



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, October 3, 2024
Briefing Workshop at 5:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalion-Parker

Place 2 – Michael Herrera

Place 3 – David McDonald

Place 4 – Na'Cole Thompson, Mayor Pro Tem

Place 5 – Chris Czernek

Place 6 – Becki Ross

City Manager – Todd Parton

BRIEFING WORKSHOP - CONVENE AT 5:00 PM

1. Open Meeting.

Opened meeting at 5:01 p.m.

2. Roll Call.

Roll call reflected all present with Councilmember McDonald and Councilmember Czernek arriving at 5:45 p.m. and Councilmember Ross absent.

3. Expediting Development Process

Discussion included: current development process; positive feedback; opportunities for improvement; successful process updates; offer a facilitated process; reduce review timeframes; create comment clearing meeting; encourage meetings to discuss projects; improve the Hub; survey customers; update regulations; applications in review; number of submittals; number of resubmittals before approval; and Berry Dunn findings.

[Council took a brief recess at 5:41 p.m./reconvened at 6:02 p.m.]

4. Meet and Greet with Board and Commission applicants.

Meet and Greet with Board and Commission applicants. Fifteen (15) applicants were present including: Anna Yelaun, Bob Biles, Joseph Morales, Keysha Bradford, Laura Lantrip, Lisa Haynes, Michelle Lee, Melissa Bradford, Monique Parker, Pam Yokubaitis, Sammy Panzanino, Shay Fulton, Steve Kuwitzky, Tara LeDay, Triste Freeburg.

Briefing workshop adjourned at 7:03 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:09 p.m.; Mayor Pro Tem Thompson provided the invocation; and Mayor DeLisle led the Pledges of Allegiance.

6. Roll Call.

Roll call reflected all present except Councilmember Ross absent.

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

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

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

Mark Tummons, thanked City Council and Staff for eight years with the City.

8. Staff Reports

- Capital Improvement Program Update: Raider Way and East Woodview Drive Roadway (CIP T.12) Project.

Update included construction progress and impacts; accidents and EMS/fire department responses; traffic counts; and flow patterns.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9 through 20.

By: Mayor DeLisle

Seconded: Councilmember McDonald

Vote: 6 - 0

9. Approval of the minutes for meeting held on September 19, 2024.
10. Approval of an expenditure from Motorola Solutions, Inc. in the amount of \$77,602.86 utilizing DIR contract DIR-TSO-4101 for the purchase of a replacement Uninterruptable Power Supply (UPS) and related professional installation services for Leander Police Department emergency communications center; and authorize the City Manager to execute any and all necessary documents.
11. Approval of an expenditure from Motorola Solutions, Inc., in the amount of \$35,017.13 utilizing DIR contract DIR-TSO-4101 for the purchase of updated encryption software and related professional installation services for Leander Police Department communications system; and authorize the City Manager to execute any and all necessary documents.
12. Approval of a Resolution adopting an Investment Policy and Strategy for the City of Leander.
13. Approval of Special Event Permit along with road closures, traffic control, emergency services, and site plans for the upcoming Diwali Festival to be held October 19, 2024, at Lakewood Park; and authorize the City Manager to execute any and all necessary documents.
14. Approval of Funding Agreement by and between the City of Leander and Opportunities for Williamson & Burnet Counties, Inc. (OWBC) for Fiscal Year 2025 in the amount of \$10,000.00.

15. Approval of Funding Agreement by and between the City of Leander and Williamson County Children's Advocacy Center for Fiscal Year 2025 in the amount of \$45,500.00.
16. Approval of Development Agreement Case DA-24-0003 regarding Travisso Village C-Store development on one (1) parcel of land approximately 2.32 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 842650; generally located at 2840 Travisso Parkway, Leander, Travis County, Texas.
17. Acceptance of Infrastructure Improvements for Devine Lake Phase 4 (21-PICP-0029) including streets, drainage, water, and wastewater improvements.
18. Approval of the extension of the application expiration for Subdivision Case FP-22-0036 Travisso Phase 4, Sections 9 and 10 Final Plat; more particularly described by Travis Central Appraisal District Parcel 353024, generally located south of the intersection of Sondrio Bend and Forenza Trace, Leander, Travis County, Texas.
19. Approval of the extension of the application expiration for Subdivision Case SFP-22-0013 Replat Lot 1 Block A, Journey Bible Fellowship Short-Form Final Plat; more particularly described by Williamson Central Appraisal District Parcel R559264, generally located north of Journey Parkway, approximately 300 feet east of Bull Nettle Drive, Leander, Williamson County, Texas.
20. Approval of Development Agreement Case DA-24-0018 regarding 7 Brew Coffee development on one (1) parcel of land approximately 1.08 acres $\pm$ in size, more particularly described by Williamson County Appraisal District Parcel R600638; generally located at 19386 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

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

Open Public Hearing at 7:39 p.m.; closed Public Hearing at 7:39 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Comprehensive Plan Case CPA-24-0012 amending Transportation Master Plan.

By: Councilmember Pantalion-Parker
Seconded: Councilmember Czernek

Vote: 6 - 0

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

Open Public Hearing at 8:01 p.m.; closed Public Hearing at 8:01 p.m. No one spoke in favor or opposition to the request.

Motion: Approve Comprehensive Plan Case CPA-24-0013 Wastewater Master Plan, following a discussion.

By: Councilmember Czernek

Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

REGULAR AGENDA

23. Discuss and consider action on a Resolution to authorize a cooperation agreement under Texas Local Government Code, Section 392.059(b) to the Texas Department of Housing and Community Affairs to acquire, finance, renovate, operate, and manage an affordable housing development zoned as part of the Bar W Ranch East PUD (Planned Unit Development); more particularly described as 15.37 acres $\pm$ in size out of Williamson Central Appraisal District Parcel R021711; and generally located to the southeast of the intersection of Kauffman Loop and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

[Mayor stated there was a scrivener's error in the name and the correct name will be stated in the reading of the caption as well as the motion]

Motion: Approve Resolution to authorizing a cooperation agreement with Texas Housing Foundation, following a discussion.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

24. Discuss and consider action on a Municipal Services Agreement by and among the City of Leander, the Texas Housing Foundation, and Embrey Partners, LLC on a property more particularly described as 15.37 acres $\pm$ in size out of Williamson Central Appraisal District Parcel R021711; and generally located to the southeast of the intersection of Kauffman Loop and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Motion: Approve the Municipal Services Agreement with the Texas Housing Foundation and Embrey Partners, LLC.

By: Councilmember Czernek

Seconded: Councilmember Pantalione-Parker

Vote: 6 - 0

25. Discuss and consider action on the repeal of an Ordinance regarding conditions under which building permits may be issued before the completion and acceptance of subdivision infrastructure for a temporary period of time to address the effects of the supply chain issues associated with power supply and drought conditions, and to provide for related matters, Leander, Williamson and Travis Counties, Texas.

Motion: Approve to repeal the Ordinance.

By: Councilmember McDonald

Seconded: Councilmember Czernek

Vote: 6 - 0

26. Discuss and consider action on an Ordinance amending the membership composition of the Parks and Recreation Advisory Board, the Historical Preservation Commission, the Economic Development Committee, and Public Arts and Culture Commission to provide for a minimum and maximum number of members; providing for terms of membership, quorum requirements, and related matters; making findings of fact; providing for severability; and providing for an effective date and open meetings clauses.

Motion: Approve ordinance amending membership composition of the advisory boards when not enough applications are received to fill vacancies on the advisory boards.

By: Councilmember Pantalion-Parker
Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

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

- Workshop to discuss ways to communicate to citizens on important matters.

28. Council Member Closing Statements.

Kathryn Pantalion-Parker - commented on National Night Out; and thanked police and fire department for their work in making it a successful the event.

Michael Herrera - commented on upcoming Bluegrass Festival and Artfest events.

David McDonald - commented on successful National Night Out event; and thanked the citizens and neighborhoods that participated.

Na'Cole Thompson - thanked Parks and Recreation Director Mark Tummons for his service and wished him a happy retirement.

Chris Czernek - commented excited where City is going; communication with staff and public; and City is heading in the right direction.

Christine DeLisle - thanked all the board and commission applicants for attending the Meet and Greet tonight; commented on upcoming events; thanked staff for all their hard work; dinner came from Brooklyn Heights tonight; reminded to shop locally; and issued proclamation for Diwali and Hindu Heritate month.

29. Convene into Executive Session pursuant to:

1. Section 551.071, Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
2. Section 551.071 and 551.087, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, deliberate proposed economic development incentives for one or more

- business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting economic development negotiations regarding Northline Development and Project EDA-24-003; and
3. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding an Interim Collective Bargaining Agreement; and
 4. Section 551.072, Texas Government Code, to deliberate the acquisition of properties located in the Elijah D. Harmon Survey, Abstract No. 6 for water line easements and temporary construction easements relating to the RM 2243 Water Main Project; and
 5. Sections 551.071 and 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of property for the Leander 2243 Water Main Project.

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

1. Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
2. Proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting economic development negotiations regarding Northline Development and Project EDA-24-003; and
3. Consult with legal counsel regarding an Interim Collective Bargaining Agreement; and
4. Acquisition of properties located in the Elijah D. Harmon Survey, Abstract No. 6 for water line easements and temporary construction easements relating to the RM 2243 Water Main Project; and
5. Acquisition of property for the Leander 2243 Water Main Project.

Convened into Executive Session at 8:25 p.m./ reconvened into open session at 8:57 p.m.

Item 1. No action.

Item 2. No action.

Item 3. No action.

Item 4. Motion: Approve the acquisition of properties located in the Elijah D. Harmon Survey, Abstract No. 6 for water line easement and temporary construction easement relating to the RM 2243 Water Main Project as discussed in executive session.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Czernek

Vote: 6 - 0

5. No action.

30. Adjournment

Adjourned at 8:59 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY