



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - June 15, 2023



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Esme Mattke Longoria, *Mayor Pro Tem*
Place 3 – David McDonald

Place 4 – Na'Cole Thompson
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. Workshop with the Historic Preservation Committee and representative of the Leander Chamber of Commerce discussing the proposed concept plans for redevelopment of the six (6) acres of the City's property at the Bryson Farmstead (CIP P.47). Discussion included: Memorandum of Understanding with other entities; preservation and re-purpose plans; two concept plans; support of concept plans; moving forward with zoning; Leander Visitor Center will be a part of this site; structures built must be complimentary to existing historic structures; neighboring site; development timeline; council supportive of concepts to develop PUD; and desire for trails to connectivity.

Briefing workshop adjourned at 6:23 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:02 p.m., Invocation was provided by Rev. Joanna Fontaine Crawford 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.]

Cindy Ochoa, 1203 Still Meadow Drive - commented on money for new library.

7. Recognitions/Proclamations/Visitors.

- Leander Public Arts and Culture Commission Juneteenth Planning Committee Certificate of Recognition
- Juneteenth Proclamation (June 19)
- Leander Pride Day Proclamation (July 15)

[City Council took a brief recess at 8:22 p.m.; reconvened at 8:33 p.m.]

- Parks and Recreation Month (July)

8. Staff Reports

- Public Works update included lake levels; LCRA combined lake storage; drought; water flowing into lakes; changing weather patterns; usage; water connection growth; irrigation assessment pilot program; spring conservation program highlights; ordinance update considerations; deep water intake; Phase 1C sedimentary basin - flight chain and construction.

9. Leander History included: Miller family; Round Mountain School; and Leander Time Capsule first stop Old Town Street Festival.

CONSENT AGENDA: ACTION

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Pro Tem Esme Mattke Longoria to approve consent agenda items 10 through 23.

Vote: 7 - 0

10. Approval of the minutes for meeting held on June 1, 2023.

11. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to the general contractors for concrete pours to the site located at 541 N. Bagdad Road, from June 16, 2023 through August 31, 2023 (depending on weather conditions) beginning at 3:00 a.m.; and requiring the contractor for the site to post notifications a minimum of forty-eight (48) hours in advance of the activities.

12. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to the general contractors for concrete pours to the site located at 13301 Hero Way West, from June 16, 2023 through July 31, 2023 (depending on weather conditions) beginning at 3:00 a.m.; and requiring the contractor for the site to post notifications a minimum of forty-eight (48) hours in advance of the activities.

13. Award of construction contract agreement with DKC Construction Group for the renovation of the existing EMS building behind Pat Bryson Municipal Hall (CIP M.23), to provide office space and conference space for City employees, in the amount of \$577,362.00; and authorize the City Manager to execute any and all necessary documents.

14. Approval of a Resolution accepting the petition for the 800 Riva Ridge Annexation Case A-23-0008 regarding the voluntary annexation of 2.3872 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032108; and commonly known as 800 Riva Ridge Road, Leander, Williamson County, Texas.
15. Approval of Development Agreement Case DA-23-0010 regarding Connie's Commercial Development on a portion of a parcel of land approximately 1.096 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R398642; and generally located to the southwest of the intersection of Crystal Falls Parkway and West Drive, Leander, Williamson County, Texas.
16. Approval of the extension of the application expiration for Subdivision Case PICP-21-0044 Northpoint Church construction plan; more particularly described by Williamson Central Appraisal District Parcel R599180; commonly addressed as 10850 E Crystal Falls Parkway; Leander, Williamson County, Texas.
17. Approval of the Second Reading of an ordinance regarding Shady Brew Garden Special Use Permit Case Z-22-0043 to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one (1) parcel of land approximately ~~0.9373~~ 1.85 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel ~~R035579~~ R036035; and addressed as 303 W. Broade Street, Leander, Williamson County, Texas.
18. Approval of the Second Reading of an ordinance regarding Ordinance Case OR-23-0004 to amend the Composite Zoning Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual; and to provide for related matters; Williamson and Travis Counties, Texas.
19. Approval of the Wahoo's Fish Tacos License Agreement, Case LA-23-0015, to allow for the installation and maintenance of landscaping and irrigation within portions of the right-of-way of W. Broade Street, Leander, Williamson County, Texas.
20. Approval of Professional Service Agreement for Engineer Single Project, WW49-PSA1-KSA with KSA Engineers, Inc., for design, bid, and construction administration services related to the utility improvements of East Street from Evans Street to South Street, and street improvements of East Street from Evans Street to Broade Street (CIP WW.49) in the amount of \$209,025.00; and authorize the City Manager to execute any and all necessary documents.
21. Approval of a Resolution authorizing participation in a coalition of similarly situated cities in connection with the Statement of Intent to Change Rate CGS (City Gate Service) and Rate PT (Pipeline Transportation) of Atmos Pipeline—Texas, filed on or about May 19, 2023; authorizing participation in related rate proceedings; authorizing the retention of special counsel; requiring the reimbursement of municipal rate case expenses; finding that the meeting complies with the open meetings act; and making other findings and provisions related to the subject.
22. Approval of a Resolution authorizing the City of Leander to apply for the Capital Area Council of Governments (CAPCOG) Solid Waste-Handling Equipment and Community Collection Event Grant.
23. Approval of purchase from Motorola Solutions, Inc. for ten (10) Police Department hand-held radios and ancillary services and equipment in the amount of \$81,300.00 and ten (10) Police Department in-car radios and ancillary services and equipment in the amount of \$69,405.60; rescind prior City Council action taken on April 20, 2023, and authorize the City Manager to execute any and all necessary documents.

