



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
October 10, 2022



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 5:30 PM

1. Opened meeting at 5:31 p.m.
2. Roll call reflected all present with exception Mayor Christine was absent; and Councilmember Pantalion-Parker arrived at 5:37 p.m.
3. Meet and Greet with Board and Commission applicants. A total of 16 applicants participated in the Meet and Greet including: Carol Hubbard; Kathy Bonardi; Rich Parker; Gil Debner; Donnie Mahan; James Oliver; Lisa Black; Ron May; Ron Militello; Jennifer Gardner; Lisa Haynes; Steve Kuwitzky; Keysha Bradford; Kim Lockhart; Stephen Cook; Trey Schisser, III; and Stephanie Rand.

Briefing workshop adjourned at 6:45 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:02 p.m., Invocation was provided by Vedant Garg and Mayor Pro Tem Thompson led the Pledges of Allegiance.
5. Roll call reflected all present with exception Mayor Christine was 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.]

Stephanie Rand, 413 Star Thistle - thanked City Council for the various cultural events and recognitions.

Pulla Reddy Yedutiu, 4422 Cherry Bark Drive - thanked the City Council for recognizing the importance of Dawali.

Pawau Kahol, 2440 Etta May Lane - commented on Dawali Festival of Lights.

Mansi Agarsal, 1620 Shinett Drive - thanked the City Council for recognizing Dawali.

Swaran Mahendru, 9708 Oxa Lane - commented on growth of Indian Community in Leander; and meaning of Dawali.

Lakshmi Sampath, 1800 Gilded Crest Drive - thanked the City Council for recognition and will create awareness among all children.

7. Recognitions/Proclamations/Visitors.
 - Diwali Proclamation (October 24)
8. Staff Reports
 - Public Works Update included BCRUA raw waterline update; support from city department and city partners; returned to Phase 2 on October 3; residents and businesses conserved water during the repair; water usage; repairs completed; and next steps.
 - Development Hub Update included status; partial launch; data conversion October 19-24; and next steps.

CONSENT AGENDA: ACTION

Mayor Pro Tem Thompson stated Items 32 and 33 were pulled from the consent agenda and will be considered separately as Councilmember Mattke Longoria will be recusing herself from these two (2) items.

Motion by Councilmember Becki Ross, Seconded by Councilmember Esme Mattke Longoria to approve consent agenda items 9 through 31 and 34.

Vote: 6 - 0

9. Approval of the minutes for meeting held on September 15, 2022.
10. Ratifying the City Manager's appointment of Emily Truman as City Engineer.
11. Approval of a Resolution adopting an Investment Policy and Strategy for the City of Leander.
12. Approval of a resolution authorizing the submission of grant with the Public Safety Office Criminal Justice Division of the Office of the Governor to solicit grant funding for Leander Police Department Bullet-Resistant Shields Program Fiscal Year 2023.
13. Approval of Funding Agreement by and between the City of Leander and Williamson County Children's Advocacy Center for Fiscal Year 2023 in the amount of \$32,000.00.

