radius of 510.00 feet, a delta angle of 13°37'07", an arc length of 121.22 feet, and a chord which bears North 75°42'41" East, a distance of 120.94 feet to a calculated point, from which, a 1/2" rebar found in the north line of said 10.05 acre tract bears with a curve to the right, having a radius of 510.00 feet, a delta angle of 31°03'41", an arc length of 276.48 feet, and a chord which bears South 81°56'55" East, a distance of 273.11 feet;

THENCE South 10°23'17" East, crossing said 10.05 acre tract, a distance of 80.12 feet to a calculated point in the south line of said 10.05 acre tract, being also in the north line of Lot 1 of said San Gabriel Park;

THENCE with the north line of said Lot 1, being the south line of said 10.05 acre tract, the following two (2) courses and distances:

EXHIBIT
tabbies
A-1

1. With a curve to the left, having a radius of 430.00 feet, a delta angle of 14°09'37", an arc length of 106.27 feet, and a chord which bears South 75°58'56" West, a distance of 106.00 feet to a calculated point;

2. South 68°55'55" West, a distance of 184.90 feet to a calculated point in the east right-of-way line of said Capital Metropolitan Transportation Authority Railroad, for the southwest corner of said 10.05 acre tract and the northwest corner of said Lot 1, from which a 1/2" rebar found in the east right-of-way line of said Capital Metropolitan Transportation Authority Railroad for the southwest corner of said Lot 1 bears South 21°06'04" East, a distance of 696.46 and South 21°28'09" East, a distance of 26.59 feet;

THENCE North 21°06'04" West, with the east right-of-way line of said Capital Metropolitan Transportation Authority Railroad, being the west line of said 10.05 acre tract, a distance of 80.00 feet to the **POINT OF BEGINNING**, containing 0.548 acres of land, more or less.

Surveyed on the ground June 24, 2013. Bearing Basis: The Texas Coordinate System of 1983 (NAD 83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 960-001-ROW S&E.

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

6.25.13

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.548 ACRES (APPROXIMATELY 23,892 SQ. FT.) IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 10.05 ACRE TRACT CONVEYED TO THE CITY OF LEANDER IN A RIGHT-OF-WAY DEDICATION DATED NOVEMBER 15, 2004 AND RECORDED IN DOCUMENT NO. 2004089007 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND	
●	1/2" REBAR FOUND
△	CALCULATED POINT
( )	RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°55'55"E	184.90'
	(N69°00'05"E)	(184.67')
L2	S10°23'17"E	80.12'
L3	S68°55'55"W	184.90'
	(S69°00'05"W)	(184.52')
L4	N21°06'04"W	80.00'
	(N21°06'04"W)	(80.00')
L5	S21°06'04"E	696.46'
	(S21°06'04"E)	(696.47')
L6	S21°28'09"E	26.59'
	(S21°28'09"E)	(26.58')

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	TANGENT
C1	510.00'	13°37'07"	121.22'	N75°42'41"E	120.94'	60.90'
C2	430.00'	14°09'37"	106.27'	S75°58'56"W	106.00'	53.41'
C3	510.00'	31°03'41"	276.48'	S81°56'55"E	273.11'	141.73'
(C4)	(510.00')	(44°37'15")	(97.18')	(S88°41'18"E)	(387.22')	(209.28')
(C5)	(430.00')	(31°57'18")	(239.82')	(S82°21'19"E)	(236.72')	(123.12')

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

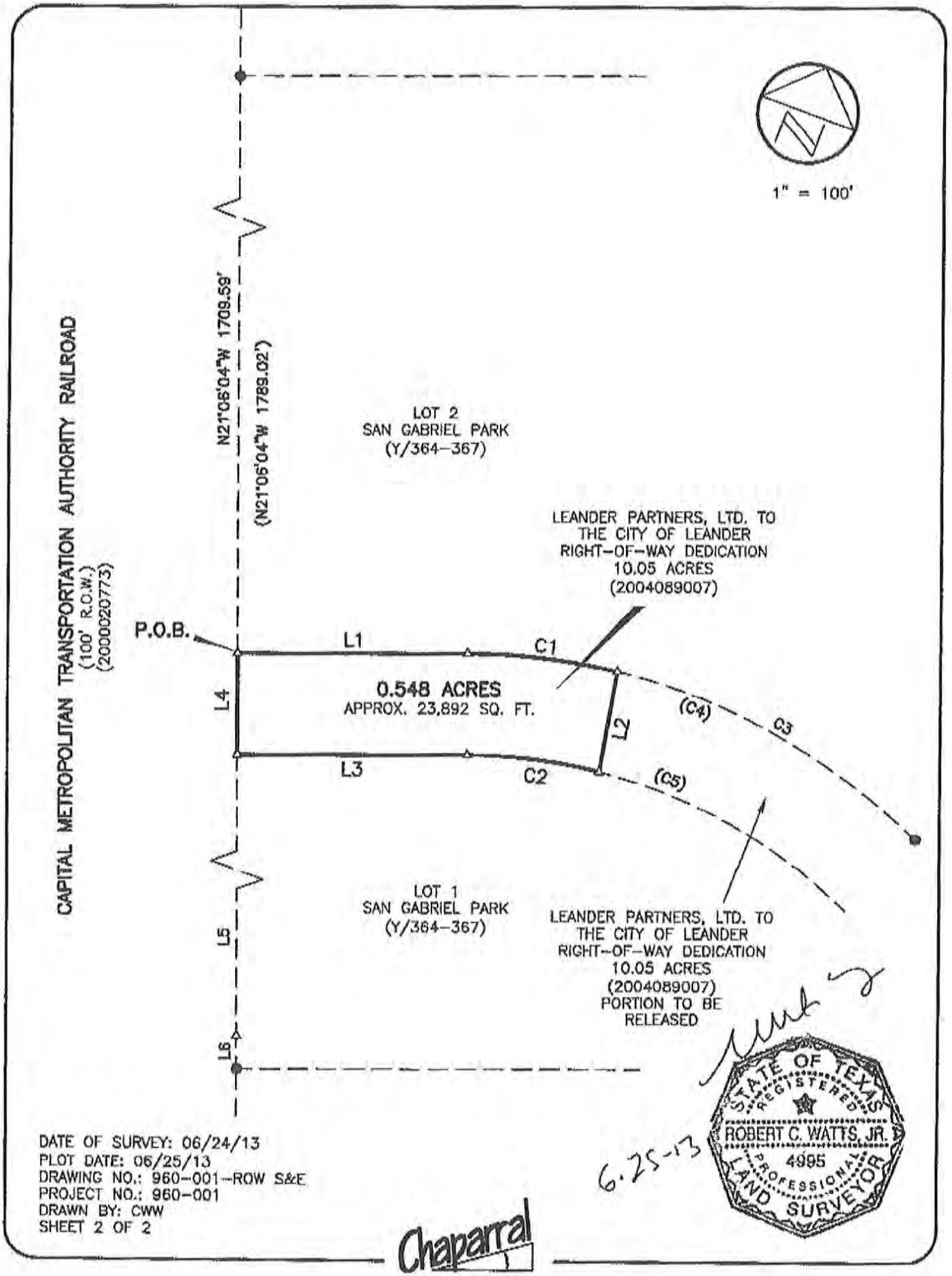
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 960-001-ROW S&E

DATE OF SURVEY: 06/24/13
PLOT DATE: 06/25/13
DRAWING NO.: 960-001-ROW S&E
PROJECT NO.: 960-001
DRAWN BY: CWW
SHEET 1 OF 2

STATE OF TEXAS
REGISTERED
ROBERT C. WATTS, JR.
4995
PROFESSIONAL
LAND SURVEYOR

6-25-13

Chaparral


1" = 100'
CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY RAILROAD
(100' R.O.W.)
(2000020773)
N21°06'04"W 1709.59'
(N21°06'04"W 1789.02')
LOT 2
SAN GABRIEL PARK
(Y/364-367)
LEANDER PARTNERS, LTD. TO
THE CITY OF LEANDER
RIGHT-OF-WAY DEDICATION
10.05 ACRES
(2004089007)
P.O.B.
L1
C1
L4
0.548 ACRES
APPROX. 23,892 SQ. FT.
L2
(C4)
C3
L3
C2
(C5)
LOT 1
SAN GABRIEL PARK
(Y/364-367)
L5
L6
LEANDER PARTNERS, LTD. TO
THE CITY OF LEANDER
RIGHT-OF-WAY DEDICATION
10.05 ACRES
(2004089007)
PORTION TO BE
RELEASED
STATE OF TEXAS
REGISTERED
ROBERT C. WATTS, JR.
4995
PROFESSIONAL
LAND SURVEYOR
6.25-13
DATE OF SURVEY: 06/24/13
PLOT DATE: 06/25/13
DRAWING NO.: 960-001-ROW S&E
PROJECT NO.: 960-001
DRAWN BY: CWW
SHEET 2 OF 2
Chaparral

Agenda item # 14a

Executive Summary

September 5, 2013

Agenda Subject: Public Hearing on the Proposed Budget for FY 2013-14

Background: Prior to adoption of the proposed budget for FY 2013-14, a public hearing is required.

Origination: Robert G. Powers, Finance Director

Financial Consideration: n/a

Recommendation:

Attachments: n/a

Prepared by: Robert G. Powers, Finance Director

Agenda item # 14b

Executive Summary

September 5, 2013

Agenda Subject: An Ordinance Adopting the FY 2013-14 Annual Budget

Background: After the public hearing on the proposed budget for FY 2013-14, the City Council can adopt the proposed budget, with or without amendments. State law requires that a budget be adopted before the governing body can set the tax rate. State law also states that adoption of a budget that raises more revenue from property taxes than in the previous year will require a separate vote of the governing body to ratify the property tax increase reflected in the budget. The increase in property tax revenue is $1,148,000 or 9.5%, and of that amount, $792,785 is tax revenue to be raised from new property added to the tax roll this year.

Origination: Robert G. Powers, Finance Director

Financial Consideration: See attached proposed budget

Recommendation: Motion #1 – move to ratify the property tax increase reflected in the proposed budget. Motion #2 – move to approve the proposed budget for FY 2013-14

Attachments: Ordinance adopting the FY 2013-14 Annual Budget

Prepared by: Robert G. Powers, Finance Director

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013, AND ENDING SEPTEMBER 30, 2014; APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Leander, Texas ("City") has submitted to the City Council a proposed budget of the revenues and the expenditures for FY 2013-14 to conduct the affairs of the City and has provided a complete financial plan for FY 2013-14; and

WHEREAS, the proposed budget has been compiled from detailed information obtained from the several departments, divisions, and offices of the City; and

WHEREAS, the City Council has received the City Manager's proposed budget, a copy of which has been filed with the City Secretary; and

WHEREAS, the City Council has conducted a public hearing on the budget, as provided by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. The FY 2013-14 Annual Budget, beginning October 1, 2013, and ending September 30, 2014, a copy which is attached hereto as Exhibit "A", is hereby adopted.

Section 2. The sums shown on Exhibit "A" are hereby appropriated from the respective funds for the payment of expenditures on behalf of the City as established in the approved budget document for the fiscal year ending September 30, 2014.

Section 3. The city manager is hereby authorized to transfer appropriations, when necessary, between accounts within the same budgetary fund for purposes of fiscal control, efficiency and sound management practices.

Section 4. Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall be and remain in full force and effect from and after its final passage and publication as herein provided.

PASSED AND APPROVED this 5th day of September, 2013.

CITY OF LEANDER, TEXAS

_____
Christopher Fielder, Mayor

ATTEST:

_____
Debbie Haile, City Secretary

FY 2013-14

ANNUAL BUDGET

OPERATING FUNDS

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
General Fund-01						
Beginning Fund Balance	4,706,853	5,641,027	4,727,833	4,727,833	4,727,833	6,915,225
Revenues	16,363,402	16,633,801	16,298,840	17,076,940	19,198,988	18,394,116
Expenditures						
ADMINISTRATION	710,418	618,947	598,436	598,436	595,459	588,183
CITY SECRETARY	108,532	126,624	107,340	107,340	111,897	101,030
FINANCE	387,313	330,644	378,211	378,211	360,031	358,244
CITY COUNCIL	29,168	19,316	35,250	35,250	29,634	62,144
LIBRARY	516,912	526,750	529,472	529,472	528,817	557,770
URBAN DEVELOPMENT	173,609	192,894	191,310	206,310	172,883	113,641
ECONOMIC DEVELOPMENT	248,942	235,189	243,049	243,049	175,321	254,278
MUNICIPAL COURT	188,971	196,746	206,140	206,140	210,653	229,184
MUNICIPAL COURT JUDGE	43,681	41,913	46,607	46,607	44,510	48,670
PLANNING	252,330	164,485	247,181	247,181	240,867	374,695
PUBLIC WORKS	1,004,587	1,052,565	1,183,435	1,271,435	1,256,825	1,510,184
ENGINEERING	497,008	541,694	552,270	552,270	543,970	761,079
PARKS & RECREATION	767,105	881,491	888,644	888,644	907,765	912,769
POLICE ADMINISTRATION	442,517	517,075	545,420	545,420	565,730	599,420
UNIFORM SERVICES	2,290,426	2,223,870	2,219,424	2,235,424	2,186,566	2,704,955
SUPPORT SERVICES	1,107,211	1,146,934	1,201,598	1,185,598	1,133,246	1,101,964
ANIMAL CONTROL	111,486	110,996	227,206	227,206	211,822	240,734
CRIMINAL INVESTIGATION	339,744	363,339	431,663	431,663	467,296	513,597
CODE ENFORCEMENT	60,715	66,612	82,686	82,686	78,070	167,701
EMERGENCY MANAGEMENT	29,375	12,057	17,300	67,300	64,710	45,403
FIRE DEPARTMENT	2,629,534	2,842,137	2,937,792	3,057,892	3,028,055	3,583,838
BLDG INSPECTIONS	354,615	346,682	352,024	352,024	378,613	383,969
NON-DEPARTMENTAL	3,133,296	4,988,042	3,076,382	3,581,382	3,718,856	5,329,484
Total Expenditures	15,427,495	17,547,002	16,298,840	17,076,940	17,011,596	20,542,936
(less) Transfers Out / Non-Recurring	(581,865)	(2,487,434)	(100,000)	(605,000)	(1,245,000)	(2,242,750)
Current Operating Expenditures	14,845,630	15,059,568	16,198,840	16,471,940	15,766,596	18,300,186
Current Operating surplus/(deficit)	1,517,772	1,574,233	100,000	605,000	3,432,392	93,930
Ending Fund Balance	5,641,027	4,727,833	4,727,833	4,727,833	6,915,225	4,766,405
(less) Reserve Policy	(3,711,408)	(3,764,892)	(4,049,710)	(4,117,985)	(3,941,649)	(4,575,047)
Net Available	1,929,620	962,941	678,123	609,848	2,973,576	191,359

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Golf-05						
Beginning Fund Balance	(1,271,619)	(1,269,072)	48,394	48,394	48,394	(14,822)
Revenues	1,306,883	2,603,281	1,316,000	1,316,000	1,277,600	1,332,600
Expenditures						
GROUNDS MAINTENANCE	616,653	528,585	560,106	560,106	564,759	565,294
GRILL	151,468	192,134	164,046	164,046	169,801	168,770
PRO SHOP	512,884	545,930	570,263	570,263	585,631	582,388
NON-DEPARTMENTAL	23,331	19,166	21,585	21,585	20,625	61,680
Total Expenditures	1,304,336	1,285,815	1,316,000	1,316,000	1,340,816	1,378,132
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	1,304,336	1,285,815	1,316,000	1,316,000	1,340,816	1,378,132
Current Operating surplus/(deficit)	2,547	1,317,466	0	0	(63,216)	(45,532)
Ending Fund Balance	(1,269,072)	48,394	48,394	48,394	(14,822)	(60,354)
Net Available	(1,269,072)	48,394	48,394	48,394	(14,822)	(60,354)

Fund Summary: The Golf Fund is an enterprise fund that has been established to be self-sufficient. The revenue it earns through green fees, merchandise and food and beverage sales remain in the fund to pay the expenses related to operating the Golf Course.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Utility Fund-20						
Beginning Fund Balance	8,811,001	10,251,371	6,497,073	6,497,073	6,497,073	5,541,573
Revenues	15,454,751	15,164,793	15,777,500	16,067,500	17,094,340	17,216,645
Expenditures						
UTILITY BILLING	473,987	661,542	625,084	625,084	612,238	725,255
WATER MAINTENANCE	7,688,488	4,897,438	5,012,366	6,807,366	5,165,495	7,202,440
WASTEWATER MAINTENANCE	1,349,619	1,461,085	1,685,370	1,765,370	1,653,418	1,597,970
NON-DEPARTMENTAL	4,486,366	11,730,482	10,336,759	10,336,759	10,334,824	10,364,615
REGIONAL WATER PLANT	15,921	168,544	267,921	267,921	283,865	276,365
Total Expenditures	14,014,381	18,919,091	17,927,500	19,802,500	18,049,840	20,166,645
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	14,014,381	18,919,091	17,927,500	19,802,500	18,049,840	20,166,645
Current Operating surplus/(deficit)	1,440,370	(3,754,298)	(2,150,000)	(3,735,000)	(955,500)	(2,950,000)
Ending Fund Balance	10,251,371	6,497,073	4,347,073	2,762,073	5,541,573	2,591,573
(less) Reserve Policy	(3,503,595)	(4,729,773)	(4,481,875)	(4,950,625)	(4,512,460)	(5,041,661)
Net Available	6,747,775	1,767,300	(134,802)	(2,188,552)	1,029,113	(2,450,089)

Fund Summary: The Utility Fund is an enterprise fund intended to be self-sufficient. Revenues derived from water and sewer charges to customers pay for operating the City's utility system which includes water and wastewater treatment systems, water distribution and wastewater collection systems. Rates are also calculated to generate sufficient revenue to pay for any utility system debt.

FY 2013-14

ANNUAL BUDGET

CAPITAL PROJECT FUNDS

FY 2013-14

ANNUAL BUDGET

GENERAL PURPOSE CAPITAL PROJECTS

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
TIA Fund-12						
Beginning Fund Balance	290,777	756,691	1,407,600	1,407,600	1,407,600	228,199
Revenues	471,867	844,552	2,300,000	2,870,059	2,929,859	0
Expenditures						
ADMINISTRATION	5,953	193,643	3,429,260	4,109,260	4,109,260	0
Total Expenditures	5,953	193,643	3,429,260	4,109,260	4,109,260	0
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	5,953	193,643	3,429,260	4,109,260	4,109,260	0
Current Operating surplus/(deficit)	465,914	650,909	(1,129,260)	(1,239,201)	(1,179,401)	0
Ending Fund Balance	756,691	1,407,600	278,340	168,399	228,199	228,199
Net Available	756,691	1,407,600	278,340	168,399	228,199	228,199

Fund Summary: The Traffic Impact Fee fund was established by ordinance to provide developers the option to pay the City an "in-lieu of" fee rather than construct improvements to substandard streets if the street abutted the property being developed. The fund also establishes a fee to be paid by developers for the impact their development will have on traffic conditions.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
General Purpose CIP-40						
Beginning Fund Balance	123,497	392,187	444,643	444,643	444,643	-17,912
Revenues	308,787	731,200	5,330,000	4,980,000	5,471,980	1,649,946
Expenditures						
CAPITAL PROJECTS	0	0	0	0	240,000	1,544,750
GRANTS	40,097	678,744	5,881,980	5,881,980	5,694,535	0
MISC	0	0	0	0	0	0
Total Expenditures	40,097	678,744	5,881,980	5,881,980	5,934,535	1,544,750
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	40,097	678,744	5,881,980	5,881,980	5,934,535	1,544,750
Current Operating surplus/(deficit)	268,690	52,456	(551,980)	(901,980)	(462,555)	105,196
Ending Fund Balance	392,187	444,643	(107,337)	(457,337)	(17,912)	87,284
Net Available	392,187	444,643	(107,337)	(457,337)	(17,912)	87,284

Fund Summary: The General Purpose Capital Projects fund is used to account for a variety of capital projects in which the source of funds is restricted to that purpose. Most recently, the fund is being used to account for the construction of Mel Mathis Avenue. TxDot is contributing matching funds for the project.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
$21M 2007 GO Bonds-52						
Beginning Fund Balance	3,114,375	419,036	244,640	244,640	244,640	
Revenues	389,278	429,862	0	0	48,587	0
Expenditures						
2007 BOND PROJECTS	3,084,617	604,258	0	288,000	293,227	0
Total Expenditures	3,084,617	604,258	0	288,000	293,227	0
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	3,084,617	604,258	0	288,000	293,227	0
Current Operating surplus/(deficit)	(2,695,339)	(174,396)	0	(288,000)	(244,640)	0
Ending Fund Balance	419,036	244,640	244,640	(43,360)	0	0
Net Available	419,036	244,640	244,640	(43,360)	0	0

Fund Summary: In 2006, voters approved bonds for the construction of various roadway, public safety, and municipal facilty improvements. The City issued bonds in 2007 and this fund was established to account for the expenditure of those funds.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
$6M 2010 GO Bonds-53						
Beginning Fund Balance	6,277,945	4,603,215	4,113,940	4,113,940	4,113,940	1,250,460
Revenues	7,762	4,942	0	0	3,500	0
Expenditures						
2010 BOND PROJECTS	1,682,492	494,217	3,831,980	3,831,980	2,866,980	1,160,000
Total Expenditures	1,682,492	494,217	3,831,980	3,831,980	2,866,980	1,160,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	1,682,492	494,217	3,831,980	3,831,980	2,866,980	1,160,000
Current Operating surplus/(deficit)	(1,674,730)	(489,275)	(3,831,980)	(3,831,980)	(2,863,480)	(1,160,000)
Ending Fund Balance	4,603,215	4,113,940	281,960	281,960	1,250,460	90,460
Net Available	4,603,215	4,113,940	281,960	281,960	1,250,460	90,460

Fund Summary: In 2010, the City issued the remaining $6,000,000 of voter-approved bonds from the 2006 election to finish various roadway projects. This fund was established to account for those projects.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Park Dedication-75						
Beginning Fund Balance	144,035	28,154	46,296	46,296	46,296	356,346
Revenues	136	39,632	311,500	311,500	416,550	453,100
Expenditures						
PARKS & RECREATION	116,017	21,490	356,500	356,500	106,500	677,000
Total Expenditures	116,017	21,490	356,500	356,500	106,500	677,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	116,017	21,490	356,500	356,500	106,500	677,000
Current Operating surplus/(deficit)	(115,881)	18,142	(45,000)	(45,000)	310,050	(223,900)
Ending Fund Balance	28,154	46,296	1,296	1,296	356,346	132,446
Net Available	28,154	46,296	1,296	1,296	356,346	132,446

Fund Summary: The Park Dedication Fund was established to account for funds collected during the subdivision platting process. The City's subdivision ordinance requires developers of residential property to set aside parkland ("parkland dedication") or pay an "in-lieu of" fee. The City then can use these funds for the future acquisition of parkland or for improvements to existing parks.

FY 2013-14

ANNUAL BUDGET

UTILITY FUND CAPITAL PROJECTS

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Water Impact Fee Fund-25						
Beginning Fund Balance	(2,578,393)	(1,680,318)	(404,219)	(404,219)	(404,219)	933,021
Revenues	1,099,196	1,339,993	1,250,000	1,250,000	2,130,000	1,489,500
Expenditures						
CIP PROJECTS	201,121	63,894	622,760	622,760	622,760	625,321
WATER IMPACT FEE	0	0	235,000	640,000	170,000	720,000
Total Expenditures	201,121	63,894	857,760	1,262,760	792,760	1,345,321
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	201,121	63,894	857,760	1,262,760	792,760	1,345,321
Current Operating surplus/(deficit)	898,075	1,276,099	392,240	(12,760)	1,337,240	144,179
Ending Fund Balance	(1,680,318)	(404,219)	(11,979)	(416,979)	933,021	1,077,200
Net Available	(1,680,318)	(404,219)	(11,979)	(416,979)	933,021	1,077,200

Fund Summary: The Water Impact Fee fund has been established in accordance with state law that allows a municipality to assess impact fees on development to pay for the offsite impacts of that development on the municipality's utility system. The City periodically updates the capital improvements plan which is required by state law before a fee can be established.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Wastewater Impact Fee Fund-26						
Beginning Fund Balance	3,167,054	992,276	921,185	921,185	921,185	1,710,837
Revenues	544,847	832,551	440,750	440,750	866,000	859,500
Expenditures						
WASTEWATER IMPACT FEE	2,719,625	903,642	0	80,000	76,348	250,000
Total Expenditures	2,719,625	903,642	0	80,000	76,348	250,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	2,719,625	903,642	0	80,000	76,348	250,000
Current Operating surplus/(deficit)	(2,174,778)	(71,091)	440,750	360,750	789,652	609,500
Ending Fund Balance	992,276	921,185	1,361,935	1,281,935	1,710,837	2,320,337
Net Available	992,276	921,185	1,361,935	1,281,935	1,710,837	2,320,337

Fund Summary: The Wastewater Impact Fee fund has been established in accordance with state law that allows a municipality to assess impact fees on development to pay for the offsite impacts of that development on the municipality's utility system. The City periodically updates the capital improvements plan which is required by state law before a fee can be established.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Utility CIP-27						
Beginning Fund Balance	0	0	2,895,132	2,895,132	2,895,132	97,632
Revenues	0	3,000,790	0	0	2,500	0
Expenditures						
CONSTRUCTION COSTS	0	105,658	0	0	0	0
CONSTRUCTION PROJECTS	0	0	2,800,000	2,800,000	2,800,000	0
Total Expenditures	0	105,658	2,800,000	2,800,000	2,800,000	0
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	0	105,658	2,800,000	2,800,000	2,800,000	0
Current Operating surplus/(deficit)	0	2,895,132	(2,800,000)	(2,800,000)	(2,797,500)	0
Ending Fund Balance	0	2,895,132	95,132	95,132	97,632	97,632
Net Available	0	2,895,132	95,132	95,132	97,632	97,632

Fund Summary: The Utility CIP fund is used for the purpose of funding Utility Fund capital improvement projects with the use of debt proceeds. In 2012, the City borrowed $3,000,000 for the reconstruction of the Crystal Falls Elevated Storage Tank and related facilities.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
$9.2M 2007 Utility CO's-28						
Beginning Fund Balance	1,424,851	1,233,331	-51,594	(51,594)	(51,594)	0
Revenues	1,170	290,304	0	0	51,594	0
Expenditures						
REGIONAL WATER SYSTEM	192,690	1,575,229	390,000	390,000	0	0
REGIONAL WASTEWATER SYSTEM	0	0	0	0	0	0
NON-DEPARTMENTAL	0	0	0	0	0	0
Total Expenditures	192,690	1,575,229	390,000	390,000	0	0
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	192,690	1,575,229	390,000	390,000	0	0
Current Operating surplus/(deficit)	(191,520)	(1,284,925)	(390,000)	(390,000)	51,594	0
Ending Fund Balance	1,233,331	(51,594)	(441,594)	(441,594)	(0)	(0)
Net Available	1,233,331	(51,594)	(441,594)	(441,594)	(0)	(0)

Fund Summary: In 2007, the City borrowed $9,200,000 for water and wastewater projects - principally upfront costs relating to the formation of the Brushy Creek Regional Utility Authority. In 2009, after the BCRUA was officially formed and was able to borrow funds from the Texas Water Development Board to design and construct the regional water treatment plant, the City was reimbursed for these upfront costs. The funds were then applied to other City projects such as the 42" water main along Ronald Reagan Boulevard and the purchase of wastewater capacity in the the City of Cedar Park's North Brushy Creek Interceptor which allowed the City of Leander to join the Brushy Creek Regional Wastewater System.

FY 2013-14

ANNUAL BUDGET

INTERNAL SERVICE FUNDS

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Equipment Fund-13						
Beginning Fund Balance	0	0	28,309	28,309	28,309	21,857
Revenues	0	50,037	0	0	2,023	2,023
Expenditures						
ADMINISTRATION	0	21,728	30,000	30,000	8,475	23,880
Total Expenditures	0	21,728	30,000	30,000	8,475	23,880
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	0	21,728	30,000	30,000	8,475	23,880
Current Operating surplus/(deficit)	0	28,309	(30,000)	(30,000)	(6,452)	(21,857)
Ending Fund Balance	0	28,309	(1,691)	(1,691)	21,857	0
Net Available	0	28,309	(1,691)	(1,691)	21,857	0

Fund Summary: The Equipment Reserve fund was established as a means to plan for significant technology purchases that occur on a regular basis.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Vehicle Reserve Fund-14						
Beginning Fund Balance	0	0	152,569	152,569	152,569	647,813
Revenues	0	439,749	98,417	98,417	659,510	555,100
Expenditures						
PUBLIC WORKS	0	0	0	0	0	25,000
ENGINEERING	0	0	0	0	0	0
PARKS & RECREATION	0	7,860	0	0	0	52,000
UNIFORM SERVICES	0	167,552	123,750	123,750	141,750	128,220
CODE ENFORCEMENT	0	0	0	0	0	0
FIRE DEPARTMENT	0	111,768	0	0	0	565,000
BLDG INSEPCTIONS	0	0	22,000	22,000	22,516	0
Total Expenditures	0	287,180	145,750	145,750	164,266	770,220
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	0	287,180	145,750	145,750	164,266	770,220
Current Operating surplus/(deficit)	0	152,569	(47,333)	(47,333)	495,244	(215,120)
Ending Fund Balance	0	152,569	105,236	105,236	647,813	432,693
Net Available	0	152,569	105,236	105,236	647,813	432,693

Fund Summary: The Vehicle Reserve Fund was established as a means to plan for the eventual vehicle replacement needs of the City's fleet. The fund allows a more predictable budgetary process and allows the City to avoid using debt to purchase vehicles.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Utility Vehicle Reserve Fund-21						
Beginning Fund Balance	0	0	55,044	55,044	55,044	40,310
Revenues	0	106,189	12,140	12,140	10,150	21,120
Expenditures						
UTILITY BILLING	0	51,145	0	0	0	0
WATER MAINTENANCE	0	0	25,000	25,000	24,884	25,000
WASTEWATER MAINTENANCE	0	0	0	0	0	25,000
Total Expenditures	0	51,145	25,000	25,000	24,884	50,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	0	51,145	25,000	25,000	24,884	50,000
Current Operating surplus/(deficit)	0	55,044	(12,860)	(12,860)	(14,734)	(28,880)
Ending Fund Balance	0	55,044	42,184	42,184	40,310	11,430
Net Available	0	55,044	42,184	42,184	40,310	11,430

Fund Summary: The Utility Vehicle Reserve Fund was established to provide a means to plan for the eventual replacement Utility Fund vehicles. By doing so, the City is able to avoid incurring debt to purchase vehicles.

