



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, February 20, 2025  
Briefing Workshop at 6:00 PM  
**REVISED** 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 with Mayor Pro Tem Thompson absent.

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 Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
2. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding BCRUA agreements and projects; and
3. 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.

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

1. Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
2. BCRUA agreements and projects; and
3. Acquisition of property for public purpose.

Convened into Executive Session at 6:01 p.m.; reconvened into open session at 6:29 p.m.

1. No action.

2. No action.
3. No action.

Briefing workshop adjourned at 6:29 p.m.

#### **REVISED REGULAR MEETING – CONVENE AT 7:00 PM**

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:00 p.m.; Councilmember Czernek provided the invocation; and Mayor Christine DeLisle led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present with Mayor Pro Tem Thompson 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.]*

Josh Waley, 209 S. Brushy Street - commented on water issues; meetings with Staff; previous property owner; and current water meter locations.

7. Staff Reports

- Capital Improvement Program Update: Raider Way and E. Woodview Drive Roadway (CIP T.12); Bagdad Road and Collaborative Way (CIP T.71) and Advanced Metering Infrastructure (AMI) Water Meter Conversion (CIP W.42) Projects.

Raider Way and E. Woodview Drive (CIP T.12) update included waiting on warmer weather to complete asphalt; police and EMS responses; and completion timeline.

Bagdad Road and Collaborative Way (CIP T.71) update included weather impacts and completion timeline.

Advanced meter infrastructure (AMI) Water Meter Conversion (CIP W.42) update included improvements; communication towers; survey crews; monopole; identification and notification of Vepo metering contract; and timeline.

8. Leander Chamber of Commerce and Visitors Center Report.

Report included Christmas festival; funds spent on tourism in 2024; 2025 budget; expenses; Tour Texas stats 2022, 2023 and 2024; big goals 2024 and 2025; aggregating all web pages and sites into one location; Trip Builder campaign; applying for Tourism Friendly City; and continued video content.

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| <b>CONSENT AGENDA: ACTION</b> |
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*[Mayor stated Consent Agenda Items 10 and 17 were pulled from consent and will be considered separately.]*

Motion: Approve Consent Agenda Items 9, 11 through 16 and 18 through 23.

By: Councilmember McDonald  
Seconded: Councilmember Ross

**Vote: 6 - 0**

9. Approval of the minutes for meetings held on January 31, 2025 and February 6, 2025.
10. Approval of an Ordinance for the purpose of adopting and amending rules of procedure to govern the conduct of City Council meetings; to provide for the enforcement of the City Charter; providing for effective date; providing for no retroactive enforcement prior to the effective date; and providing for related matters.

Motion: Approve with amending to keeping Section B(5) regarding proclamations.

By: Councilmember Pantalion-Parker  
Seconded: Councilmember Czernek

**Vote: 6 - 0**

11. Approval of Amendment 4 with PGAL in the amount of \$9,250.00 providing for additional services for redesign of the flex space and delegated steel connection design relating to the Senior Activity Center (CIP P.6) for a total contract amount of \$689,900.00; and authorize the City Manager to execute any and all necessary documents.
12. Award of Solicitation S24-016 to Indoff, LLC for Senior Activity Center furniture, fixtures, and equipment in the amount of \$381,566.52; authorize the City Manager to execute any and all necessary documents and authorize the City Manager to approve change orders up to \$50,000.00 with a total amount of change orders not to exceed 25% of original contract amount.
13. Approval of a two (2) year lease extension agreement between the City of Leander and Capitol Office Park for the Leander Activity Center located at 11880 Hero Way, Suite #600, Leander, Texas, in the amount of \$657,216.00; providing for a term commencing on March 1, 2025, and expiring on February 28, 2027; and authorize the City Manager to execute any and all necessary documents.
14. Approval of the extension of the application expiration for Subdivision Case PICP-23-0092 Leander Estates Ph 2; more particularly described by Williamson Central Appraisal District Parcels R560184 and 905245, generally located northwest of the intersection of Lakeline Boulevard and Monte Ranch Trail, Leander, Williamson County, Texas.
15. Approval of Ordinance Case OR-24-0027 to authorize the City Manager to execute Masonry Development Agreements, Amendments and Addendums; and providing for related matters; Leander, Williamson and Travis Counties, Texas.
16. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0137 to amend the current zoning of PAG Leander H1 PUD (Planned Unit Development) with a base zoning district of GC-4-A (General Commercial) to allow for an automobile dealership with unlimited outdoor storage without a primary structure on one (1) parcel of land approximately 6.592 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R578129; and legally described as Lot 1, Block A of the PAG Leander H1 Subdivision, Leander, Williamson County, Texas.
17. Acceptance of an update of the Sign Ordinance regarding the implementation of the Ordinance amendments approved by City Council in September and November 2023; Leander, Williamson and

Travis Counties, Texas.

Motion: Accept sign ordinance update.

