



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 19, 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 6:01 p.m.

2. Roll Call.

Roll call reflected all present.

3. 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 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 Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
3. Section 551.071 Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Cause No. 22-0183-C425 Great American Insurance Company, et al. v. City of Leander, Texas; and
4. 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 (1) or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body Project EDA-24-002 and to consult with legal counsel regarding a Chapter 380 Agreement for said Project; and
5. Section 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 (CIP W.18).

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. Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
3. Cause No. 22-0183-C425 Great American Insurance Company, et al. v. City of Leander, Texas; and
4. Project EDA-24-002 and Chapter 380 Agreement for said Project; and
5. Acquisition of property for the Leander 2243 Water Main Project (CIP W.18).

Convened into Executive Session at 6:03 p.m.; reconvened into open session at 7:08 p.m.

1. No action.
2. No action.
3. No action.
4. Motion: Approve a Chapter 380 Agreement for Project EDA-24-002, Estancia Brazilian Steakhouse, as discussed in Executive Session; and authorize the City Manager to execute any and all necessary documents.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 7-0

5. No action.

Adjourned Briefing Workshop at 7:09 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:09 p.m.; Pastor Shayne O'Brien with RockPointe Church provided the invocation; and Mayor Christine DeLisle led the Pledges of Allegiance.

5. Roll Call.

Roll 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.]

Kathleen Bonardi, 1412 Volente Lane - wished everyone Merry Christmas and Happy New Year; thanked City Council for all the work they have done; excited about construction of senior center and new Parks and Recreation Director.

7. Leander History

Leander History included: Wreaths Across America; and Holidays at the Mason Homestead.

[City Council took a brief recess at 7:19 p.m.; reconvened at 7:30 p.m.]

8. Staff Reports

- Introduction of Ashlea Boyle, appointed Parks and Recreation Director
- Capital Improvement Program Update: Raider Way and East Woodview Drive Roadway (CIP T.12) and Bagdad Road and Collaborative Way (CIP T.71) Projects.
- Water update

Following introduction of Ashlea Boyle, City Council took a brief recess at 7:36 p.m.; reconvened at 7:43 p.m.

Capital Improvement Program updates included: construction progress; constructions impacts; and construction timelines.

Water updates included: BCRUA update; butterfly valve installation; water usage; and implementing Water Conservation Phase 4.

CONSENT AGENDA: ACTION

Motion: Approve Consent Agenda items 9 through 20.

By: Councilmember McDonald

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

9. Approval of the minutes for meeting held on December 5, 2024.
10. Ratify the City Manager's appointment of Ashlea Boyle as Parks and Recreation Director.
11. Approval of purchase with Axon Enterprise, Inc. utilizing BuyBoard contract 743-24 in the amount of \$33,469.00 for outfitting four (4) new patrol vehicles with dash cameras and related matters; and authorize the City Manager to execute any and all necessary documents.
12. Acceptance of the Quarterly Investment Report for the period ending September 30, 2024.
13. Approval of the Second Reading of an Ordinance regarding the High Gabriel Township Annexation Case A-24-0011 for the voluntary annexation of 12.75 acres ± 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.
14. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0118 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the High Gabriel Township PUD (Planned Unit Development) with the base zoning district of SFS-2-B (Single-Family Suburban) on two (2) parcels of land approximately 12.75 acres ± 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.

15. Approval of the Second Reading of an Ordinance regarding the Simpson Tract Annexation Case A-24-0017 for 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.
16. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0149 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-A (Single-Family Suburban) on one (1) parcel of land approximately 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.
17. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0103 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Skotz Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one (1) parcel of land approximately 4.03 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031255; and more commonly known as 9800 RM 2243, Leander, Williamson County, Texas.
18. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0148 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on one (1) parcel of land approximately 15.416 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031560; and generally located north of the intersection of CR 177 and Valley View Drive, Leander, Williamson County, Texas.
19. Approval of an Ordinance to update the Roadway Impact Fee Service Area Map to incorporate recently annexed areas into the City including High Gabriel East Township, Simpson Tract, and San Gabriel Annexations.
20. Approval of the QuikTrip #4165 License to Encroach Agreement, Case LA-24-0030, to allow for the installation and maintenance of signage within portions of the right-of-way of E. Crystal Falls Parkway, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

21. Conduct a Public Hearing regarding Zoning Case Z-22-0023 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Pioneer Farmstead Planned Unit Development (PUD) with the base zoning of GC-3-A (General Commercial) on one (1) parcel of land 22.0 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032213; and generally located northeast of the intersection of 183A Toll Road and E. San Gabriel Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0023 as described above.

Opened Public Hearing at 8:07 p.m.; closed Public Hearing at 8:07 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-22-0023, following a discussion.

By: Councilmember Czernek

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

REGULAR AGENDA

22. 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.

23. Council Member Closing Statements.

Kathryn Pantalion-Parker - wished everyone a Merry Christmas.

Michael Herrera - wished everyone a Merry Christmas, Happy New Year and safe travels.

David McDonald - wished everyone a Merry Christmas, Happy New Year and safe travels.

Na'Cole Thompson - commented on upcoming MLK March and Celebration in January; and MLK essay contest.

Chris Czernek - thanked everyone for another great year; new faces on staff; and wished everyone a Merry Christmas and Happy New Year.

Becki Ross - wished everyone a Merry Christmas and Happy New Year.

Christine DeLisle - stated dinner came from Libby's Lunchbox; reminded everyone to shop locally; commented 2024 best year; excited about 2025, Team assembled and new hires.

24. Adjournment

Adjourned at 8:12 p.m.

APPROVED



MAYOR

ATTEST:



CITY SECRETARY

