



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

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

1. Open Meeting.

Opened meeting at 6:00 p.m.

2. Roll Call.

Roll call reflected all present except Mayor DeLisle being absent.

3. Convene into Executive Session pursuant to:

- Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of property for public purpose;
- 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; and
- Sections 551.071 and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to 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 City regarding Project EDA-24-003.

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

- Acquisition of property for public purpose;
- Acquisition of property for the Leander 2243 Water Main Project; and
- Economic Development incentives regarding Project EDA-24-003.

Convened into Executive Session at 6:01 p.m.; reconvened into open session at 7:10 p.m.

No action was taken on the Executive Session items.

The briefing 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 7:10 p.m.; Missionary Priscilla Imes with Greater Saint John Church of God in Christ provided the invocation and Mayor Pro Tem Thompson led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present except Mayor DeLisle being absent.

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.]

Skylar Williams, 1955 CR 175 - commented on annexation of Simpson Tract; possible commercial construction and impact on his neighborhood.

Tim Thornton, 2324 Echo Park - commented on traffic on CR 175, opposed commercial next to his neighborhood; and current traffic from schools.

7. Staff Reports

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

Update included: near completion; accidents and EMS calls; goal to open two lanes by Christmas with all lanes open by Spring Break in 2025.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 8 through 25.

By: Councilmember Ross

Seconded: Councilmember Pantalione-Parker

Vote: 6 - 0 None

8. Approval of the minutes for meeting held on October 17, 2024.

9. Rescind approval of contract with Texas Patriot Contracting, LLC, in the amount of \$143,000.00 for repairs and renovations to the Mason Homestead site.

10. Approval of an Ordinance adopting a Covered Applications Policy for the City of Leander prohibiting use of certain social media applications and services on governmental entity devices; designating an Information Security Officer to satisfy compliance with the Covered Applications Policy.

11. Approval of a Special Event Permit and street closures for the Old Town Christmas Parade, Rudolph Run 5K, and the Old Town Christmas Festival being held on Saturday, December 7, 2024
12. Approval of a Resolution authorizing the City of Leander to enter into the Global Payments Card Services Terms and Conditions for Government Entities, under a Cooperative Purchasing Agreement; making findings of fact; and providing an effective date; and authorize the City Manager to execute any and all necessary documents.
13. Approval of an expenditure for the final year of a three (3)- year contract in the amount of \$52,145.00 with On Duty Health for medical/fitness annual evaluations for City of Leander firefighters.
14. Approval of an amendment to existing contract L00286 by and between the City of Leander and Siddons Martin for an increase in contract costs of \$50,000.00, for a new contract total of \$737,500.00, utilizing new BuyBoard Contract #746-24, for the purchase of fire service apparatus parts, equipment, and repair services, and related goods; and authorize the City Manager to execute any and all necessary documents.
15. Approval of the purchase of one (1) 2024 Ford F-550 Bucket Truck from Rockdale Country Ford, dba Caldwell Country, in the amount of \$175,723.00 utilizing the BuyBoard Co-Op Contract #724-23; and authorize the City Manager to execute any and all necessary documents.
16. Approval of the purchase of four (4) message boards from RoadSafe Traffic System in the amount of \$74,000.00 utilizing the BuyBoard Co-Op Contract #703-23; and authorize the City Manager to execute any and all necessary documents.
17. Approval of the purchase of one (1) 100-kilowatt generator from LOFTIN to be located in the Public Works Building at 607 Municipal Drive, Leander, Texas, utilizing BuyBoard Contract #657-21 in the amount of \$60,170.00; and authorize the City Manager to execute any and all necessary documents.
18. Acceptance of public infrastructure improvements for Lake's Lair to include streets, wastewater, water, storm, sidewalks, and landscape improvements.
19. Acceptance of public infrastructure improvements for Leander Estates Phase 1 to include: streets, drainage, water, and landscape improvements.
20. Approval of Change Order No.1 to the contract agreement with Asphalt Inc., LLC, dba Lone Star Paving Company, for Roadway Rehabilitation Fiscal Year 2024, increasing the current contract amount by an amount of \$56,989.50 for a new total of \$2,147,034.50, with no extension of term duration; and authorize the City Manager to execute any and all necessary documents.
21. Approval of the Second Reading of an Ordinance regarding the Bagdad Retail Center Annexation Case A-24-0014 for the voluntary annexation of 4.227 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District, Parcels R023980; and generally located northwest of the intersection of North Bagdad Road and CR 281, Leander, Williamson County, Texas.
22. Approval of a Resolution accepting the petition for the High Gabriel Township Annexation Case A-24-0011 regarding the voluntary annexation of 12.75 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R362129 and R032227; and generally located south of High Gabriel East, approximately 1,100 feet east of US 183, Leander, Williamson County, Texas.
23. Approval of a Resolution accepting the petition for the Simpson Tract Annexation Case A-24-0017 regarding the voluntary annexation of 28.12 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.
24. Approval of a Development Agreement regarding Development Agreement Case DA-24-0008, for the Shanta Ba Plaza Site Development on one (1) parcel of land approximately 2.93 acres $\pm$ in size, more

