MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

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

Mayor – Christine DeLisle	**Place 4 – Na'Cole Thompson**
Place 1 – Kathryn Pantalion-Parker	**Place 5 – Chris Czernek**
Place 2 – Esme Mattke Longoria	**Place 6 – Becki Ross, *Mayor Pro Tem***
Place 3 – Jason Shaw	**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 6:03 p.m.

2. Roll call reflected all present.

3. Conducted board and commission interviews to fill board vacancies. Three applicants were interviewed including: James Oliver, Jeffrey Anderson and Carol Elsasser.

4. Quarterly Town Hall meeting.
   - Andrew Lorie, 10926 Jollyville Road, #1117, Austin spoke on Drive a Senior Northwest.
   - Tegan Anne, 2105 Emerald Isle Drive, spoke on executive sessions.

   Briefing Workshop adjourned at 6:27 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Opened meeting at 7:00 p.m., Invocation was provided by Pastor Bettina Bunton with Victoria's Living Christian Ministry and Mayor Christine led the Pledges of Allegiance.

6. Roll call reflected all present.

7. Public comments on items not listed in the agenda. No one spoke.

   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.]

8. Recognitions/Proclamations/Visitors.
   - Week of the Child (April 4 - 8)
   - National Animal Care and Control Week (April 10 - 16)
   - National Telecommunications Week (April 10 - 16)
   - National Crime Victims' Rights Week (April 24 - 30)
   - Child Abuse Awareness & Prevention Month (April)

CONSENT AGENDA: ACTION

Mayor Christine announced Item 12 has been pulled from the consent agenda and will be considered separately.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Na'Cole Thompson to approve Consent Agenda Items 9 through 11 and 13 through 22.

Vote: 7 - 0

9. Approval of the minutes for meeting held on March 17, 2022.

10. Award of Solicitation #S22-019 to Enterprise Professional Services, Inc. (EPSI) in the annual amount of $115,539.28 for park and municipal property landscape maintenance and mowing for a term of five (5) consecutive 12-month periods with two (2) options to renew; and authorize City Manager to execute any and all necessary documents.

11. Approval of a Resolution responding to the application of Atmos Energy Corporation – Midtex Division, to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five (45) days; and authorizing the City to continue to participate in a coalition of cities known as the Atmos Texas Municipalities (ATM).

12. Approval of an Ordinance amending Ordinance No. 21-077-00 adopting the annual budget of the City of Leander, Texas for Fiscal Year 2022.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to approve an Ordinance amending Ordinance No. 21-077-00 adopting the annual budget of the City of Leander, Texas for Fiscal Year 2022.

Vote: 7 - 0

13. Approval of a Resolution adopting the Land Use Assumptions and Capital Improvement Plan related to the Roadway Impact Fee Study.

14. Acceptance of the bid tabulation per the Edgewood Phase 1 project development agreement for the over sizing of water and wastewater infrastructure, approve the developers award of bid to Liberty Civil Construction for the on-site work, Cash Construction for the off-site work for the Edgewood Phase 1, Section 1, and offsite water and wastewater improvements.

15. Approval of an Ordinance authorizing and directing the installation and erection of speed control signs for the zoning of traffic and rate of speed on CR 267 in the city limits of Leander; defining speed at 30 mph and fixing a penalty; providing for severability; providing for repeal of conflicting ordinances; and providing for related matters.

16. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Lay Construction to provide for concrete pours for the parking lot at the Dairy Queen project site located on Metro Drive, between the hours of 3:00 a.m. and 7:00 a.m. for April 11 through April 30, and requiring Lay Construction to post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.

17. Award of Solicitation #S22-020 to I.O. Inspections, Stone, and WC3 for Plan Review, Building Inspections and Fire Inspections on an as-needed basis for a term of four consecutive twelve-month periods with two options to renew; authorize the City Manager to execute any and all necessary documents; and provide an effective date.

18. Approval of a Development Agreement Case 21-~~Z~~ DA -024 regarding the Sky Heights Development on one parcel of land approximately 2.68 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036438; legally described as Lot 3, Blk A, Leander Heights Section 2; and more commonly known as 415 Lion Drive, Leander, Williamson County, Texas.

