



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, October 17, 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 arrived at 5:53 p.m.

3. Presentation regarding the 183 Corridor Study.

Presentation included public engagement overview, needs assessment highlights; projects; access management justification; funding opportunities; future ownership of US 183 and next steps.

[City Council took a brief recess at 5:38 p.m./reconvened at 6:03 p.m.]

4. Joint Discussion with the Planning and Zoning Commission regarding the “Option Area” of the Northline Development.

Discussion included: changes to the option area from 2018 to now; Commissioners' concerns during the recent Planning and Zoning Commission meeting; pedestrian connectivity; Planning and Zoning Commission receiving updates on the same page as the Council; market realities; Smart Code optional; and how Commissioners' wish to receive communication on critical updates - abbreviated talking points; and provide reason why City Council is supporting critical update.

Briefing workshop adjourned at 6:36 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Scout Troops 258 and 358 will present the Colors and lead the Pledges of Allegiance.

Opened meeting at 7:02 p.m.; invocation was provided by Councilmember Czernek; and Scout Troops 258 and 358 presented the Colors and lead the Pledges of Allegiance.

6. Roll Call.

Roll call reflected all present.

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.]

Joshua Waley, 209 S. Brush Street -- commented on construction of residence; fees; receiving different answers on process from Utility Billing and Public Works Department.

8. Staff Reports

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

Update included: construction progress; construction impacts; EMS/Fire calls; traffic monitoring - Myrna Bend; and drone footage.

CONSENT AGENDA: ACTION

Mayor DeLisle stated Item 20 was pulled from the consent agenda and will be considered separately.

Motion: Approve consent agenda items 9 through 19 and 21 through 24.

By: Mayor Pro Tem Thompson

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

9. Approval of the minutes for meeting held on October 3, 2024.
10. Approval of Resolution authorizing to apply for the Department of Energy, Energy Efficiency and Conservation Block Grant to reduce energy use and support energy efficiency.
11. Acceptance of infrastructure improvements for Bar W Ranch West Phase 2 Lift Station and Wastewater Improvements.
12. Acceptance of the public infrastructure improvements for Travisso Phase 4, Sections 7 and 8 and Phase 5, Section 3 including: streets, drainage and erosion, water, reclaimed water, wastewater, and streetlight improvements.
13. Approval of purchase of one (1) 2024 Ford truck from Sewell Ford of Odessa utilizing Solicitation S24-003 with Sewell Family of Companies in the amount of \$78,483.00; and authorize the City Manager to execute any and all necessary documents.
14. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0135 to amend a portion of the San Gabriel Villas Planned Unit Development and Development Agreement Case DA-24-0009 on one (1) parcel of land approximately 3.028 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R588850; legally described as Lot 2, Block B of the Aven

Ridge Subdivision, and generally located east of the intersection of Aven Way and 183A Toll Road, Leander, Williamson County, Texas.

15. Approval of the extension of the application expiration for Subdivision Case FP-23-0079 Russi Replat Short Form Final Plat; more particularly described by Travis Central Appraisal District Parcel 354066, generally located at 15105 Round Mountain Road, Leander, Travis County, Texas.
16. Approval of the extension of the application expiration for Subdivision Case FP-23-0081 Gabriels Horn Development Final Plat; more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R022218, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriels Horn Road, Leander, Williamson County, Texas.
17. Approval of the extension of the application expiration for Subdivision Case PICP-21-0036 Northline Block A Construction Plans; more particularly described by Williamson Central Appraisal District Parcel R458187, generally located southwest of the intersection of San Gabriel Parkway and Main Street, Leander, Williamson County, Texas.
18. Approval of the extension of the application expiration for Subdivision Case PICP-22-0020 Northline Block O Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R517094 and R031604, generally located southwest of the intersection of Main Street and William Parker Street, Leander, Williamson County, Texas.
19. Approval of an amendment to Development Agreement Case 22-DA-028 on one (1) parcel of land approximately 13.871 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R599180; and more commonly known as 10860 W. Crystal Falls Parkway, Leander, Williamson County, Texas.
20. Approval of management and service agreement by and between City of Leander Texas and Ryan Sanders Sports Services LLC (RS3) for restaurant and bar services to be provided at Crystal Falls Golf Club (CFGF); and authorize the City Manager to execute any and all necessary documents.

Motion: Approve the management and service agreement, following a discussion.

By: Councilmember Pantalion-Parker

Seconded: Councilmember Herrera

Vote: 7 - 0

21. Award of contract utilizing Solicitation S24-010 to Ion Art, Inc., for the purchase and installation of an art sculpture, Iron Frog, at Devine Lake Park in an amount not to exceed \$50,000.00; and authorize the City Manager to execute any and all necessary documents.
22. Approval of a contract with Texas Patriot Contracting, LLC, in the amount of \$143,000.00 and Bee Cave Drilling, Inc., in the amount of \$6,087.30 for repairs and renovations to the Mason Homestead site; and authorize the City Manager to execute any and all necessary documents.
23. Authorize Purchasing Agreement L00409 by and between the City of Leander, Texas, and Xerox Business Solutions Southwest for the purchase of technology products and services, specifically a lease for printers, utilizing Harris County Department of Education (HCDE) "Choice Partners" Purchasing Program contract number 21/031K in the amount of \$290,000.00 for the term of contract expiring October 31, 2029; providing for an effective date; and authorize the City Manager to execute any and all necessary documents.

24. Approval of the Urbana at Hero Way License to Encroach Agreement, Case LA-24-0033, to allow for the installation and maintenance of signage within portions of the right-of-way of Hero Way West, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

25. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-24-0014 to amend the Comprehensive Plan land use category from Leander Central to Activity Center on eight (8) parcels of land approximately 16.0602 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R517094, R031604, R646992, R646986, R646987, R646988, R646989, and R646990; and more commonly known as southwest of the intersection of East San Gabriel Parkway and 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0014 as described above.

Open Public Hearing at 7:33 p.m.; closed Public Hearing at 7:37 Brian Weinzetl, 265 John Webster Street; Jordan Crown, 205 John Webster Street; Peter Maselli, 257 John Webster Street spoke in favor of the request. No one spoke in opposition of the request.

Motion: Approve Comprehensive Plan Case CPA-24-0014, following comment.

By: Councilmember Ross

Seconded: Councilmember Pantalione-Parker

Vote: 7 - 0

26. Conduct a Public Hearing regarding the approval of a Resolution approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc.; authorizing the issuance of “\$39,090,000 Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds (Brushy Creek Regional Water Treatment and Distribution Project), Series 2024”; establishing the procedures for selling and delivering the bonds and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such bonds

- Discuss and consider action on a Resolution approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc., authorizing the issuance of “\$39,090,000 Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds (Brushy Creek Regional Water Treatment and Distribution Project), Series 2024”; establishing the procedures for selling and delivering the bonds and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such bonds

Opened Public Hearing at 7:40 p.m.; closed Public Hearing at 7:40 p.m. No one spoke in favor or opposition of the request.

Motion: Approve a Resolution approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc., following a discussion.

By: Mayor Pro Tem Thompson

Seconded: Councilmember McDonald

Vote: 7 - 0

REGULAR AGENDA

27. Discuss and consider action on the Second Reading of an Ordinance 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) and Development Agreement Case DA-24-0007 on eight (8) parcels of land approximately 16.0602 acres ± 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.

Motion: Approve second reading of Ordinance regarding Zoning Case Z-24-0127.

By: Councilmember Czernek
Seconded: Councilmember Ross

Vote: 7 - 0

28. Discuss and consider action on an Ordinance implementing Civil Service for Firefighters and establishing classification and the number of positions in each classification; authorizing the Fire Chief to appoint each Assistant Fire Chief; and providing for related matters.

Motion: Approve an Ordinance implementing Civil Service for Firefighters and establishing classification and the number of positions in each classification.

By: Councilmember McDonald
Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

29. Convene into Executive Session pursuant to Section 551.074, Personnel, to discuss appointments to the Planning and Zoning Commission and Board of Adjustment, if needed.

Reconvene into open session.

Convened into Executive Session at 7:44 p.m; reconvened into open session at 8:17 p.m.

No action.

30. Discuss and consider action on appointments to the following boards, commissions and committees: Board of Adjustment, Ethics Commission, Historical Preservation Commission, Leander Public Arts and Cultural Commission, Planning and Zoning Commission, Tax Increment Reinvestment Zone No.1(TIRZ) Board, Development Authority Board, as well as the Economic Development Committee and Parks & Recreation Advisory Board if needed.

Motion: Approve the following boards, commissions, and committee appointments:

Board of Adjustment: Binod Maharjan, Gil Debner, Cynthia Rosenthal, Alternate #1 and Joel Bakki, Alternate #3 to a term expiring in October 2026.

Ethics Commission: Gary Hampton, Melissa Bradford, Shay Fulton and Steve Kuwitzky with a term expiring in October 2027.

Historical Preservation Commission: Anna Yelaun, Chris Twing, Esmeralda Gonzales, Joel Bakki, and Triste Freeburg with a term expiring in October 2027.

Leander Public Arts and Culture Commission: Anna Yelaun, Keysha Bradford, Naruby Bollom, Sammy Panzarino and Steve Kuwitzky with a term expiring in October 2026. Michelle Lee to fill an unexpired term expiring in October 2025.

Planning and Zoning Commission: Joseph Morales, Laura Lantrip, Scott Calame and Tara LeDay with a term expiring in October 2027.

TIRZ/Development Authority Board: Bob Biles with a term expiring in October 2026.

By: Mayor DeLisle

Seconded: Councilmember McDonald

Vote: 7 - 0

31. 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.]*

- Reducing and/or waiving permit fees for non-profit organizations

32. Council Member Closing Statements.

Kathryn Pantalion-Parker - thanked the Boy Scouts for presenting the Colors.

Michael Herrera - thanked LPACC and staff for their work on Artfest.

David McDonald - thanked the Boy Scouts for presenting the Colors; and Board and Commission applicants.

Na'Cole Thompson - thanked the Boy Scouts for presenting the Colors; Board and Commission applicants and those who served; and stated Artfest was phenomenal and received positive feedback on the event.

Chris Czernek - thanked the Boy Scouts for presenting the Colors and staying the entire meeting; and stated our future looks bright and this is an exciting time.

Becki Ross - thanked LPACC for all their work with Arfest; and it was a fantastic event.

Christine DeLisle - commented on Arfest and thanked staff and LPACC for their work on the event; thanked all the applicants that applied for boards and commissions and their willingness to volunteer; reminded everyone to shop Leander and of upcoming events; stated dinner was from Pizza Hut tonight and issued Proclamation for Texas Teachers' Day.

33. Convene into Executive Session pursuant to:

1. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding BCRUA Projects, contracts, and related financing and management of water usage; and
2. 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. BCRUA Projects, contracts, and related financing and management of water usage; and
2. Acquisition of property for the Leander 2243 Water Main Project.

Convened into Executive Session at 8:47 p.m.; reconvened into open session at 9:14 p.m.

1. No action.
2. No action

34. Adjournment

Adjourned at 9:14 p.m.

APPROVED


MAYOR PRO TEM

ATTEST:


CITY SECRETARY

