



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
February 17, 2022



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalion-Parker

Place 2 – Esme Mattke Longoria

Place 3 – Jason Shaw

Place 4 – Na'Cole Thompson

Place 5 – Chris Czernek

Place 6 – Becki Ross, *Mayor Pro Tem*

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 P.M.

1. Opened meeting at 6:00 p.m.
2. Roll Call reflected all present.
3. Discussion regarding dedicated sales tax proposition options included proposed ballot language; possible ballot language if desire a Type B Economic Development Corporation; legal parameters; ballot considerations; ballot language examples; where additional voter information will be posted; how general revenue sales tax can be used; and how Type B funds can be used.

Briefing workshop adjourned at 6:43 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:03 p.m., Invocation provided by Reverend Wendell Holmes and Mayor Christine led the Pledges of Allegiance.
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.
 - Recognition of MLK event Planning Committee
8. Leander Chamber of Commerce Visitors Report included how HOT funds were spent in 2021 on tourism; results of Chamber work; Chamber goals for 2022; tourism overview; general awareness marketing; festivals; press releases; visitors center goals for 2022; and 2022 budget.
9. Board Report
 - Exploring Leander History include total population in 1840 and 1890 including black slaves; Texas freedom colonies; and Miller/Jenks Branch community.

CONSENT AGENDA: ACTION

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Na'Cole Thompson to approve the consent agenda items 10 through 22.

Vote: 7 - 0

10. Approval of the minutes for meetings held on January 29, 2022, February 3, 2022 and February 17, 2022.
11. Acceptance of the Quarterly Investment Report for the period ending December 31, 2021.
12. Approval of the award of a contract to DigDug Construction, LLC for maintenance of city-owned ponds in the amount of \$65,041.00; and authorize the City Manager to execute any and all necessary documents.
13. Acceptance of subdivision infrastructure improvements for Travisso Phase 4 Section 4 Nameless Valley Ranch Dam No. 1, and Bluffview Phase 2.
14. Approval of Amendment No. 1 to Task Order RPS-10 with RPS Engineering for design, bidding and construction phase services for the Bagdad Road and Sonny Drive traffic signal, increasing the amount of the task order by \$19,380.00 to a new total of \$28,365.00; and authorize the City Manager to negotiate and execute all appropriate documentation.
15. Approval of Amendment No. 1 to Task Order RPS-12 with RPS Engineering for design, bidding and construction phase services for the Hero Way and Ronald Reagan Boulevard traffic signal, increasing the amount of the task order by \$5,650.00 to a new total of \$54,830.00; and authorize the City Manager to negotiate and execute all appropriate documentation.
16. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Osburn Contractors for the Ronald Reagan Crossing Leander 15 Project.
17. Approval of an agreement by and between Brushy Creek Regional Utility Authority (BCRUA) and Walker Partners for the Underwater Pipeline Replacement Project; and authorize the President of BCRUA to execute said agreement on behalf of the City of Leander, Texas.

18. Reject all bids received regarding Solicitation #S21-031 for the construction of the proposed traffic signal at the intersection of Sonny Drive and Bagdad Road.
19. Reject all proposals received for Solicitation #S22-009 regarding Old Town Master Plan.
20. Approval of Development Agreement Case 21-DA-022 regarding the Blockhouse Farm Development on one parcel of land approximately 33.088 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031210; and addressed as 14951 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
21. Approval of the extension of the application expiration for Subdivision Cases 20-PICP-024, 20-PICP-026, 20-PICP-034, 20-FP-016, 20-FP-017, and 20-FP-027 Palmera Bluff Sections 2, 4 and 6 Construction Plans and Final Plats; generally located to the north of the intersection of Logan Del Way and E. San Gabriel Parkway, Leander, Williamson County, Texas.
22. Approval of an Ordinance amending Chapter 8, Article 8.06, regulating child safety zones to amend the definition of child sex offender and include the term database; providing for enforcement and penalty clauses; providing for open meetings, severability, and effective date clauses; and providing for related matters.

PUBLIC HEARING: NO ACTION

23. Mayor Christine opened the first Public Hearing at 7:32 p.m. on the City of Leander's Juvenile Curfew Ordinance, Article 8.02, Division 2 of the Leander Code of Ordinances to determine the need to continue the Ordinance. No one spoke in favor or opposition of the Ordinance. The Public Hearing closed at 7:32 p.m.

PUBLIC HEARING: ACTION

24. Mayor Christine opened the Public Hearing at 7:33 p.m. regarding Subdivision Case 21-CP-017 to adopt the Greenlight Village Concept Plan on two (2) parcels of land approximately 14.02 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R031386, R031387; generally located on the south side of Hero Way West east of N. Bagdad Road and west of Broade Way, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:33 p.m.

- Discuss and consider action regarding Subdivision Case 21-CP-017 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Subdivision Case 21-CP-017 to adopt the Greenlight Village Concept Plan on two (2) parcels of land approximately 14.02 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R031386, R031387; generally located on the south side of Hero Way West east of N. Bagdad Road and west of Broade Way, Leander, Williamson County, Texas.

Vote: 7 - 0

25. Mayor Christine opened a Public Hearing at 7:35 p.m. regarding Zoning Case 21-Z-026 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to create the Sky Heights PUD (Planned Unit Development) with a base zoning of SFT-2-B (Single-Family Townhouse) on one (1) parcel of land approximately 2.68 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036438; legally described as Lot 3, Blk A, Leander Heights Section 2; and more commonly known as 415 Lion Drive, 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 Zoning Case 21-Z-026 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalione-Parker to approve Zoning Case 21-Z-026 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to create the Sky Heights PUD (Planned Unit Development) with a base zoning of SFT-2-B (Single-Family Townhouse) on one (1) parcel of land approximately 2.68 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036438; legally described as Lot 3, Blk A, Leander Heights Section 2; and more commonly known as 415 Lion Drive, Leander, Williamson County, Texas, including staff recommendation and to include in the PUD notes a maximum of 32 units, following a discussion.

Vote: 7 - 0

26. Mayor Christine opened a Public Hearing at 7:41 p.m. regarding Zoning Case 21-Z-037 to amend the current zoning of LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family Urban/Manufactured Home) to GC-3-C (General Commercial) and LC-2-A (Local Commercial) on two (2) parcels of land approximately 1.5660 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R035565 and R035563; and addressed as 1007 and 1009 Los Vista Drive, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:41 p.m.

- Discuss and consider action regarding Zoning Case 21-Z-037 as described above.

Motion by Councilmember Kathryn Pantalione-Parker, Seconded by Councilmember Esme Longoria Mattke to delay action on Zoning Case 21-Z-037 until the March 3, 2022 regular meeting.

Vote: 7 - 0

27. Mayor Christine opened a Public Hearing at 7:42 p.m. regarding the Harmony Public School Annexation Case 21-A-009 regarding the voluntary annexation of 20.077 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031590, R031591, R031592, R031594, and R031595; and commonly known as 3250 Hero Way, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:42 p.m.

- Discuss and consider action regarding the Harmony Public School Annexation Case 21-A-009 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Longoria Matthe to approve the Harmony Public School Annexation Case 21-A-009 regarding the voluntary annexation of 20.077 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031590, R031591, R031592, R031594, and R031595; and commonly known as 3250 Hero Way, Leander, Williamson County, Texas.

Vote: 7 - 0

28. Mayor Christine opened a Public Hearing at 7:44 p.m. regarding Zoning Case 21-Z-040 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to LO-2-B (Local Office) on eight (8) parcels of land approximately 27.99 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031590, R031591, R031592, R031594, R031595, R508113, R508114, and R508115; and addressed as 3250 Hero Way, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:44 p.m.

- Discuss and consider action regarding Zoning Case 21-Z-040 as described above.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Kathryn Pantalion-Parker to approve Zoning Case 21-Z-040 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to LO-2-B (Local Office) on eight (8) parcels of land approximately 27.99 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031590, R031591, R031592, R031594, R031595, R508113, R508114, and R508115; and addressed as 3250 Hero Way, Leander, Williamson County, Texas.

Vote: 7 - 0

29. Mayor Christine opened a Public Hearing at 7:47 p.m. regarding Zoning Case 21-Z-041 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-3-C (General Commercial) on two (2) parcels of land approximately 22.039 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031358 and R602142; and addressed as 8622 183A Toll Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:47 p.m.

- Discuss and consider action regarding Zoning Case 21-Z-041 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Pro Tem Becki Ross to approve Zoning Case 21-Z-041 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-3-C (General Commercial) on two (2) parcels of land approximately 22.039 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031358 and R602142; and addressed as 8622 183A Toll Road, Leander, Williamson County, Texas.

Vote: 7 - 0

30. Mayor Christine opened a Public Hearing at 7:49 p.m. regarding Zoning Case 21-Z-043 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial) on five (5) parcels of land approximately 33.911 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R555235, R555246, R031297, R555247, R031279; and addressed as 2957, 3345, 3549, & 3919 Hero Way, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:49 p.m.

- Discuss and consider action regarding Zoning Case 21-Z-043 as described above.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Kathryn Pantalion-Parker to approve Zoning Case 21-Z-043 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial) on five (5) parcels of land approximately 33.911 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R555235, R555246, R031297, R555247, R031279; and addressed as 2957, 3345, 3549, & 3919 Hero Way, Leander, Williamson County, Texas.

Vote: 7 - 0

31. Mayor Christine opened a Public Hearing at 7:50 p.m. regarding Zoning Case 21-Z-045 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on three (3) parcels of land approximately 12.819 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R555216, R319481 and R031282; and addressed as 2871 Hero Way, Leander, Williamson County, Texas. Kate McDonald, 2416 La Mirada provided comments. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:51 p.m.

- Discuss and consider action regarding Zoning Case 21-Z-045 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Longoria Mattke to approve Zoning Case 21-Z-045 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on three (3) parcels of land approximately 12.819 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R555216, R319481 and R031282; and addressed as 2871 Hero Way, Leander, Williamson County, Texas.

Vote: 7 - 0

REGULAR AGENDA

32. Received presentation and accept the Annual Financial Report for fiscal year ending September 30, 2021, from external auditor, Pattillo Brown and Hill, LLP.

Motion by Councilmember Chris Czernek, Seconded by Mayor Pro Tem Becki Ross to accept the Annual Financial Report for fiscal year ending September 30, 2021, from external auditor, Pattillo Brown and Hill, LLP.

Vote: 7 - 0

33. Discuss and consider action on an Ordinance of the City of Leander, Texas, ordering a Special Election to be held on May 7, 2022, on a proposition to increase the City's General Revenue Sales and Use Tax Rate pursuant to Chapter 321 of the Texas Tax Code, conditioned on a majority of qualified voters voting "No" on Proposition "A", which is the measure on the question of the continuation of the Capital Metropolitan Transportation Authority in the City of Leander; providing for proposition language; providing for election procedures; providing for an effective date; providing an open meetings clause; and providing for related matters.

Discutir y considerar la acción sobre una Ordenanza de la Ciudad de Leander, Texas, que ordena que se celebre una Elección Especial el 7 de mayo de 2022, sobre una propuesta para aumentar la Tasa del Impuesto sobre las Ventas y el Uso de Ingresos Generales de la Ciudad de conformidad con el Capítulo 321 del Impuesto de Texas Código, condicionado a que una mayoría de votantes

calificados voten "No" a la Proposición "A", que es la medida sobre la cuestión de la continuación de la Autoridad de Transporte Metropolitano de la Capital en la Ciudad de Leander; proporcionar lenguaje de proposiciones; proporcionar procedimientos electorales; proporcionar una fecha de vigencia; proporcionar una cláusula de reuniones abiertas; y proveer para asuntos relacionados.

Motion by Mayor Pro Tem Becki Ross, Seconded by Councilmember Esme Longoria Mattke to approve Ordinance of the City of Leander, Texas, ordering a Special Election to be held on May 7, 2022, on a proposition to increase the City's General Revenue Sales and Use Tax Rate pursuant to Chapter 321 of the Texas Tax Code, conditioned on a majority of qualified voters voting "No" on Proposition "A", which is the measure on the question of the continuation of the Capital Metropolitan Transportation Authority in the City of Leander; providing for proposition language; providing for election procedures; providing for an effective date; providing an open meetings clause; and providing for related matters.

Vote: 6 - 1

NAY: Councilmember Jason Shaw

34. Discuss and consider action on an Ordinance of the City of Leander, Texas, ordering a Special Election to be held on May 7, 2022, on a proposition to adopt a Type B Economic Development Sales and Use Tax, conditioned on a majority of qualified voters voting "No" on Proposition "A", which is the measure on the question of the continuation of the Capital Metropolitan Transportation Authority in the City of Leander; providing for proposition language; providing for election procedures; providing for an effective date; providing an open meetings clause; and providing for related matters.

Discutir y considerar la acción sobre una Ordenanza de la Ciudad de Leander, Texas, que ordena que se celebre una Elección Especial el 7 de mayo de 2022, sobre una propuesta para adoptar un Impuesto sobre Ventas y Uso de Desarrollo Económico Tipo B, condicionado a una mayoría de votantes calificados votando "No" a la Proposición "A", que es la medida sobre la cuestión de la continuación de la Autoridad de Transporte Metropolitano de la Capital en la Ciudad de Leander; proporcionar lenguaje de proposiciones; proporcionar procedimientos electorales; proporcionar una fecha de vigencia; proporcionar una cláusula de reuniones abiertas; y proveer para asuntos relacionados.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Longoria Mattke to take no action.

Vote: 6 - 1

NAY: Councilmember Jason Shaw

35. Discuss and consider action on an Ordinance of the City of Leander, Texas, amending and restating Ordinance Number 22-013-00 ordering a Special Election to be held on the adoption of amendments to the City Charter; providing for election procedures; providing for an effective date; providing an open meetings clause; and providing for related matters.

Discutir y considerar la acción sobre una Ordenanza de la Ciudad de Leander, Texas, que modifica y reafirma la Ordenanza Número 22-013-00 que ordena que se celebre una Elección Especial sobre la adopción de enmiendas a la Carta Constitutiva de la Ciudad; proporcionar procedimientos electorales; proporcionar una fecha de vigencia; proporcionar una cláusula de reuniones abiertas; y proveer para asuntos relacionados.

Motion by Mayor Christine DeLisle, Seconded by Mayor Pro Tem Becki Ross to take no action.

Vote: 7 - 0

36. Council Member Closing Statements.

Esme Mattke Longoria - congratulated MLK Planning Committee and Councilmember Thompson on recent MLK event; and thanked Historic Preservation Commission Vice-Chair Howell for tonight's Leander History presentation.

Chris Czernek - stated he was encouraged by the number of people that have signed up to run for city council; and happy to see it.

Becki Ross - thanked Chamber President Bridget Brandt for her work with the visitors center and chamber partnership.

Christine DeLisle - stated dinner was provided by Jardin's tonight; reminded everyone to shop and dine locally; and Boys Baseball and Girls Softball opening ceremonies are February 25 and February 26.

37. Adjourned at 8:09 p.m.

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY

