



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - March 16, 2023



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalione-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 6:01 p.m.
2. Roll Call reflected all present.
3. Discussed political sign placement and size, and receive sign ordinance update including directory signage; flags with logos; human signs with limits; halo lit channel letters; electronic messaging provisions; clarify height measurement; sign height along arterials; alternative materials; monument spacing; options for swooper flags; political signs; address industry standards; jurisdiction standards; work with County on political sign model ordinance; timing; process of sign permitting and samples of violations when present draft to council; Master Sign Plan utilized to assist current business owners; review comprehensive list of political signs and bring back to a future agenda; bandit signs; and signs inside businesses.

Briefing Workshop adjourned at 6:26 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:00 p.m., Invocation provided by Reverend Joanna 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.]

Greg Burger, 300 CR 290 - commented on recent sale of property; rapid growth; cannot get permit to build home; renting a home waiting for permit to be issued; want to vote and submit for board but unable until can construct house.

Mitch Fuller, 145 Danblu Drive, Hutto - commented on VFW 10427 past commander; impact over last five years; number one Post in division; participation in various activities; and proud member of community.

Kat Howell, 11327 Hero Way W - commented on write down your story to pass along to your family members; and March 24-25 Mason Heritage Days.

7. Recognitions/Proclamations/Visitors.
 • Mayor's Monarch Pledge

8. Received presentation on Vietnam Veterans Memorial Day event including transfer of Vietnam Veterans Memorial Wall; advocating on behalf of Veterans in the community; March 29, 1973 last troops left Vietnam; event will be held March 29; 144 panels on the Wall; names on the Wall; number of casualties; this March 29 marks 50 years since the end of the Vietnam War; appreciate support Leander has shown to our Veterans; and ask for support from Council to support a Vietnam Veterans Memorial Day in Leander.

[Council took a brief recess at 7:45 p.m.; reconvened at 7:52 p.m.]

9. Staff Reports
 • Brush removal update including TFR curbside pickup; 16, 248 cubic yards collected to date; Public Works cleared 367 cubic yards to date; areas in progress; and areas complete.
 • Water update including BCRUA pipeline repair; currently in Phase 2; and BCRUA monitoring.

CONSENT AGENDA: ACTION

Motion by Councilmember David McDonald, Seconded by Councilmember Kathryn Pantalione-Parker to approve consent agenda items 10 through 24.

Vote: 7 - 0

10. Approval of the minutes for meeting held on March 2, 2023.
11. Approval of the extension of the application expiration for Subdivision Case FP-21-0024 Devine Lake Phase 4 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R502970; generally located to the southwest of the intersection of San Gabriel Parkway and Bagdad Road; Leander, Williamson County, Texas.

12. Approval of the second reading of an Ordinance regarding the Bar W Ranch East Annexation Case A-22-0006 regarding the voluntary annexation of 51.426 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021711; and generally located to the southeast of the intersection of Kauffman Loop and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
13. Approval of the second reading of an ordinance regarding Zoning Case Z-22-0021 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch East Commercial PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse), MF-2-A (Multi-Family), and GC-2-A (General Commercial) on one (1) parcel of land approximately 51.426 acres $\pm$ in size, and approval of Development Agreement Case DA-22-0022 more particularly described by Williamson Central Appraisal District Parcel R021711; and generally located to the southeast of the intersection of Kauffman Loop and Ronald W Reagan Blvd., Leander, Williamson County, Texas.
14. Ratify approval of a professional services agreement with Willdan Financial Services for utility rate consulting services executed by the City Manager on February 22, 2022; and authorize a not-to-exceed amount of \$100,000.00.
15. Approval of a Resolution suspending for forty-five (45) days the effective date proposed by Atmos Energy-Mid-Texas Division in its application filed on or about February 24, 2023, pursuant to section 104.301 of the Gas Utility Regulatory Act, also referred to as the "GRIP" statute.
16. Award of Pond Maintenance 2023 solicitation to DigDug Construction, LLC. for the maintenance of City-owned ponds in the amount of \$137,851.94; and authorize the City Manager to execute any and all necessary documents.
17. Approval of Amendment 2 to Task Order GBA-001 with George Butler Associates, Inc., for additional professional services for detention study, floodplain analysis, additional design of Wastewater Lift Station No. 6, and additional design of Wastewater Lift Station No. 2 (CIP WW.44) project in the amount of \$80,373.00 for a total contract amount of \$581,536.00; and authorize the City Manager to execute any and all necessary documents.
18. Reject all bids received for wastewater collection system lift station improvements: Phase 2, Lift Station No. 7 and Lift Station No. 8 (CIP WW.44).
19. Approval of a Resolution authorizing the President of BCRUA to execute an Agreement with Thalle Construction Company for the repair of the thirty-six (36")- inch Underwater Pipeline.
20. Acceptance of public infrastructure improvements for Edgewood Subdivision Phase 1 Section 1.
21. Approval of Amendment 4 to Task Order WAL-2, Professional Services Agreement with Walker Partners, LLC, for revising construction documents of Downtown Fire Improvement projects (CIP W.22) to relocate a bore pit and temporary construction easement from one private property to another, in the amount of \$12,750.00; for a new contract total of \$273,972.00; and authorize the City Manager to execute any and all necessary documents.
22. Approval of reimbursable expenses for the cost to oversize utility lines requested by the City pursuant to the Devine Lake Phase 3 Development Agreement; and authorize of the City Manager to execute any and all necessary documents.

23. Approval of purchase of playground equipment for Devine Lake Park from Whirlix Design, Inc. in the amount of \$85,000.00 utilizing the BuyBoard Contract 679-22; and authorize the City Manager to execute any and all necessary documents.
24. Approval of purchase of playground equipment for Robin Bledsoe Park from Whirlix Design, Inc. in the amount of \$185,000.00 utilizing the BuyBoard Contract 679-22; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

25. Mayor Christine opened a Public Hearing at 8:14 p.m. regarding Zoning Case Z-22-0048 to amend the current zoning of TF-2-B (Two-Family) to adopt the Lion Drive Minor PUD (Planned Unit Development) with a base zoning district of SFT-2-A (Single-Family Townhouse) on three (3) parcels of land approximately 1.14 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619654, R619653, and R61952; and more commonly known as 507-519 Lion Drive, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 8:14 p.m.

- Discuss and consider action regarding Zoning Case Z-22-0048 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Zoning Case Z-22-0048 to amend the current zoning of TF-2-B (Two-Family) to adopt the Lion Drive Minor PUD (Planned Unit Development) with a base zoning district of SFT-2-A (Single-Family Townhouse) on three (3) parcels of land approximately 1.14 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619654, R619653, and R61952; and more commonly known as 507-519 Lion Drive, Leander, Williamson County, Texas.

Vote: 7 - 0

REGULAR AGENDA

26. Discuss and consider action on Development Agreement Case DA-22-0004 Hilltop Development Agreement and the Collateral Assignment of Rights Contract located on one (1) parcel of land approximately 105.064 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R560473; generally located at the southwest corner of CR 280 and the future extension of Lakeline Boulevard, Leander, Williamson County, Texas.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to approve Development Agreement Case DA-22-0004 Hilltop Development Agreement and the Collateral Assignment of Rights Contract located on one (1) parcel of land approximately 105.064 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R560473; generally located at the southwest corner of CR 280 and the future extension of Lakeline Boulevard, Leander, Williamson County, Texas, following a discussion.

Vote: 7 - 0

27. Discuss and consider action on the purchase of up to seven (7) various fleet vehicles from Gunn Buick GMC, Ltd. pursuant to the BuyBoard 601-19, in the amount of \$302,006.90; and authorize the City Manager to execute any and all necessary documents.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Pro Tem Na'Cole Thompson to approve the purchase of up to seven (7) various fleet vehicles from Gunn Buick GMC, Ltd. pursuant to the BuyBoard 601-19, in the amount of \$302,006.90; and authorize the City Manager to execute any and all necessary documents.

Vote: 7 - 0

28. Discuss and consider action on an Ordinance amending Ordinance No. 22-079-00 adopting the annual budget of the City of Leander, Texas for Fiscal Year 2023.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve an Ordinance amending Ordinance No. 22-079-00 adopting the annual budget of the City of Leander, Texas for Fiscal Year 2023, following a discussion.

Vote: 7 - 0

29. 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.]*

- Traffic study on E. Crystal Falls between 183 and 183A
- Cost analysis of hybrid police vehicles

30. Council Member Closing Statements.

Esme Mattke Longoria - wishing kids a happy spring break; and commented on upcoming City-wide Clean-up on April 1.

Chris Czernek - wished everyone a Happy St. Patrick's Day.

Christine DeLisle - reminded everyone to shop local; dinner came from Chipotle; commented on upcoming events Mason Heritage Days, City-wide Clean-up, Eggstravagnza, Green Thumbs Up Talk, and upcoming Active Adult trips.

31. Convened into Executive Session at 8:45 p.m. pursuant to Section 551.074, Texas Government Code, to discuss city manager goals.

Reconvened into open session at 9:20 p.m. to take action as deemed appropriate in the City Council's discretion regarding city manager goals.

No action taken.

32. Adjourned at 9:20 p.m.

APPROVED:

C. de Jese
MAYOR

ATTEST:

Davea Crabtree
CITY SECRETARY

