

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 19, 2024
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalione-Parker
Place 2 – Michael Herrera
Place 3 – David McDonald

Place 4 – Na'Cole Thompson, Mayor Pro Tem
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Todd Parton

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:00 p.m.

2. Roll Call.

Roll call reflected all present.

3. Workshop to discuss the proposed changes to the Northline Development.

Discussion included: history; status update on vertical projects, premier civic spaces, blocks, and Endeavor retail area; PUD amendments summary; commercial objectives; Endeavor Phase 1; vertical mixed-use retail; changes from original project versus being proposed; Town Square; walk-ability; retail convertible; ownership; options area; lifestyle architect and landscape; and continuity of project.

Workshop adjourned at 7:10 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:23 p.m.; Councilmember McDonald provided the invocation and Mayor DeLisle led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present.

6. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

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

None.

7. Recognitions/Proclamations/Visitors.

- Certificate of Recognition Parks and Recreation Maintenance and Equipment Crews

8. Leander History

Leander History included Spirits of Bagdad; Revolutionary War Memorial; Wreaths Across America; and Old Indian Doctor.

9. Staff Reports

- Capital Improvement Program Update: Senior Center (CIP P.6) and Raider Way and East Woodview Drive Roadway (CIP T.12) Projects.

Update included Leander Senior Activity Center purpose, benefits, and timeline; Raider Way and Woodview Drive improvements purpose, benefits, and timeline.

CONSENT AGENDA: ACTION

Mayor DeLisle stated Item 24 has been pulled from the agenda.

Motion: Approve consent agenda items 10 through 23 and 25 through 35.

By: Mayor Pro Tem Thompson

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

10. Approval of the minutes for meetings held on September 5, 2024 and September 10, 2024.
11. Approval of a purchase agreement with Lenco Industries Inc. for a Lenco Armored BearCat Vehicle utilizing HGAC Contract Number AM10-23 in the amount of \$326,828.00; and authorize the City Manager to execute any and all necessary documents.
12. Approval of Amendment No.2 to Task Order CFA-001 with CobbFendley & Associates, for the improvements to South Street and West Drive (CIP T.17) providing for increasing drainage and detention, adding head-in street parking for Bagdad Street, and adding roadway graphic renditions; increasing the current contract amount of \$1,137,791.30 by an amount of \$174,597.50, to a new total of \$1,312,388.80, with no extension of term duration; and authorize the City Manager to execute any and all necessary documents.
13. Approval of Amended and Restated Cooperative Agreement by and between Williamson County and the Cities of Cedar Park, Georgetown, Round Rock, Taylor, Hutto, Leander, and Liberty Hill of the Williamson County and Cities Health District to change the fiscal year to October 1 to September 30.
14. Approval to renew Microsoft 365 subscription licensing through Microsoft's authorized reseller SHI Government Solutions, Inc., utilizing pricing and terms contained in Texas DIR Contract DIR-CPO-5237; authorization to pay the renewal amount due of \$191,000.00; and authorize the City Manager to execute any and all necessary documents.

15. Authorize the renewal of manufacturer service contracts and threat detection subscriptions for all City firewalls and network switches from Bell IT Services, Inc., utilizing DIR contracts DIR-TSO-4288 and DIR-TSO-4160 in the total amount of \$126,550.00; and authorize the City Manager to execute any and all necessary documents.
16. Authorize the purchase of computer workstations to replace existing desktop and laptop computers which have reached end-of-useful-life status from Dell Marketing LP utilizing DIR Contract DIR-TSO-3763 in the amount of \$188,713.00; and authorize the City Manager to execute any and all necessary documents.
17. Authorize the purchase/renewal of antivirus, identity protection, and ransomware prevention software along with related professional services from SHI Government Solutions Inc., utilizing Texas DIR contract DIR-TSO-4317 in the total amount of \$112,663.00; and authorize the City Manager to execute any and all necessary documents and renewals.
18. Approval of an Interlocal Cooperation Contract agreement between The University of Texas at Austin – ITS - Office of Telecommunication Services and the City of Leander allowing the City to purchase internet access and related services from the University of Texas System / UT Austin for the amount of \$20,162.04; and authorize the City Manager to execute any and all necessary documents.
19. Authorize the expenditure of \$189,407.52 to purchase data center network switches, network optics, network security systems, and related professional services from Bell IT Services, Inc., utilizing DIR contracts DIR-TSO-4160 and DIR-TSO-4288 to replace existing data center network switches and peripherals which have reached end-of-useful-life status; and authorize the City Manager to execute any and all necessary documents.
20. Authorize the purchase of various software, cloud services, and related professional services from SHI Government Solutions, Inc., utilizing Texas DIR contracts: DIR-TSO-4317, DIR-CPO-4444, DIR-CPO-4458, DIR-TSO-4288, DIR-CPO-5237, DIR-CPO-5241, DIR-TSO-4383, DIR-CPO-4875; Sourcewell Contract #081419-SHI; Omnia Co-op Contracts #2018011-02 and 2024056-02; and BuyBoard Contract #661-22 in the total amount of \$140,434.00; and authorize the City Manager to execute any and all necessary document and renewals.
21. Authorize the purchase/renewal of mobile device management (MDM) software and related professional services from SHI Government Solutions, Inc., utilizing Texas DIR contract DIR-TSO-4288 in the total amount of \$60,137.00; and authorize the City Manager to execute any and all necessary documents and renewals.
22. Approval of the termination of Development Agreement Case DA-23-0014 regarding the Hero Way Crossing Development on two (2) parcels of land, more particularly described by Williamson Central Appraisal District Parcels R651240 and R651239, generally located to the northwest of the intersection of West Broade Street and Hero Way West, Leander, Williamson County, Texas.
23. Acceptance of Infrastructure Improvements for Travisso Phase 4 Section 5 Reclaim Water Irrigation and Landscaping Improvements (PICP-21-0031).
24. Acceptance of Infrastructure Improvements for Devine Lake Phase 4 (21-PICP-0029) to include: streets, drainage, water, and wastewater improvements.
25. Approval of the purchase of fourteen (14) self-contained breathing apparatus (SCBA), and associated items, utilizing HGACBuy Cooperative Purchasing Contract EE08-19 in the amount of \$157,301.13, and authorize the City Manager to execute any and all necessary documents.
26. Approval of a Resolution adopting the Hazard Mitigation Action Plan 2024.

27. Approval of an Interlocal Agreement by and between the Texas Municipal League (TML) and the City of Leander for cyber liability and data breach response insurance coverage effective October 1, 2024; and authorize the City Manager to execute any and all necessary documents.
28. Approval of Employee Health Benefits Contracts with Cigna for medical/prescription, dental and voluntary vision for the 2025 plan year with all insular products remaining the same; providing for an effective date; and authorize the City Manager to execute any and all necessary documents.
29. Approval of the extension of the application expiration for Subdivision Case FP-22-0040 Leander Springs Final Plat; more particularly described by Williamson Central Appraisal District Parcels R051592 and R403524, generally located southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.
30. Approval of the extension of the application expiration for Subdivision Case FP-22-0041 Leander Estates Phase 1 Final Plat; more particularly described by Williamson Central Appraisal District Parcels R560184 and R560185 and Travis Central Appraisal District Parcels 905245, generally located northwest of the intersection of CR 280 and Council Springs Pass, Leander, Williamson and Travis County, Texas.
31. Approval of the extension of the application expiration for Subdivision Case FP-23-0057 Woodland Estates Phase 1 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R031730, generally located south of the intersection of CR 280 and Council Springs Pass, Leander, Williamson County, Texas.
32. Approval of the extension of the application expiration for Subdivision Case FP-23-0074 Bar W Ranch West Ph 11 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R544598, generally located west of the intersection of Bovine Pass and Stamp Iron Avenue, Leander, Williamson County, Texas.
33. Approval of a letter agreement establishing the roadway adequacy payment for the Hero Way Crossing Development on two (2) parcels of land, more particularly described by Williamson Central Appraisal District Parcels R651240 and R651239, generally located to the northwest of the intersection of West Broade Street and Hero Way West, Leander, Williamson County, Texas.
34. Approval of the termination of a temporary wastewater easement located within the Northline Subdivision, more particularly described as 0.9603 acres out of Williamson Central Appraisal District Parcel R646986; and generally located to the south of the intersection of San Gabriel Parkway and Main Street, Leander, Williamson County, Texas.
35. Ratify City Manager execution of Community Development Block Grant Cooperation Agreement by and between Williamson County and the City of Leander.

PUBLIC HEARING: ACTION

36. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0123 to amend the Northline Planned Unit Development on several parcels of land approximately 115.7076 acres $\pm$ in size, out of the William Mancel Survey, Abstract No. 437, the Talbot Chambers Survey, Abstract No. 125; and generally located south of East San Gabriel Parkway and approximately 200 feet east of US 183, Leander, Williamson County, Texas. *[Postponed]*
37. Conduct a Public Hearing regarding Zoning Case Z-24-0127 to amend the current zoning of Northline Planned Unit Development to adopt the Northline Retail Planned Unit Development with base zoning district of GC-2-A (General Commercial) on eight (8) parcels of land approximately 16.0602 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R517094, R031604, R646992, R646986, R646987, R646988, R646989, and R646990; and generally located southwest of

the intersection of East San Gabriel Parkway and 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0127 as described above.

Opened Public Hearing at 7:46 p.m.; Closed Public Hearing at 7:50 p.m. No one spoke in favor of the request. Marshal Hines, 1801 Montana Court spoke in opposition of the request.

Motion: Approve Zoning Case Z-24-0127 with Planning and Zoning Commission recommendation to amend the Comprehensive Plan and interior walk-ability access, following a discussion.

By: Councilmember Czernek

Seconded: Councilmember Pantalione-Parker

Vote: 7 - 0

38. Conduct a Public Hearing regarding Ordinance Case OR-24-0017 to amend the Subdivision Ordinance to adopt updates to the Parkland Dedication, Park Improvement, and Parkland Fee-in-Lieu regulations and requirements, and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-24-0017 as described above.

Opened Public Hearing at 8:04 p.m.; Closed Public Hearing at 8:04 p.m. No one spoke in favor or opposition of request.

Motion: Approve Ordinance Case OR-24-0017, following comments.

By: Councilmember Czernek

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

REGULAR AGENDA

39. Discuss and consider action on Development Agreement Case DA-24-0010 Valor School Development Agreement located on one (1) parcel of land approximately 13.796 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R430223; generally located northwest of the intersection of Kauffman Loop and CR 267, Leander, Williamson County, Texas.

Motion: Approve Development Agreement Case DA-24-0010, following comments.

By: Councilmember Pantalione-Parker

Seconded: Councilmember Czernek

Vote: 7 - 0

40. Receive a presentation regarding a Development Proposal Review regarding a petition for a Comprehensive Plan Amendment for a residential development located northwest of the intersection of CR 175 and Journey Parkway, Leander, Texas, Williamson County.

Motion to not support the development proposal as presented, following a discussion.

By: Mayor DeLisle
Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

41. Discuss and consider action on a Professional Services Contract with Langford Community Management Services, Inc. for grant consultant services pursuant Request for Qualifications (RFQ) S24-008; and authorize the City Manager to execute any and all necessary documents.

Motion: Approve Professional Services Contract with Langford Community Management Services, Inc.

By: Mayor DeLisle
Seconded: Councilmember Ross

Vote: 7 - 0

42. Discuss and consider action on a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 7,704 square foot water line easement and a 13,005 square foot temporary construction easement (both as described in Agenda Item 42 and Exhibit "A") from that certain 32.778 acre tract conveyed to Subramanian, Ltd. and recorded at Document Number 2010043776 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a water line.

Motion: Move that the City of Leander authorize the use of the power of eminent domain to acquire both a permanent water line easement of 7,704 square feet and a temporary construction easement of 13,005 square feet from property owned by Subramanian, Ltd. and described in Agenda Item 42 for the public use of constructing and operating public water lines and infrastructure improvements.

By: Mayor DeLisle
Seconded: Councilmember Ross

Vote: 7 - 0

43. Discuss and consider action on a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 5,804 square foot water line easement and a 9,675 square foot temporary construction easement (both as described in Agenda Item 43 and Exhibit "A") from that certain tract of land conveyed to JNK Properties 1, Ltd. and recorded at document Number 2021182868 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a water line.

Motion: Move that the City of Leander authorize the use of the power of eminent domain to acquire both a permanent water line easement of 5,804 square feet and a temporary construction easement of 9,675 square feet from property owned by JNK Properties 1, Ltd. and described in Agenda Item 43 for the public use of constructing and operating public water lines and infrastructure improvements.

By: Mayor DeLisle
Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

44. Discuss and consider action on a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 3,808 square foot water line easement and a 6,398 square foot temporary construction easement (both as described in Agenda Item 44 and Exhibit "A") from a called 3.00 acre tract conveyed to Devidass Mahendru and recorded at Document Number

2004056322 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a water line.

Motion: Move that the City of Leander authorize the use of the power of eminent domain to acquire both a permanent water line easement of 3,808 square feet and a temporary construction easement of 6,398 square feet from property owned by Devidass Mahendru and described in Agenda Item 44 for the public use of constructing and operating public water lines and infrastructure improvements.

By: Mayor DeLisle

Seconded: Councilmember McDonald

Vote: 7 - 0

45. Discuss and consider action of a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 15,763 square foot water line easement and a 25,753 square foot temporary construction easement (both as described in Agenda Item 45 and Exhibit "A") from a called 36.054 acre tract conveyed to Devidass Mahendru and Swahan Mahendru and recorded at Document Number 20030708726 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a water line.

Motion: Move that the City of Leander authorize the use of the power of eminent domain to acquire both a permanent water line easement of 15,763 square feet and a temporary construction easement of 25,753 square feet from property owned by Devidass Mahendru and Swahan Mahendru and described in Agenda Item 45 for the public use of constructing and operating public water lines and infrastructure improvements."

By: Mayor DeLisle

Seconded: Councilmember McDonald

Vote: 7 - 0

46. Discuss and consider action on a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 10,643 square foot water line easement and a 17,943 square foot temporary construction easement (both as described in Agenda Item 46 and Exhibit "A") from Lot 1, Block A, Valps Subdivision, as conveyed to Valps LC and recorded at Document Number 2021159327 of the official public Records of Williamson County, Texas, for the public use and purpose of construction of a water line.

Motion: Move that the City of Leander authorize the use of the power of eminent domain to acquire both a permanent water line easement of 10,643 square feet and a temporary construction easement of 17,943 square feet from property owned by Valps LC and described in Agenda Item 46 for the public use of constructing and operating public water lines and infrastructure improvements.

By: Mayor DeLisle

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

47. Discuss and consider action on a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, an 8,846 square foot water line easement and a 13,541 square foot temporary construction easement (both as described in Agenda Item 47 and Exhibit "A") from that certain 27.376 acre tract conveyed to 8748 Presidential Holdings, LLC and recorded at Document Number 2021055844 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a water line.

Motion: Move that the City of Leander authorize the use of the power of eminent domain to acquire both a permanent water line easement of 8,846 square feet and a temporary construction easement of 13,541 square feet from property owned by 8748 Presidential Holdings, LLC and described in Agenda Item 47 for the public use of constructing and operating public water lines and infrastructure improvements

By: Mayor DeLisle

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

48. Discuss and consider action on submitting a nomination for Travis Central Appraisal District Board of Directors.

No action.

49. Discuss and consider action on submitting a nomination for Williamson Central Appraisal District Board of Directors.

No action.

50. Discuss and consider action on casting vote for Texas Municipal League (TML) Region 10 Director Election.

Motion: to cast City of Leander vote for Mayor Pro Tem Thompson for Texas Municipal League (TML) Region 10 Director.