By: Councilmember Ross

Seconded: Mayor DeLisle

**Vote: 6 - 0**

18. Acceptance of public infrastructure water improvements associated with Subdivision Case P1CP-23-0090 Pointe 183 Subdivision.
19. Approval of the amendment of Ordinance Case OR-24-0022 authorizing the City Manager to execute License and Encroach Agreements, providing approval criteria; approving the license agreement and encroachment agreement; repealing the prior adopted Ordinance; making findings of fact; providing for severability clause, effective date, and open meetings clauses; and providing for related matters; Williamson and Travis Counties, Texas.
20. Approval of the purchase of one (1) 2024 Chevrolet Silverado 4x4 for the police department from Sewell Chevrolet pursuant to City of Leander Contract L00321 in the amount of \$89,052.00 which includes \$55,645.00 for the 2024 police package, plus \$33,407.00 for upfitting and delivery charges; and authorize the City Manager to execute any and all necessary documents.
21. Approval of an Interlocal Agreement by and between the Texas Department of Motor Vehicles (TxDMV) and City of Leander relating to Motor Vehicle Registration Refusal ("Schofflaw Services Contract") which allows for the City to transmit to TxDMV outstanding warrant information and then TxDMV relays that information to counties throughout the state; providing an effective date; and authorize the City Manager to execute any and all necessary documents.
22. Approval of a Resolution authorizing the submission of grant with with Criminal Justice Division of the Office of the Governor to solicit grant funding for Leander Police Department Bullet-Resistant Shields Program Fiscal Year 2026; and authorize the City Manager to execute any and all necessary documents.
23. Approval of an agreement by and between the City of Leander and Texas First Group, LLC for placement services for an Interim Chief Financial Officer, Otis E. Williams, during the term of the agreement; and providing an effective date.

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| <b>PUBLIC HEARING: ACTION</b> |
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24. Conduct a Public Hearing regarding Zoning Case Z-24-0152 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the San Gabriel Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on two (2) parcels of land 6.09 acres ± in size, more particularly described by Williamson County Central Appraisal District Parcels R089421 and R458174; and generally located at the intersection of San Gabriel Parkway and US 183, between the railroad tracks to the west and east of US 183, Leander, Williamson County, Texas.
  - Discuss and consider action regarding Zoning Case Z-24-0152 as described above.

Opened Public Hearing at 7:35 p.m.; closed Public Hearing at 7:35 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-24-0152.

By: Councilmember Czernek

Seconded: Councilmember Pantalion-Parker

**Vote: 6 - 0**

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| <b>REGULAR AGENDA</b> |
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25. Discuss and consider directing staff on a request from the Bagdad Cemetery Association regarding water and wastewater impact fees associated with a storage structure housing a restroom, totaling \$11,063.00, located on two (2) parcels of land 35.991 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R327801 and R353996; and more commonly known as 400 N. Bagdad Road, Leander, Williamson County, Texas.

No action.

26. Receive presentation and accept the Annual Financial Report for fiscal year ending September 30, 2024, from external auditor, Whitley Penn LLP.

Motion: Accept the Annual Financial Report for fiscal ending September 30, 2024.

By: Mayor DeLisle

Seconded: Councilmember McDonald

**Vote: 6 - 0**

27. Discuss and consider action on the Heritage Tree Removal request associated with Subdivision Case PP-24-0060 regarding Burleson Tract Preliminary Plat on seven (7) parcels of land approximately 289 acres in size, more particularly described by Williamson Central Appraisal District Parcels R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Motion: Approve Heritage tree removal associated with Subdivision Case PP-24-0060, following comments.

By: Councilmember Czernek

Seconded: Councilmember Pantalion-Parker

**Vote: 6 - 0**

28. Discuss and consider action on directing staff on the implementation and communications plan of a city-wide community survey for the City of Leander.

No action.

29. Discuss and consider action on a Resolution adopting the 2025 State Legislative Program for the City of Leander, Texas; directing the City Manager to act with regard to the City's 2025 State Legislative Program; and providing an effective date.

Motion: Approve Resolution adopting the 2025 Legislative Program with amendments.

By: Councilmember Pantalion-Parker

Seconded: Mayor DeLisle

**Vote:** 6 - 0 None

30. Discuss and consider action on the appointment of Councilmember Michael Herrera as City Council Liaison to the Economic Development Committee

Motion: Approve to appoint Michael Herrera as City Council Liaison to the Economic Development Committee.

By: Mayor DeLisle

Seconded: Councilmember McDonald

**Vote:** 6 - 0 None

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.]*

32. Council Member Closing Statements.

Kathryn Pantalino-Parker - thanked Parks for shirts and commented on opening day.

Chris Czernek - wished everyone a good night and commented on opening day.

Christine DeLisle - stated dinner came from HEB; shop local, little league opening ceremony on Sunday, Kathrine Snowstorm display at the library.

33. Adjournment

Adjourned at 8:42 p.m.

APPROVED

  
MAYOR

ATTEST:

  
CITY SECRETARY