particularly described by Williamson County Appraisal District Parcel R516399; generally located at 1528 Arrowfeather Pass, Leander, Williamson County, Texas.

25. Approval of a Development Agreement regarding Development Agreement Case DA-24-0017 for Leander Kinder Care development on one (1) parcel of land approximately 1.828 acres $\pm$ in size, more particularly described by Williamson County Appraisal District Parcel R542550; generally located at 441 W. Broade Street, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

26. Conduct a Public Hearing regarding Zoning Case Z-24-0120 to amend the 675 Kauffman Loop Planned Unit Development to allow for overhead commercial doors on two (2) parcels of land approximately 24.91 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R328207 and R555049; and more commonly known as 675 Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0120 as described above.

Opened the Public Hearing at 7:24 p.m.; closed the Public Hearing at 7:24 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-24-0120.

By: Councilmember Czernek

Seconded: Councilmember Pantalion-Parker

Vote: 6 - 0

27. Conduct a Public Hearing regarding Zoning Case Z-24-0134 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to adopt the Hill Country Community Ministries – Lacy Drive PUD (Planned Unit Development) with the base zoning district of LC-3-A (Local Commercial) on three (3) parcels of land approximately 1.31 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R036399, R036398, and R036397; and more commonly addressed as 1005 Lacy Drive, 1007 Lacy Drive, and 1009 Lacy Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0134 as described above.

Opened the Public Hearing at 7:26 p.m.; closed the Public Hearing at 7:26 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-24-0134.

By: Councilmember Pantalion-Parker

Seconded: Councilmember Czernek

Vote: 6 - 0

28. Conduct a Public Hearing regarding Zoning Case Z-24-0142 to amend the current zoning of SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one (1) parcel of land approximately 5.094 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel

R432899; and generally located at the southeast corner of the intersection of Hero Way West and North Lakeline Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0142 as described above.

Opened the Public Hearing at 7:29 p.m; closed the Public Hearing at 7:29 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-24-0142.

By: Councilmember Czernek
Seconded: Councilmember Ross

Vote: 6 - 0

29. Conduct a Public Hearing regarding Ordinance Case OR-24-0025 to amend the Composite Zoning Ordinance Article V, Section 2(b)(2) to modify the building size requirements, and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-24-0025 as described above.

Opened the Public Hearing at 7:31 p.m.; closed the Public Hearing at 7:31 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Ordinance Case OR-24-0025.

By: Councilmember Pantalion-Parker
Seconded: Councilmember McDonald

Vote: 6 - 0

REGULAR AGENDA

30. Discuss and consider action on a Resolution approving an Interlocal Agreement with the City of Round Rock, City of Austin, and City of Cedar Park regarding the allocation of costs for the rehabilitation of the East Wastewater Treatment Plant of the Brushy Creek Regional Wastewater System (BCRWWS).

Motion: Approve Resolution approving ILA.

By: Councilmember Pantalion-Parker
Seconded: Councilmember McDonald

Vote: 6 - 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.]*

No items.

32. Council Member Closing Statements.

Kathryn Pantalion-Parker - thanked staff for health and wellness program; and presented American

Indian Heritage Proclamation to local DAR Chapter.

Michael Herrera - thanked Library staff for patience with recent election; and commented on upcoming Veteran's Day event.

David McDonald - thanked all staff involved in assisting with parking at the library during recent election.

Na'Cole Thompson - stated dinner was from Randall's; reminded everyone to shop locally; thanked all staff who assisted with the recent election; congratulated Mayor DeLisle on her recent nuptials; announced upcoming events; and proclamations were issued for Chiropractic Month, American Indian Heritage Month, and Tourism.

Chris Czernek - thanked Missionary Imes for the wonderful prayer tonight.

33. Adjournment

Adjourned at 7:40 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY