



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - December 15, 2022



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.
3. Convened into Executive Session at 6:01 p.m. pursuant to Section 551.087, Texas Government Code to 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): Project Sky Lane; Cutting Edge; Blue Island and Hippo Q.

Reconvene into open session at 6:28 p.m. to take action as deemed appropriate in the City Council's discretion regarding Project Sky Lane; Cutting Edge; Blue Island and Hippo Q and approving one or more 380 Agreements for one of the projects.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross to approve a 380 Agreement with Project Sky Lane, and authorize the City Manager to execute any and all necessary documents.

Vote: 7 - 0

Project Cutting Edge - No action

Project Blue Island - No action

Briefing Workshop adjourned at 6:29 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:01 p.m., Joe Bob Ellison provided the Invocation 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.]

Kathy Bonardi, 1412 Volente Lane - thanked staff who changed the flags at Bagdad, commented on construction beginning on traffic signal light at Bagdad Road and Sonny Drive, Old Town Christmas Festival, Senior Active Adults float, timeline for senior center, and Mayor Christine is Council Liaison for Active Adults Advisory Committee.

Shyam Goodi, 1900 Equine Road - commented on County Road 267 and Equine Road concerns with road angle being dangerous, no sidewalks or street lights.

Kapil Ganta, 1912 Equine Road - commented on County Road 267 and Equine Road concerns with speeding, no sidewalks or street lamps, and consider adding police patrols to area or additional stop signs.

Santosh Mosal, 2036 Equine Road - commented on County Road 267 and 2036 Equine Road concerns with traffic and drainage.

7. Recognitions/Proclamations/Visitors.
 - Certificate of Recognition Judge Edna Staudt
8. Leander History update included Leander's Police Blue Santa and Hill Country Community Ministries.

CONSENT AGENDA: ACTION

Mayor Christine announced Item 22 has been pulled from the consent agenda and will be considered separately.

Motion by Councilmember Esme Mattke Longoria, Seconded by Councilmember Kathryn Pantalion-Parker to approve consent agenda items 9 through 21 and 23 through 27.

Vote: 7 - 0

9. Approval of the minutes for meeting held on December 1, 2022.
10. Approval of a Resolution amending the Board and Commission Rules of Procedure to provide for the addition of Council Liaison Guidelines.

11. Approval of a Resolution amending the Council Rules of Procedure to provide for the addition of Council Liaison Guidelines.
12. Approval of an Ordinance amending Code of Ordinances, Article 1.04 Boards, Commissions and Committees, Section 1.04.001, to add a new Section 1.04.004 providing for a definition of Council Liaison.
13. Approval of the Second Reading of an ordinance regarding Zoning Case Z-22-0026 to amend the current zoning of LO-3-B (Local Office) to adopt the Northpoint PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) and approval of Development Agreement Case 22-DA-028 on one (1) parcel of land approximately 13.871 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R599180; and more commonly known as 10880 W. Crystal Falls Parkway, Leander, Williamson County, Texas.
14. Approval of the Second Reading of an ordinance regarding Zoning Case Z-22-0019 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured House) to adopt the Horseshoe PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) and approval of Development Agreement Case 22-DA-018 on one (1) parcel of land approximately 2.9 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036462; and more commonly known as 500 Horseshoe Drive, Leander, Williamson County, Texas.
15. Approval of the Second Reading of an ordinance regarding Zoning Case Z-22-0035 to amend the current zoning of LC-2-B (Local Commercial), TF-2-B (Two-Family), SFU-2-B (Single-Family Urban), and Interim SFR-1-B (Single-Family Rural) to GC-3-A (General Commercial) and LC-2-A (Local Commercial) on four (4) parcels of land approximately 14.79 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R491364, R511667, R501146, and R579460; and generally located to the northeast of the intersection of Bagdad Road and W. San Gabriel Parkway, Williamson County, Texas.
16. Approval of an assignment of the Urbana Development Agreement Case 21-DA-010 on six (6) parcels of land approximately 18.1 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032167, R366161, R432891, R432892, R336502, and R575954; and more commonly known as 13301 Hero Way West, Leander, Williamson County, Texas.
17. Approval of Development Agreement Case 22-DA-035 regarding the Bagdad Gas Station Development Agreement on one (1) parcel of land approximately 1.508 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R476367; and generally located to the southeast of the intersection of W. San Gabriel Parkway and Bagdad Road, Leander, Williamson County, Texas.
18. Approval of a Resolution of the City of Leander, Texas accepting a petition for the B Twisted Annexation Case 22-A-005 regarding the voluntary annexation of 12.402 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R605507; and generally located approximately 3,000 feet to the west of intersection of Bagdad Road and CR 281; on the south side of CR 281, Leander, Williamson County, Texas.
19. Approval of Amendment 2 to Task Order GBA-003 with George Butler Associates, Inc. (GBA), for additional professional services to repeat the flow and rainfall monitoring relating to Inflow and Infiltration Study (CIP WW.47) in the amount of \$83,066.50 for a total contract amount of \$259,326.50; and authorize the City Manager to execute any and all necessary documents.

20. Approval of a contract by and between Atmos Energy Corporation and the City of Leander to extend a six (6")- inch gas main twenty-five hundred (2,500') feet along W. Broade Street and N. Brushy Street for a total cost of \$100,000.00; and authorize the City Manager to execute any and all necessary documents.
21. Approval of Amendment 5 to Task Order BGE-1 with BGE, Inc. for supplemental engineering services in the amount of \$95,500.00 for a total contract amount of \$477,500.00; and authorize the City Manager to execute any and all necessary documents.
22. Approval of a third extension for waiver of Article 8.04, Noise, Section 8.04.001(a) (11) to Cadence McShane Construction in the hours of construction work to begin at 3:00 a.m. through March 31, 2023, for construction activities for the Blockhouse Creek Farms project site located on 14951 Ronald Reagan. The contractor will post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Chris Czernek to approve third extension for waiver of Article 8.04, Noise, Section 8.04.001(a) (11) to Cadence McShane Construction in the hours of construction work to begin at 3:00 a.m. through March 31, 2023, for construction activities for the Blockhouse Creek Farms project site located on 14951 Ronald Reagan. The contractor will post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities, following a discussion with the following conditions: post signs in neighborhood entrances, HOA notify residents, each of the 15 houses receive a 48-hour notice, and if receive code violations notify council for consideration of revoking the waiver.

Vote: 6 - 1

NAY: Mayor Pro Tem Na'Cole Thompson

23. Approval of Amendment 2 with PGAL for Engineering Services to reinitialize the project, updating all design to current code compliance, re-permitting through the City and State, and rebidding the Senior Activity Center (CIP P.6), in the amount of \$163,450.00, for a total contract amount of \$638,650.00; and authorize the City Manager to execute any and all necessary documents.
24. Ratify action taken in 2003 regarding the General Warranty Deed from Leander Volunteer Fire Department to the City of Leander conveying 2.31 acres of land in the Elijah D. Harman, Abstract No. 6, recorded in volume 1464, page 121, official records Williamson, County, Texas, for the FM 2243 Wastewater Project (CIP WW.43).
25. Approval of Second Amended Interlocal Agreement for mutual access to CloudLibrary digital resources by and between Bibliotheca CloudLink and the City of Leander; and authorize the City Manager to execute any and all necessary documents.
26. Approval of a contract by and between the City of Leander and CivicPlus LLC, with rates determined by General Services Administration contract GS-35F-0124U, for professional services to include new city website design and hosting, and new digital communication and agenda management modules, in the total amount of \$108,905.13; and authorize the City Manager to execute any and all necessary documents.

27. Approval of a contract by and between the City of Leander and CivicPlus LLC for professional services to include municipal code online hosting in the total amount of \$27,865.00; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

28. Mayor Christine opened a Public Hearing at 8:12 p.m. regarding Zoning Case Z-22-0025 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on one (1) parcel of land approximately 21.599 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R031560; and more commonly known as 800 CR 177, Leander, Williamson County, Texas. Abiram Garadati, 51 CR 264 and Chandr Uppuluri, 7801 Gingers Cove spoke in favor of the request. Josh Freeman, 107 Valley View Drive, Alexandra Lagmanson, 101 Valley View Drive and Marcus Lagmanson, 101 Valley Drive spoke in opposition of the request. The Public Hearing closed at 8:23 p.m.

- Discuss and consider action regarding Zoning Case Z-22-0025 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Zoning Case Z-22-0025 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on one (1) parcel of land approximately 21.599 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R031560; and more commonly known as 800 CR 177, Leander, Williamson County, Texas, following a discussion.

Vote: 6 - 1

NAY: Councilmember David McDonald

REGULAR AGENDA

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.]*
1. Adding a school zone at Crystal Falls Parkway and Artesian Springs
 2. Timing of traffic signals with trains

30. Council Member Closing Statements.

Kathryn Pantalion-Parker - wished everyone a Merry Christmas; commented on today was National Cupcake Day; and wished happy birthday to Councilmember Czernek and City Manager Beverlin.

Esme Mattke Longoria - commented on 2 days left to donate to Blue Santa; and wished everyone Merry Christmas and Happy Holidays.

David McDonald - wished everyone Merry Christmas; commented on Blue Santa donations needed for teenagers; and six (6) individuals graduated from the fire academy.

Na'Cole Thompson - wished everyone a Merry Christmas, Happy Hanukkah and Happy New Year.

Chris Czernek - wished everyone a Merry Christmas.

Becki Ross - wished everyone a Merry Christmas.

Christine DeLisle - stated Blue Corn Harvest provided dinner; reminded everyone to shop locally; donations still be accepted for Blue Santa; and wreaths will be placed at the Bagdad Cemetery in honor of Wreaths Across America on Saturday.

31. Adjourned at 8:38 p.m.

APPROVED:

C. DeLisle
MAYOR

ATTEST:

Davea Crabtree
CITY SECRETARY