REGULAR AGENDA

24. Discuss and consider appointment of Council Director and Citizen Director to the Board of Directors of the Brushy Creek Regional Utility Authority (BCRUA) with terms expiring June 30, 2025.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Kathryn Pantalione-Parker to reappoint Na'Cole Thompson as Council Director and Jason Anderson as Citizen Director to the Board of Directors of the BCRUA with terms expiring June 30, 2025.

Vote: 7 - 0

25. Discuss and consider action on repealing Ordinance No. 20-010-00, which adopted a limited wastewater capacity reservation policy; providing findings of fact; providing a savings, effective date, and open meetings clauses; and providing for related matters.

Motion by Councilmember Becki Ross, Seconded by Mayor Christine DeLisle to repeal Ordinance No. 20-010-00, which adopted a limited wastewater capacity reservation policy; and to extend the existing or remaining 123 LUEs, that they can be assigned within the Nak's Crossing and Monarch PUD with the expiration date of December 31st, 2024 and available transferability within the boundaries of Nak's Crossing; providing findings of fact; providing a savings, effective date, and open meetings clauses; and providing for related matters.

Vote: 7 - 0

26. 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.

27. Council Member Closing Statements.

Esme Mattke Longoria - hoped to see everyone at the Juneteenth block party.

Na'Cole Thompson - excited to see everyone on Saturday, June 17 at Juneteenth block party.

Christine DeLisle - stated dinner from Randall's; reminded everyone to shop local; commented on upcoming Juneteenth block party.

28. Convened into Executive Session at 10:02 p.m. pursuant to:
1. Section 551.087, Texas Government Code Deliberate the purchase, exchange, lease, or value of real property and 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 governmental body is conducting economic development negotiations along with consideration and possible action on a Chapter 380 Agreement for Project Orange Build; and
 2. Section 551.087, Texas Government Code Deliberate the purchase, exchange, lease, or value of real property and 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 governmental body is conducting economic development negotiations related to the following project(s): EDA-23-001; and
 3. Section 551.072, Texas Government Code, to deliberate the acquisition of properties located in

- Elijah D. Harmon Survey Abstract 6 for the purpose of a utility easement and temporary construction easement for the Reclaim Water Project (CIP WW.46); and
4. Section 551.071, Texas Government Code, and Rule 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding Construction Contract between Northline Leander Development Company and The City of Leander and DeNucci Constructors - Northline - Phase 1 and related performance and maintenance bonds.

Reconvene into open session at 10:37 p.m. to take action as deemed appropriate in the City Council's discretion regarding:

1. Project Orange Build;and
2. EDA-23-001; and
3. Acquisition of properties for utility easement and temporary construction easement for the Reclaim Water Project (CIP WW.46); and
4. Construction Contract between Northline Leander Development Company and The City of Leander and DeNucci Constructors - Northline - Phase 1 and related performance and maintenance bonds, including approving an engagement letter with The Chapman Firm.

(Item 1) to approve a Chapter 380 agreement by and between Home Depot, USA and the City of Leander; and authorize the City Manager to execute any and all necessary documents.

Vote: 7 - 0

(Item 2) No action.

(Item 3) to authorize the purchase of Parcel 7 and Parcel 10 located in the Elijah D. Harmon Survey Abstract 6 for the purpose of a utility easement and temporary construction easement for the Reclaimed Water Project (CIP WW.46).

Vote: 7 - 0

(Item 4) to approve the engagement letter with The Chapman Firm; and authorize the City Manager to execute any and all necessary documents.

Vote: 7 - 0

29. Adjourned at 10:39 p.m.

APPROVED:

C. deFisle

MAYOR

ATTEST:

Dana Crabtree

CITY SECRETARY