FY 2013-14

ANNUAL BUDGET

SPECIAL REVENUE FUNDS

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Bryson Farmstead-03						
Beginning Fund Balance	0	0.00	25,086	690,594	690,594	690,594
Revenues	0	37,445	0	0	300,000	0
Expenditures						
ADMINISTRATION	0	12,359	300,000	300,000	300,000	0
Total Expenditures	0	12,359	300,000	300,000	300,000	0
(less) Transfers Out	0	0	(300,000)	(300,000)	(300,000)	0
Current Operating Expenditures	0	12,359	0	0	0	0
Current Operating surplus/(deficit)	0	25,086	0	0	300,000	0
Ending Fund Balance	0	25,086	(274,914)	(274,914)	690,594	690,594
Net Available	0	25,086	(274,914)	(274,914)	690,594	690,594

Fund Summary: The Bryson Farmstead Fund was established as part of the Memorandum of Understanding that was executed between the City of Leander, the Central Texas Regional Mobility Authority (CTRMA) and TxDOT. The purpose of the MOU was to establish conditions under which the CTRMA could extend the 183A tollway project northward. The project had been on hold when the Bryson Farmstead property was discovered to be an historical property. The CTRMA agreed to place $1,000,000 in escrow to be used by the City of Leander for historical preservation and related activities for the property.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Leander Clean Up-04						
Beginning Fund Balance	0	0	0	0	0	0
Revenues	0	9,143	9,500	9,500	9,504	9,885
Expenditures						
ADMINISTRATION	0	9,143	9,500	9,500	9,504	9,885
Total Expenditures	0	9,143	9,500	9,500	9,504	9,885
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	0	9,143	9,500	9,500	9,504	9,885
Current Operating surplus/(deficit)	0	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0	0
Net Available	0	0	0	0	0	0

Fund Summary: The Leander Clean Up fund was established to provide an additional source of funds for the City's annual Spring Clean Up day which is typically held in May of each year. The revenue comes from a $1 assessment on residential garbage bills one time a year in March.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Public Arts Fund-10						
Beginning Fund Balance	14,907	10,878	5,131	5,131	5,131	3,601
Revenues	1,091	398	0	0	1,020	1,020
Expenditures						
ADMINISTRATION	5,120	6,145	4,900	4,900	2,550	4,200
Total Expenditures	5,120	6,145	4,900	4,900	2,550	4,200
(less) Transfers Out	0	0	0		0	0
Current Operating Expenditures	5,120	6,145	4,900	4,900	2,550	4,200
Current Operating surplus/(deficit)	(4,029)	(5,747)	(4,900)	(4,900)	(1,530)	(3,180)
Ending Fund Balance	10,878	5,131	231	231	3,601	421
Net Available	10,878	5,131	231	231	3,601	421

Fund Summary: The Public Arts fund was established by the City Council to eventually be a sustainable and significant source of funds to promote the arts in Leander. By ordinance, the City contributes 1% of the cost of certain capital projects to the fund. The Council has appointed an advisory commission that makes recommendations regarding promoting the arts in Leander.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Hotel-Motel Tax-11						
Beginning Fund Balance	105	416	472	472	472	472
Revenues	311	56	0	0	0	0
Expenditures						
ADMINISTRATION	0	0	416	416	0	0
Total Expenditures	0	0	416	416	0	0
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	0	0	416	416	0	0
Current Operating surplus/(deficit)	311	56	(416)	(416)	0	0
Ending Fund Balance	416	472	56	56	472	472
Net Available	416	472	56	56	472	472

Fund Summary: The City's hotel-motel occupancy tax ordinance mirrors the state's occupancy tax and originally included establishments in the City's ETJ. During that time a small amount of revenue was collected from one establishment that was within the City's ETJ. The ordinance has since been amended to only apply to businesses within the city limits.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Park Grants-41						
Beginning Fund Balance	17,536	20,454	0	0	0	0
Revenues	143,979	6	0	0	0	70,000
Expenditures						
CIP PARK GRANTS	141,061	20,460	0	0	0	70,000
Total Expenditures	141,061	20,460	0	0	0	70,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	141,061	20,460	0	0	0	70,000
Current Operating surplus/(deficit)	2,918	(20,454)	0	0	0	0
Ending Fund Balance	20,454	0	0	0	0	0
Net Available	20,454	0	0	0	0	0

Fund Summary: The Parks Grant fund is used to account for grants that the City's Park and Recreation department may be awarded. The FY 2013-14 budget reflects a $56,000 grant (and $14,000 local match) from the Texas Parks & Wildlife Department for construction of a pedestrian trail.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

FUND	FY 2011 ACTUAL	FY 2012 ACTUAL	FY 2013 ADOPTED	FY 2013 REVISED	FY 2013 ESTIMATED	FY 2014 PROPOSED
Police Grants-70						
Beginning Fund Balance	(605)	35	35	35	35	0
Revenues	0	0	0	0	9,595	0
Expenditures						
CID/HRT INV PROGRAM	0	0	0	0	0	0
WILLIAMSON COUNTY GRANT	(640)	0	0	0	9,630	0
Total Expenditures	(640)	0	0	0	9,630	0
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	(640)	0	0	0	9,630	0
Current Operating surplus/(deficit)	0	0	0	0	(35)	0
Ending Fund Balance	35	35	35	35	0	0
Net Available	35	35	35	35	0	0

Fund Summary: The Police Grants fund has been established to account for various grants that the Police Department receives.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Court Security-71						
Beginning Fund Balance	31,683	18,413	23,603	23,603	23,603	23,103
Revenues	8,578	9,654	8,500	8,500	9,500	10,000
Expenditures						
MUNICIPAL COURT	21,848	4,464	10,000	10,000	10,000	10,000
Total Expenditures	21,848	4,464	10,000	10,000	10,000	10,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	21,848	4,464	10,000	10,000	10,000	10,000
Current Operating surplus/(deficit)	(13,270)	5,190	(1,500)	(1,500)	(500)	0
Ending Fund Balance	18,413	23,603	22,103	22,103	23,103	23,103
Net Available	18,413	23,603	22,103	22,103	23,103	23,103

Fund Summary: The Court Security Fee fund was established to account for fees assessed on certain citations filed in municipal court. The fee is restricted by state law to certain purposes - primarily for expenditures relating to providing security for court personnel.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Court Technology-72						
Beginning Fund Balance	14,446	14,362	17,697	17,697	17,697	19,447
Revenues	11,391	12,858	11,500	11,500	13,250	13,000
Expenditures						
MUNICIPAL COURT	11,475	9,523	11,500	11,500	11,500	13,000
Total Expenditures	11,475	9,523	11,500	11,500	11,500	13,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	11,475	9,523	11,500	11,500	11,500	13,000
Current Operating surplus/(deficit)	(84)	3,335	0	0	1,750	0
Ending Fund Balance	14,362	17,697	17,697	17,697	19,447	19,447
Net Available	14,362	17,697	17,697	17,697	19,447	19,447

Fund Summary: The Court Technology Fee fund was established to account for fees assessed on certain citations filed in municipal court. The fee is restricted by state law to certain purposes - primarily for technology related expenditures that are essential and/or contribute to improving the efficiency of the court system.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Park Special Revenue-73						
Beginning Fund Balance	0	0	0	0	0	4,550
Revenues	0	0	0	9,300	20,550	29,000
Expenditures						
PARKS & RECREATION	0	0	0	9,300	16,000	29,000
Total Expenditures	0	0	0	9,300	16,000	29,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	0	0	0	9,300	16,000	29,000
Current Operating surplus/(deficit)	0	0	0	0	4,550	0
Ending Fund Balance	0	0	0	0	4,550	4,550
Net Available	0	0	0	0	4,550	4,550

Fund Summary: The Park Special Revenue fund was established to serve as a quasi-enterprise fund for recreation programming. Participant fees for certain recreation programs are put back into the fund to pay for the cost of the programs and generate income for other programs.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Fire Rescue Revenue-74						
Beginning Fund Balance	70,523	25,283	27,628	27,628	27,628	35,000
Revenues	24,848	28,172	21,000	21,000	17,000	15,000
Expenditures						
FIRE REVENUE RESCUE	70,088	25,827	21,000	21,000	9,628	50,000
Total Expenditures	70,088	25,827	21,000	21,000	9,628	50,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	70,088	25,827	21,000	21,000	9,628	50,000
Current Operating surplus/(deficit)	(45,240)	2,345	0	0	7,372	(35,000)
Ending Fund Balance	25,283	27,628	27,628	27,628	35,000	0
Net Available	25,283	27,628	27,628	27,628	35,000	0

Fund Summary: The City Council by ordinance established the Fire Rescue Revenue fund to account for funds collected by the Fire Department for certain incidents for which an insurance claim can be filed. Use of the funds collected is restricted by ordinance to Fire Department equipment, supplies, and training.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Police STEP-76						
Beginning Fund Balance	0	0	34,753	34,753	34,753	94,618
Revenues	0	78,974	50,000	50,000	105,000	105,000
Expenditures						
ADMINISTRATION	0	44,221	50,000	50,000	45,135	25,000
Total Expenditures	0	44,221	50,000	50,000	45,135	25,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	0	44,221	50,000	50,000	45,135	25,000
Current Operating surplus/(deficit)	0	34,753	0	0	59,865	80,000
Ending Fund Balance	0	34,753	34,753	34,753	94,618	174,618
Net Available	0	34,753	34,753	34,753	94,618	174,618

Fund Summary: The Step fund was established to provide a funding mechanism to allow more proactive traffic enforcement in the community as well as creating the ability for the Police Department to compete for traffic enforcement grants that have a local match requirement.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Police Forfeiture-77						
Beginning Fund Balance	3,508	3,513	3,516	3,516	3,516	5,725
Revenues	5	3	0	0	2,209	0
Expenditures						
POLICE FORFEITURE	0	0	3,500	3,500	0	5,725
Total Expenditures	0	0	3,500	3,500	0	5,725
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	0	0	3,500	3,500	0	5,725
Current Operating surplus/(deficit)	5	3	(3,500)	(3,500)	2,209	(5,725)
Ending Fund Balance	3,513	3,516	16	16	5,725	0
Net Available	3,513	3,516	16	16	5,725	0

Fund Summary: State law requires that certain funds or assets forfeited to the municipality after adjudiction by a court must be used for law enforcement purposes.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Police Special Revenue-78						
Beginning Fund Balance	0	10,298	22,110	22,110	22,110	34,110
Revenues	12,048	11,812	12,000	12,000	12,000	12,000
Expenditures						
POLICE SPECIAL REVENUE	1,750	0	12,000	12,000	0	12,000
Total Expenditures	1,750	0	12,000	12,000	0	12,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	1,750	0	12,000	12,000	0	12,000
Current Operating surplus/(deficit)	10,298	11,812	0	0	12,000	0
Ending Fund Balance	10,298	22,110	22,110	22,110	34,110	34,110
Net Available	10,298	22,110	22,110	22,110	34,110	34,110

Fund Summary: The City Council established the fund by ordinance to account for the collection of alarm system permitting fees. Use of the funds is restricted to expenditures relating to the operation of the alarm permitting program.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Tax Reinvestment Zone-79						
Beginning Fund Balance	420,040	341,849	236,550	236,550	236,550	(7,841)
Revenues	280,068	207,435	195,000	195,000	184,945	200,000
Expenditures						
ADMINISTRATION	358,259	312,734	141,000	431,000	429,336	200,200
Total Expenditures	358,259	312,734	141,000	431,000	429,336	200,200
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	358,259	312,734	141,000	431,000	429,336	200,200
Current Operating surplus/(deficit)	(78,191)	(105,299)	54,000	(236,000)	(244,391)	(200)
Ending Fund Balance	341,849	236,550	290,550	550	(7,841)	(8,041)
Net Available	341,849	236,550	290,550	550	(7,841)	(8,041)

Fund Summary: The Tax Reinvestment Zone No. 1 was created by the City Council in 2006. The district has a separate board of directors who are charged with implementing the Financing Plan that accompanied creation of the zone. Both the City and Williamson County contribute 50% of their respective tax collections on the "Incremental" value of property within the district to the TIRZ fund.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Leander Development Authority-96						
Beginning Fund Balance	0	0	0	0	0	0
Revenues	0	10,477	11,000	11,000	9,336	11,000
Expenditures						
ADMINISTRATION	0	10,477	11,000	11,000	9,336	11,000
Total Expenditures	0	10,477	11,000	11,000	9,336	11,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	0	10,477	11,000	11,000	9,336	11,000
Current Operating surplus/(deficit)	0	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0	0
Net Available	0	0	0	0	0	0

Fund Summary: The Leander Development Authority (LDA) was created by the City Council at the same time as the Tax Reinvestment Zone No. 1. The LDA acts as the "contracting arm" for the TIRZ district.

FY 2013-14

ANNUAL BUDGET

DEBT SERVICE FUNDS

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Interest & Sinking Fund-80						
Beginning Fund Balance	583,827	773,978	452,414	452,414	452,414	482,879
Revenues	3,679,286	29,503,004	4,249,535	4,249,535	4,275,000	4,730,000
Expenditures						
DEBT SERVICE	3,489,135	29,824,568	4,249,535	4,249,535	4,244,535	4,730,000
Total Expenditures	3,489,135	29,824,568	4,249,535	4,249,535	4,244,535	4,730,000
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	3,489,135	29,824,568	4,249,535	4,249,535	4,244,535	4,730,000
Current Operating surplus/(deficit)	190,151	(321,564)	0	0	30,465	0
Ending Fund Balance	773,978	452,414	452,414	452,414	482,879	482,879
Net Available	773,978	452,414	452,414	452,414	482,879	482,879

Fund Summary: The Interest & Sinking fund is legally required to account for the portion of property taxes collected by the City to pay its debt obligations. Each year, the City Council adopts a tax rate on all property within the city limits. However, the tax rate has two components - an Maintenance & Operations rate which supports the General Fund; and an Interest & Sinking rate which goes to this fund to be available to pay the City's debt.

CITY OF LEANDER
FY 2013-14
PROPOSED
ANNUAL BUDGET

	FY 2011	FY 2012	FY 2013			FY 2014
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Utility Fund Debt Service-85						
Beginning Fund Balance	151,189	150,983	151,156	151,156	151,156	151,156
Revenues	771,578	1,593,836	3,284,945	3,284,945	3,284,948	3,273,756
Expenditures						
DEBT SERVICE	771,784	1,593,663	3,284,945	3,284,945	3,284,948	3,273,756
Total Expenditures	771,784	1,593,663	3,284,945	3,284,945	3,284,948	3,273,756
(less) Transfers Out	0	0	0	0	0	0
Current Operating Expenditures	771,784	1,593,663	3,284,945	3,284,945	3,284,948	3,273,756
Current Operating surplus/(deficit)	(206)	173	0	0	0	0
Ending Fund Balance	150,983	151,156	151,156	151,156	151,156	151,156
Net Available	150,983	151,156	151,156	151,156	151,156	151,156

Fund Summary: The City issues debt periodically for water or wastewater capital projects. This fund has been established to account for the debt service related to these projects. Revenues from utility operations (rate payers) are transferred to this fund so that sufficient revenue is available to make the payments when due.

AGENDA ITEM # 15

Executive Summary

September 05, 2013

Agenda Subject: Subdivision Case #13-CP-004: Hold a public hearing and consider action on the Pecan Creek Revised Concept Plan, for 97.19 acres more or less; WCAD Parcels R031572, R518873, R518872, and R031571 located at 303 & 451 CR 179; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Leander, Williamson County Texas.

Background: This request is the first step in the subdivision process. A concept plan for a portion of this property was reviewed and approved by the Planning and Zoning Commission on September 13, 2012 and the City Council on September 20, 2012. The developer added approximately 23.87 acres to the project and a revised concept plan is required. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.

Origination: Applicant/Agent: Randall Jones & Associates Engineering, INC on behalf of Jenn Texas III, LLC (Chris Lynch) and Tami Ramker

Financial Consideration: None

Recommendation: Staff recommends approval of the concept plan. This concept plan proposes 5 phases of residential development including approximately 253 single-family lots and 28.20 acres of open space (including floodplain and drainage areas). This proposal meets all of the requirements of the Subdivision Ordinance. The Planning & Zoning Commission recommended approval of the concept plan at the August 22, 2013 meeting.

