

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - August 18, 2022



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalione-Parker

Place 2 – Esme Mattke Longoria

Place 3 – David McDonald

Place 4 – Na'Cole Thompson, *Mayor Pro Tem*

Place 5 – Chris Czernek

Place 6 – Becki Ross

City Manager – Rick Beverlin

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Opened Meeting at 6:00 p.m.
2. Roll Call reflected all present.
3. Received a presentation on Northline Town Square park design and uses included: timeline; invitation for bid; designs; previous presentation; funding for project; operations of park; and reconfirming what is coming forward when awarded.

Adjourned at 6:18 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened Meeting at 7:05 p.m., Invocation was provided by Pastor Andrea Moore with Summit Worship Center and Mayor Christine led the Pledges of Allegiance.
5. Roll Call reflected all present.
6. Public comments on items not listed in the agenda. No one spoke.

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

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

7. Staff Reports
 - Public Works update included water conservation efforts; lake levels; residential tired rates; BCRUA raw waterline; and wastewater plant discharge.

8. Leander History topic included Leanderthal lady.

CONSENT AGENDA: ACTION

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Consent Agenda Items 9 through 14 and 16 through 20.

Vote: 7 - 0

9. Approval of the minutes for meetings held on July 29 - 30, 2022 and August 4, 2022.
10. Acceptance of the Quarterly Investment Report for the period ending June 30, 2022.
11. Approval of the Second Reading of an Ordinance regarding the Sullivan Tract Annexation Case 21-A-007 regarding the voluntary annexation of 308 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R356046, R022922, R022921, and R022741; and generally located to the west of the intersection of Oak Creek Road and N. Bagdad Road, Leander, Williamson County, Texas.
12. Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-030 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFR-2-B (Single-Family Rural) and LO-2-B (Local Office) on nine (9) parcels of land approximately 308.288 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R356046, R473837, R022920-R022923, R473838, R473839, and R022941; and generally located to the west of the intersection of Oak Creek Road and N. Bagdad Road, Leander, Williamson County, Texas.
13. Approval of a Resolution of the City of Leander, Texas accepting the petition for the 675 Kauffman Loop Annexation Case 22-A-001 regarding the voluntary annexation of 25.025 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R328207 and R555049; and commonly addressed as 675 Kauffman Loop, Leander, Williamson County, Texas.
14. Acceptance of Public Infrastructure Improvements for Devine Lake Phase 3 Subdivision.
15. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Fineline General Contractor to provide for concrete pours to begin at 4:00 a.m. from August 30 through September 30 (weather dependent), for a total of seven (7) concrete pours, for the Shops at Hero Way project site located on 11620 Hero Way West; and requiring Fineline General Contractors to post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Becki Ross to approve waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Fineline General Contractor to provide for concrete pours to begin at 4:00 a.m. from August 30 through September 30 (weather dependent), for a total of seven (7) concrete pours, for the Shops at Hero Way project site located on 11620 Hero Way West; and requiring Fineline General Contractors to post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities, following a discussion.

Vote: 7 - 0

16. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to RBT Roofing to provide for construction activities to begin at 6:00 p.m. from August 19 through October 5 (weather dependent) for the Akin Elementary School project site located on 3621 Barley Road; and requiring RBT Roofing to post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.
17. Approval of Task Order DA-01 with Doucet & Associates, Inc. for professional services for the design of San Gabriel Parkway Phase 3 (CIP Project T.46) in an amount of \$650,438.00; and authorize the City Manager to negotiate and execute all necessary documents; and provide an effective date.
18. Approval of Amendment No. 6 to Task Order No. WAL-1 with Walker Partners Engineering, Inc. to revise drawings to comply with Atlas 14 requirement for Raider Way and E. Woodview Drive Roadway Improvements (CIP Project T.12) in the amount of \$147,333.00 for a new total contract amount of \$1,480,598.00; and authorize the City Manager to execute any and all necessary documents.
19. Approval of continuation of professional service agreements with MLA Geotechnical and TSIT Engineering and Consulting LLC for construction site quality assurance and control testing for the term of two (2) years in the amount of \$500,000.00 each per fiscal year (\$1,000,000.00 total); and authorize the City Manager to negotiate and execute all necessary documents; and provide an effective date.
20. Approval of an agreement to purchase additional NeoGov platform services for a term of three (3) years from SHI Government Solutions, Inc. in the amount of \$30,059.70, \$37,020.10 and \$56,954.00 each fiscal year respectively (\$124,033.80 total term of agreement) utilizing Texas BuyBoard Contract #661-22; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

