



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 7, 2024
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalion-Parker

Place 2 – Esme Mattke Longoria, Mayor Pro Tem

Place 3 – David McDonald

Place 4 – Na'Cole Thompson

Place 5 – Chris Czernek

Place 6 – Becki Ross

Interim City Manager – Isaac Turner

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Discuss appropriate zoning district for vape shops and location criteria; Leander, Williamson and Travis Counties, Texas.
4. Discuss local amendment to the Building Code regarding building material requirements associated with structures over three (3) stories in height; Leander, Williamson and Travis Counties, Texas.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.
6. Roll Call.
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.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

8. Staff Report
 - Water Update

CONSENT AGENDA: ACTION

9. Approval of the minutes for meetings held on February 12, 2024 and February 15, 2024.

10. Approval of a License Agreement by and between Capital Metropolitan Transportation Authority and the City of Leander for use of rail right-of-way for Wastewater Collection System Lift Station Improvements Phase 1, Lift Station No. 2 (CIP WW.44); and authorize the Interim City Manager to execute any and all necessary documents.
11. Approval of Development Agreement Case DA-23-0029 regarding the Sonny Retail Center to implement masonry standards associated with the project on three (3) parcels of land, more particularly described by Williamson Central Appraisal District Parcels R036222, R036223 and R036224 and generally located northeast of S. West Drive and Sonny Drive, Leander, Williamson County, Texas.
12. Approval of an Ordinance regarding conditions under which building permits may be issued before the completion and acceptance of subdivision infrastructure for a temporary period of time to address the effects of the supply chain issues associated with power supply and drought conditions, and to provide for related matters, Leander, Williamson & Travis Counties, Texas.
13. Approval of Ordinance Case OR-23-0016 to amend Appendix A of the Leander Code of Ordinances to update the fees associated with development applications and inspections in response to House Bill 3492, to no longer base the fee on the cost of construction, and to provide for related matters; Williamson & Travis Counties, Texas.
14. Award of Solicitation S24-004 to Double Eagle Entertainment (Contract L00333) for the purchase of entertainment and event management services in the amount of \$285,000.00 for the term of the contract expiring March 6, 2029; providing for an effective date; and authorize the Interim City Manager to execute any and all necessary documents.
15. Award of Solicitation CIPS24-011 to Hotshot Developments, LLC for the City of Leander Pond Maintenance 2024 project in the amount of \$102,500.00; and authorize the Interim City Manager to execute all necessary documents.
16. Approval of the purchase of bottled water between the City of Leander, Texas, and Lowe's Companies, Inc., H-E-B Grocery Company, LP, and Randall's Food Markets, Inc. through Local Government Code 252.022 Subchapter a.2, in the amount of \$100,000.00 for the term expiring April 30, 2024; providing for an effective date; and authorize the Interim City Manager to execute any and all necessary documents.
17. Approval of purchase of materials and installation services from Cunningham Recreation to resurface the Lakewood Park splash pad utilizing BuyBoard Cooperative Contract 679-22 in the amount of \$96,382.00; and authorize the Interim City Manager to execute any and all necessary documents.
18. Approval of a one (1)- year extension with CentralSquare (Superion) for computer-aided dispatch maintenance, support, and licensing services for the Leander Police Department and twenty (20) additional user licenses for a total amount of \$54,330.16; and authorize the Interim City Manager to execute any and all necessary documents.
19. Award of Solicitation CIPS23-006 to Skyblue Utilities Inc. for construction services for the Wastewater Collection System Lift Station Improvements, Phase 1 Lift Station 2, (CIP WW.44), in the amount of \$2,798,912.01; and authorize the Interim City Manager to execute any and all necessary documents.
20. Approval of Change Order No. 3 with Chasco Constructors, for the reconstruction, widening, and improvements to Raider Way and East Woodview Drive (CIP T.12), increasing the contract amount by \$281,326.50, for a new total contract amount of \$15,696,569.50, with no extension of term duration, and authorize the Interim City Manager to execute any and all necessary documents.
21. Approval of Pedernales Electric Cooperative's (PEC) Invoice #90042350 in the amount of \$400,281.11 for the cost to relocate overhead electrical service to underground duct bank relative to the Raider Way

and Woodview Drive improvements project (CIP T.12); and authorize the Interim City Manager to execute any and all necessary documents.

22. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(g) in the hours of construction work for the Freehill – Hero Way Development to perform early morning concrete pours beginning at 3:00 a.m. at the site located at 11561 Hero Way, between March 2024 through December 1, 2024 (depending on weather conditions); and requiring the contractor of the site to post notifications a minimum of forty-eight (48) hours in advance of the activities.

PUBLIC HEARING: ACTION

23. Conduct a Public Hearing regarding Zoning Case Z-23-0095 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planning Unit Development – Conventional Development Sector) to adopt the Spillars Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one (1) parcel of land approximately 1.574 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R086306; and located to the east of the intersection of Tulum Terrace and US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0095 as described above.

24. Conduct a Public Hearing regarding Zoning Case Z-23-0099 to amend the current zoning of Hill Country Bible PUD (Planning Unit Development) with the base zoning district of SFS-3-A (Single-Family Rural) to change the base zoning district to LC-2-A (Local Commercial) on two (2) parcels of land approximately 19 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R647584 and R647585; and more commonly known as 589 W. San Gabriel Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0099 as described above.

25. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-24-0011 to update the Water Masterplan; Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0011 as described above.

26. Conduct a Public Hearing regarding the Travisso Voluntary Annexation Case A-23-0010 for the voluntary annexation of 8.04 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels 459396, 459397, 459398, 467190, 467189, and 467188; and generally located approximately 1,200 feet to the north of the intersection of Buck Run and RM 1431 on the east of Buck Run, Leander, Travis County, Texas.

- Discuss and consider action on Travisso Voluntary Annexation Case A-23-0010 as described above.

27. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-23-0009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on seven (7) parcels of land approximately 234 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R485247, R485248, R031575, R392187, R392188,

R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas. *[Postponed by Applicant]*

REGULAR AGENDA

28. Receive presentation and accept the Annual Financial Report for fiscal year ending September 30, 2023, from external auditor, Whitley Penn LLP.
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.]*
30. Council Member Closing Statements.
31. Convene into Executive Session pursuant to:
 1. Section 551.071, Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
 2. Section 551.071 and 551.087, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, 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 regarding Project EDA-24-001; and
 3. Section 551.071 and 551.087, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, deliberate an economic development incentive and Chapter 380 Agreement with Leander Springs, LLC; and
 4. Sections 551.071 and 551.074, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consider the appointment of the City Manager and consult with legal counsel regarding the City Manager Employment Agreement; and
 5. Section 551.074, Texas Government Code to discuss Interim City Manager assignments and duties.

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

1. Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
2. Project EDA-24-001; and
3. Economic development incentive and Chapter 380 Agreement with Leander Springs, LLC;
4. Appointment of the City Manager and the City Manager Employment Agreement; and
5. Interim City Manager assignments and duties.

32. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 1 day of March 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary, TRMC