By: Mayor DeLisle

Seconded: Councilmember Ross

Vote: 7 - 0

51. Discuss and consider action to appoint Councilmembers(s) to the Capital Area Council of Governments General Assembly (CAPCOG).

Motion: Appoint Councilmember McDonald to the Capital Area Council of Governments General Assembly (CAPCOG) replacing former Councilmember Esme Mattke Longoria.

By: Mayor DeLisle

Seconded: Councilmember Czernek

Vote: 7 - 0

52. Discuss and consider action on an appointment to the Central Texas Clean Air Coalition of the Capital Area Council of Governments.

Motion: : Appoint Councilmember McDonald to the Central Texas Clean Air Coalition of the Capital Area Council of Governments replacing former Councilmember Esme Mattke Longoria.

By: Mayor DeLisle

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

53. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*

None.

54. Council Member Closing Statements.

Na'Cole Thompson - thanked the Council for votes and trust.

Christine DeLisle - stated tonight's dinner came from Chebahut; reminded everyone to shop locally; commented on upcoming events; and announced proclamations had been issued for Clear Air Week and Volunteerism.

55. Convene into Executive Session pursuant to Sections 551.071 and 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of property for the Leander 2243 Water Main Project.

Mayor DeLisle stated this item was pulled from the agenda.

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding acquisition of property for the Leander 2243 Water Main Project.

Mayor DeLisle stated this item was pulled from the agenda.

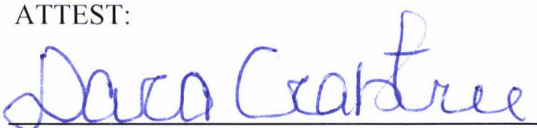
56. Adjournment

Adjourned at 9:16 p.m.

APPROVED


MAYOR

ATTEST:


CITY SECRETARY



From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #3638 for Public Comments Request
Date: Wednesday, September 18, 2024 11:15:05 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

First Name Marshall

Last Name Hines

Yes

Do you live within
Leander city limits?

Home Address 1801 Montana Couty

City Leander

State TX

Zip Code 78641

Phone Number 5128699483

Email Address

My comments apply to
the following regular
meeting: City Council

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to
the following meeting
date: 9/19/2024

My agenda item or
case number: 37

My position on the
above agenda item or
case number: I am AGAINST this item.

I want to include
comments at the
meeting: Yes. But I only want my written comments added to the meeting
record.

My written comments Councilmemebbers,

I wanted to write you to voice my strong opposition to item
number thirty-seven on tonight's agenda, the creation of a new
PUD to supplant a portion of land which is currently controlled
under the Northline PUD.

It has been suggested that this new PUD brought forth by Endeavour is essentially in keeping with the character of the Northline development. I believe this is demonstrably false. This new PUD is effectively removing everything that made Northline special, namely creating an urban downtown in Leander, centered around a transit station. Instead, it is replacing it with a suburban strip center focused on auto-oriented traffic with a primary focus on the toll road.

I believe that the question before you is a simple one. Are we willing to make a decision that likely does provide a modicum of commercial development in the short term at the expense of creating lasting wealth and a true sense of place that a truly urban development pattern provides?

I believe that every person who decides to brave an election in a community and sit on a dais to deliberate about the issues of that community is, at their core, a person who is thinking of the future. How could you not be? Most of the decisions you make don't have an effect today or tomorrow; they provide benefits for your children or your neighbor's children or grandchildren.

As you think about this case I encourage you to apply that long-term thinking here.

Land is truly a finite resource in a city. The land you are discussing on this case might have many businesses come and go over the years, but the underlying development pattern is unlikely to change for decades. Today, there is a system in place in the form of a tax increment reinvestment zone explicitly designed to cover the cost of building infrastructure for a walkable, urban downtown for Leander. A suburban strip center with a few pad sites and a little bit of amenitized parking lots and covered seating does not make a place walkable. That is not the development pattern for which this community agreed to forgo its property tax dollars to pay for.

Thank you for your consideration,
Marshall Hines

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with this form:

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