

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - July 7, 2022



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalione-Parker

Place 2 – Esme Mattke Longoria

Place 3 – Jason Shaw

Place 4 – Na'Cole Thompson

Place 5 – Chris Czernek

Place 6 – Becki Ross, *Mayor Pro Tem*

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 6:01 p.m.
2. Roll Call reflected all present.
3. Parkland dedication fees update included: need for enhanced level of service; objectives; and proposed revisions.

The briefing workshop adjourned at 6:42 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:01 p.m., Judge Edna Staut provided the Invocation and Mayor Christine led the Pledges of Allegiance.
5. Roll Call 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 by Council.

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

Leikyn Huckins, 401 Greenleaf Drive, Liberty Hill - commented on the need for fire sprinkler systems in pet facilities.

Don Huckins, 401 Greenleaf Drive, Liberty Hill - commented on the need for fire sprinkler systems

in pet facilities.

Carmela A. Stearns, 157 Canyon Oak Loop, Georgetown - commented on the need for fire sprinkler systems in pet facilities.

Mike Sanders, 106 W. South Street - commented on bad faith insurance; employee insurance; and Texas Municipal League.

Crystal Cloud, 1513 Uhland Drive - thanked Jason Shaw for his service.

7. Recognitions/Proclamations/Visitors.

- Proclamation recognizing National Park and Recreation month.
- Recognition of Youth Baseball All-Star Teams.
- Recognition of service of Councilmember Place 3.
- Administer Oath of Office to newly elected and re-elected Councilmembers.

[Immediately following the Oath of Offices the Council will recess for a brief reception in the Council Chamber lobby.]

[City Council recessed at 7:58 p.m.; reconvened at 8:13 p.m.]

8. Staff Reports

- Public Works water update.
- Development Hub update.

CONSENT AGENDA: ACTION

Motion by Councilmember Kathryn Pantalione-Parker, Seconded by Councilmember Na'Cole Thompson to approve consent agenda items 9 through 14.

Vote: 7 - 0

9. Approval of the minutes for meetings held on June 16, 2022 and June 21, 2022.
10. Acceptance of public infrastructure improvements for Bar W Ranch Phase 5 and Bryson Ridge Subdivision.
11. Approval of Change Order No. 32 to the Construction Contract with DeNucci Constructors, LLC for the Northline Phase 1 City improvements increasing the City portion of the contract by the amount of \$285,810.86 for a new contract total of \$10,868,255.61 with no added days; and authorize the City Manager to negotiate and execute any and all necessary documents.
12. Approval of a contract with SHI Government Solutions, Inc. for Microsoft 365 consulting services the amount of \$67,224.00 utilizing the Texas Department of Information Resources (DIR) Contract DIR-CPO-4398; and authorize the City Manager to execute any and all necessary documents.

13. Approval of Development Agreement Case 22-DA-003 regarding the Leander Martial Arts Development on one parcel of land approximately 0.964 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R606382; and generally located to the northwest of the intersection of High Chaparral Drive and Crystal Falls Parkway, Leander, Williamson County, Texas.
14. Approval of renaming Ibeza Drive to Ibiza Drive located within the Marbella Phase III & IV Subdivision to the southeast of Raider Way and Cullera Drive; Williamson County, Texas.

PUBLIC HEARING: ACTION

15. Mayor Christine opened a Public Hearing at 8:37 p.m. regarding implementation of roadway impact fees. David Glenn, 7421 Burnet Road, #911, Austin spoke in opposition. No one spoke in favor. The Public Hearing closed at 8:39 p.m.

- Discuss and consider action regarding an ordinance implementation of roadway impact fees.

Motion by Councilmember Chris Czernek, Seconded by Mayor Christine DeLisle to approve an ordinance implementing roadway impact fees with a delay of 6-month effective date for implementation, and keep nonresidential at 10%; following a discussion.

Vote: 6 - 1

NAY: Mayor Pro Tem Becki Ross

16. *[City Council recessed at 9:20 p.m.; reconvened at 9:33 p.m.]*

Mayor Christine opened a Public Hearing at 9:33 p.m. regarding Gabriel Tract Annexation Case 22-A-002 regarding the voluntary annexation of 17.821 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R500871; and generally located to the west of the western terminus of Gabriels Horn Road, west of the intersection of Ronald W. Reagan Boulevard and Gabriels Horn Road, Leander, Williamson County, Texas. No one spoke in favor or opposition. The Public Hearing closed at 9:34 p.m.

- Discuss and consider action regarding Gabriel Tract Annexation Case 22-A-002 as described above.

Motion by Councilmember Kathryn Pantalione-Parker, Seconded by Councilmember Chris Czernek to approve Gabriel Tract Annexation Case 22-A-002 regarding the voluntary annexation of 17.821 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R500871; and generally located to the west of the western terminus of Gabriels Horn Road, west of the intersection of Ronald W. Reagan Boulevard and Gabriels Horn Road, Leander, Williamson County, Texas.

Vote: 7 - 0

17. Mayor Christine opened a Public Hearing at 9:35 p.m. regarding 500 Heritage Grove Road Annexation Case 22-A-004 regarding the voluntary annexation of 44.385 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031642 and R031640; and commonly known as 500 Heritage Grove Road, Leander, Williamson County, Texas. No one spoke in favor or opposition. The Public Hearing closed at 9:35 p.m.

- Discuss and consider action on regarding 500 Heritage Grove Road Annexation Case 22-A-004 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve 500 Heritage Grove Road Annexation Case 22-A-004 regarding the voluntary annexation of 44.385 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031642 and R031640; and commonly known as 500 Heritage Grove Road, Leander, Williamson County, Texas.

Vote: 7 - 0

18. Mayor Christine opened a Public Hearing at 9:47 p.m. regarding Zoning Case 22-Z-012 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 500 Heritage Grove Road PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial) on two parcels of land approximately 44.385 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031642 and R031640; and commonly known as 500 Heritage Grove Road, Leander, Williamson County, Texas. No one spoke in favor. The following individuals spoke in opposition Alan Bautista, 2004 Alexander Oaks; Scott Felton, 2021 Alexander Oaks; Ganesh Chiluveru, 1820 Stringer Pass; Robert Langer, 206 Amandas Way; Adrienne Sharp, 204 Amandas Way; Norina Miszori, 716 Madalin Rue Court; and Karoly Holczhauser, 716 Madalin Rue Court. Submitting comments in opposition via the website Narasimhareddy Somu, 1820 Stringer Pass; Neel Desai, 704 Jud Allen Way; Vinay Kumar Chenna, 1816 Stringer Pass; Chris Schwendenmann, 616 Emma Rose Trail; and Yogesh Patel, 1920 Stringer Pass. Submitting via the website only their position of opposition be read into the record Leslie Bautista, 2004 Alexander Drive; Anthony Barnett, 1824 Stringer Pass; Cynthia D. Roberts, 1504 Lotus Flower Loop; Benjamin Friedrich, 1928 Tigs Trail; Mihir Doshi, 1929 Stringer Pass; Ankita Domadia, 1929 Stringer Pass; Venkata Katikam, 1828 Tigs Trail; and Venu Singarapu, 1921 Stringer Pass. The Public Hearing closed at 10:07 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-012 as described above.

Motion by Mayor Pro Tem Becki Ross, Seconded by Councilmember Chris Czernek to approve Zoning Case 22-Z-012 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 500 Heritage Grove Road PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial) on two parcels of land approximately 44.385 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031642 and R031640; and commonly known as 500 Heritage Grove Road, Leander, Williamson County, Texas with the developer changes.

Vote: 7 - 0

19. Mayor Christine opened a Public Hearing at 10:21 p.m. regarding 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. No one spoke in favor or opposition. The Public Hearing closed at 10:21 p.m.

- Discuss and consider action regarding Sullivan Tract Annexation Case 21-A-007 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve 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 with changes of second reading.

Vote: 7 - 0

20. Conduct a Public Hearing regarding Zoning Case 22-Z-017 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to SFC-2-B (Single-Family Compact) and SFT-2-B (Single-Family Townhouse) on one parcel of land approximately 37.02 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; and more commonly known as 800 CR 177, Leander, Williamson County, Texas. **[Withdrawn by applicant]**

21. Mayor Christine opened a Public Hearing at 10:33 p.m. regarding the issuance of the City of Leander, Texas Special Assessment Revenue Bonds, Series 2022 (Deerbrooke Public Improvement District Northern Improvement Area / Major Improvement Project). No one spoke in favor or opposition. The Public Hearing closed at 10:33 p.m.

- Discuss and consider action on an ordinance authorizing the issuance of the City of Leander, Texas Special Assessment Revenue Bonds, Series 2022 (Deerbrooke Public Improvement District Northern Improvement Area / Major Improvement Project); approving and authorizing an Amended and Restated Indenture of Trust, a Bond Purchase Agreement, an Official Statement, a Continuing Disclosure Agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; providing an effective date; and accepting and approving an Update to the Service and Assessment Plan and updated Northern Improvement Area Assessment Roll.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Christine DeLisle to approve an ordinance authorizing the issuance of the City of Leander, Texas Special Assessment Revenue Bonds, Series 2022 (Deerbrooke Public Improvement District Northern Improvement Area / Major Improvement Project); approving and authorizing an Amended and Restated Indenture of Trust, a Bond Purchase Agreement, an Official Statement, a Continuing Disclosure Agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; providing an effective date; and accepting and approving an Update to the Service and Assessment Plan and updated Northern Improvement Area Assessment Roll, following a discussion.

Vote: 7 - 0

22. Mayor Christine opened a Public Hearing at 10:36 p.m. regarding the issuance of the City of Leander, Texas Special Assessment Revenue Bonds, Series 2022 (Deerbrooke Public Improvement District Northern Improvement Area / Neighborhood Improvement Project). No one spoke in favor or opposition. The Public Hearing closed at 10:36 p.m.

- Discuss and consider action on an ordinance authorizing the issuance of the City of Leander, Texas Special Assessment Revenue Bonds, Series 2022 (Deerbrooke Public Improvement District Northern Improvement Area / Neighborhood Improvement Project); approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, an Official Statement, a Continuing Disclosure Agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; providing an effective date; and accepting and approving an Update to the Service and Assessment Plan and updated Northern Improvement Area Assessment Roll.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve an ordinance authorizing the issuance of the City of Leander, Texas Special Assessment Revenue Bonds, Series 2022 (Deerbrooke Public Improvement District Northern Improvement Area / Neighborhood Improvement Project); approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, an Official Statement, a Continuing Disclosure Agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; providing an effective date; and accepting and approving an Update to the Service and Assessment Plan and updated Northern Improvement Area Assessment Roll.

Vote: 7 - 0

REGULAR AGENDA

23. Discuss and consider action on a Resolution authorizing redemption of City of Leander, Texas Special Assessment Revenue Bonds, Series 2017 (Deerbrooke Public Improvement District Northern Improvement Area / Major Improvement Project); and authorizing and approving other matters related thereto.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve a Resolution authorizing redemption of City of Leander, Texas Special Assessment Revenue Bonds, Series 2017 (Deerbrooke Public Improvement District Northern Improvement Area / Major Improvement Project); and authorizing and approving other matters related thereto.

Vote: 7 - 0

24. Discuss and consider action regarding Subdivision Case 21-PP-013 to approve the Leander Estates Preliminary Plat on three (3) parcels of land approximately 210.6 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R560185 and R560184; and Travis Central Appraisal District Parcel 905245; generally located at the north-west corner of CR 280 and the future extension of Lakeline Boulevard, Leander, Williamson and Travis Counties, Texas.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Subdivision Case 21-PP-013 to approve the Leander Estates Preliminary Plat on three (3) parcels of land approximately 210.6 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R560185 and R560184; and Travis Central Appraisal District Parcel 905245; generally located at the north-west corner of CR 280 and the future extension of Lakeline Boulevard, Leander, Williamson and Travis Counties, Texas.

Vote: 7 - 0

25. Discuss and consider action on authorizing the BCRUA President to award the New Hope Drive 72-Inch Water Main Trench Settlement Mitigation Construction Contract to Austin Underground, Inc.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve authorizing the BCRUA President to award the New Hope Drive 72-Inch Water Main Trench Settlement Mitigation Construction Contract to Austin Underground, Inc.

Vote: 7 - 0

26. Discuss and consider action on Lakewood Park Sculpture Trail art pieces as recommended by the Leander Public Art Commission and the Parks and Recreation Department.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to approve Lakewood Park Sculpture Trail art pieces as recommended by the Leander Public Art Commission and the Parks and Recreation Department.

Vote: 7 - 0

27. Discuss and consider the selection of Mayor Pro Tem for 2022-2023.

Motion by Mayor Christine DeLisle, Seconded by Mayor Pro Tem Becki Ross to appoint Councilmember Thompson as Mayor Pro Tem for 2022-2023.

Vote: 7 - 0

28. Council Member Closing Statements.

Esme Mattke Longoria - wished Jason Shaw luck on his future endeavors; and congratulated Councilmember McDonald and Councilmember Czernek on being elected and re-elected to the city council; and Councilmember Thompson on being selected Mayor Pro Tem.

