

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 21, 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, Mayor Pro Tem

Place 5 – Chris Czernek

Place 6 – Becki Ross

Interim City Manager – Isaac D. Turner

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:00 p.m.

2. Roll Call.

Roll call reflected all present.

3. Convene into Executive Session pursuant to:

1. Section 551.071 and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, 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 is conducting economic development negotiations regarding Project EDA-24-001 and to consult with legal counsel regarding a Chapter 380 Agreement for Project EDA-24-001; and
2. Section 551.072, Texas Government Code, to deliberate the acquisition of property located in the Greenleaf Fisk Survey, Abstract No. 5 for a water utility easement relating to the Lively Off-Site Water Line easement; and
3. Section 551.071 and 551.087, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding the Chapter 380 Agreement with Leander Springs, LLC; and
4. Section 551.074, Texas Government Code to discuss Interim City Manager assignments and duties.

Convened into Executive Session at 6:02 p.m.; reconvened into open session at 6:42 p.m.

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

1. Chapter 380 Agreement for Project EDA-24-001; and
2. Property acquisition Lively Off-Site Water Line easement; and
3. Economic development incentive and Chapter 380 Agreement with Leander Springs, LLC; and
4. Interim City Manager assignments and duties.

1. Motion: to approve a 380 agreement by and between Titan Land and City of Leander as discussed in Executive Session; and authorize the interim City Manager to execute any and all necessary documents. By: Esme Mattke Longoria; Seconded: Na'Cole Thompson

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Becki Ross and Na'Cole Thompson; No: None; Abstain: None

2. Motion: to approve the acquisition of property located in the Greenleaf Fisk Survey, Abstract No. 5 for a water utility easement relating to the Lively Off-Site Water Line easement. By: Esme Mattke Longoria; Seconded: Na'Cole Thompson

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Becki Ross and Na'Cole Thompson; No: None; Abstain: None

3. No action.

4. No action.

Briefing workshop adjourned at 6:43 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:01 p.m.; Chaplain Rip Lorick performed the invocation; Mayor Christine DeLisle led the Pledges of Allegiance.

5. Roll Call.

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.

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

No one spoke.

7. Recognitions/Proclamations/Visitors.

- Monarch Butterfly Pledge Proclamation

8. Staff Reports

- Water Update

Water update included BCRUA raw waterline; water conservation messaging on website and social media; and enforcement.

9. Leander History

Leander History topic was Dr. Elijah Dewey Harmon.

CONSENT AGENDA: ACTION

Motion: Consent Agenda items 10 through 17.

By: Kathryn Pantalion-Parker

Seconded: Esme Mattke Longoria

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Becki Ross and Na'Cole Thompson

No: None

Abstain: None

10. Approval of the minutes for meeting held on March 7, 2024.
11. Ratification of administrative action taken by the Interim City Manager to cancel award to Cameron County Dodge pursuant to Tarrant County Contract 2023-16 awarded November 2, 2023, for ten (10) Dodge Durangos, and authorize the purchase to Caldwell Country Chevrolet, pursuant to contract BuyBoard 724-23, for ten (10) 2024 Chevrolet Tahoe 4x4 police vehicles in the amount of \$762,360.00; and authorize the Interim City Manager to execute any all necessary documents.
12. Approval of the Second Reading of an Ordinance and consider action regarding the Titan Leander Annexation Case A-23-0009 regarding the voluntary annexation of 92.319 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R099758, R086290, R031580, R555207, and R108828; and generally located approximately 2,000 feet to the east of the intersection of 183A Toll Road and Hero Way, on the north side of Hero Way, Leander, Williamson County, Texas.
13. Approval of the Second Reading of an Ordinance and consider action regarding Zoning Case Z-23-0087 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Titan Leander PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial); and Development Agreement Case DA-23-0020 on five (5) parcels of land approximately 115.80 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R099758, R086290, R031580, R555207, and R108828; and generally located approximately 2,000 feet to the east of the intersection of 183A Toll Road and Hero Way, on the north side of Hero Way, Leander, Williamson County, Texas.
14. Approval of an Ordinance regarding Ordinance Case OR-24-0018 to modify local amendments to the Building Code; and to provide for related matters; Leander, Williamson & Travis Counties, Texas.
15. Approval of the Second Reading of an Ordinance 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.
16. Approval of Contracts L00336 & L00337 to ABC Home & Commercial Services and Kings Pest Control resulting from Solicitation IFB S24-005 for the purchase of citywide pest control services in the

amount of \$46,880.00 to ABC Home and Commercial Services and \$45,180.00 to Kings Pest Control for the term of the contract expiring March 21, 2029; providing for an effective date; and authorize the Interim City Manager to execute any and all necessary documents.

