



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - March 2, 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 6:02
2. Roll Call reflected all present.
3. Convene into Executive Session at 6:03 p.m. pursuant to:
 1. Section 551.071, Texas Government Code, and Rule 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding Cause No. 22-0710-CC1, *City of Leander v. Bonnet*; and
 2. Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, and value of real property for:
 - a. Acquisition of property for public facilities; and
 - b. Conveyance of City property.
 - ~~3. Section 551.074, Texas Government Code, to discuss or deliberate the goals of a public officer or employee: City Manager. **[Postponed]**~~

Reconvene into open session at 6:38 p.m. to take action as deemed appropriate in the City Council's discretion regarding:

1. Cause No. 22-0710-CC1, *City of Leander v. Bonnet*; and
2. a. Acquisition of property for public facilities; and
- b. Conveyance of City property.
- ~~3. City Manager **[Postponed]**~~

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross to let the agreed Commissioners Hearing stand.

Vote: 7 - 0

Item 2a. No action.

Item 2b. No action.

Briefing workshop adjourned at 6:38 p.m.

Vote: 7 - 0

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:01 p.m., Invocation provided by Pastor Eric Bradford, Agape Christian Ministries and Mayor Christine led the Pledges of Allegiance. A moment of silence was observed of the recent passing of Richard B. Beverlin, Jr.

5. Roll Call reflected all present.

6. 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.]

7. Recognitions/Proclamations/Visitors.
- Women's History Month (March)
 - CAPCOG Flood Awareness Week (March 14-18)

8. Staff Reports
- Public Works Update included: BCRUA underwater pipeline repair; raw waterline history; why did the line fail; how the line will be repaired; when the repair will be completed; measures can be taken to avoid another failure; brush drop-off events; and brush ROW cleanup.

CONSENT AGENDA: ACTION

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Esme Mattke Longoria to approve consent agenda items 9 through 14.

Vote: 7 - 0

9. Approval of the minutes for meeting held on February 16, 2023.
10. Award of construction contract to CC Carlton Industries, Ltd. for installation of the San Gabriel Elevated Storage Tank (CIP W.41) located at 1012 Azul Lagood Drive in the amount of \$8,281,007.50; and authorize the City Manager to execute any and all necessary documents.
11. Approval of the purchase of one (1) 230-kilowatt generator from LOFTIN for the Leander Police Station located at 705 Leander Drive, Leander, Texas, utilizing Turnkey BuyBoard Contract No. 657-21 in the amount of \$239,420.00; and authorize the City Manager to execute any and all necessary documents.

12. Approval of Task Order TSIT-26 with TSIT, Inc., for construction material testing services of water and wastewater lines in the Falcon Oaks neighborhood (CIP WW.20 and W.6) in the amount of \$53,000.00; and authorize the City Manager to execute any and all necessary documents.
13. Approval of the updated Emergency Operations Plan.
14. Approval of Development Agreement Case DA-23-0002 regarding the Oaks of Leander Development Agreement on one (1) parcel of land approximately 8.113 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R559565, and commonly known as 1200 Halsey Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

15. Mayor Christine opened a Public Hearing at 7:28 p.m. 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, 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. No one spoke in favor of the request. Alan Hanson, 4012 Duvall, Austin spoke in opposition of the request. The Public Hearing closed at 7:31 p.m.

- Discuss and consider action regarding Zoning Case Z-22-0021 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantaloni-Parker to approve 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, 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 with PUD updates., following a discussion.

Vote: 7 - 0

16. Discuss and consider action regarding Concept Plan Case CP-22-0013 to adopt the LC Hero Way Concept Plan on two (2) parcels of land approximately 21.86 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031600 & R457677, generally located to the northwest of the intersection of Hero Way and Main Street, Leander, Williamson County, Texas. *[Pulled from the council agenda due to posting error and applicant making changes.]*

REGULAR AGENDA

17. Discuss and consider action on a Resolution ratifying the City Manager entering into an agreement with TFR Enterprises, Inc. in the amount not to exceed \$500,000.00 for brush debris removal services following Winter Storm Mara.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Chris Czernek to approve a Resolution ratifying the City Manager entering into an agreement with TFR Enterprises, Inc. in the amount not to exceed \$500,000.00 for brush debris removal services following Winter Storm Mara, following a discussion.

Vote: 7 - 0

18. Discuss and consider action on an Ordinance amending Chapter 4, Article 4.10 and Section A4.008 of the Appendix A Fee Schedule of the City Code of Ordinances regulating wrecker services; adding definitions; updating fees related to non-consent tows; establishing vehicle requirements, operational response regulations and duties of wrecker operator permit holders; updating rotation list procedures; providing for enforcement and penalty clauses; providing for open meetings, severability, and effective date clauses; and providing for related matters.

Motion by Mayor Christine DeLisle, Seconded by Councilmember David McDonald to approve an Ordinance amending Chapter 4, Article 4.10 and Section A4.008 of the Appendix A Fee Schedule of the City Code of Ordinances regulating wrecker services; adding definitions; updating fees related to non-consent tows; establishing vehicle requirements, operational response regulations and duties of wrecker operator permit holders; updating rotation list procedures; providing for enforcement and penalty clauses; providing for open meetings, severability, and effective date clauses; and providing for related matters, following a discussion.

Vote: 7 - 0

19. 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.]* No items.

20. Council Member Closing Statements.

Kathryn Pantalion-Parker - congratulated Mayor Pro Tem Thompson on the recent opening of her business; wished Chief of Staff Neu a happy belated birthday; and commented on today was Texas Independence Day.

Esme Mattke Longoria - commented on Residential Clean-Up Day is April 1 and Historic Preservation Commission will be speaking on Early Days on March 9 at the library.

Na'Cole Thompson - wished Chief of Staff Neu a happy belated birthday.

Becki Ross - commented on recent youth baseball and softball opening ceremonies; thanked Public Works department for all their efforts with the brush debris removal; and upcoming Living Leander Expo.

Christine DeLisle - stated dinner tonight was from Panda Express; reminded everyone to shop locally; congratulations to One Source Manufacturing on being named Manufacturer of the Year; youth baseball and softball opening ceremonies; and upcoming events: Eggstravaganza and Green Thumbs Up series.

21. Convene back into Executive Session, if needed, pursuant to:
1. Section 551.071, Texas Government Code, and Rule 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding Cause No. 22-0710-CC1, *City of Leander v. Bonnet*; and
 2. Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, and value of real property for:
 - a. Acquisition of property for public facilities
 - b. Conveyance of City property; and
 3. Section 551.074, Texas Government Code, to discuss or deliberate the goals of a public officer or employee: City Manager.

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

1. Cause No. 22-0710-CC1, *City of Leander v. Bonnet*; and
2. a. Acquisition of property for public facilities
- b. Conveyance of City property; and
3. City Manager

Item not needed.

22. Adjourned at 8:07 p.m.

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY

