



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday - November 3, 2022



**Mayor – Christine DeLisle**

**Place 1 – Kathryn Pantalione-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 6:00 p.m.
2. Roll call reflected all present with Councilmember Ross absent.
3. Convened into Executive Session at 6:01 p.m. pursuant to:
  - (1) Section 551.087, Texas Government Code to 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 and with which the governmental body is conducting economic development negotiations related to the following project(s): Project Fulcrum and Project Sky Lane; and
  - (2) Section 551.072, Texas Government Code, to deliberate the acquisition of real property located in Polly Scritchfield Survey, abstract No. 899 and Polly Scritchfield Survey, abstract No.692, Williamson and Travis Counties, Texas, to grant a special warranty deed and acquire the fee simple property rights for the purpose of the Travisso elevated storage tank project (CIP W.55).

Reconvened into open session at 6:41 p.m. to take action as deemed appropriate in the City Council's discretion regarding:

- (1) Project Fulcrum and Project Sky Lane; and
- (2) Travisso elevated storage tank project (CIP W.55).

(Item 1) Project Fulcrum - No action.

(Item 1) Project Sky Lane - No action.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Chris Czernek to authorize the City Manager to execute all documents related to the acquisition of real property located in Polly Scritchfield Survey Abstracts No. 899 and No. 692, Williamson and Travis Counties, Texas, to accept a special warranty deed and acquire the fee simple property rights for the purpose of the Travisso elevated storage tank (CIP W.55), and to approve a Lease Agreement to lease back the property as discussed in executive session.

**Vote:** 6 - 0

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

4. Opened meeting at 7:01 p.m., Invocation was provided by Pastor Conor O'Hearn with Hill Country Bible Church and Mayor Christine led the Pledges of Allegiance.
5. Roll call reflected all present with Councilmember Ross absent.
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.]*

Carlos St. James, 1817 Artesian Springs Crossing - commented on Leander Foundation working with Texas A&M and Keep Leander Beautiful to determine the oldest trees in Leander; found 10 trees; plaque unveiling 300-year-old tree on Tuesday, November 15.

7. Recognitions/Proclamations/Visitors.
  - Day of the Dead Proclamation (Nov 12)
  - Small Business Saturday in Leander Proclamation (Nov 26)
8. Staff Reports
  - Introduction of City Engineer Emily Truman
  - Development Hub update included status and next steps.
  - City website update included status, expectations and notable enhancements.

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| <b>CONSENT AGENDA: ACTION</b> |
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Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Matke Longoria to approve consent agenda items 9 through 18.

**Vote:** 6 - 0

9. Approval of the minutes for meeting held on October 20, 2022.
10. Acceptance of Edgewood subdivision offsite water and wastewater infrastructure improvements.

11. Approval of an extension for waiver of Article 8.04, Noise, Section 8.04.001(a) (11) to Cadence McShane Construction in the hours of construction work extended through to December 4, 2022 with work beginning at 3:00 a.m. for construction activities for the Blockhouse Creek Farms project site located on 14951 Ronald W. Reagan Boulevard. The contractor will post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.
12. Approval of a proposal through DIR Contract No. DIR-TSO-4288 with Carahsoft Technology Group for Procore Project Management Pro application, Capital Improvement Project management and related modules in the amount of \$53,531.58 with the annual licensing adjusted per construction costs per year; and authorize the City Manager to execute all appropriate documentation.
13. Approval of the Second Reading of an Ordinance regarding the 50 High Gabriel East Addition Annexation Case 22-A-007 regarding the voluntary annexation of 1.594 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R474021; and generally addressed as 50 High Gabriel East, Leander, Williamson County, Texas.
14. Approval of the Second Reading of an Ordinance regarding Zoning Case 22-Z-027 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to change the zoning to LC-2-A (Local Commercial) on one (1) parcel of land approximately 1.59 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R474021; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.
15. Approval of the Second Reading of an Ordinance regarding Special Use Case 22-SU-002 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by owners while building permanent home on site; on one (1) parcel of land approximately 4.72 acres  $\pm$  in size, more particularly described by Travis Central Appraisal District Parcel 513800; and more commonly known as 13201 Vista Rock Drive, Leander, Travis County, Texas.
16. Approval of the Second Reading of an Ordinance regarding Zoning Case 22-Z-028 to amend the current zoning of T6 (Urban Core Zone) to adopt the Metro Way Medical Center PUD (Planned Unit Development) with the LC-2-A (Local Commercial) on one (1) parcel of land approximately 4.37 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R573740; and generally located to the northeast South US 183 and Metro Drive, Leander, Williamson County, Texas.
17. Approval of the Second Reading of an Ordinance regarding Zoning Case 22-Z-029 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on two parcels of land approximately 9.111 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcels R031284 and R324449; and more commonly known as 2967 & 3005 Hero Way, Leander, Williamson County, Texas.
18. Approval of the extension of the application expiration for Subdivision Case 21-FP-006 Rosenbusch Phase 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.

