

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - May 5, 2022



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalioni-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 6:00 p.m.
2. Roll call reflected Councilmember Shaw and Councilmember Thompson absent.
3. Convened into Executive Session at 6:01 p.m. pursuant to:
 - (1) Section 551.071, Texas Government Code, and Rule 1.05, Texas Rules of Professional Conduct, to consult with legal counsel regarding vacating Memorandum of Understanding with TxDOT pertaining to traffic signal acquisition; and
 - (2) Section 551.072, to deliberate the acquisition of property located in L.B. Johnson Survey, Abstract 350 for the purpose of a Special Warranty Deed and drainage easement for the San Gabriel Parkway Project (CIP T.11); and
 - (3) 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.

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

- (1) Memorandum of Understanding with TxDOT pertaining to traffic signal acquisition; and
- (2) Special Warranty Deed and drainage easement for the San Gabriel Parkway Project (CIP T.11); and
- (3) One or more business prospects.

Motion by Councilmember Becki Ross, Seconded by Councilmember Chris Czernek (Item 1) to authorize the City Attorney and City Manager to negotiate and execute any necessary documents in rescinding the Memorandum of Understanding with TxDOT pertaining to traffic signal acquisition as discussed in executive session.

Vote: 5 - 0

Motion by Councilmember Becki Ross, Seconded by Councilmember Chris Czernek (Item 2) to approve the agreement for acquisition of property located in LB Johnson Survey Abstract 350 for the purpose of a special warranty deed and drainage easement for the San Gabriel Parkway Project (CIP T.11); and authorize the City Manager to execute any necessary documents as discussed in executive session.

Vote: 5 - 0

Motion by Councilmember Becki Ross, Seconded by Councilmember Chris Czernek to approve an Old Town Grant with Smooth Village in the amount of \$2,500.00; and authorize the City Attorney and City Manager to negotiate any necessary documents as discussed in executive session and bring back agreements for Council approval.

Vote: 5 - 0

Briefing Workshop adjourned at 6:45 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:00 p.m., Invocation was provided by Pastor Ryan Hart with Open Cathedral Church, Cub Scout Pack 170 presented the Colors and led the Pledges of Allegiance.
5. Roll call reflected Councilmember Shaw and Councilmember Thompson absent.
6. Leander History was pulled from the agenda due to presenter Historic Preservation Commission Vice-Chair Howell unable to attend.
7. Staff Report
 - Public Works
8. 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.]

James Larsen, 840 Hillrose Drive - commented on unity; Proposition A; individuals without transportation; and will of voters.

Zenobia Joseph, Northeast Austin - commented on Title VI; \$500,000 request for community project; Proposition A; and good people in Leander.

Richard Parson, 2301 Windrift Way, Round Rock; Jennifer White, 2401 Lost Mine Trail; Denise Rodgers, 1711 Lexington Street, Taylor; James Dean, 2513 Costa Del Sol Drive all spoke in support of Leander Pride Day proclamation.

9. Recognitions/Proclamations/Visitors.
- National Day of Prayer (May 5)
 - Leander Pride Day (May 14)
 - National Police Week Proclamation (May 15-21) moved to May 19, 2022 regular city council meeting.

CONSENT AGENDA: ACTION

Motion by Councilmember Esme Mattke Longoria, Seconded by Councilmember Becki Ross to approve consent agenda items 10 through 17.