21. Mayor Christine opened a Public Hearing at 7:58 p.m. regarding Subdivision Case 21-CP-019 to adopt the Cypress Meadows Concept Plan on one (1) parcel of land approximately 44.1 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R403528; generally located south of Hernandos Loop and west of US 183, Leander, Williamson County, Texas. No one spoke in favor of the request. Blanche Corley, 403 Hernandos Loop; John Corley, 403 Hernandos Loop; Edna Staudt, 420 Heranandos Loop; Alexi Keaton, 203 Hernandos Loop; Jennifer Hrabal, 203 Hernandos Loop; Shawn Hrabal, 203 Hernandos Loop; Charles H. Wright, 412 Hernandos Loop; Devan Foster, 202 Hernandos Loop; Matt Rifley, 202 Hernandos Loop; Austin Crothers, 608 County Cork; Annette Sponseller, 402 Hernandos Loop; Joshua Palm, 415 Hernandos Loop; Perter Jelito, 2101 Emerald Isle; Peggy Gillum, 414 Heranandos Loop; Joseph Gillum, 414 Hernados Loop; Lyle Johnson, 700 Newcastle Lane; Rosie Miller, 2100 Emerald Isle; Nancy Guelker, 604 Shannon Circle; John Cowman, 1920 Holly Hill; Olivia Sponseller, 402 Hernandos Loop; Suzanne Redfield, 605 Newcastle Lane; Curtis Corley, 2601 Hilltop Divide Lane; John Oboins, 606 Newcastle Lane; Brandi Daugherty, 605 County Cork Lane; James Morrison, 603 County Cork Lane; Carter Corley, 2601 Hilltop Divide Lane, Andrew Helenda 304 Hernandos Loop spoke in opposition of the request. Natasha Bernal, 505 County Cork Lane; Travis Irmen, 505 County Cork Lane; Madison Martinez, 415 Hernandos Loop; Helen Johnson, 700 Newcastle Lane; Kevin Sponseller, 402 Hernandos Loop; Mike Manry, 409 Hernondos Loop position of opposition were read into the record. Elizabeth Pierson, 408 Hernandos Loop submitted comments in opposition via the website. The Public Hearing closed at 9:04 p.m.

- Discuss and consider action regarding Subdivision Case 21-CP-019 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalton-Parker to approve Subdivision Case 21-CP-019 to adopt the Cypress Meadows Concept Plan on one (1) parcel of land approximately 44.1 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R403528; generally located south of Hernandos Loop and west of US 183, Leander, Williamson County, Texas, following a discussion.

Vote: 7 - 0

22. Mayor Christine opened a Public Hearing at 9:33 p.m. regarding Zoning Case 22-Z-020 to amend the Tylerville Tract PUD (Planned Unit Development) by adopting the Sodalís Minor PUD with the base zoning district of LC-2-A (Local Commercial) on one (1) parcel of land approximately 4.995 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R539851; and generally located to the northwest of the intersection of W. Broade Street and W. San Gabriel Parkway, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 9:33 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-020 as described above.

Motion by Councilmember Kathryn Pantalton-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Zoning Case 22-Z-020 to amend the Tylerville Tract PUD (Planned Unit Development) by adopting the Sodalís Minor PUD with the base zoning district of LC-2-A (Local Commercial) on one (1) parcel of land approximately 4.995 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R539851; and generally located to the northwest of the intersection of W. Broade Street and W. San Gabriel Parkway, Leander, Williamson County, Texas.

Vote: 7 - 0

REGULAR AGENDA

23. Presentation and discussion on the Proposed FY 2023 Annual Budget and proposed tax rate. Discussion included: revenues collected; property values; proposed new positions recommended; full-time employee versus population; capital improvement program projects; compensation study; additional funding options for public safety; impact to residential homestead; next steps in budget process; Options A and B were considered for the extra funding; and Police Chief Minton supported Option B.
24. Discuss and consider action on a Resolution authorizing the Brushy Creek Regional Utility Authority, Inc.(BCRUA) to execute a Financing Agreement with the Texas Water Development Board relating to the sale of \$40,000,000.00 Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds, Proposed Series 2022 (Brushy Creek Regional Water Treatment and Distribution Project).

Motion by Councilmember Esme Mattke Longoria, Seconded by Councilmember Kathryn Pantalion-Parker to approve a Resolution authorizing the Brushy Creek Regional Utility Authority, Inc.(BCRUA) to execute a Financing Agreement with the Texas Water Development Board relating to the sale of \$40,000,000.00 Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds, Proposed Series 2022 (Brushy Creek Regional Water Treatment and Distribution Project).

Vote: 7 - 0

25. Discuss and consider action on 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 to provide for related matters, Leander, Williamson & Travis Counties, Texas.

Motion by Councilmember Esme Mattke Longoria, Seconded by Councilmember Becki Ross to approve the redline Ordinance as presented 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 to provide for related matters, Leander, Williamson & Travis Counties, Texas.

