MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - February 2, 2023

Mayor – Christine DeLisle	**Place 4 – Na'Cole Thompson, *Mayor Pro Tem***
Place 1 – Kathryn Pantalion-Parker	**Place 5 – Chris Czernek**
Place 2 – Esme Mattke Longoria	**Place 6 – Becki Ross**
Place 3 – David McDonald	**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. Received update from Atmos Energy regarding the December 2022 winter storm Elliott including lessons learned from winter storm Uri; plans in place for future storms; CNG brought in for winter storm Elliott; usage outpaced what could serve; moving forward have a much more robust plan moving into recent January 2023 event; researched data of users upstream; no issues to date in January 2023 event; fortification plan; CNG plan; future pipeline projects; standing up a liquid natural gas facility (seasonal); accelerated fortification plan to keep up with development in Leander; per Atmos representatives, this is solely on Atmos there is nothing the city can do to fix the past issues pertaining to system demands; Atmos goal is to grow with Leander; accounting for individual house square footages regarding demands; redundancy for supply; industrial users curtailing their use to help with load during winter storms; review of development with developers before sign contracts with developer can service them; systems all over are at the end of the line and for those customers it should not be a thought; and Atmos' commitment to serve all citizens of Leander.

   Briefing workshop adjourned at 6:49 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:04 p.m., Pastor Chris Wembely 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.]

Steve Oberg, 2336 Belen Drive - commented on San Gabriel east; project has long history; Palmera MUD; Capital Improvement Project timeline; Phase 2 timeline; Phase 3 now being listed and approved for design only; and why has it not been completed.

Heath Armstrong, 1300 Lions Lair - commented on Atmos presentation; attorney; exercise caution CNG trucks are not a permanent solution; and temperature differences between Uri and Elliott significantly different.

7. Recognitions/Proclamations/Visitors.
   - Black History Month proclamation (February)

8. Received annual update of Hotel Occupancy Tax funds from Leander Chamber of Commerce including: visitor center logo; tourism budget; program of work 2022; entire contract amount as of December 31, 2022; results of work in 2021 and 2022; and goals for 2023.

CONSENT AGENDA: ACTION

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

Vote: 7 - 0

9. Approval of the minutes for meeting held on January 19, 2023.

10. Approval to renew Microsoft 365 subscription licensing utilizing pricing and terms contained in Texas DIR Contract DIR-TSO-4092 from SHI Government Solutions, Inc., and to pay the renewal amount due of $168,302.40; and authorize the City Manager to execute any and all necessary documents and renewals.

11. Approval of an Ordinance correcting a scrivener's error in several sections of the personnel policy adopted by Ordinance No. 22-094-00 on October 20, 2022; making finding of fact; and providing for related matters.

12. Approval of Task Order CFA-001 from CobbFendley and Associates for design services related to the widening and improving of South Street and West Drive, located in the Old Town area, (CIP Projects T.17, T.49, and T.53) including adjacent utility systems, right-of-way improvements, surveying, documents for right-of-way procurement, assessments, and needed improvements for related intersections, in the amount of $1,137,791.30; and authorize the City Manager to execute any and all necessary documents.

13. Approval of Amendment No. 7 to Task Order HAI-2 to Halff Associates for the design and construction of Lakewood Park (CIP Project 18-CIP+002) providing for additional documentation and a report for the correction to the required soil mitigation and compensatory cut to comply with the requirements of the Upper Brushy Creek Water Control Improvements District increasing the contract amount by $5,000.00 for a new total contract amount of $939,017.00; authorize the City Manager to execute any and all necessary documents.

14. Approval of a variance of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Lendi Home Builders, LLC to provide for construction activities for the Crystal Falls Town Center Phase 2 Lot 1 project (21-SD-020) located on 1890 Crystal Falls Parkway, Leander Texas, to begin construction at 4:00 a.m. from February 3, 2023 to March 3, 2023; and require the contractor to post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.

15. Approval of a variance of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Lendi Home Builders, LLC to provide for construction activities for the Crossing at Crystal Falls Phase 5 Swadeshi Plaza project (21-SD-045) located on 10745 Crystal Falls Parkway, Lot 4 of Cantwell Tract, Leander Texas to begin construction at 4:00 a.m. from February 3, 2023 to April 30, 2023; and require the contractor to post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.