Vote: 5 - 0

10. Approval of the minutes for meeting held on April 21, 2022.
11. Approval of purchase Microsoft 365 Licenses from SHI Government Solutions, Inc. in the amount of \$157,516.80 utilizing Texas DIR Contract DIR-TSO-4092; and authorize the City Manager to execute any and all necessary documents and renewals.
12. Approval of the award of Solicitation #S22-023 to Lone Star Paving Company for Roadway Rehabilitation FY 2022 in the total amount of \$1,911,312.95; and authorize the City Manager to execute any and all necessary documents.
13. Acceptance of public infrastructure improvements for Bar W Commercial (19-PICP-029).
14. Reject bid for Solicitation #S22-015 regarding Fire Station No. 2 renovation and addition located at 1950 Crystal Falls Parkway.
15. Approval of the Second Reading of an Ordinance regarding Zoning Case 22-TOD-Z-004 to amend the current zoning of SFU-2-B (Single-Family Urban), GC-3-C (General Commercial), and T4 Transect (General Urban Zone) to T5 Transect (Urban Center Zone) on twenty-one parcels of land approximately 6.652 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036035–R036040, R036043–R036046, R036072, R036074, R036078–R036080, R036087–R036089, R036104, R036105, and R097401; and generally located on the east side of N. Brushy Street between W. Broade Street and W. South Street, and located along Broade Street between Brushy Street and N. West Drive, Leander, Williamson County, Texas.
16. Approval of the Second Reading of an Ordinance regarding Ordinance Case 22-OR-001 to amend the Composite Zoning Ordinance to adopt regulations for Mobile Food Establishments, update accessory structure requirements, updating definitions, and to provide for related matters; Williamson & Travis Counties, Texas.
17. Approval of a letter agreement for Addington Homestead Letter Agreement Case 22-DA-008 regarding the platting process; located at 4508 Valley View Road; Williamson County, Texas.

PUBLIC HEARING: ACTION

18. Mayor Christine opened a Public Hearing at 7:43 p.m. regarding authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022A, in an aggregate principal amount not to exceed \$22,500,000.00, for the purpose of paying contractual obligations of the City to be incurred for

1. The construction of city-wide road, street and traffic signalization improvements, and the acquisition of rights-of-way and easements therefor, including but not limited to Hero Way East and
2. The payment of professional services and costs of issuance related thereto.

No one spoke in favor or opposition of the request. The Public Hearing closed at 7:43 p.m.

- Discuss and consider action on an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022A; Authorizing the sale thereof; and enacting provisions incident and related to the issuance of said certificates, in an aggregate principal amount not to exceed \$22,500,000.00, for the purpose of paying contractual obligations of the City to be incurred as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalione-Parker to approve an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022A; Authorizing the sale thereof; and enacting provisions incident and related to the issuance of said certificates, in an aggregate principal amount not to exceed \$22,500,000.00, for the purpose of paying contractual obligations of the City to be incurred for the construction of city-wide road, street and traffic signalization improvements, and the acquisition of rights-of-way and easements therefor, including but not limited to Hero Way East; and the payment of professional services and costs of issuance related thereto, following a discussion.

Vote: 5 - 0

19. Mayor Christine opened a Public Hearing at 7:47 p.m. regarding authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022B, in an aggregate principal amount not to exceed \$34,500,000.00, for the purpose of paying contractual obligations of the City to be incurred for

1. The construction, acquisition and installation of additions, improvements and extensions to the City's waterworks and sewer system, including but not limited to the City's participation in the Brushy Creek Regional Wastewater System East Plant expansion and
2. The payment of professional services and costs of issuance related thereto.

No one spoke in favor or opposition of the request. The Public Hearing closed at 7:47 p.m.

- Discuss and consider action on an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022B; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said certificates, in an aggregate principal amount not to exceed \$34,500,000.00, for the purpose of paying contractual obligations of the City to be incurred as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022B; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said certificates, in an aggregate principal amount not to exceed \$34,500,000.00, for the purpose of paying contractual obligations of the City to be incurred for the construction, acquisition and installation of additions, improvements and extensions to the City's waterworks and sewer system, including but not limited to the City's participation in the Brushy Creek Regional Wastewater System East Plant expansion; and the payment of professional services and costs of issuance related thereto.

Vote: 5 - 0

20. Mayor Christine opened a Public Hearing at 7:49 p.m. regarding Zoning Case 22-Z-006 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to LC-2-C (Local Commercial) on one (1) parcel of land approximately 0.487 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035493; and addressed at 607 Crystal Falls Parkway, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:49 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-006 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve the First Reading of an Ordinance regarding Zoning Case 22-Z-006 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to LC-2-C (Local Commercial) on one (1) parcel of land approximately 0.487 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035493; and addressed at 607 Crystal Falls Parkway, Leander, Williamson County, Texas, following a discussion.

Vote: 5 - 0

REGULAR AGENDA

21. Discuss and consider action on the First Reading of an Ordinance regarding Special Use Case 22-SU-001 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant; on one parcel of land approximately 0.3856 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036092; and more commonly known as 107 Bagdad Street, Leander, Williamson County, Texas.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Esme Mattke Longoria to approve the First Reading of an Ordinance regarding Special Use Case 22-SU-001 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant; on one parcel of land approximately 0.3856 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036092; and more commonly known as 107 Bagdad Street, Leander, Williamson County, Texas.

Vote: 3 - 2

NAY: Councilmember Chris Czernek

22. Discuss and consider action on Tree Removal Case 21-TRP-002 regarding removal of Significant and Heritage Trees associated with The Square at Crystal Falls Site Development generally located on the southeast of the intersection of Crystal Falls Parkway and S. Bagdad Road, Leander, Williamson County, Texas.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Tree Removal Case 21-TRP-002 regarding removal of Significant and Heritage Trees associated with The Square at Crystal Falls Site Development generally located on the southeast of the intersection of Crystal Falls Parkway and S. Bagdad Road, Leander, Williamson County, Texas, following a discussion.

Vote: 5 - 0

23. Discuss and consider action on the creation of an Old Town Master Plan Advisory Committee.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve the creation of an Old Town Master Plan Advisory Committee.

Vote: 5 - 0

24. Discuss and consider action on submitting a water contract application to Lower Colorado River Authority (LCRA) for the Second Amendment to the water contract for municipal uses between LCRA and City of Leander; with request to increase the Maximum Annual Quantity (MAQ) to thirty-four thousand (34,000) acre feet; and authorize the City Manager to sign any and all necessary documents.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve submitting a water contract application to Lower Colorado River Authority (LCRA) for the Second Amendment to the water contract for municipal uses between LCRA and City of Leander; with request to increase the Maximum Annual Quantity (MAQ) to thirty-four thousand (34,000) acre feet; and authorize the City Manager to sign any and all necessary documents.

Vote: 5 - 0

25. Discuss and consider action on a Resolution of the City of Leander, Texas, supporting a comprehensive plan for the management of water system treatment capacity and demand, and providing for related matters.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Becki Ross to approve a Resolution of the City of Leander, Texas, supporting a comprehensive plan for the management of water system treatment capacity and demand, and providing for related matters, following a discussion.

Vote: 5 - 0

26. Discuss and consider action on road closures for Liberty Fest 2022 to be held at Lakewood Park on July 4, 2022.

Motion by Councilmember Becki Ross, Seconded by Mayor Christine DeLisle to approve the road closures for Liberty Fest 2022 to be held at Lakewood Park on July 4, 2022, following a discussion.

Vote: 5 - 0

27. Convene back into Executive Session pursuant to:
(4) Section 551.071, Texas Government Code, and Rule 1.05, Texas Rules of Professional Conduct, to consult with legal counsel regarding enforcement of the City of Leander Home Rule Charter.

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

- (4) Enforcement of the City of Leander Home Rule Charter.

This item was moved to the May 19, 2022 regular City Council meeting.

28. Council Member Closing Statements.

Esme Mattke Longoria - commented on Teacher Appreciation Week; she appreciates Leander High School teachers; and remember to show appreciation to the teachers this week.

Chris Czernek - reminded everyone Saturday, May 7 is Election Day; polls open 7 a.m. - 7 p.m.; go vote; and Sunday, May 8 is Mother's Day; and he is thankful for his mother and wife.

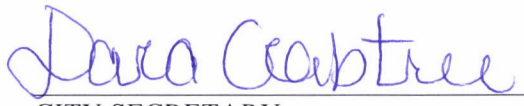
Christine DeLisle - commented Woks It 2U provided dinner tonight; reminded everyone to shop local and keep your money in Leander; Leander is now in Water Conservation Phase 2; and Kitefest is Saturday, May 7.

29. Adjourned at 9:01 p.m.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