Vote: 7 - 0

26. Discussed and reviewed the design for Northline Town Square. Council supported the design as presented.

27. Council Member Closing Statements.

Kathryn Pantalion-Parker - commented on anniversary of 19th amendment - Women Right to Vote; Genghis Khan died this date; Robert Redford and Patrick Swayze born this date; today National Bad Poetry and Never Give Up Day; and thanked the police department for recent SWAT training.

Esme Mattke Longoria - commented on yesterday being the first day of school; thanked the police for patrolling the school zones; and reminded everyone to drive safely and watch out for the kids.

David McDonald - thanked staff for the options they brought forward tonight relating to the budget.

Chris Czernek - commented on rain we received today; kids excited to be back in school; sports starting up; and thank you to staff for all their work on the budget.

Christine DeLisle - stated dinner was provided by Moutons Leander; reminded everyone to shop local; Shark Burgers anniversary event; commented on kids back in school; thanked the police department for patrolling the school zones; and thanked the police department, parks department, finance department, human resources and public works department for all their hard work.

28. Convene into Executive Session at 10:33 p.m. 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 Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
 - (2) Section 551.072, Texas Government Code, to deliberate the acquisition of property located in Elijah D. Harman Survey, Abstract 6, Horizon Lake Phase 1, Section 4, for the purpose of a wastewater easement with temporary construction easement for Lift Station #2 (CIP Project T.44); and
 - (3) Section 551.074, Texas Government Code, to discuss or deliberate the appointment,

employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: city manager

Reconvene into open session at 12:14 a.m. to take action as deemed appropriate in the City Council's discretion regarding:

- (1) Docket No. 53063 appealing water rates established by the City of Leander; and
- (2) Section 551.072, to deliberate the acquisition of property located in Elijah D. Harman Survey, Abstract 6, Horizon Lake Phase 1, Section 4, for the purpose of a wastewater easement with temporary construction easement for Lift Station #2 (CIP Project T.44); and
- (3) City Manager.

(Item 1) No action.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross (Item 2) to approve a purchase contract for a wastewater easement and a temporary construction easement for property located in Elijah D. Harman survey, Abstract 6, Horizon Lake Phase 1, Section 4, as discussed in executive session.

Vote: 7 - 0

(Item 3) No action.

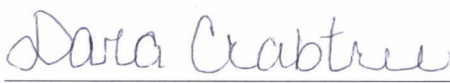
29. Adjourned at 12:15 a.m.

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY



From: [PCR](#)
To: [Dara Crabtree](#)
Subject: Public Comments Request
Date: Tuesday, August 16, 2022 9:24:03 AM

CAUTION! This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe.

Submitted on Tuesday, August 16, 2022 - 9:23am Form: Public Comments Request Form ID: 15331 Submission ID: 136552 Submitted values are:

Full Name Elizabeth Pierson

Do you live within Leander city limits? Yes

Home Address 408 Hernandos Loop

Phone Number [REDACTED]

Email [REDACTED]

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Thu, 08/18/2022

My agenda item or case number 21 Cypress Meadows Concept Plan

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 comments (optional)

I'm writing to register my opposition to this development plan in its current form. The plan describes residential development which will be much too dense for the topography and the existing traffic pattern, which will lead to drainage and flooding problems for the surrounding neighborhoods and will send excessive auto traffic onto existing streets which were not developed for even a moderate volume of traffic.

There have been previous proposals for development of this land which were not approved, and the problems have been fully documented in public records. It has been reported that you are legally obligated to approve this plan because it fulfills the bare minimum of the law. However, I believe you have the responsibility and the obligation to either disapprove the plan or table the decision with the requirement that the submitter must research and fully address the issues which have already been documented in the public record.

I want to upload a file with this form Yes

Upload a file (optional) [cypress_meadows_concept_plan_comments_08162022.pdf](#)

The results of this submission may be viewed at:

<https://www.leandertx.gov/node/15331/submission/136552>

August 16, 2022

To: Leander City Council

From: Elizabeth Pierson
408 Hernando's Loop
Leander, Tx

Re: Cypress Meadows Concept Plan

I'm writing to register my opposition to this development plan in its current form. The plan describes residential development which will be much too dense for the topography and the existing traffic pattern, which will lead to drainage and flooding problems for the surrounding neighborhoods and will send excessive auto traffic onto existing streets which were not developed for even a moderate volume of traffic.

There have been previous proposals for development of this land which were not approved, and the problems have been fully documented in public records. It has been reported that you are legally obligated to approve this plan because it fulfills the bare minimum of the law. **However, I believe you have the responsibility and the obligation to either disapprove the plan or table the decision with the requirement that the submitter must research and fully address the issues which have already been documented in the public record.**