Chris Czernek - welcomed the Team and thanked the voters for electing him for another 3 years.

Becki Ross - thanked the Parks and Recreation Department for all their hard work and giving everyone a wonderful 4th of July event.

Christine DeLisle - stated dinner was provided by Smokey Mo's; thanked Parks and Recreation, Police and Fire for a wonderful Liberty Fest event; congratulated Councilmember Thompson on being selected Mayor Pro Tem; and welcomed Councilmember McDonald.

29. Convened into Executive Session at 10:55 p.m. pursuant to:

(1) Section 551.072 and 551.087, Texas Government Code, Deliberate the purchase, exchange, lease, or value of real property and 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 and with which the governmental body is conducting development negotiations; and

(2) Section 551.071, Texas Government Code, and Rule 1.05, Texas Rules of Professional Conduct, to consult with legal counsel regarding BCRUA contracts, water service agreements and management of water usage.

- Reconvened into open session at 12:23 a.m. to take action as deemed appropriate in the City Council's discretion regarding:

- (1) one (1) or more business prospects; and
- (2) BCRUA contracts, water service agreements and management of water usage.

(Item 1) No action.

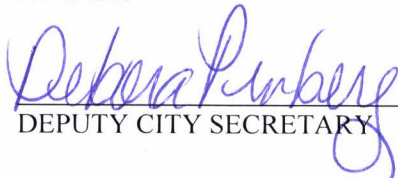
(Item 2) No action.

30. Adjourned at 12:23 a.m.

APPROVED:


MAYOR

ATTEST:


DEPUTY CITY SECRETARY



ITEM 18 COMMENTS FOR THE OFFICIAL RECORD

Full Name	Do you live within Leander city limits?	Home Address	My comments apply to the following meeting date	My agenda item or case number	My position on the above agenda item or case	My comments (optional)
Narasimhareddy Somu	Yes	1828 Stringer Pass, Leander TX 78641	7/7/2022	22-Z-012	I am AGAINST this item.	I would like oppose to build heavy commercial.
Neel Desai	Yes	704 Jud Allen Way	7/6/2022	22-Z-012	I am AGAINST this item.	community would like my below listed comments/concerns to be considered, - Having heavy commercial next to residential community is increasing the chances of life threat from accident with any resident and Mainly kids. - Access to Heritage Grove road and West Broade street and Leaving Jud Allen way open (with no access condition) does not ensure the safety of neighboring community residents. - Having said that the heavy commercial vehicle will not access to Jud Allen way or Heritage Grove road or West Broade street and bypassing the traffic by giving new route from behind the Gold bureau does not ensure the safety/access limits to this above mentioned roads. - Having heavy commercial right next to residential community also raise the concerns of noise distribution from industrial functions along with heavy vehicles moments. - I'm not completely against commercial. But I would be happy to have something like US Gold Bureau. This is my individual acceptance. This point does not represent the acceptance of any kind of group of people.
Vinay Kumar Chenna	Yes	1816 Stringer Pass, Leander TX 78641	7/7/2022	22-Z-012	I am AGAINST this item.	Community with family and kids believe that there is no need for this proposed zoning change. The future development needs to be consistent with the surrounding neighborhood. We would like to know what is going to be developed there? Once that is confirmed we can make an appropriate decision. We would be okay with any development which can be residential - the neighborhood was originally zoned for, WE are against HEAVY COMMERCIAL.
Chris Schwendenmann	Yes	616 Emma Rose Trail	7/7/2022	Zoning Ca	I am AGAINST this item.	This location is not suitable for heavy commercial. Please reject this zoning request.
Venu Singarapu	Yes	1921 Stringer Pass, Leander, TX, 78641	7/7/2022	22-Z-012	I am AGAINST this item.	Hi, My name is Venu Singarapu from 1921 Stringer Pass, Haven Oaks Community. This land is quite apposite side to my home and I am strongly against this. Having a heavy commercial zone surrounded by residential is not at all safe. Heavy Commercial zone has very high impact on single family homes in the aspects such as kids safety, noise pollution, air pollution, traffic, safety, privacy, security, etc... For above reasons, I am strongly against to this item.
Yogesh Patel	Yes	1920 Stringer Pass	7/7/2022	22-Z-012	I am AGAINST this item.	I'm against PUD and zoned heavy commercial with many reasons severely impact residents and the resultant heavy traffic and noise pollution will affect nearby schools and safety of children's.