Attachments: 1. Concept Plan

Prepared By: Tom Yantis, AICP
Development Services Director 08/26/2013

ATTACHMENT #1

PARK PLAN:

PARKLAND DEDICATION REQUIREMENT
253 UNITS @ $350/UNIT = $88,550

PARK AREAS	ACTUAL	CREDITED
100 YEAR FLOOD PLAIN	8.29 ACRES	3.47 ACRES
INUNDATION FLOOD PLAIN	1.96 ACRES	1.96 ACRES
NON-FLOOD PLAIN	5.47 ACRES	5.47 ACRES
TOTAL	15.68 ACRES	10.90 ACRES

TRAIL IMPROVEMENTS	LENGTH	VALUE
5'-6' WIDE HIKE/BIKE TRAIL ($3.50/S.F.)	5,933 L.F.	$103,828
CULVERTS		$ 10,000
PLAYSCAPE		$ 25,000
PAVILION		$ 6,000
TOTAL IMPROVEMENTS VALUE:		$144,828

NOTES:

1. PHASES WILL BE BUILT APPROXIMATELY ONE YEAR APART SUBJECT TO CHANGE WITH MARKET CONDITIONS. TIMING OF THE PHASING SHALL NOT EXCEED EXPIRATION DATES LISTED IN THE SUBDIVISION ORDINANCE.
2. BOUNDARY STREET IMPROVEMENT FEES WILL BE REQUIRED AT THE TIME OF FINAL PLAT IN AN AMOUNT DETERMINED BY THE CITY ENGINEER.
3. AT THE TIME OF THE FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN THE AMOUNT OF $120 PER RESIDENTIAL UNIT.

253 SINGLE FAMILY LOTS PROPOSED:
LUE = 253

LOT SIZE:	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
50' LOTS	19	35	2	15	0
60' LOTS	45	17	24	19	20
70' LOTS	0	3	17	7	31
TOTAL	64	55	43	41	50

RESIDENTIAL DEVELOPMENT ONLY:
NO NON-SINGLE FAMILY TRAFFIC

LAND USE BY CATEGORY:

TOTAL AREA OF THIS PLAT: 87.19 ACRES

RESIDENTIAL: 47.41 ACRES

ROW: 15.81 ACRES

OPEN SPACE (INCLUDES FEMA FLOODPLAIN AND DRAINAGE AREAS): 38.30 ACRES

AVERAGE DAILY TRIPS: 2,407

REVISED CONCEPT PLAN

PECAN CREEK

WILLIAMSON COUNTY, TEXAS

DATE: JUNE 17, 2013 SCALE: 1" = 150'

Jon K. Vogel Aug. 15, 2013
KENNETH WEIGAND, RPLS 5741

DEVELOPER/OWNER:
GEMAN HOMES
BARTON CREEK PLAZA II
3815 CAPITAL OF TEXAS HIGHWAY, SUITE 375
AUSTIN, TX 78704
(512) 330-9366 FAX (512) 330-9155

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX (512) 836-4817
F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX (512) 836-4817

8. Subdivision Case 13-CP-004: Hold a public hearing and consider action on the Pecan Creek Revised Concept Plan, for 97.19 acres more or less; WCAD Parcels R031572, R518873, R518872, and R031571 located at 303 & 451 CR 179; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Leander, Williamson County Texas. Applicant/Agent: Randall Jones & Associates Engineering, INC on behalf of Jenn Texas III, LLC (Chris Lynch) and Tami Ramaker.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Chris Lynch was present for questions.

c) Open Public Hearing

Chairman Abruzzese opened the public hearing.
No one wished to speak.

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Commissioner Seiler moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

9. Subdivision Case 13-FP-003: Hold a public hearing and consider action on the Reagan's Overlook, Phase 1 Final Plat for 105.33 acres more or less; WCAD Parcels R473795, R032338, R032126, R483563, R483561, and R032354; generally located near the northeast corner of the intersection of RM 2243 and Ronald Reagan Boulevard; Williamson County, Texas. Applicant/Agent: Brian A. Williams on behalf of Land Buddies, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with conditions.

b) Applicant Presentation

Brian Williams was present for questions.

c) Open Public Hearing

Chairman Abruzzese opened the public hearing.
No one wished to speak.

AGENDA ITEM # 16

Executive Summary

September 05, 2013

Agenda Subject:	Zoning Case 13-Z-019: Hold a public hearing and consider action on the rezoning of a parcel located at 806 South West Drive for 0.49901 acres more or less; legally described as Lot 4, Blk B, Leander Heights Section 1; WCAD Parcel #R036241. Currently, the property is zoned SFU/MH-2-B (Single Family Urban / Manufactured Home). The property is proposed to be zoned GC-5-D (General Commercial), Leander, Williamson County, Texas.
Background:	This request is the second step in the rezoning process.
Origination:	Applicant: King Bravo on behalf of Dennis Powell & Leslie Moore
Financial Consideration:	None
Recommendation:	See Planning Analysis. The Planning & Zoning Commission recommended denial of the requested GC-5-D (General Commercial) and approval of the staff recommendation of GC-3-C (General Commercial) at the August 22, 2013 meeting.
Attachments:	1. Planning Analysis 2. Current Zoning Map 3. Aerial Map 4. Letter of Intent 5. Ordinance 6. Minutes - Planning & Zoning Commission August 22, 2013
Prepared By:	Tom Yantis, AICP Development Services Director 08/26/2013

PLANNING ANALYSIS

ZONING CASE 13-Z-019
806 S WEST DRIVE

GENERAL INFORMATION

Owner: Dennis Powell & Leslie Moore

Current Zoning: SFU/MH-2-B (Single-Family Urban / Manufactured Home)

Proposed Zoning: GC-5-D (General Commercial)

Size and Location: The property is located at 806 S West Drive and is approximately 0.49901 acres in size.

Staff Contact: Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	LI-4-D	Established Commercial Use (Auto Repair – Grandfathered Development)
EAST	SFU/MH-2-B	Established Manufactured Home
SOUTH	GC-3-C	Established Commercial Use
WEST	SFU-2-B	Established Single-Family Neighborhood (Magnolia Creek)

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

GC – GENERAL COMMERCIAL:

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENTS:

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

(1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.

(2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.

(3) This component is intended to be combined with LO, LC, GC, LI and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

TYPE 5 (non-residential only):

Features: Accessory buildings; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display and storage; outdoor entertainment venues and animal boarding.

Intent:

(1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.

(2) This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, LI or HI use components.

(3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.

(4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.

ARCHITECTURAL COMPONENTS:

TYPE C (non-residential only):

Features: 35% masonry (60% street facing); 3 or more architectural features.

Intent:

(1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, LI and HI use components for intermediate quality development.

(2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.

(3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for future development that is compatible with existing residential neighborhoods.

ANALYSIS:

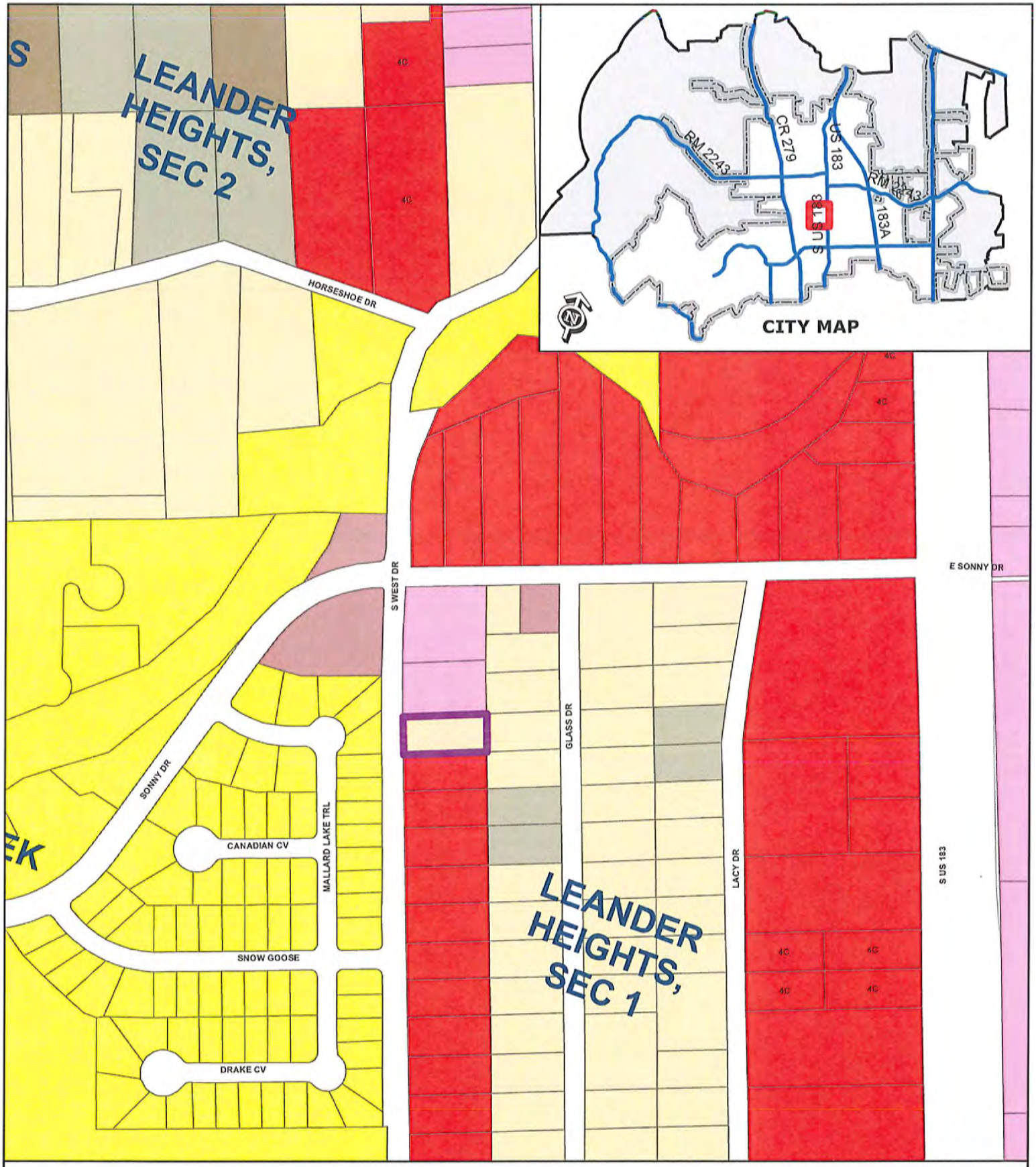
The subject property is currently zoned SFU/MH-2-B (Single-Family Urban / Manufactured Home). The properties to the east are currently zoned SFU/MH-2-B and developed with manufactured homes. The properties to the south are zoned GC-3-C (General Commercial) and include a mixture of undeveloped properties, commercial projects, or established manufactured homes. The Magnolia Creek residential subdivision is located to the west and was recently purchased by DR Horton to complete the neighborhood.

The proposed Type 5 site component permits unlimited outdoor storage and display. This site component is intended for intense commercial and industrial projects that are located within industrial parks. The subject property is currently located within a transitional area with a mixture of established residential uses and commercial uses. The Type 3 site component would be more compatible with this area. This site component limits the amount of outdoor storage to 20% of the gross floor area of the primary structure.

The proposed GC (General Commercial) use component permits a mixture of large scale commercial and service uses. This use component exists along the east side of West Drive.

STAFF RECOMMENDATION:

Staff recommends denial of the requested GC-5-D (General Commercial) district and approval of the GC-3-C (General Commercial) district. The GC-3-C would be more appropriate at this location due to the existing neighborhood and development located to the southeast. This zoning district would be consistent with the existing zoning pattern.



ZONING CASE 13-Z-019

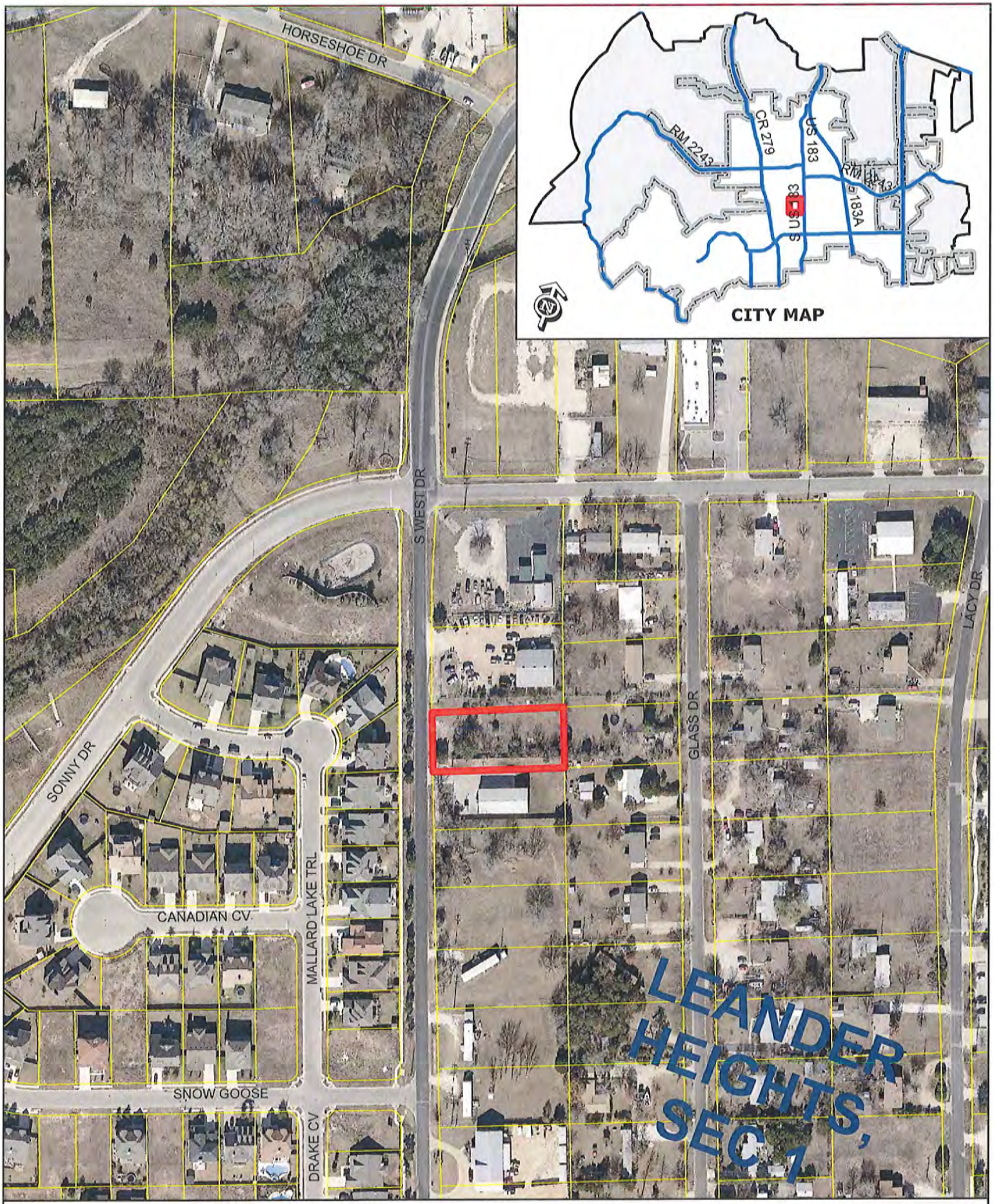
Attachment #2

Current Zoning Map
806 S West Drive

0 200 400
Feet

Subject Property
City Limits

SFR	SFT	GC
SFE	SFU/MH	LI
SFS	TF	HI
SFU	MF	PUD
SFC	LO	
SFL	LC	



ZONING CASE 13-Z-019 Attachment #3

Aerial Exhibit - Approximate Boundaries
806 S West Drive

Subject Property

0 200

Feet

ATTACHMENT #4

City of Leander Planning Department

104 North Brushy Street

PO Box 319

Leander, Texas 78641

August 6, 2013

Dear City of Leander Planning Department,

We are the current owners of the property located at 806 S West Dr in Leander, Texas. The following are facts underlining our request:

1. We believed the property to be zoned Commercial until recently.
2. All other properties on that side of S West Dr from Sonny Dr to Crystal Falls Parkway are zoned GC or LI.
3. The adjoining properties facing S West Dr are zoned GC on one side and LI on the other.
4. We have a contract from a plumbing contractor that we believe would require GC or LI zoning.

Thus we request GC-5-D (General Commercial) zoning for our property.

Sincerely,

Dennis Powell

Leslie Moore

ORDINANCE NO #

ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SFU/MH-2-B (SINGLE-FAMILY URBAN/MANUFACTURED HOME) TO GC-5-D (GENERAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

Whereas, after giving at least ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Zoning Ordinance. Ordinance No. 05-018, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property:" That certain parcel of land being 0.49901 acres, more or less, located in Leander, Williamson County, Texas, being more particularly described in Exhibit "A", located at 806 South West Drive, Leander, Texas, legally described as Lot 4, Block B, Leander Heights Section 1, more particularly described in Document Number 2011068655, Official Public Records of Williamson County, Texas, and identified by tax identification number R036241.

Section 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from SFU/MH-2-B (Single-Family Urban/Manufactured Home) to GC-5-D (General Commercial).

Section 5. Recording Zoning Change. The City Council directs the City Secretary to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

Section 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof

ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

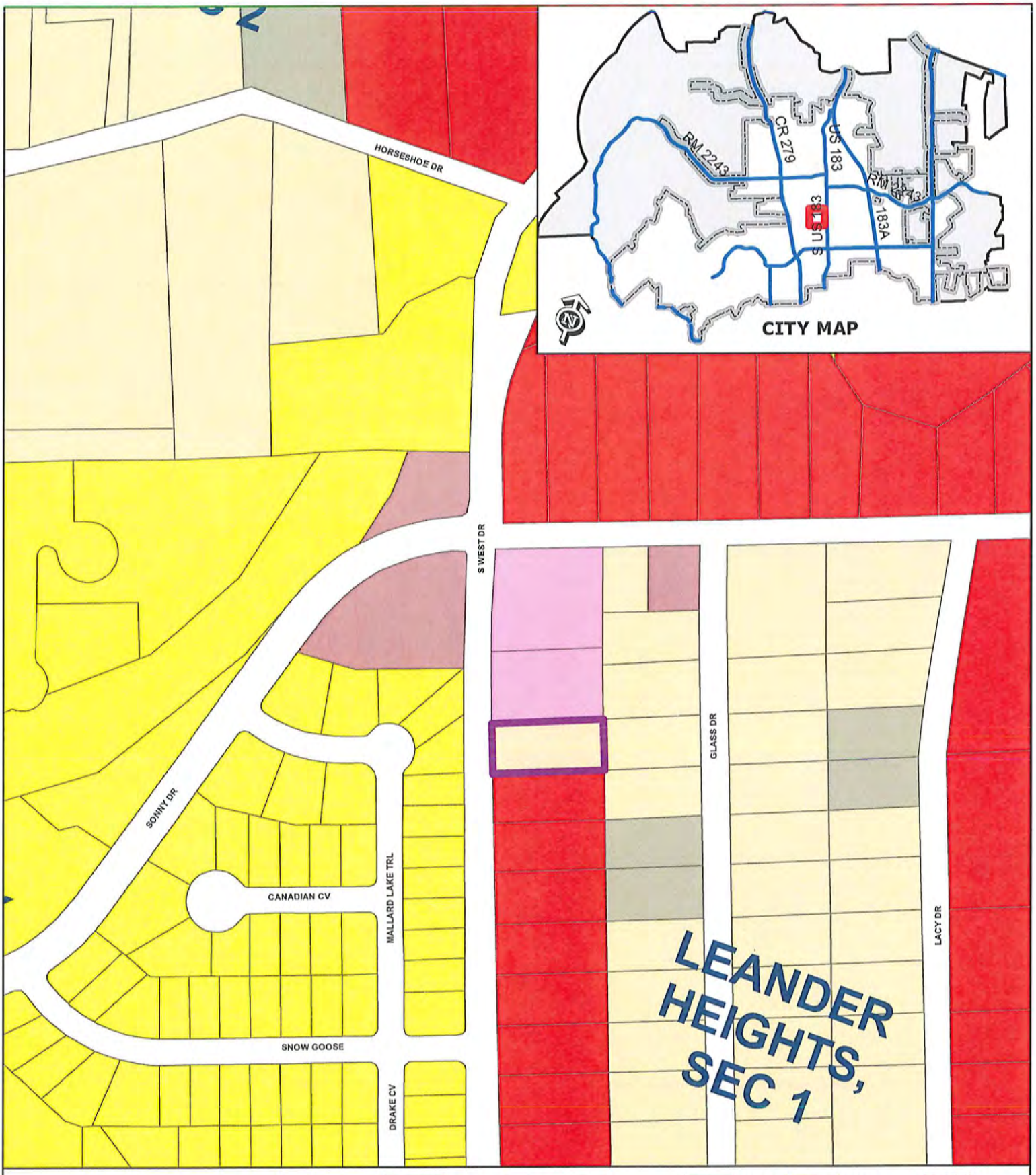
PASSED AND APPROVED on First Reading this the 5th day of September, 2013.
FINALLY PASSED AND APPROVED on this the 19th day of September, 2013.

THE CITY OF LEANDER, TEXAS

Christopher Fielder, Mayor

ATTEST:

Debbie Haile, City Secretary


HORSESHOE DR
S WEST DR
SONNY DR
CANADIAN CV
MALLARD LAKE TRL
SNOW GOOSE
DRAKE CV
GLASS DR
LACY DR
LEANDER HEIGHTS, SEC 1
CITY MAP
RM 2243
CR 279
US 183
S US 183
RM 1431
183A
EXHIBIT A
Zoning Case 13-Z-019
806 South West Drive
Subject Property
City Limits
Future Annexation Per DA
Involuntary Annexation
Voluntary Annexation
SFR
SFE
SFS
SFU
SFC
SFL
SFT
SFU/MH
TF
MF
LO
LC
GC
LI
HI
PUD
0
200
Feet

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

Commissioner Sokol moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

10. Zoning Case 13-Z-019: Hold a public hearing and consider action on the rezoning of a parcel located at 806 South West Drive for 0.49901 acres more or less; legally described as Lot 4, Blk B, Leander Heights Section 1; WCAD Parcel #R036241. Currently, the property is zoned SFU/MH-2-B (Single Family Urban / Manufactured Home). The property is proposed to be zoned GC-5-D (General Commercial), Leander, Williamson County, Texas. King Bravo on behalf of Dennis Powell & Leslie Moore.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses and recommended denial of the applicant's request and approval of GC-3-C.

b) Applicant Presentation

King Bravo was present for questions.

c) Open Public Hearing

Chairman Abruzzese opened the public hearing.
No one wished to speak.

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Sokol moved to disapprove the GC-5-D (General Commercial) and approve with GC-3-C (General Commercial) Commissioner Stephenson seconded the motion.
Motion passed unanimously.

11. Meeting adjourned at 7:42

AGENDA ITEM # 17

Executive Summary

September 5, 2013

Agenda Subject: Consider a Resolution in support of Project Connect

Background: Council Member Siebold requested this item be placed on the agenda for Council's consideration.

Origination: Council Member Siebold

Recommendation: N/A

Attachments: Resolution

Prepared by: Debbie Haile TRMC, City Secretary

RESOLUTION

A RESOLUTION OF THE CITY OF LEANDER, TEXAS IN SUPPORT OF PROJECT CONNECT, A PLANNING EFFORT FOR HIGH CAPACITY TRANSIT INITIATED BY THE CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, CITY OF AUSTIN, LONE STAR RAIL DISTRICT AND CAMPO

WHEREAS, the Transit Working Group (TWG), a subcommittee of the Capital Area Metropolitan Planning Organization (CAMPO) and, has deliberated for nearly 18 months on issues of regional mobility and connectivity; and

WHEREAS, the Transit Working Group has been supported in its deliberations by the Project Connect collaborative planning effort for high-capacity transit initiated by the Capital Metropolitan Transportation Authority, City of Austin, Lone Star Rail District and CAMPO; and

WHEREAS, Central Texas' regional population growth is projected to double in the next 25 years; and

WHEREAS, the TWG and the public agree that traffic congestion is a serious problem that threatens our region's economic health and quality of life and needs to be addressed; and

WHEREAS, high-capacity transit is an important part of the solution for improving mobility in Central Texas and will also provide new travel options between Central Texas and the San Antonio metropolitan area; and

WHEREAS, high-capacity transit includes modes such as Transit on Express Lanes, Bus Rapid Transit, Commuter/ Regional Rail and Urban Rail; and

WHEREAS, the TWG members have determined that the North and Central corridors are the highest priority for regional high-capacity transit based on travel demand and high ridership potential, land use, economic development, employment and travel patterns; and

WHEREAS, high-capacity transit projects should maximize the use of dedicated rights-of-way and other means of gaining a travel time advantage where financially and physically reasonable; and

WHEREAS, future high-capacity transit projects should strive for a "true alternative" to driving, providing quality competitive trips between and within the CAMPO adopted regional activity centers and seamless connectivity between high-capacity transit components; and

WHEREAS, the TWG agrees that participating communities in the region should be required to participate financially if they benefit from the regional transit system ("pay to play"); and

WHEREAS, funding contributions from participating communities should be equitable (each pay a "fair share" and/or make "equal effort" in funding); and

WHEREAS, the TWG finds that the Project Connect effort to plan, fund and operate a regional high-capacity transit system as a "Single System" provides a solid framework that should be further developed.

NOW THEREFORE BE IT RESOLVED, that the City of Leander, endorses the vision as outlined in the Project Connect process; and encourages the Central and North Corridor Studies project team and working groups to use the TWG Priorities and Recommendations to be outlined in the forthcoming System Plan to further evaluate and analyze the routes, alignments, modes, funding and organization; and

BE IT FURTHER RESOLVED that the Project Connect Final Report be submitted to the CAMPO Board of Directors and that the report's findings and recommendations be incorporated to the fullest extent possible in the CAMPO 2040 Plan, especially including projects identified for implementation under the anticipated initial funding availability, and

BE IT FURTHER RESOLVED that Project Connect should continue its efforts to inform area agencies, organizations and the public about the TWG's recommendations and Project Connect efforts on high-capacity transit for Central Texas.

PASSED AND APPROVED THIS 5th DAY OF SEPTEMBER, 2013

CITY OF LEANDER

Attest:

_____ _____

Christopher Fielder, Mayor

Debbie Haile, TRMC, City Secretary

AGENDA ITEM # 18

Executive Summary

September 5, 2013

Agenda Subject: 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 FY 2013-14.

Background: The City Charter requires two readings for any ordinance levying taxes. The proposed tax rate is $0.66792 which is equal to the current rate. Since the recommended rate exceeds the effective rate of $0.663597, state law also requires that adoption of the tax rate ordinance be made by specific motion. *

Origination: Robert G. Powers, Finance Director

Financial Consideration:

Recommendation: * Approve the following motion "I move that the property tax rate be increased by the adoption of a tax rate of $0.66792 which is effectively a 0.65% increase in the tax rate."

Attachments: Ordinance Levying Ad Valorem Taxes

Prepared by: Robert G. Powers, Finance Director

ORDINANCE NO.

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 2013-2014; 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.

WHEREAS, the City Council of the City of Leander, Texas, has approved the municipal budget for the fiscal year beginning October 1, 2013, and ending September 30, 2014; and

WHEREAS, it is necessary that an ordinance be passed levying an ad valorem tax on all property, both real and personal, within the corporate limits of the City of Leander, Texas in accordance with such budget and the Texas Tax Code.

NOW, THERFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section I. There is hereby levied and there shall be collected for the use, support and operation of the municipal government of the City of Leander and to provide an interest and sinking fund for the fiscal year, upon all property, real, personal and mixed, within the corporate limits of the City subject to taxation, a tax of $0.66792 for each $100.00 valuation of property, said tax being so levied and apportioned for the following specific purposes;

(a) For the current expenses, maintenance and operation of the general government (General Fund), $0.43142 on each $100.00 valuation for property, and

(b) For the interest and sinking fund, $0.23650 on each $100.00 valuation of property.

Section 2. Taxes levied under this ordinance shall be due October 1, 2013 and if not paid on or before January 31, 2014, shall immediately become delinquent.

Section 3. Taxes shall become a lien upon the property against which assessed, and the Travis County Tax Assessor/Collector within Travis County, and the Williamson County Tax Assessor/Collector within Williamson County, respectively, as the assessor and collector of taxes for the City of Leander, are hereby authorized and empowered to enforce the collection of such taxes, according to the Constitution and laws of the State of Texas and ordinances of the City, and shall, and, by virtue of the tax rolls, fix and establish a lien by levying upon such property whether real, personal or mixed for the payment of said taxes, penalty and interest. The penalty and interest collected from such delinquent taxes shall be apportioned between the General Fund and the Interest and Sinking Fund of the City of Leander. All delinquent taxes shall bear interest from date of delinquency at the rate prescribed by state law.

Section 4. That this ordinance shall take effect and be in full force from and after its passage.

PASSED AND APPROVED THIS THE 5th DAY OF SEPTEMBER, 2013 by the following motion "I move that the property tax rate be increased by the adoption of a tax rate of $0.66792 which is effectively a 0.65% increase in the tax rate." which was made by _____ and seconded by Council Member _____ to approve this ordinance having received ___ votes for; 0 against and 0 abstain, ___ absent.

FINALLY PASSED AND APPROVED THIS THE 19th DAY OF SEPTEMBER, 2013 by the following motion "I move that the property tax rate be increased by the adoption of a tax rate of $0.66792 which is effectively a 0.65% increase in the tax rate." which was made by _____ and seconded by _____ to approve this ordinance having received ___ votes for; 0 against and ___ abstain.

CITY OF LEANDER, TEXAS

_____
Christopher Fielder, Mayor

ATTEST:

_____

Debbie Haile, City Secretary

AGENDA ITEM # 19

Executive Summary

September 5, 2013

Agenda Subject: A resolution of the city of Leander, Texas, commencing the annexation of an area of land being 32.68 acres, more or less, including the abutting streets, roadways, and rights-of-way; being located in Travis County, Texas and adjacent and contiguous to the city limits; and providing open meetings and other related matters.

Background: The resolution sets the two public hearings for October 10, 2013 and October 17, 2013. The first reading of the ordinance is scheduled for November 7, 2013 and the second and final reading is scheduled for November 21, 2013. This is an involuntary annexation to provide necessary transportation connections to existing and planned development in the Grand Mesa at Crystal Falls subdivision.

Origination: City of Leander

Recommendation: Staff requests that Council proceed to bring this property into the City Limits.

Attachments:

1. Resolution
2. Exhibit "A" – Map
3. Exhibit "B" – Municipal Service Plan
4. Annexation Schedule

Prepared by: Tom Yantis, AICP
Director of Development Services

08/28/2013

RESOLUTION NO._____

A RESOLUTION OF THE CITY OF LEANDER, TEXAS, COMMENCING THE ANNEXATION OF ANAREA OF LAND BEING 32.68 ACRES, MORE OR LESS, INCLUDING THE ABUTTING STREETS, ROADWAYS, AND RIGHTS-OF-WAY; BEING LOCATED IN TRAVIS COUNTY, TEXAS ANDADJACENT AND CONTIGUOUS TO THE CITY LIMITS; AND PROVIDING OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Leander, Texas, (herein the "City") is a Texas home-rule city authorized to annex thepropertiesmore particularly described herein (the "subject properties") that are contiguous and adjacent to the corporate limits of the City;

WHEREAS, the subject properties are contiguous and adjacent to the corporate limits of the City and are within the extraterritorial jurisdiction of the City;

WHEREAS, the City, pursuant to *§43.021, Tex. Loc. Gov't. Code*, and the City Charter, is authorized to annex the subject properties; and

WHEREAS, after review and consideration of the subject properties, the City Council finds that the subject propertiesare exempt from the City's annexation plan pursuant to *§43.052 (h)(1)* of the *Tex. Loc. Gov't. Code*;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section1.Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2.Proceedings. The annexations of all portions of the following-described subject properties and the abutting streets, roadways and rights-of-way,are hereby commenced:

(1) Area A.All that certain parcel or tract of land containing 32.68 acres, more or less, located in Travis County, Texas, generally described as a 1,001 foot strip of land beginning at the south end of County Road 290 and including all or a portion of the following properties as identified by their Travis Central Appraisal District identification numbers as 770825, 765121, 467239, 819084, 353651, 447964and being more particularly described and shown in Exhibit "A" attached hereto.

Two public hearings are set for the dates of October 10, 2013 and October 17, 2013. Notice of such hearings shall be publishedin accordance with Chapter 43, Texas Local Government Code, and the hearings shall be open to the public to accept public comment on the annexation request. Notice of the proposed annexation shall be mailed to service providers and to property owners within the subject properties. The City shall offer to make a development agreement with certain subject property owners in accordance with section 43.035 of the Texas Local Government Code.

The draft service plan proposed to be applicable for the subject properties is attached as Exhibit "B".

Section 3.Severability. Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

Section 4.Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't.Code.*

PASSED AND APPROVED this the ____ day of _____, 2013.

ATTEST:

_____
Debbie Haile, City Secretary

CITY OF LEANDER, TEXAS

_____
Christopher Fielder, Mayor

EXHIBIT "A"

EXHIBIT "B"

MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED INTO THE CITY OF LEANDER

WHEREAS, the City of Leander, Texas (the "City") instituted and completed annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the "subject properties");

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject properties are not included in the municipal annexation plan and are exempt from the requirements thereof;

WHEREAS, the subject properties will be provided municipal services on the same terms and conditions as other similarly situated properties currently within the City limits and capital improvements necessary to offer such municipal services on the same terms and conditions as other similarly situated properties within the City and in accordance with City policies, regulations, and ordinances; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't.Code*, to annex the subject properties into the City.

NOW, THEREFORE, the following services shall be provided to the subject properties on the effective date of annexation:

(1) **General Municipal Services.** The subject properties are located within the City's extraterritorial jurisdiction and are more particularly described in the Ordinance to which this service plan is attached. Pursuant to this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available.Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the regulatory jurisdiction of the City shall be extended to include the annexed area, and all property therein shall be subject to the City's police power regulations as set forth in duly adopted ordinances; provided that the use of all property therein shall be grandfathered to the extent provided by state law. The subject properties shall be temporarily zoned "SFR-1-B" with the intent to rezone the subject properties upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject properties at future times in response to requests submitted by the landowners or authorized city staff.

(2) **Scheduled Municipal Services.** Depending on the plans for development or redevelopment of the subject properties, the following municipal services will be provided on a schedule and at increasing levels of service as requested in compliance with applicable City ordinances, rules and regulations for providing such services:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject properties, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject properties' owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject properties as required in City ordinances in effect at the time of the request and in conjunction with Chapter 395, Tex. Local Gov't. Code.Upon acceptance of the water

lines within the subject properties and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a preexisting water wellthat is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject property'sowner requests and is able to connect to a water service provider.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a wastewater CCN for the subject properties, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject properties' owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject properties as required in City ordinances in effect at the time of the request and in conjunction with Chapter 395, Tex. Local Gov't Code. Upon acceptance of the wastewater lines within the subject properties and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service.The continued use of a preexisting septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property'sowner requests and is able to connect to wastewater service.

C. Maintenance, as appropriate, of existing public streets and rights-of-way that are within the maintenance jurisdiction of the City and other streets that are hereafter constructed and finally accepted by the City within the maintenance jurisdiction of the City as follows:

(i) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.;

(ii) Routine maintenance as presently performed by the City;

(iii) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(iv) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(v) Installation and maintenance of street lighting in accordance with established policies of the City.

(3) **Capital Improvements.**Construction of the following capital improvements shall be initiated after the effective date of the annexation: Water and wastewater facilities that are identified in the Capital Improvement Plan, as and when funded pursuant to such Plan.Upon development of the subject properties or redevelopment, the landowners will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject properties the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.**The legal descriptions of the subject properties are as set forth in exhibits attached to the Annexation Ordinance to which this Service Plan is attached.

City Of Leander, Texas
Proposed Annexation
Exhibit A
CR 290
CR 290
TCAD ID:
770825
TCAD ID:
765121
TCAD ID:
467239
TCAD ID:
819084
TCAD ID:
353651
TCAD ID:
447964
CR 290
0 100 200
Feet
TCAD Parcel Boundaries
Area Being Annexed
City of Leander - City Limits

SCHEDULE FOR INVOLUNTARY ANNEXATION – CR 290 +/- 32.68 acres

DATE	ACTION/EVENT	LEGAL AUTHORITY
September 5, 2013	**COUNCIL BY WRITTEN RESOLUTION** Directs notification to land owners; and sets two (2) Public Hearings **October 10, 2013 and October 17, 2013**; Council directs development of service plan for area to be annexed.	Loc. Gov't Code, §§ 43.063 & 43.065; Public Hearings: are on or after the 40th day but before 20th day before institution of proceedings.
By September 6, 2013	**NOTICE TO** property owners & utility providers	Loc. Gov't Code § 43.062(a)
September 25, 2013 Publish notice of First Public Hearing **October 2, 2013** Publish notice of Second Public Hearings	**NEWSPAPER NOTICES** RE: FIRST AND SECOND PUBLIC HEARINGS; (If applicable, certified Notice to Railroad). POST NOTICE OF HEARINGS ON CITY'S WEBSITE AND MAINTAIN UNTIL HEARINGS COMPLETE; **SCHOOL DISTRICT NOTICE** (notify each school district of possible impact w/in the period prescribed for publishing the notice of the First Public Hearing.)	Not less than 10 days nor more than 20 days before 1st and 2nd public hearings. Loc. Gov't Code, §43.063 (c). Loc. Gov't Code § 43.905; send school district notice not less than 10 days nor more than 20 days before the First Public Hearing.
Ten days after the date the first notice of Public Hearing is published	LAST DAY FOR SUBMISSION OF WRITTEN PROTEST BY RESIDENTS (10 days after first newspaper notice)	Site hearing required if 10% of adult residents of tracts protest within 10 days after 1st newspaper notice. Loc. Gov't Code, § 43.063 (b)
October 10, 2013*	**1st PUBLIC HEARING** AND PRESENT SERVICE PLAN (Not more than 40 days before the 1st reading of ordinance) *SPECIAL CALLED MEETING*	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
October 17, 2013*	**2nd PUBLIC HEARING** AND PRESENT SERVICE PLAN (At least 20 days before 1st reading of ordinance.) *REGULAR MEETING*	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
Institution Date **November 7, 2013***	**FIRST READING** OF ORDINANCE *REGULAR MEETING*	Date of institution of proceedings. Not less than 20 days from the second public hearing nor more than 40 days from the first public hearing.
November 21 , 2013 Or at a special called meeting after the First Reading	**SECOND-FINAL READING** OF ORDINANCE *REGULAR MEETING*	Not more than 90 days after 1st reading of Ordinance § 43.064.
November 30, 2013 Or as soon as documents are received from City	**FILE FOR VOTING RIGHTS ACT PRECLEARANCE****	42 U.S.C. §1973c; Loc. Gov't Code, §43.906;
Within 30 days of Second Reading	**CITY SENDS COPY OF MAP** showing boundary changes to County Voter Registrar in a format that is compatible with mapping format used by registrar	Elec. Code §42.0615
Upon receipt of DOJ Preclearance or 60 days after DOJ's receives submission	**IMPLEMENT ANNEXATION** for voting purposes (Upon preclearance from Justice Dept.**) **Send certified copy of ordinance and maps** to State Comptroller and any franchise holders	42 U.S.C. §1973c.
After DOJ Preclearance	**CITY PROVIDES CERTIFIED COPY OF ORDINANCE AND MAPS TO:** 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's Office 6. City Department Heads	

***Dates in BOLD are MANDATORY dates to follow this schedule. Please advise if deviation.**

***Newspaper notices to paper by 10 a.m. the preceding Friday**

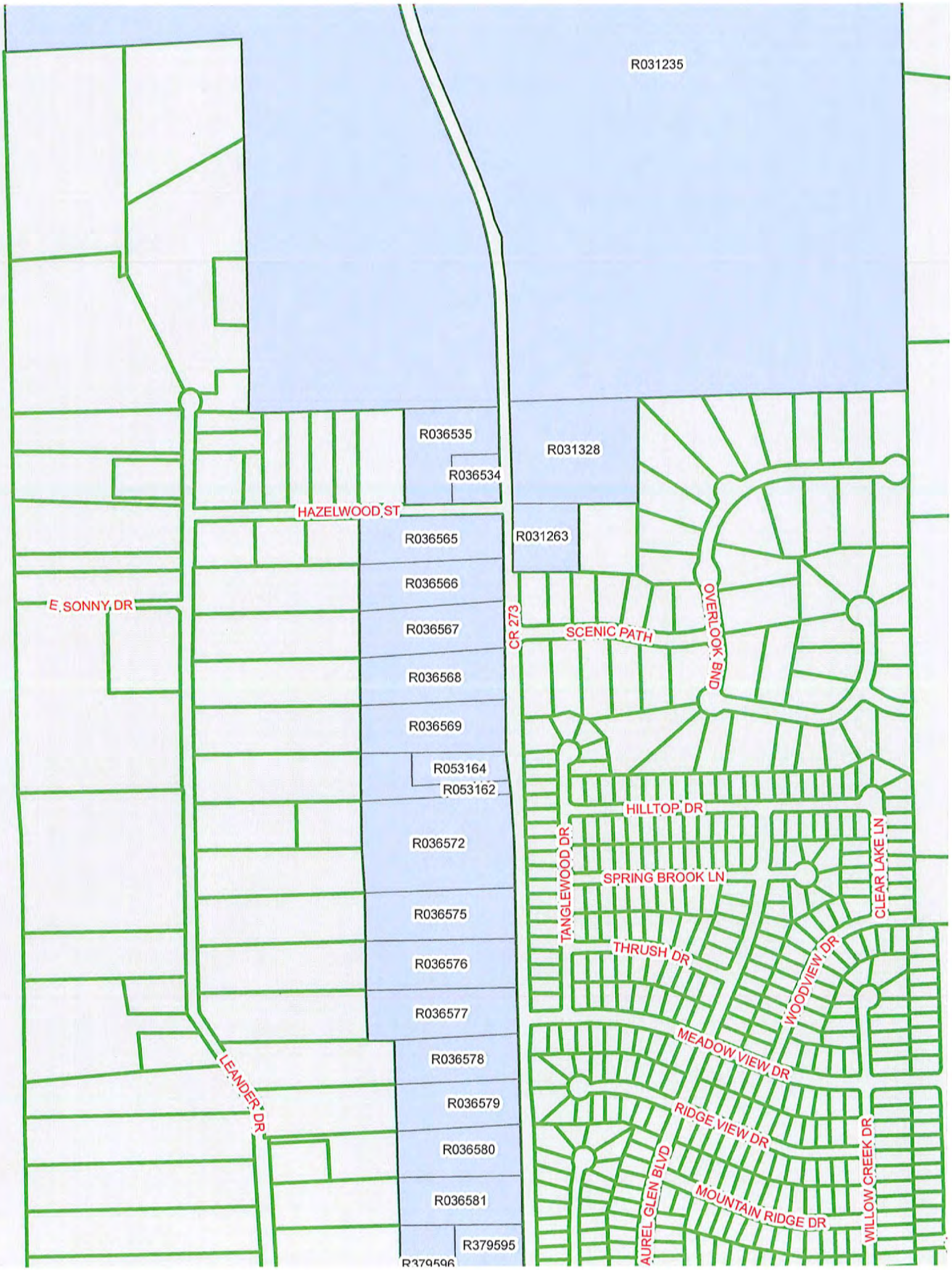
**** Confer with City Attorney's office regarding necessity of filing Department of Justice preclearance**

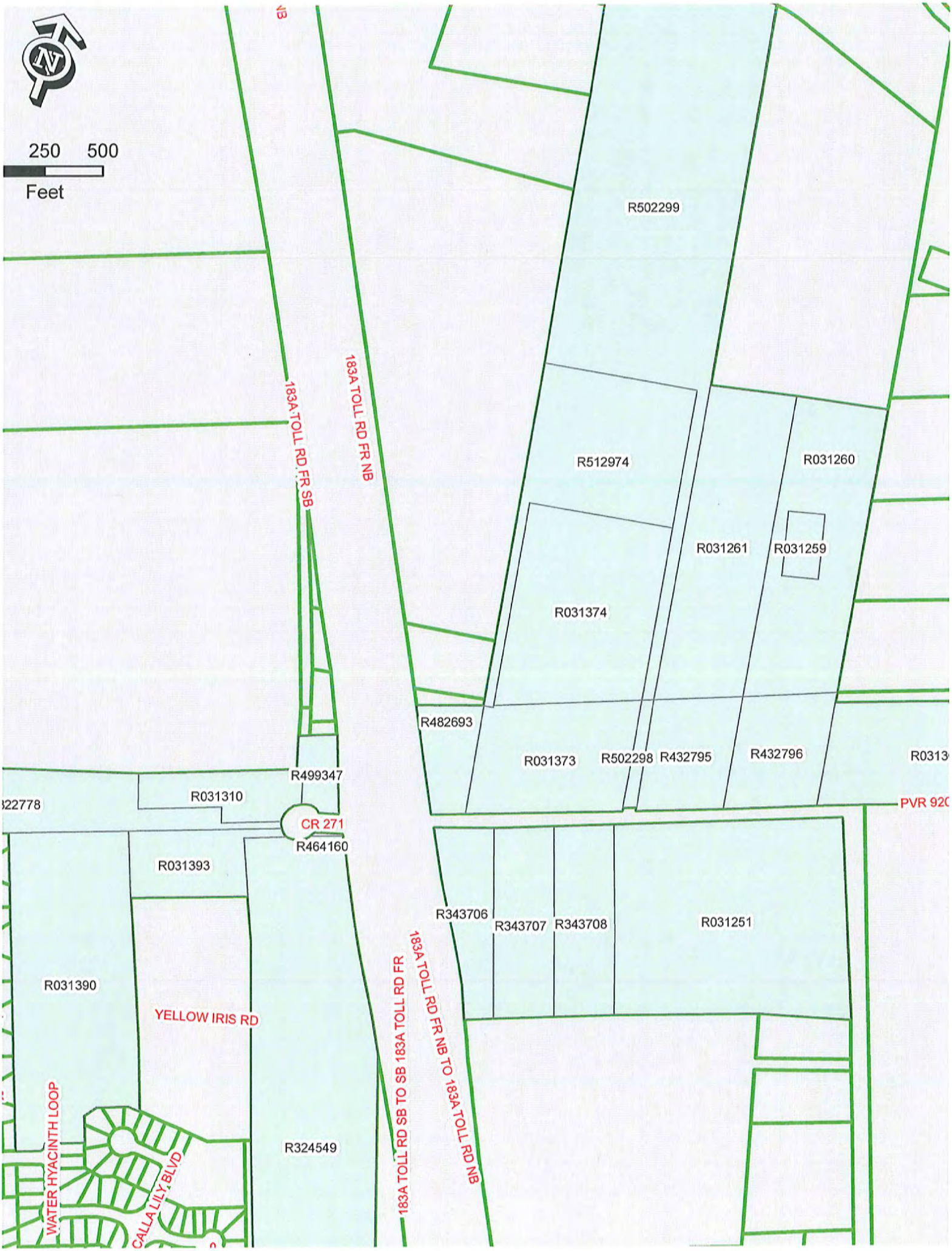
AGENDA ITEM # 20

Executive Summary

September 05, 2013

Agenda Subject:	Consider action to approve an ordinance renaming CR 273, CR 271, and CR 179 as shown in Attachment #1; Leander, Williamson County Texas.
Background:	In order to provide consistency in street naming and addressing to improve service delivery and emergency services response times, the City attempts to designate continuous sections of roadways with a single name. Additionally, recently annexed areas with existing County roads are typically renamed as City streets after annexation. The roads under consideration in this agenda item fall in both categories and the renaming will provide for continuation of street names and rename County roads that have been annexed. Residents along the sections of roads proposed to be renamed were notified of the proposed name change and of the date and time of this meeting.
Origination:	Development Services Department
Financial Consideration:	The cost of replacing street signs will come from the Public Works Department budget.
Recommendation:	Staff recommends approval of the proposed name changes.
Attachments:	1. Exhibit 2. Ordinance
Prepared By:	Tom Yantis, AICP Director of Development Services 08/26/2013


R031235
R036535
R031328
R036534
HAZELWOOD ST
R036565
R031263
R036566
E SONNY DR
R036567
CR 273
SCENIC PATH
OVERLOOK BND
R036568
R036569
R053164
R053162
HILLTOP DR
R036572
TANGLEWOOD DR
SPRING BROOK LN
CLEAR LAKE LN
R036575
THRUSH DR
R036576
WOODVIEW DR
R036577
MEADOW VIEW DR
R036578
LEANDER DR
R036579
RIDGE VIEW DR
R036580
AUREL GLEN BLVD
WILLOW CREEK DR
R036581
MOUNTAIN RIDGE DR
R379595
R379596


N
250 500
Feet
R502299
183A TOLL RD FR SB
183A TOLL RD FR NB
R512974
R031260
R031261
R031259
R031374
R482693
R031373
R502298
R432795
R432796
R499347
R031310
CR 271
R464160
R031393
R343706
R343707
R343708
R031251
R031390
YELLOW IRIS RD
183A TOLL RD SB TO SB 183A TOLL RD FR
183A TOLL RD FR NB TO 183A TOLL RD NB
R324549
WATER HYACINTH LOOP
CALLA LILY BLVD

CR 177
VALLEY VIEW DR
CREEK MEADOW CV
CR 175
VALLEY VIEW CIR
R338810
R031542
R407804
R407805
R031552
R475133
R031544
R031543
R497495
R031531
R475132
CR 179
R506005
R507775
R031533
R031574
R507776
BARLEY RD
R507777
R031570
R031575
R507778
R031571
R031572
R031534
ACACIA DR
PASEO
DE
RANCHEROS
N

250 500
Feet
HENTHC
PVR 920
PVR 921
R031251
R310332
R474684
R497326
R031265
R310336
R031248
CR 271
TOLL RD FR NB TO 183A TOLL RD NB

ORDINANCE

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, RENAMING A PORTION OF CR 273 TO MEL MATHIS BOULEVARD; RENAMING A PORTION OF CR 271 TO WOODVIEW DRIVE AND EAST WOODVIEW DRIVE; RENAMING A PORTION OF CR 179 TO REPUBLIC TRAILS BOULEVARD AND RENAMING A PORTION OF CR 271 TO RAIDER WAY AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Leander, Texas, is a Texas home rule municipality, (herein the "City") with portions of CR 273, CR 271, and CR 179 running through the City; and

WHEREAS, street name designations provide for easier identification for City staff, citizens, and emergency services providers;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. **Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. **Name Changes.** (1) The portion of CR 273 from East Crystal Falls Parkway to East South Street/RM 2243, is hereby renamed to Mel Mathis Boulevard. (2) The east/west portion of CR 271 extending from the junction of CR 271 and 183A Toll Road eastward approximately 1,850 feet to the approximately 90 degree bend to the right, is hereby renamed East Woodview Drive on the east side of the intersection with 183A Toll Roll and Woodview Drive on the west side of the intersection with 183A Toll. (3) The portion of CR 179 extending from Ronald W. Reagan Boulevard to CR 175, is hereby renamed Republic Trails Boulevard. These roadway name changes are more particularly shown and described in Exhibit "Attachment 1", attached hereto and incorporated herein for all purposes. In the event of a discrepancy between roadway name change descriptions, Exhibit "Attachment 1" shall control. The City Manager is hereby directed to take such actions as are reasonably necessary to ensure signs are posted reflecting the new name, to ensure emergency response personnel are notified, to modify the official maps of the City to reflect the name change and to ensure that all departments of the City requiring changes in addressing are duly notified and provided the necessary information to effectuate the change.

Section 3. **Effective Date.** This Ordinance shall be in force and effect from and after its passage on the date shown below.

PASSED AND APPROVED this the 5th day of September, 2013..

ATTEST: **THE CITY OF LEANDER, TEXAS**

_____ _____

Debbie Haile, City Secretary Christopher Fielder, Mayor

Aug. 13, 2013

Planning Department
City of Leander
P. O. Box 319
Leander, TX 78646-0319

Dear Ms. Ellen Rizalate,

Re: Renaming of CR 273

Perhaps you will pass this on to someone who might be interested in my feelings about the road renaming.

Where I come from, a road had the same name for its entire length and could not change names at every intersection as it does in Austin area.

I'm sure Mr. Mathis was/is a very nice man and probably already has places and things named for him and would appreciate more schools and parks with his name on them.

The people who live on CR 273 might like a name that sounds more discriptive of the place they live. I believe Horizon Blvd. like the other end of the road would be more in keeping with where I'd like to say I live. Or Horizon Way, as it is not a Blvd.

I loved living in Leander and would still be there if I could. The house I have there is rented now but I believe the renters would even prefer "Horizon."

Keep on making Leander beautiful!

Respectfully,
Joyce Earley

Joyce Earley
Apt. 437
8645 Fredericksburg Rd.
San Antonio, TX 78240-1270

AGENDA ITEM # 21

Executive Summary

September 5, 2013

Agenda Subject: Consider an Ordinance ordering a Special Election for Tuesday, November 5, 2013 to fill a vacancy in Place 4 of the City Council

Background: On August 27, 2013, Council Member Michell Cantwell resigned her place on the Leander City Council to formally announce her plans to run for Williamson County Treasurer. Her current term does not expire until May 2015. Per our City Charter and the Texas Election Code, we are required to fill the vacancy within 120 days on a uniform election date is possible. The next uniform election date is November 5, 2013.

Origination: Debbie Haile TRMC, City Secretary

Recommendation: Staff recommends Council approval of this Ordinance.

Attachments: Ordinance

Prepared by: Debbie Haile TRMC, City Secretary

ORDINANCE _____

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, ORDERING A SPECIAL ELECTION FOR TUESDAY, NOVEMBER 5, 2013, TO FILL A VACANCY IN PLACE 4 OF THE CITY COUNCILL; PROVIDING FOR THE CONDUCT OF THE ELECTION; AND PROVIDING FOR RELATED MATTERS

WHEREAS, a vacancy exists in Place 4 of the City Council of the City of Leander, Texas (the "City") by reason of the current office holder's resignation and announcement of candidacy for another office;

WHEREAS, the *Texas Constitution*, the *Texas Election Code*, and the *City Charter* are applicable to said election, and in order to comply with applicable laws, the vacancy must be filled by special election within 120 days of date of the vacancy;

WHEREAS, Tuesday, November 5, 2013, is a uniform election date that is within 120 days of the date of the vacancy;

WHEREAS, the City of Leander, Texas (hereinafter the "City") has made provision to contract with Williamson County to conduct the City's election for both Williamson and Travis County voters, pursuant to *Chapter 31, Texas Elections Code, and Chapter 791, Texas Government Code* (the "Election Agreement" or "contract"), and to hold joint elections with political subdivisions that hold elections on the same day in all or part of the same territory as authorized in *Chapter 271, Texas Elections Code;*

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS THAT:

Section 1. Special Election Ordered. A special election shall be held on November 5, 2013, to fill the unexpired term of Councilmember, Place 4, of the City Council of the City of Leander, Texas.

Section 2. Candidates' Filing Period. Candidates to fill the unexpired term of Councilmember, Place 4, shall file their applications no later than 5:00 p.m., September 23, 2013. All candidates for said office shall file their application to become candidates with the City Secretary, at City Hall, 200 W. Willis, Leander, Texas 78646. All applications for candidacy shall be on a form as prescribed by the *Texas Elections Code* and the City Charter. The order in which the names of the candidates for each office are to be printed on the ballot shall be determined by a drawing conducted by the City Secretary held at City Hall, at least 72 hours after the City Secretary posts notice of such drawing.

Section 3. Ballots. The ballots used for the general election shall comply with the *Texas Election Code* and be in the form provided by the City to the Williamson County Elections Administrator for use on the voting devices used by the Williamson County Elections Administrator.

Section 4. Printed Materials. The official ballots, together with such other election materials as are required by the *Texas Elections Code*, as amended, shall be printed in both the English and Spanish languages and shall contain such provisions, markings and language as required by law.

Section 5. Notice of Election. Notice of the election shall be given in the manner as provided in the *Texas Elections Code*. A notice containing a substantial copy of this ordinance shall be posted on the bulletin board used for posting notice of meetings of the governing body at City Hall and at the aforesaid polling place not later than the twenty-first (21st) day before the election, and by publishing said Notice of Election at least one time, not earlier than thirty (30) days nor later than ten (10) days prior to said election, in an English and Spanish newspaper in general circulation in the City. The Williamson County Elections Administrator is authorized and shall give all notices required for the election.

Section 6. Conduct of Election. The Williamson County Elections Administrator and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election for the entire City, including areas of the City located in Travis County, pursuant to the contract for election services between the City and the Williamson County Elections Administrator. The election shall be held and conducted by the Williamson County Elections Administrator in compliance with state law and the Election Agreement.

Section 7. Joint Election. The City agrees to conduct a joint election with other political subdivisions within Williamson County and Travis County, as appropriate, provided that such political subdivisions hold an election on November 5, 2013 in all or part of the same territory as the City (the "Political Subdivisions"). The joint election for Political Subdivisions in Williamson County and Travis County will be conducted in accordance with state law, this ordinance, and the Election Agreement.

Section 8 . Election Precincts and Election Day Polling Places. The election precincts for the election shall be the election precincts established by the Williamson County Elections Administrator, provided that each shall contain and include geographic area that is within the City. The polling place for each election precinct shall be the polling place established by the Williamson County Elections Administrator. The polls shall remain open on the day of the election from 7:00 a.m. to 7:00 p.m. The returns will be provided by precinct and the Williamson County Elections Administrator shall tabulate and provide the election returns for the election.

Section 9. Early Voting. Early voting, both by personal appearance and by mail, will be conducted by the Williamson County Elections Administrator, who is hereby designated and appointed as the Early Voting Clerk for the general election for City residents residing in Williamson and Travis County in accordance with the *Texas Election Code.*

Early voting shall commence on Monday, October 21, 2013, and continue through Friday, November 1, 2013 and early voting polls shall remain open for the time specified by the *Texas Election Code*. Early voting for City residents residing in Williamson County and Travis County shall also be held at any time and location authorized by the Williamson County Elections Administrator.

Section 10. Election Judges and Clerks. The presiding judges, alternate presiding judges and clerks for the election shall be selected and appointed by Williamson County in compliance with the requirements of state law, and are hereby designated and appointed election officers for the holding of said election. The presiding judges, alternate presiding judges and clerks shall perform the functions and duties of their respective positions that are provided by state law.

Section 11. City Secretary Assistance. The City Secretary is hereby authorized and instructed to aid the Williamson County Elections Administrators in the acquisition and furnishing of all election supplies and materials necessary to conduct the election. The City Secretary is further authorized to assist with the giving of notices required for the election, and to take such other and further action as is required to conduct the election in compliance with the *Texas Election Code*; provided that, pursuant to the Election Agreement, the Williamson County Elections Administrators shall have the duty and be responsible for organizing and conducting the election in compliance with the *Texas Election Code*; and for providing all services specified to be provided in the Election Agreement.

Section 12. General. The general election shall be held and conducted by the Williamson County Elections Administrators in compliance with the *Texas Election Code* and, to the extent not inconsistent therewith, the *City Charter*, and only resident qualified voters of the City shall be eligible to vote at the election. The Elections Administrator is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct said election. Returns of the election shall be made known as soon as possible after the closing of the polls; and the election returns shall be canvassed by the City Council not earlier than November 13, 2013, nor later than November 18, 2013.

Section 13. Effective Date; Election Code. This ordinance shall be in full force and effect from and after its passage on the date shown below; provided that if any term or provision of this Ordinance conflicts with, or is inconsistent with, the *Texas Elections Code*, the *Texas Election Code* shall govern and control and the Williamson County Elections Administrator shall comply with the Texas Elections Code.

Section 14. **Open Meetings.** It is officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required *Chapter 551, Texas Government Code.*

PASSED AND APPROVED this the 5th day of September, 2013.

CITY OF LEANDER, TEXAS

_____
Christopher Fielder, Mayor

ATTEST:

_____
Debbie Haile, City Secretary

AGENDA ITEM # 22

Executive Summary

September 5, 2013

Agenda Subject: Consider appointments to the Public Arts Commission, Parks and Recreation Advisory Board and the Mayor's Committee for People with Disabilities

Background: The Board Selection Committee has met and interviewed the attached applicants to serve on various Boards or Commissions.

Origination: Council Member Cantwell, Council Member Lynch and Council Member Siebold

Recommendation: N/A

Attachments: Applications

Prepared by: Debbie Haile TRMC, City Secretary

CITY OF LEANDER, TEXAS

Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- ☐ Planning & Zoning Commission
- ☐ Economic Development Committee
- ☐ Parks & Recreation Advisory Board
- ☑ Public Art Commission
- ☐ TIRZ/Development Authority Board
- ☐ People with Disabilities Committee
- ☐ Board of Adjustment/Appeal
- ☐ Ethics Commission
- ☐ City Charter Review Committee
- ☐ Library Foundation Board

PERSONAL INFORMATION

Name: Ashli Williamson

Home Address: 3310 Spumanti Ln City Leander Zip 78641

Home Phone: 512-528-9395 Cell Phone 512-632-2532

Email Address: ashlikw@gmail.com

Do you live inside the Leander City Limits ? ☐ Yes _____ years ☐ No ☑ ETJ ?

Are you a current registered voter? ☑ Yes ☐ No
If yes, please provide copy of voter registration card

OCCUPATIONAL INFORMATION

Business Name The Green Door Occupation Artist/Owner

Address: 106 W Willis, Ste D City Leander Zip 78641

Phone: 512-632-2532 (store: 512-405-0053)

Business Owner ☑ Yes ☐ No

Are you now or have you in the past served on any Boards or Commissions? ☐ Yes ☑ No

If yes, list Board or Commission served on: _____ Date _____

Signature [signature] Date 6/11/13

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

CITY OF LEANDER, TEXAS

Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- Planning & Zoning Commission
- Parks & Recreation Advisory Board
- (Public Art Commission)
- ~~TIRZ/Development Authority Board~~
- Board of Adjustment/Appeal
- Ethics Commission
- City Charter Review Committee
- Library Foundation Board

PERSONAL INFORMATION

Name: JEN DAUGHERTY

Home Address: 1809 IRELAND DR City LEANDER Zip 78641

Home Phone: 512-757-2277 Cell Phone SAME

Email Address: jendaugherty2010@gmail.com

Do you live inside the Leander City Limits ? (Yes) 10mo. ~~years~~ No ETJ ?

Are you a current registered voter? (Yes) No
If yes, please provide copy of voter registration card

I just renewed mine for my new leander address.

OCCUPATIONAL INFORMATION

Business Name Flow Yoga, White Dove Yoga, Green Feet Fitness Occupation yoga teacher, personal trainer

Address: cedar park lago vista City all over town. Zip

Phone: 512 757 - 2277

Business Owner (Yes) No

Are you now or have you in the past served on any Boards or Commissions? Yes (No)

If yes, list Board or Commission served on: _____ Date _____

Signature Jen Daugherty 7/17/13 Date

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646 **Address: 200 W. Willis, Leander, Texas 78641**

CITY OF LEANDER, TEXAS

Boards & Commissions Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- ☐ Planning & Zoning Commission
- ☐ Parks & Recreation Advisory Board
- ☐ Public Art Committee
- ☐ TIRZ/Development Authority Board
- ☐ Board of Adjustment/Appeal
- ☐ Ethics Commission
- ☐ City Charter Review Committee
- ☑ New Boards Formed

PERSONAL INFORMATION

Name: KENNY KING SSN # 452190643

Home Address: 2708 TUMBLING RIVER DR City LEANDER Zip 78641

Home Phone: 512-337-7119 Cell Phone

Email Address: king936@sbcglobal.net

Do you live inside the Leander City Limits ? ☑ Yes 1 years ☐ No ☐ ETJ ?