17. Approval of an Ordinance confirming, ratifying, and approving the adoption of the updated Roadway Service Area Map; amending Article 12.08 of the Code of Ordinances to provide for adjustments to Roadway Service Areas due to annexation; providing for annotation of the official Roadway Service Area Map.

REGULAR AGENDA

18. Receive a presentation from Williamson County regarding the Hero Way (RM 2243) expansion project and other transportation updates.

Presentation included Williamson County Transportation Plan; 2019 Bond Projects in Precinct 2; 2023 Bond Projects in Precinct 2; ultimate project; and Phase 1A project map, details, project costs and current project costs.

19. Discuss and consider action on the Second Reading of an Ordinance Travisso Voluntary Annexation Case A-23-0010 regarding 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 side of Buck Run, Leander, Travis County, Texas.

Motion: to approve the second reading of an Ordinance regarding Travisso Voluntary Annexation Case A-23-0010.

By: Chris Czernek

Seconded: Becki Ross

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Becki Ross and Na'Cole Thompson

No: None

Abstain: None

20. Discuss and consider action on the Second Reading of an Ordinance regarding Zoning Case Z-23-0095 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned 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.

Motion: to approve the second reading of an Ordinance regarding Zoning Case Z-23-0095.

By: Kathryn Pantalion-Parker

Seconded: Esme Mattke Longoria

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Becki Ross and Na'Cole Thompson

No: None

Abstain: None

21. Discuss and consider action on an Ordinance to update the Roadway Service Area Map to incorporate recently annexed areas into the City.

Motion: to approve an Ordinance to update the Roadway Service Area Map to incorporate recently annexed areas into the City.

By: Becki Ross

Seconded: Esme Mattke Longoria

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalione-Parker, Becki Ross and Na'Cole Thompson

No: None

Abstain: None

22. 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.

23. Council Member Closing Statements.

Kathryn Pantalione Parker - stated exciting time in Leander.

Esme Mattke Longoria - thanked staff and residents for conserving water.

David McDonald - thanked staff for their hard work and Interim City Manager for getting work done.

Na'Cole Thompson - commented excited to see collaboration with City and Partnerships.

Chris Czernek - commented happy with staff and so many projects; and thanked Executive Director of Infrastructure Dan Grimsbo for his expertise.

Beck Ross - stated excited to be a part of things.

Christine DeLisle - stated dinner came from Domino's Pizza tonight; reminded everyone to shop locally; commented humbling to sit in Mayor's chair; barely see all the work done behind the scenes; and Leander residents are fantastic.

24. Reconvene back into Executive Session, if necessary, pursuant to:

1. Section 551.071 and 551.087, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, 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 is conducting economic development negotiations regarding Project EDA-24-001 and to consult with legal counsel regarding a Chapter 380 Agreement for Project EDA-24-001; and
2. Section 551.072, Texas Government Code, to deliberate the acquisition of property located in the Greenleaf Fisk Survey, Abstract No. 5 for a water utility easement relating to the Lively Off-Site Water Line easement; and
3. Section 551.071 and 551.087, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding the Chapter 380 Agreement with Leander Springs, LLC; and
4. Section 551.074, Texas Government Code to discuss Interim City Manager assignments and duties.

Did not need to reconvene back into Executive Session.

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

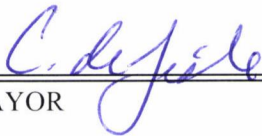
1. Chapter 380 Agreement for Project EDA-24-001; and

2. Property acquisition Lively **Off-Site W**ater **L**ine easement; and
3. Economic development incentive and Chapter 380 Agreement with Leander Springs, LLC; and
4. Interim City Manager assignments and duties.

25. Adjournment

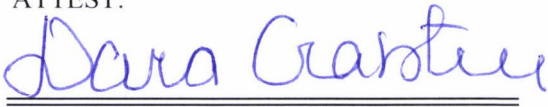
Adjourned at 7:52 p.m.

APPROVED



MAYOR

ATTEST:



CITY SECRETARY

