



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday - January 19, 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 6:03 p.m.
2. Roll Call reflected all present with Councilmember McDonald and Councilmember Czernek absent.
3. Received update on fiscal year 2023 capital improvement projects including: BCRUA, water, wastewater, roads, Old Town and facilities.
4. Discussed city regulation of carports including: pro is affordable way to protect vehicle, cons are aesthetic, setback, fire code, wind rating, parking area, visibility and maintenance; current regulations; other municipalities regulations; next steps hire a consultant to conduct a study; and possible amendments. Following a discussion, no changes are being proposed to the current ordinance.

Adjourned briefing workshop at 6:54 p.m.

**REGULAR MEETING – CONVENE AT 7:00 PM**

5. Opened meeting at 7:03 p.m., Invocation was provided by Pastor Wendell Holmes and Mayor Christine led the Pledges of Allegiance.
6. Roll Call reflected all present with Councilmember McDonald and Councilmember Czernek absent.

7. 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.]*

Keith Marsh, 825 Coyote Lane - commented on current carport regulations; unable to construct a carport under current regulations; asked the City Council to consider changing the zoning to allow him to construct a carport; and sewer problems in neighborhood.

8. Leander History included cemeteries in Leander's city limits and ETJ.
9. Staff Reports
- Public Works update included: 4th quarter report and water conservation efforts.

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| <b>CONSENT AGENDA: ACTION</b> |
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Motion by Councilmember Esme Mattke Longoria, Seconded by Mayor Pro Tem Na'Cole Thompson approval of consent agenda items 10 through 17.

**Vote:** 5 - 0

10. Approval of the minutes for meeting held on January 5, 2023.
11. Approval of renewal of an Interlocal Agreement between Williamson County EMS and Leander Fire Department to meet the Department of State Health Services rule 157.14 regarding both the First Responder Organization and Medical Director agreements; and authorize the City Manager to execute any and all necessary documents.
12. Approval of an Interlocal Agreement between the City of Leander and Williamson County regarding the design and construction of N. Bagdad Road (CR 279), from the city limits of Liberty Hill to just south of CR 281 within the city limits of Leander, for the purpose of providing formal coordination and consent for the County's design and construction of the project within the city limits and requiring the City to maintain identified water quality features.
13. Approval of Task Order GBA-007 with George Butler Associates, Inc. for a citywide Wastewater Master Plan study in the amount of \$551,936.00; and authorize the City Manager to execute any and all necessary documents.
14. Approval of extension of the application expiration for Subdivision Case 21-FP-006 Rosenbusch Ph 3 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R599344; generally located to the east of the intersection of Vista Ridge Drive and Lakeline Boulevard; Leander, Williamson County, Texas.

15. Approval of Second Reading of an Ordinance regarding the B Twisted Annexation Case 22-A-005 regarding the voluntary annexation of 12.40 acres ± 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.
16. Approval of Horizon Lake Phases 2 and 3 License Agreement, Case LA-22-0006, to allow for the installation and maintenance of landscaping and irrigation within portions of the right-of-way of Inlet Court and Horizon Park Boulevard, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.
17. Approval of Development Agreement Case 22-DA-024 regarding the Prime Office Warehouse Development Agreement on one parcel of land approximately 8.34 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031220; and commonly known as 15901 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

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| <b>REGULAR AGENDA</b> |
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18. Discuss and consider action on Tree Removal Case TRP-22-0007 regarding removal of Significant and Heritage Trees associated with the Pedernales Electric Cooperative Hero Way Substation Site Development Project located at 13151 Hero Way West, Leander, Williamson County, Texas.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Tree Removal Case TRP-22-0007 regarding removal of Significant and Heritage Trees associated with the Pedernales Electric Cooperative Hero Way Substation Site Development Project located at 13151 Hero Way West, Leander, Williamson County, Texas.

**Vote:** 5 - 0

19. Discuss and consider action regarding Ordinance Case OR-21-0005 to amend City Code of Ordinances Chapter 13 Utilities to add provisions for development phasing; and to provide for related matters; Williamson & Travis Counties, Texas.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve Ordinance Case OR-21-0005 to amend City Code of Ordinances Chapter 13 Utilities to add provisions for development phasing; and to provide for related matters; Williamson & Travis Counties, Texas, following a discussion.

**Vote:** 5 - 0

20. 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.]*  
None

21. Council Member Closing Statements.

Esme Mattke Longoria - wished everyone a Happy Chinese New Year; and stated the City Council would be holding their winter retreat on Friday, January 27, 2023.

Na'Cole Thompson - thanked everyone who participated in the MLK event on Monday; the event

was attended by approximately 3, 000 people; and thanked staff and LPAC members for all their work on the event.

Christine DeLisle - stated Brooklyn Heights provided dinner; reminded everyone to shop local; thanked Councilmember Ross for preparing and bringing a King Cake tonight; thanked everyone who made MLK event happen and successive; commented on amazing staff and committee members; and we appreciate all committee members for their service.

22. Recessed into Executive Session at 7:34 p.m. pursuant to:

1. 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;
- Project Ride or Die; and
- Project Orange Build.

2. Section 551.072, Texas Government Code, to deliberate the acquisition of real property located in Elijah D. Harmon Survey, Abstract 6, Williamson County, Texas, to grant a drainage easement and acquire the fee simple property rights for the purpose of the Raider Way/East Woodview roadway improvement project (CIP T.12).

3. Section 551.072, Texas Government Code, to deliberate the acquisition of real property located in Block 6, Town of Leander Survey, Williamson County, Texas, to grant a temporary construction easement and acquire the fee simple property rights for the purpose of the Downtown Leander Fire improvement project (CIP W.22).

Reconvened into open session at 8:32 p.m. to take action as deemed appropriate in the City Council's discretion regarding:

1. Economic Development lease, exchange or value of real property, incentives and approving one or more 380 Agreements for the listed projects.:

- Cutting Edge;
- Ride or Die; and
- Orange Build

2. Raider Way/East Woodview roadway improvement project (CIP T.12)

3. Downtown Leander Fire improvement project (CIP W.22)

Item 1 - Cutting Edge - No action.

Item 1 - Ride or Die, LLC - No action.

Item 1 - Orange Build - No action.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross to approve (Item 2) the acquisition of real property located in Elijah D. Harmon Survey, Abstract 6, Williamson County, Texas, to grant a drainage easement and acquire the fee simple property rights for the purpose of the Raider Way/East Woodview roadway improvement project (CIP T.12) as discussed in executive session.

**Vote:** 5 - 0

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross to approve (Item 3) the acquisition of real property located in Block 6, Town of Leander Survey, Williamson County, Texas, to grant a temporary construction easement and acquire the fee simple property rights for the purpose of the Downtown Leander Fire improvement project (CIP W.22) as discussed in executive session.

**Vote:** 5 - 0

23. Adjourned at 8:34 p.m.

APPROVED:

C. de Jure  
MAYOR

ATTEST:

Dana Crabtree  
CITY SECRETARY