19. Approval of Development Agreement Case 22-DA-007 regarding the Leander Collective Subdivision on four parcels of land approximately 8.68 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R606835 and R606836; and generally located west of US 183 and north of Sonny Drive, Leander, Williamson County, Texas.

20. Approval of Development Agreement Case 21-DA-019 regarding the 1607 Glass Drive Development on one parcel of land approximately 0.92 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R577372; and addressed as 1607 Glass Drive, Leander, Williamson County, Texas.

21. Approval of renaming Buffalo Gap to Mesita Way located within the Fairways at Crystal Falls Section 4, Phase 2B Subdivision to the west of the intersection of Buffalo Gap and Ambush Canyon; Travis County, Texas.

22. Approval of renaming Bluewood Cove to Blue Rock Cove located within the Bryson Phase 3, Section 3 Subdivision to the east of the intersection of ~~Runny~~ (Scrivener error on agenda) Running Brushy Bend and Bluewood Cove; Williamson County, Texas.

PUBLIC HEARING: ACTION

23. Mayor Christine opened a public hearing at 7:48 p.m. regarding Zoning Case 22-Z-003 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the San Gabriel Industrial Minor PUD (Planned Unit Development) with the base zoning district GC-5-A (General Commercial) on two (2) parcels of land approximately 86.9312 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031599 and R449731; and more commonly known as 9880 183A Toll Road, Leander, Williamson County, Texas. No one spoke in favor of the request. Deborah Ebner, 1390 San Gabriel Parkway opposed the request. W. Terry Bray submitted comments in opposition via the website. The public hearing closed at 7:51 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-003 as described above.

Motion by Councilmember Jason Shaw, Seconded by Mayor Christine DeLisle to approve the first reading of an Ordinance regarding Zoning Case 22-Z-003 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the San Gabriel Industrial Minor PUD (Planned Unit Development) with the base zoning district GC-5-A (General Commercial) on two (2) parcels of land approximately 86.9312 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031599 and R449731; and more commonly known as 9880 183A Toll Road, Leander, Williamson County, Texas with the following Planning & Zoning Commission recommendations: overhead doors shall be screened from view of ROW, outdoor storage limited to fleet vehicles, and building shall be Class A, following a discussion.

Vote: 7 - 0

REGULAR AGENDA

24. Discuss and consider action on the Second Reading of an Ordinance regarding Comprehensive Plan Case 22-CPA-001 to amend the Comprehensive Plan land use category from Employment Center to Activity Center and consider action regarding Zoning Case 21-Z-044 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) on five (5) parcels of land approximately 56.785 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Boulevard and north of RM 2243, Leander, Williamson County, Texas.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Esme Mattke Longoria to approve Second Reading of an Ordinance regarding Comprehensive Plan Case 22-CPA-001 to amend the Comprehensive Plan land use category from Employment Center to Activity Center and consider action regarding Zoning Case 21-Z-044 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) on five (5) parcels of land approximately 56.785 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Boulevard and north of RM 2243, Leander, Williamson County, Texas, following a discussion.

Vote: 6 - 1

NAY: Mayor Pro Tem Becki Ross

25. Discuss and consider action on establishing fees for credit card transactions through the use of Tyler Payments as part of the EnerGov permitting software; and authorize the City Manager to execute any and all necessary documents.

Motion by Mayor Pro Tem Becki Ross, Seconded by Councilmember Esme Mattke Longoria to approve establishing fees for credit card transactions through the use of Tyler Payments as part of the EnerGov permitting software; and authorize the City Manager to execute any and all necessary documents.

Vote: 7 - 0

26. Discuss and consider action on Destination Restaurant Incentive Program to assist in recruiting restaurants as well as helping existing Leander restaurants to expand.

Motion by Mayor Pro Tem Becki Ross, Seconded by Councilmember Kathryn Pantalion-Parker to approve a Destination Restaurant Incentive Program to assist in recruiting restaurants as well as helping existing Leander restaurants to expand, following a discussion.

Vote: 7 - 0

27. Discuss and consider action on directing the staff to submit a formal complaint to the United States Postal Service Office of Inspector General.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Esme Mattke Longoria to direct staff to submit a formal complaint to the United States Postal Service Office of Inspector General.

