

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - May 4, 2023



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

Place 4 – Na'Cole Thompson, *Mayor Pro Tem*
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 with Councilmember McDonald arriving at 6:05 p.m.
3. Joint workshop with Parks and Recreation Advisory Board to discuss the San Gabriel Athletic Complex Master Plan including priorities; community survey; phase 1 cost; concept Plan "B" desired plan; hosting of tournaments; and park build out probable cost.
4. Executive Director of Development Services Griffin provided a Hub dashboard tutorial.
5. Discuss current and potential short-term rental regulations in the city including what is a short-term rental; rented less than 30 consecutive days; occupancy rates; forecast for US; Austin fastest growing market; should be paying and are not; three regulation options; and staff's recommendation is moderate and next steps.

Briefing workshop adjourned at 6:54 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

6. Opened Meeting at 7:02 p.m., Invocation was provided by Pastor Brian Lightsey with Life Church, the Colors were presented by Leander Police Department Honor Guard and Mayor Christine led the Pledges of Allegiance.
7. Roll Call reflected all present.

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.]

Jasmin Wolf, 1308 Mason Creek - commented on Safe Haven baby boxes.

9. Recognitions/Proclamations/Visitors.
- Band of Hills 25th Anniversary
 - Older Americans Month (May)
 - National Day of Prayer (May 4)
 - Falun Dafa Day (May 13)
 - National Police Week (May 14-20)

CONSENT AGENDA: ACTION

Mayor Christine stated Item 17 was pulled from the agenda and will be considered on a future agenda.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Esme Mattke Longoria to approve consent agenda items 10 through 16 and 18 through 21.

Vote: 7 - 0

10. Approval of the minutes for meeting held on April 20, 2023.
11. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-22-0001 to amend the current zoning of SFT-2-B (Single-Family Townhouses) to adopt the Hero Way Townhouses PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouses) on two (2) parcels of land approximately 5.58 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas.
12. Approval of an Interlocal Agreement by and between the City of Leander and the City of Cedar Park for the design, construction, operation, and maintenance of the drought contingency raw water intake; and authorize the City Manager to execute any and all necessary documents.
13. Acceptance of public infrastructure improvements for Northline Blocks C, D, L, and M.
14. Acceptance of public infrastructure improvements for Palmera Bluff Section 6.
15. Acceptance of public infrastructure improvements for Travisso Phase 5 Section 1 Reclaimed Irrigation and Landscaping.
16. Approval of Sandy Creek Water Treatment Plant Services Agreement by and between the Brazos River Authority (BRA) and the City of Leander updating and formalizing the rights and obligations of each party relative to the operation and management of the Sandy Creek Water Treatment Plant and related facilities; and authorize the City Manager to execute any and all necessary documents.

17. Approval of Task Order KSA-03 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.
18. Approval of Amendment No. 6 to a Professional Services Agreement with BGE, Inc. under Task Order BGE-1, to provide on-site engineering support and assist in plan review in the amount of \$78,000.00 for a new agreement total of \$555,500.00; and authorize the City Manager to execute any and all necessary documents.
19. Approval of a Professional Services Proposal under S23-011 with Ardurra Group, Inc. for Owner's Representative Services related to procurement for the Advanced Metering Infrastructure (AMI) system in the amount of \$886,818.00; and authorize the City Manager to execute any and all necessary documents.
20. Approval of Task Order KFA-59 with K Friese & Associates, Inc. for professional services related to the City-Wide Letter of Map Revision (LOMR) – Phase 1 to the Upper Brushy Creek Watershed to remap flood hazard zones for North Fork Brushy Creek, South Fork Brushy Creek, Mason Creek, Block House Creek, Brushy Creek, and all their currently mapped tributaries to the confluence of Brushy Creek and Block House Creek in the amount of \$369,986.00; and authorize the City Manager to execute any and all necessary documents.
21. Approval of a Resolution submitting projects to Williamson County for a possible November 2023 Bond Election.

PUBLIC HEARING: ACTION

22. Mayor Christine opened a Public Hearing at 7:28 p.m. regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 2.97 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:28 p.m.

- Discuss and consider action regarding Zoning Case Z-22-0045 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to approve Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 2.97 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas, with the conditions, following a discussion.

Vote: 6 - 1

NAY: Mayor Christine DeLisle

23. Conduct a Public Hearing regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one (1) parcel of land approximately 12.396 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas. **[THIS ITEM WAS POSTPONED BY APPLICANT]**
24. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0059 to adopt the Northline PUD Amendment #2 (Planned Unit Development) to update VI Chapter 6, A, 14 and add Exhibit L to the Northline PUD on one (1) parcel of land approximately 12.718 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R458187; and generally located to the southwest of the intersection of San Gabriel Parkway and Main Street, Leander, Williamson County, Texas. **[THIS ITEM WAS WITHDRAWN BY APPLICANT]**

REGULAR AGENDA

25. Discuss and consider action on ratifying the City Manager's appointment of Edna Staudt as Municipal Court Associate Judge No. 3 and administer oath of office.

Motion by Councilmember David McDonald, Seconded by Councilmember Chris Czernek to ratify the City Manager's appointment of Edna Staudt as Municipal Court Associate Judge No. 3 and administered oath of office, following a discussion.

Vote: 7 - 0

26. Discuss and consider action authorizing BCRUA General Manager to purchase approximately fourteen hundred (1,400 LF) linear feet of thirty-six (36)- inch ductile-iron pipe from Smith Pump Company, Inc. in the amount of \$2,226,974.50 of which Leander's financial obligation will be \$1,039,328.99.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Kathryn Pantalion-Parker authorizing BCRUA General Manager to purchase approximately fourteen hundred (1,400 LF) linear feet of thirty-six (36)- inch ductile-iron pipe from Smith Pump Company, Inc. in the amount of \$2,226,974.50 of which Leander's financial obligation will be \$1,039,328.99.

Vote: 7 - 0

27. Discuss and consider a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 9,858 square foot reclaimed waterline easement and a 16,451 square foot temporary construction easement (both as described in Exhibit "x1") from that 23.402 acre tract conveyed by Warranty Deed to House-Cross and Associates and recorded as Document Number 2022071653 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a reclaimed water line.

[Recessed into Executive Session pursuant at 7:41 p.m. to Texas Government Code Section 551.071, consultation with legal counsel; reconvened into open session at 7:59 p.m.]

No action taken.

28. 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.]*

- Grant writing services
- School zone update on Crystal Falls Parkway (Rouse High School)

29. Council Member Closing Statements.

Kathryn Pantalione - Parker - commented on National Day of Prayer ceremony this morning; and May the fourth be with you day.

Esme Mattke Longoria - commented on May was Asian American heritage month.

Chri Czernek - commented on National Day of Prayer; Governor held National Day of Prayer ceremony Monday; and summer is coming with all its activities and watch out for the kids.

Becki Ross - reminded everyone of the upcoming Kite Festival.

Christine DeLisle - commented on upcoming Active Adult events; park summer camps; dinner was from Sky Asian Fusion tonight; and reminded everyone to shop local.

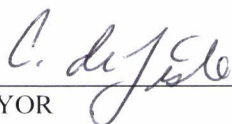
30. Convened into Executive Session at 8:03 p.m. pursuant to Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, to deliberate with legal counsel regarding the legal impact of bills affecting cities filed during the 88th Legislative Session.

Reconvened into open session at 8:49 p.m. to take action as deemed appropriate in the City Council's discretion regarding bills affecting cities filed during the 88th Legislative Session.

No action taken.

31. Adjourned at 8:49 p.m.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