Are you a current registered voter? ☑ Yes ☐ No
If yes, please provide copy of voter registration card

OCCUPATIONAL INFORMATION

Business Name N/A Occupation CARE GIVER

Address: City Zip

Phone:

Business Owner ☐ Yes ☑ No

Are you now or have you in the past served on any Boards or Commissions? ☐ Yes ☑ No

If yes, list Board or Commission served on: Date

Signature Date 06/01/2013

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646 Address: 200 W. Willis, Leander, Texas 78641
Phone: 512/ 528-2743 Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

Ken King

512-331-7119

king936@sbcglobal.net

I began my work life at 14 years old. I have worked various jobs, with the most focus on Security and Management. I have started businesses from scratch with no experience in the field and led a path enabling the Entrepreneur to sell the business for profit. I have worked with Honors in the US Navy, Private Security Sector, and Correctional Field.

My wife became a paraplegic in 2002 and I managed to work another 2 years before deciding it had to be work or wife. I have been home caring for her since. I now have the ability to seek employment with flexible hours as a result of kids at home that have become older and trained in wife's care.

I claimed my Health with the aid of Complete Nutrition! http://www.youtube.com/watch?v=EYryreNGxOs HYPERLINK "http://www.youtube.com/watch?

Experience

- **Care Giver/ Self Employed** | Austin, TX
  - Caregiver
  - Full-time, June 2002 to present
  - *Responsibilities*
  - Maintain records of patient care, Provide patients and families with emotional support, Change bed linens, wash and iron patients' laundry, Entertain, converse with, or read aloud to patients, Plan, purchase, prepare, or serve meals and Perform a variety of duties as requested by client. This is my Wife!
  - **The Good Stuff: From Feb. 2009 – Present**
  - **Extra on Friday Night Lights x 4, Extra upgraded to Principle on ABC's 'My Generation', extra in various Independent Movies, but got credits in 'Austin High' and Love Stinks'.**
  - **Made it Big Time as the STAR of the National TV Commercial Debut for Complete Nutrition.**
  - Testified before The Texas House of Represntatives, Texas Senate Judiciary Committee

- **Texas Department of Criminal Justice** | Huntsville, TX
  - Laundry Supervisor
  - Maintain Security in a Maximum Security Unit. Supervise 25-40 Inmates in a contained department within the Prison. Train new Inmates and ne Officers to perform duties required. Enforce Policies and discipline as needed.
  - Full-time, April 2000 to March 2003
  - Left this job due to the extensive care for my paraplegic wife.
- **Rick's Rent To Own** | Trinity, TX
  - Director
  - Full-time, August 2000 to April 2001
  - *Responsibilities*
  - Direct and coordinate activities of businesses, Review financial statements, sales and activity reports, Manage staff, Direct and coordinate organization's budget, Establish and implement departmental policies and Hire and train new employees
  - Left this business after agreement was fulfilled to build and resale business.
- **Rent-A-Center** | Huntsville, TX
  - Retail Manager
  - Full-time, November 1999 to August 2001
  - Left this job I loved so much to open business for Entrepreneurs in the same industry.
  - *Responsibilities*
  - Provide customer service, Assign employees to specific duties, Direct and supervise employees, Inventory stock, Enforce safety, health, and security rules and Hire, train, and evaluate personnel

Education

- **Trinity High** | Trinity, TX
  - (High School) — Graduated

- US Navy 1978-1984. Security, Training Officer, Emergency Response.
- Meritorious Commendation during the Persian Gulf War

- **University of Houston** | Houston, TX
  - Arrests Procedures/Body Language (Certification Program) — Graduated
  - Numerous Corporate sponsored training and management development courses in Houston and Dallas. Sponsored by: "Color Tile", "CarTemps USA Rental", and "Rent-A-Center"

- **Preferences**
  - Full-time and Part-time
  - Willing to work: Whatever hours/week. Could work more hours, but must schedule around care for paraplegic wife.
  - Willing to commute: Less than 10 miles

Stacy Ford

704 Mountain Ridge Dr. ~ Leander, TX 78641 ~ Phone: (512)736-0055 ~ slford5@gmail.com

July 20, 2013

City of Leander
Debbie Haile, City Secretary
200 W. Willis
Leander, Texas 78641

Dear City of Leander,

I am interested in becoming a member of the Mayor's Committee on People with Disabilities. I currently work for the Parent Training and Information Center for Texas at Partners Resource Network and would like to be more involved in the community to help people with disabilities improve their lives through promoting independence, community involvement, and continuing education.

I am also a parent of a child with a disability and live the life of advocacy every day. Through my involvement with other disability organizations and a recent meeting with Erin Lawler with the Governor's Committee on People with Disabilities, I know this is another great way to serve this population. I also have a background in process improvement that I feel would be an asset to this membership.

I have included my resume, application and copy of my voter's registration card.

I look forward to your decision and please contact me for any questions or additional information.

Sincerely,
Stacy Ford

Encl: Resume; Application; Voter Registration Card

Stacy Ford

704 Mountain Ridge Dr. ~ Leander, TX 78641 ~ Phone: (512)736-0055 ~ slford5@gmail.com

Parent Training and Information Regional Coordinator

Regional trainer on parental rights for families who have children with special needs

CAREER HIGHLIGHTS

- Enabled parents of children with special needs to be more active in their childrens' education through trainings and technical assistance, provisioned by a grant from the U.S. Department of Education-Office of Special Education Programs.
- Facilitated statewide workshop webinars to address state systemic issues in Special Education as identified by TEA and developed action plans for continual improvement that targeted definitive, reportable outcomes.
- Directed and managed successful large scale pilot and rollout program that saved $800k in rework and set a precedent for effective corporate employee training program and infrastructure transformation to align with 5 year strategic plan.

KEY STRENGTHS

- Disability Policy Analysis/Special Education/Advocacy
- Quality Management/ Operational Excellence-Effectiveness
- Continuous Improvement/Change Management/Facilitation

PROFESSIONAL EXPERIENCE

PARTNERS RESOURCE NETWORK-The PATH Project, Leander, TX 11/2012-CURRENT

Regional Coordinator for Region 13

- Developed outreach program to provide training to parents in rural settings who have children with special needs that established support trainings and coordinated local resources.
- Enabled parents of children with special needs to be more active in their childrens' education through trainings and technical assistance, provisioned by a grant from the U.S. Department of Education-Office of Special Education Programs.
- Presented at state-wide conference on special education trends that reached over 200 participants that started regular workshops to look at these issues further.
- Organized one-day conference for the community to learn about special education and resources that promoted inclusive communities.

INCLUSIVE EDUCATIONS, Leander, Texas 01/2004-CURRENT

Special Educational Consultant

- Facilitated state-wide workshop webinars to address state systemic issues in Special Education as identified by TEA and developed action plans for continual improvement that targeted definitive, reportable outcomes.
- Advocated through "Adopt-a-Legislator" program to promote better living, employment, and continuing education for adults with disabilities which has led to a higher quality of life and promoted an awareness to continue to provide supports and services for independent living.
- Consulted parents of children with special needs for ARD meetings, IEP reviews, transition services and supports which improved educational outcomes, integrated current research, and facilitated advocacy for independent living.

- Developed curriculum modules for online job coach directed to help adults with Autism, find meaningful employment. Funded by the Texas Council for Developmental Disabilities.

ULTRA ELECTRONICS-ADVANCED TACTICAL SYSTEMS, Austin, Texas 10/2008-10/2011

Quality Specialist in Process Methods

- Consulted executive governance and senior management on business and quality issues which led to an improvement of product quality and efficiency by 50% through process reengineering of the peer review process.
- Managed QA activities and lead architect for policies and procedures that unified the QA department which then drove maturity in risk management and the phase review process. Results enabled a win on a $10M project.
- Transformed project processes from ad hoc instability to institutionalized practical, measurable, processes that ensured alignment to strategic plan for a $90M market gain.
- Led innovation group in defining, analyzing, and optimizing an agile tool to increase collaboration with engineering, sales, production, and finance. This also enabled transparency to senior management which provided key metrics for strategic decisions and reporting.

DELL INC., Austin, Texas 05/2003-10/2008

Six Sigma Project Manager

- Led core team and supporting teams through DMAICR Six Sigma phases (Define, Measure, Analyze, Improve, Control, and Report) that resulted in a reduction in sales downtime by 90%, increased productivity of IT analysts by 50%, and reduced IT ticket queue by 75%.
- Performed statistical analysis and produced data-driven reports for executive reviews and Six Sigma black belts leading to an award for "Top 10 six sigma projects in 2007".
- Managed coordination with HR, Finance, Telecom, and IT Change Management to implement the "Improve Phase" that successfully saved Dell $1.7M.
- Managed deployment of 40,000 badge-like FAQ cards to employees in the USA through internal infrastructure, reducing conventional shipping cost by $2,000.

Innovation Strategist

- Developed organizational strategies and architecture to change global corporate culture in Product Development channel to embrace and utilize innovation which let to adding a new core competency, developing an idea generator tool, and structuring a feedback loop from customer (VoC) to engineers.
- Performed market research of innovation in Fortune 100 companies and top MBA programs that led to development of world-class innovation program.
- Developed mandatory innovation training modules for managers and engineers and resource library that led to cultural change and flexible work patterns.

Enterprise Quality Tester

- Validated enterprise diagnostics on servers, blades and blade chassis that ensured defect-free launch of product as scheduled.
- Responsible for testing quality-build and pilot-build configurations for new product servers and blades, including the Power Edge R905, 4-socket, AMD-based server and AMD Barcelona processor to ensure first to market.
- Responsible for passing diagnostic script changes for all tests on the M1000e blade chassis by associating combinations of Cisco, Brocade, Ethernet and Fiber Channel switches using SQL Programmer.
- Managed root cause analysis for test escapes and stop-ship factory issues that continuously improved testing processes, logical data flow, and collaboration with developers, OS team, and device driver team.

IT Analyst

- Supported internal IT OPS Global Service Desk issues and resolved trouble tickets for Windows OS, applications, sales tools, networking including remote connectivity; exceeded service level agreements (SLA) that improved IT image for the sales channel.
- Worked closely with supporting groups, multi-tasking, to resolve issues including Client Accounts, Active Directory Group, Network Services, Server Operations, Exchange Group, and IT Onsite that improved cohesiveness that reduced duplicate work.
- Developed Standard Operation Procedures (SOP) and training material for employee on-boarding that led to consistent metrics and 50% reduction in ramp-up time.
- Demonstrated leadership qualities by mentoring employees working on business process improvement projects including a project to adopt ITIL that won a $1M contract to implement across IT.

CENTER FOR SPACE RESEARCH-UNIVERSITY OF TEXAS, Austin, TX 05/1997-05/2003
Research Assistant

- Provided technical expertise in a Solaris environment to navigate and process satellite swaths using ENVI, ERDAS Imagine, ArcGIS, C++, and C shell programming that supported Texas policies.
- Created mosaic satellite images for research scientists working on environmental studies over Africa to determine climate alterations that aided world studies.
- Researched and conducted an independent study in advanced remote sensor design for cloud detection and mass spectrometry that identified a new theory.

EDUCATION

Aerospace Engineering and Mathematics, *University of Texas-College of Engineering, College of Natural Sciences*, Austin, TX 1996-2002 (non-traditional, part-time)
Completed 2 ½ years in Aerospace Engineering and 3 ½ years honors Mathematics
B.A. Fine Arts, Minor: Music, Concentration in English and Art History, *Principia College*, Elsah, IL 1986

CERTIFICATION

Dell Business Process Improvement (BPI) Six Sigma Greenbelt Certified

AWARDS and HONORS

2007 Top 10 Business Process Improvement Six Sigma Project
Honors Mathematics at The University of Texas at Austin (8 courses)

ORGANIZATIONS

TX Parent to Parent-- Policy Advocate, Member, Volunteer
The Arc—Member, Volunteer
DSACT (Down Syndrome Association of Central Texas)-- Learning Program teacher, Member
Partners Resource Network-- Member

COMMITTEES

Health and Safety, Environmental, Wellness, Fun, Mentoring, Work Schedule, Buddy On-boarding

SKILLS

ANSI, IEEE 12207, Six Sigma, LEAN, CMMI Framework, ISO 9001-2008, DODAF, ISO 15288, ISO 90003, AS9100, INCOSE (Systems Engineering (SE)), Agile Scrum, Waterfall SDLC, Kanban, Earned Value, Version One, TeamTrack, MS Office, Government Deltek, Open Plan, Remedy, C++, SQL, SQL Programmer, JMP (statistical), OAR (reengineering), SID (strategy), DAR (decision analysis), Knowledge Tree (Configuration Management (CM)), Sharepoint, BPM, BPR, TQM.

CITY OF LEANDER, TEXAS

Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- ☑ Committee on People with Disabilities
- ☐ Planning & Zoning Commission
- ☐ Parks & Recreation Advisory Board
- ☐ Public Art Commission
- ☐ TIRZ/Development Authority Board
- ☐ Board of Adjustment/Appeal
- ☐ Ethics Commission
- ☐ City Charter Review Committee
- ☐ Library Foundation Board

PERSONAL INFORMATION

Name: Stacy Ford

Home Address: 704 Mountain Ridge Dr. City Leander Zip 78641

Home Phone: 512-736-0055 Cell Phone 512-736-0055

Email Address: slford5@gmail.com

Do you live inside the Leander City Limits ? ☑ Yes 9 years ☐ No ☐ ETJ ?

Are you a current registered voter? ☑ Yes ☐ No
If yes, please provide copy of voter registration card
See attachment

OCCUPATIONAL INFORMATION

Business Name Partners Resource Network Occupation Regional Coordinator for Region 13

Address: 1090 Longfellow Dr. (State Office Location) City Beaumont Zip 77706

Phone: 409-898-4684

Local office: 704 Mountain Ridge Dr. Leander, TX 78641

Business Owner ☐ Yes ☑ No

Are you now or have you in the past served on any Boards or Commissions? ☐ Yes ☑ No

If yes, list Board or Commission served on: _____ Date _____

Signature _____ Date 7/20/13

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743
Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

Elections Administrator
P.O. Box 209
Georgetown, Texas 78627
(512) 943-1630
www.wilco.org/elections

Secretary of State's Office
Elections Division
1-800-252-VOTE (6683)
www.sos.state.tx.us/elections

Presorted
First-Class Mail
U.S. Postage Paid
Georgetown, TX
Permit No. 209

RETURN SERVICE REQUESTED

VOTER REGISTRATION CERTIFICATE
(Certificado de Registro Electoral)
WILLIAMSON COUNTY (Condado de Williamson)

Voter ID	Gender	Valid from
1156773526	F	1/1/2012
Year of Birth	Pct. No.	Valid to
1964	264	12/31/2013

Name and Permanent Residence Address (Nombre y dirección residencial permanente)

STACY LANE FORD
704 MOUNTAIN RIDGE DR
LEANDER TX 78641

X

VOTER MUST PERSONALLY SIGN HIS/HER NAME IMMEDIATELY UPON RECEIPT, IF ABLE

US Rep	State Senate	State Rep	Co. Comm.	J.P.
31	5	136	2	2
School District	**City**	**Constable**		
LS	LC	2		

856492

Name and Mailing Address (Nombre y dirección postal)

T54 P1 ********AUTO**5-DIGIT 78641 95031
STACY LANE FORD
704 MOUNTAIN RIDGE DR
LEANDER TX 78641-2901