Vote: 7 - 0

28. Discuss and consider action on an Ordinance amending the Project and Financing Plan for the Reinvestment Zone Number One to ratify, confirm, and approve an increase in the maximum reimbursement amount for the Northline Developer projects and to allocate the estimated project costs for the Northline Developer category among project categories; and providing for related matters.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Pro Tem Becki Ross to approve an Ordinance amending the Project and Financing Plan for the Reinvestment Zone Number One to ratify, confirm, and approve an increase in the maximum reimbursement amount for the Northline Developer projects and to allocate the estimated project costs for the Northline Developer category among project categories; and providing for related matters.

Vote: 7 - 0

29. Discuss and consider action on an Ordinance creating and establishing a Mayor's ad hoc committee to promote beautification, conservation and volunteerism; providing an effective date and open meetings clause; and providing for related matters.

Motion by Councilmember Esme Mattke Longoria, Seconded by Councilmember Kathryn Pantalion-Parker to approve an Ordinance creating and establishing a Mayor's ad hoc committee to promote beautification, conservation, volunteerism and community engagement; and providing an effective date; and providing for related matters with adding community engagement and increasing the membership to eight (8) and striking section 4 pertaining to open meetings, following a discussion.

Vote: 7 - 0

30. Council Member Closing Statements.
Esme Mattke Longoria - commented on upcoming grand opening of Leander Activity Center.

Na'Cole Thompson - wished everyone a happy Easter, Passover and Resurrection Sunday.

Chris Czernek - wished everyone a happy Easter, Passover and Resurrection Sunday.

Christine DeLisle - stated Pizza Hut provided dinner tonight; reminded everyone to shop local; commented on upcoming events Leander Activity Center grand opening; Eggstravaganza; and thanked Economic Development Department and City Secretary's office staff for dedication of service.

31. Convened into Executive Session at 8:30 p.m. pursuant to:
(1) Section 551.071, Texas Government Code, and Rule 1.05, Tex. Rules of Professional Conduct, to consult with legal counsel regarding the necessity for and to authorize condemnation of a utility easement on 0.261 acres or 11,363 square foot, tract of land; and authorize condemnation of a temporary construction easement on 0.463 acres or 20,163 square foot, tract of land situated in the Greenleaf Fisk Survey, Abstract Number 5, in the City of Leander, Williamson County, Texas; and
(2) Section 551.072, to deliberate the acquisition of property located in Elijah D. Harmon Survey Abstract 6 for the purpose of a sidewalk easement and public utility easement for the Raider Way East / Woodview Project (CIP T.12).

Reconvened into open session at 8:51 p.m. to take action as deemed appropriate in the City Council's discretion regarding:
(1) condemnation of a utility easement and temporary construction easement; and
(2) sidewalk easement and public utility easement for the Raider Way East / Woodview Project.

Motion by Mayor Pro Tem Becki Ross, Seconded by Councilmember Chris Czernek to approve (Item 1) a Resolution authorizing and directing the acquisition of land required for a permanent utility easement on a 0.261 acres ,or 11,363 square foot tract, of land situated in the Greenleaf Fisk survey, abstract number 5, and a temporary construction easement on a 0.463 acres, or 20,163 square foot, tract of land situated in the Greenleaf Fisk survey, abstract number 5, for the placement of necessary utilities; ratification of prior offers and actions to obtain such land; and stating intent to exercise the power of eminent domain if necessary to acquire the land; require a roll call vote; and authorize the city attorney and city manager to negotiate and execute any necessary documents as discussed in executive session. Roll Call vote reflected the following: Councilmember Pantalion-Parker aye; Councilmember Mattke Longoria aye; Councilmember Jason Shaw aye; Councilmember Thompson aye; Councilmember Czernek aye; Mayor Pro Tem Ross aye and Mayor Christine aye.

Vote: 7 - 0

Motion by Mayor Pro Tem Becki Ross, Seconded by Councilmember Chris Czernek to approve the acquisition of property located in Elijah D. Harmon survey abstract 6 for the purpose of a sidewalk easement and public utility easement for the Raider Way East / Woodview Project (CIP T.12); and authorize the city attorney and city manager to negotiate and execute any necessary documents as discussed in executive session.

Vote: 7 - 0

32. Adjourned at 8:51 p.m.

APPROVED:

C. deLisle

MAYOR

ATTEST:

Dara Crabtree

CITY SECRETARY