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| <b>PUBLIC HEARING: ACTION</b> |
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19. Mayor Christine opened a Public Hearing at 7:24 p.m. regarding Subdivision Case 22-CP-005 to adopt the Lake's Lair Concept Plan and Subdivision Case 22-PP-009 to adopt the Lake's Lair Preliminary Plat on one parcel of land approximately 1.376 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031219; generally located at the southwest corner of E. Crystal Falls Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:24 p.m.

- Discuss and consider action regarding Subdivision Case 22-CP-005 and 22-PP-009 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Subdivision Case 22-CP-005 to adopt the Lake's Lair Concept Plan and Subdivision Case 22-PP-009 to adopt the Lake's Lair Preliminary Plat on one parcel of land approximately 1.376 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031219; generally located at the southwest corner of E. Crystal Falls Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

**Vote: 6 - 0**

20. Mayor Christine opened a Public Hearing at 7:33 p.m. regarding the approval of a Resolution approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc. (BCRUA); authorizing the issuance of "Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds (Brushy Creek Regional Water Treatment and Distribution Project), Series 2022"; establishing the procedures for selling and delivering the bonds and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such bonds. No spoke in favor or opposition of the Resolution. The Public Hearing closed at 7:33 p.m.

- Discuss and consider action on a Resolution approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc. as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Pro Tem Na'Cole Thompson to approve a Resolution approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc. (BCRUA); authorizing the issuance of "Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds (Brushy Creek Regional Water Treatment and Distribution Project), Series 2022"; establishing the procedures for selling and delivering the bonds and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such bonds.

**Vote: 6 - 0**

## REGULAR AGENDA

21. Discuss and consider action on an Ordinance amending Code of Ordinances, Article 1.14, Division 2, Public Art Commission, providing for name change, addition of two (2) members to composition, and additional duties; and providing for related matters.

Motion by Mayor Christine DeLisle, to postpone until December 1, 2022, action on amending Code of Ordinances, Article 1.14, Division 2, Public Art Commission, providing for name change, addition of two (2) members to composition, and additional duties; and providing for related matters.

**Vote:** 6 - 0

22. Reject Solicitation S22-008 proposals for RFQ relating to Advanced Metering Infrastructure (AMI) System.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to Reject Solicitation S22-008 proposals for RFQ relating to Advanced Metering Infrastructure (AMI) System, following discussion.

**Vote:** 6 - 0

23. 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.

24. Council Member Closing Statements.

Kathryn Pantalion-Parker - commented on upcoming Veterans Day event on November 11, 2022 at Veterans Park.

Esme Mattke Longoria - commented on upcoming Day of the Dead event on November 12, 2022 at the library.

David McDonald - congratulated Parks department on great job with recent Trunk or Treat event and having to change the location.

Chris Czernek - expressed he was releasing joy over the City.

Christine DeLisle - reminded everyone to shop local; and Blue Santa is coming.

25. Adjourned at 7:40 p.m.

APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