16. Acceptance of public infrastructure improvements for Travisso Phase 4 Sections 4 and 5 Subdivision.

17. Approval of an Ordinance amending Code of Ordinances, Section 6.07.063 of the Leander Stormwater Ordinance.

18. Award of Solicitation S22-026 for construction services for Falcon Oaks wastewater and water improvement (CIP Project WW.20/W.6), with Joe Bland Construction, LP, in the amount of $4,568,573.75; and authorize the City Manager to execute any and all necessary documents.

19. Authorize the President of the BCRUA to finalize a Rsolution approving Supplemental Contract No. 2 with Walker Partners, LLC for construction phase services of BCRUA Phase 1D Water Treatment Plant Expansion.

20. Approval of purchase of forty-two (42) ballistic shields for the Leander Police Department in the amount of $141,428.70 from GT Distributor, Inc. utilizing the BuyBoard Co-Op Contract; and authorize the City Manager to execute any and all necessary documents.

21. Approval of purchase of a multi-sensor digital security camera system for the Leander Police Department Headquarters in the amount of $55,625.44 from Convergint Technologies utilizing the Sourcewell Contract #030421-CTL; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

22. Mayor Christine opened the Public Hearing at 7:35 p.m. regarding Comprehensive Plan Case CPA-22-0005 to amend the Transportation Master Plan to remove the proposed collector roadway located to the south of the terminus of Republic Trails and to the west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:35 p.m.

- Discuss and consider action regarding Comprehensive Plan Case CPA-22-0005 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Comprehensive Plan Case CPA-22-0005 to amend the Transportation Master Plan to remove the proposed collector roadway located to the south of the terminus of Republic Trails and to the west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Vote: 7 - 0

23. Mayor Christine opened the Public Hearing at 7:37 p.m. regarding Zoning Case Z-22-0018 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Winding Oak PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) and Subdivision Case CP-22-0010 to adopt the Winding Oak Concept Plan on two (2) parcels of land approximately 12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R432300 and R538852; and commonly known as 100 Winding Oak Drive, Williamson County, Texas No spoke in favor of the request. Shane Painter, 2401 Airport Drive; Steve Oberg, 2336 Belen Drive; Garrett Woerner, 2344 Belen Drive, Chris Cox, 2433 Costera Street spoke in opposition of the request. Janice Lentz, 2313 Carretera Drive and Andrew Bunce, 2405 Airport Drive submitted written opposition to the request via the website. The Public Hearing closed at 7:45 p.m.

- Discuss and consider action regarding Zoning Case Z-22-0018 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Zoning Case Z-22-0018 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Winding Oak PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) and Subdivision Case CP-22-0010 to adopt the Winding Oak Concept Plan on two (2) parcels of land approximately 12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R432300 and R538852; and commonly known as 100 Winding Oak Drive, Williamson County, Texas, removing the residential component and approving GC-2-A on the 4.6 acres only as requested, following a discussion.

Vote: 7 - 0

24. Conduct a Public Hearing 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 ± 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. ***[POSTPONED BY APPLICANT TO MARCH 2, 2023]***

REGULAR AGENDA

25. Discuss and consider action regarding an Interlocal Agreement with the Williamson County Economic Development Partnership; and authorize the City Manager to execute any and all necessary documents.

Motion by Councilmember Becki Ross, Seconded by Mayor Christine DeLisle to approve Interlocal Agreement with the Williamson County Economic Development Partnership in the amount of $20,000.00; and authorize the City Manager to execute any and all necessary documents, following a discussion.

Vote: 7 - 0

26. 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.]*

27. Council Member Closing Statements.

Kathryn Pantalion-Parker - wished everyone good night.

Esme Mattke Longoria - wished everyone good night.

David McDonald - wished everyone good night.

Na'Cole Thompson - wished everyone good night.

Chris Czernek - wished everyone good night.

Becki Ross - wished everyone good night.

Christine DeLisle - stated Randall's and HEB provided food for dinner; commented on people going door to door trying to sell their service after the storm; brush clean up information on the website; and thanked staff for all their efforts with the recent storm.

28. Convene into Executive Session pursuant to:
1. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding recreation center; and
2. Section 551.071, Texas Government Code, and Rule 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
3. Section 551.072 and 551.087, Texas Government Code Deliberate the purchase, exchange, lease, or value of real property and 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 Cutting Edge and Project Ride or Die; and
4. Section 551.074, Texas Government Code, to discuss or deliberate the duties 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. Recreation center; and
2. Ratepayers appealing the water rates; and

3. Project(s): Cutting Edge and Ride or Die; and
4. City Manager.

(Item 1) No action.

(Item 2) No action.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross (Item 3) to approve an addendum to Chapter 380 Agreement with Project Cutting Edge terminating the 380 Agreement.

Vote: 7 - 0

(Item 3 - Ride or Die, LLC) No action.

(Item 4) No action.

29. Adjournment

APPROVED:

C. de Jesús
MAYOR

ATTEST:

Dara Crabtree
CITY SECRETARY

CITY OF LEANDER
ESTABLISHED 1882 INCORPORATED 1984
STATE OF TEXAS

From: PCR
To: Dara Crabtree
Subject: Public Comments Request
Date: Wednesday, February 1, 2023 11:36:52 AM

Submitted on Wednesday, February 1, 2023 - 11:36am Form: Public Comments Request Form ID: 15331 Submission ID: 138092 Submitted values are:
Full Name Andrew Bunce
Do you live within Leander city limits? Yes
Home Address 2405 Airport Dr
Phone Number 5412074901
Email [redacted]
My comments apply to the following regular meeting: City Council
My comments apply to the following meeting date Thu, 02/02/2023
My agenda item or case number Z-22-0018, CP-22-0010
My position on the above agenda item or case number I am AGAINST this item.
I want to include comments at the meeting Yes. But I only want my written comments added to the meeting record.
My comments (optional)
The city voted to limit new and increased density residential areas due to the future water projects. This development represents a new and increased density residential area. If this proposal is approved, where specifically does the city draw the line for new development?

Do small scale commercial sites fit into the city's vision of Hero Way given the future expansion of the road?

What is the forecasted impact on Winding Oaks and Hero Way?

What is the maintenance plan to support this increased construction traffic on Winding Oaks?

How will this development impact the traffic on Hero Way and the maintenance of that road?

Is there a plan to repair and improve the intersection of Winding Oaks and Hero to handle the increased construction traffic and future access to the proposed residential and commercial sites?

How will this development impact the improvement plans for Hero? If so, will traffic have to be diverted through the Palmera Ridge community?

What are the forecasted impacts these new residential units will have on the Leander ISD zoning proposals?
I want to upload a file with this form Yes
Upload a file (optional) andrew_bunce_statement.pdf
The results of this submission may be viewed at:
https://www.leandertx.gov/node/15331/submission/138092

Andrew Bunce
2405 Airport Drive
Leander, TX 78641
541-207-4901

To whom it may concern,

Below are my concerns regarding Z-22-0018 and CP-22-0010. Based on the concerns I do not concur with the development plans at this time.

1. The city voted to limit new and increased density residential areas due to the future water projects. This development represents a new and increased density residential area. If this proposal is approved, where specifically does the city draw the line for new development?
2. Do small scale commercial sites fit into the city's vision of Hero Way given the future expansion of the road?
3. What is the forecasted impact on Winding Oaks and Hero Way?
    a. What is the maintenance plan to support this increased construction traffic on Winding Oaks?
    b. How will this development impact the traffic on Hero Way and the maintenance of that road?
    c. Is there a plan to repair and improve the intersection of Winding Oaks and Hero to handle the increased construction traffic and future access to the proposed residential and commercial sites?
    d. How will this development impact the improvement plans for Hero?
    e. If so, will traffic have to be diverted through the Palmera Ridge community?
4. What are the forecasted impacts these new residential units will have on the Leander ISD zoning proposals?

Thank you for your consideration,

Andrew Bunce

From: PCR
To: Dara Crabtree
Subject: Public Comments Request
Date: Thursday, January 26, 2023 8:16:01 PM

Submitted on Thursday, January 26, 2023 - 8:15pm Form: Public Comments Request Form ID: 15331 Submission ID: 138064 Submitted values are:
Full Name Janice LENTZ
Do you live within Leander city limits? Yes
Home Address 2313 Carretera Drive
Phone Number (512) 963-2426
Email [redacted]
My comments apply to the following regular meeting: City Council
My comments apply to the following meeting date Thu, 02/02/2023
My agenda item or case number Z-22-0018 CP-22-0010
My position on the above agenda item or case number I am AGAINST this item.
I want to include comments at the meeting No. I just want my position (FOR/AGAINST) added to the meeting record.
I want to upload a file with this form No
The results of this submission may be viewed at:
https://www.leandertx.gov/node/15331/submission/138064