14. Approval of Funding Agreement by and between the City of Leander and Opportunities for Williamson & Burnet Counties, Inc. (OWBC) for Fiscal Year 2023 in the amount of \$10,000.00.
15. Approval of purchase of one (1) hydro excavator from Earle Kinlaw & Associates, Inc in the amount of \$52,317.74 utilizing the BuyBoard Co-Op Contract #597-19; and authorize the City Manager to execute any and all necessary documents.
16. Approval of ESRI GIS Enterprise Software license agreement renewal for three (3) years in the annual amount of \$61,000.00, for a total contract amount of \$183,000.00; and authorize the City Manager to execute any and all necessary documents.
17. Acceptance of Public Infrastructure Improvements for the Lost Woods Preserve Phase 3 subdivision.
18. Approval of Amendment 1 to Task Order KH-02 with Kimley-Horn and Associates, Inc. for professional services to run additional model run scenarios on the Transportation Master Plan (TMP) in the amount of \$45,000.00 for a new total amount of \$295,000.00; and authorize the City Manager to execute any and all necessary documents.
19. Award traffic signal construction and traffic intersection improvement projects 20-CIP-003 (CIP T.33) and 21-CIP-006 (CIP T.68) to Austin Underground, Inc. in the amount of \$1,109,231.90; and authorize the City Manager to execute any and all necessary documents.
20. Approval of Task Order HZI-04 with Huitt-Zollars, Inc., in the amount of \$95,145.00, for the design and construction phase services of the renovation of the building and associated garage occupied previously by Williamson County Emergency Services located next to Pat Bryson Municipal Hall (CIP M.23) for the purpose of providing office space for City employees; and authorize the City Manager to execute any and all necessary documents.
21. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) to Cadence McShane Construction in the hours of construction to begin at 3:00 a.m. for three (3) concrete pours from October 12 through October 25 (weather dependent) for construction activities for the Blockhouse Creek Farms Apartments project site located at 14951 Ronald Reagan Boulevard; and requiring Cadence McShane Construction to post notifications for nearby tenants at Leander Junction Apartments and residents in Hazlewood Subdivision a minimum of forty-eight (48) hours in advance of the activities.
22. Approval of the extension of the application expiration for Subdivision Case 19-FP-023 Valley Vista Center Final Plat; generally located to the southwest of the intersection of Gabriels Horn Drive, Leander, Williamson County, Texas.
23. Approval of the Second Reading of an Ordinance regarding Zoning Case 22-Z-002 to amend the current zoning of Interim Single-Family Rural to adopt the Creeks Edge PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) and LO-2-A (Local Office) and to approve Development Agreement 22-DA-019 on one (1) parcel of land approximately 9.977 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R332409; and more commonly known as 14751 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

24. Approval of the Second Reading of an Ordinance regarding the 675 Kauffman Loop Annexation Case 22-A-001 regarding the voluntary annexation of 25.025 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R328207 and R555049; and commonly addressed as 675 Kauffman Loop, Leander, Williamson County, Texas.
25. Approval of the Second Reading of an Ordinance regarding Zoning Case 22-Z-005 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 675 Kauffman Loop PUD (Planning Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) and to approve the Development Agreement 22-DA-012 on approximately 24.91 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R328207 and R555049; and more commonly known as 675 Kauffman Loop, Leander, Williamson County, Texas.
26. Approval of the Night Owl III License Agreement, Case 22-LA-005, to allow for the installation and maintenance of landscaping and irrigation within portions of the right-of-way of W. Broade Street, Leander, Williamson County, Texas.
27. Acceptance of the Planning & Zoning Commission Progress Report for September 2021 to August 2022.
28. Approval of a Resolution of the City of Leander, Texas accepting a petition for the B Twisted Annexation Case 22-A-005 regarding the voluntary annexation of 12.396 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.
29. Authorize the purchase/renewal of antivirus and ransomware prevention software and related professional services from SHI Government Solutions Inc. utilizing Texas DIR contract #DIR-TSO-4056 in the total amount of \$83,745.13; and authorize the City Manager to execute any and all necessary documents and renewals.
30. Authorize the purchase of telephone servers and related professional services from Pivot Technology Services Corporation dba Computacenter utilizing DIR contracts #DIR-TSO-4167 and #DIR-TSO-3763 to replace existing city telephone servers which have reached end of useful life status in the total amount of \$37,575.90; and authorize the City Manager to execute any and all necessary documents.
31. Authorize the purchase of an Uninterruptible Power Supply (UPS) and associated installation services from GTS Technology Solutions, Inc. in the total amount of \$57,226.00 utilizing DIR contract #DIR-CPO-4751; and authorize the City Manager to execute any and all necessary documents.
32. *[Councilmember Mattke Longoria recused herself and left the room.]*

Authorize the purchase of computer workstations from Dell Marketing LP utilizing DIR Contract #DIR-TSO-3763 to replace existing desktop computers which have reached end of useful life status in the total amount of \$184,980.00; and authorize the City Manager to execute any and all necessary documents.

Motion by Councilmember Becki Ross, Seconded by Councilmember Kathryn Pantalion-Parker to authorize the purchase of computer workstations from Dell Marketing LP utilizing DIR Contract #DIR-TSO-3763 to replace existing desktop computers which have reached end of useful life status in the total amount of \$184,980.00; and authorize the City Manager to execute any and all necessary documents.

Vote: 5 - 0

33. Authorize the purchase of six (6) computer servers from Dell Marketing LP utilizing DIR contract #DIR-TSO-3763 in the total amount of \$70,973.40; and authorize the City Manager to execute any and all necessary documents.

Motion by Councilmember Becki Ross, Seconded by Councilmember Kathryn Pantalion-Parker to authorize the purchase of six (6) computer servers from Dell Marketing LP utilizing DIR contract #DIR-TSO-3763 in the total amount of \$70,973.40; and authorize the City Manager to execute any and all necessary documents.

Vote: 5 - 0

[Councilmember Mattke Longoria returned to the room.]

34. Authorize the purchase of network switches, network optics, network security systems, and related professional services from Bell IT Services, Inc. utilizing DIR contracts #DIR-TSO-4160 and #DIR-TSO-4288 to replace existing network switches which have reached end of useful life status in the total amount of \$341,511.71; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

35. Mayor Pro Tem Thompson opened a Public Hearing at 7:36 p.m. regarding Zoning Case 22-Z-022 to amend the current zoning of SFR-3-B (Single-Family Rural) to adopt the Moon Valley PUD (Planned Unit Development) with a base zoning district of LC-5-D (Local Commercial) on two (2) parcels of land approximately 8.78 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; and more commonly known as 15841 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:36 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-022 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Zoning Case 22-Z-022 to amend the current zoning of SFR-3-B (Single-Family Rural) to adopt the Moon Valley PUD (Planned Unit Development) with a base zoning district of LC-5-D (Local Commercial) on two (2) parcels of land approximately 8.78 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; and more commonly known as 15841 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas, following a discussion.

Vote: 6 - 0

36. Mayor Pro Tem Thompson opened a Public Hearing at 7:37 p.m. 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. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:37 p.m.

- Discuss and consider action regarding 50 High Gabriel East Addition Annexation Case 22-A-007 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve 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.

Vote: 6 - 0

REGULAR AGENDA

37. Discuss and consider action regarding Subdivision Case 21-PP-012 to approve the Garlock Preliminary Plat on one (1) parcel of land approximately 44.662 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021708; generally located south of Gabriels Horn Road and west of Donetto Drive, Leander, Williamson County, Texas.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to approve Subdivision Case 21-PP-012 to approve the Garlock Preliminary Plat on one (1) parcel of land approximately 44.662 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021708; generally located south of Gabriels Horn Road and west of Donetto Drive, Leander, Williamson County, Texas, following a discussion.

Vote: 6 - 0

38. Discuss and consider action on Subdivision Case 22-PP-007 regarding the Wildspring Subdivision Preliminary Plat on one (1) parcel of land approximately 111.57 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032112; generally located northwest of the intersection of CR 177 and CR 175, Leander, Williamson County, Texas.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Subdivision Case 22-PP-007 regarding the Wildspring Subdivision Preliminary Plat on one (1) parcel of land approximately 111.57 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032112; generally located northwest of the intersection of CR 177 and CR 175, Leander, Williamson County, Texas, following a comment.

Vote: 6 - 0

39. Discuss and consider acceptance of the Fiscal Year 2023 Capital Improvement Program (CIP) list of projects approved for funding in the Fiscal Year 2023 Annual Budget.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantaloni-Parker to accept the Fiscal Year 2023 Capital Improvement Program (CIP) list of projects approved for funding in the Fiscal Year 2023 Annual Budget, following a discussion.

Vote: 5 - 1

NAY: Councilmember David McDonald

40. Discuss and consider action on a Resolution nominating a qualified individual as a representative member of the Board of Directors of the Travis Central Appraisal District.

No action.

41. *[Mayor Christine arrived at 8:03 p.m.] [Convened into executive session at 8:03 p.m. pursuant to Section 551.071, consult legal counsel on Items 41 and 42 on the posted agenda/ reconvened back into open session at 8:31 p.m.]*

Discuss and consider action on a petition submitted by the Leander Law Enforcement Association pursuant to Texas Local Government Code Section 142.053 requesting recognition as sole and exclusive bargaining agent for police officers excluding the head of the department and exempt employees.

Motion by Councilmember David McDonald, Seconded by Mayor Christine DeLisle to approve a petition submitted by the Leander Law Enforcement Association pursuant to Texas Local Government Code Section 142.053 requesting recognition as sole and exclusive bargaining agent for police officers excluding the head of the department and exempt employees, following a discussion.

Vote: 7 - 0

42. Discuss and consider action on a petition submitted by the Leander Professional Fire Fighters Association, Local 4298 pursuant to Texas Local Government Code Section 142.153 requesting recognition as sole and exclusive bargaining agent for fire fighters excluding the head of the department and exempt employees.

Motion by Councilmember David McDonald, Seconded by Councilmember Esme Matke Longoria to approve a petition submitted by the Leander Professional Fire Fighters Association, Local 4298 pursuant to Texas Local Government Code Section 142.153 requesting recognition as sole and exclusive bargaining agent for fire fighters excluding the head of the department and exempt employees.

Vote: 7 - 0

[Mayor Christine left the meeting at 8:43 p.m.]

43. Discuss and consider scheduling board and commission interviews.

No action.

44. Received an update on topics discussed at the 2022 Texas Municipal League Annual Conference and Exhibition held October 5-7 in San Antonio including discussion on city attachment; Leander participating in future in categories to be recognized and talk about items important to our City; presentation by Taylor on what they are doing to attract business to their area; and good event to learn and back ideas.

45. 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

46. Council Member Closing Statements.

Kathryn Pantalione-Parker - commented on National Night Out; thanked neighborhoods and staff participating in the event.

Esme Mattke Longoria - commented on it was great to see staff at the TML Conference; and upcoming City-Wide Clean Up on Saturday, October 15.

David McDonald - thanked staff and citizens for all their efforts during the recent BCRUA waterline repair.

Na'Cole Thompson - stated in supporting our initiative to shop locally HEB provided dinner tonight; and HEB has always been a good partner to our community and many organizations in our community.

Chris Czernek - commented look forward to NNO; opportunity to get together and meet each other.

47. Convened into Executive Session at 8:53 p.m. pursuant to:
(1) Section 551.072, Texas Government Code, to deliberate the acquisition of one (1) or more real properties located in E.D. Harmon Survey, Abstract No. 6, Williamson County, Texas, for the purpose of a utility easement with temporary construction easement for FM 2243 wastewater project (CIP WW.43); and
(2) 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
(3) Section 551.072, Texas Government Code to deliberate the acquisition of real property and approve a Letter of Intent for acquisition of real property for public facilities.

Reconvened into open session at 9:45 p.m. to take action as deemed appropriate in the City Council's discretion regarding:

(1) acquisition of one (1) or more real properties for FM 2243 wastewater project (CIP WW.43); and
(2) Project Fulcrum; and
(3) acquisition of real property and approve a Letter of Intent for acquisition of real property for public facilities.

Motion by Councilmember Becki Ross, Seconded by Mayor Pro Tem Na'Cole Thompson (Item 1) to approve the acquisition of one (1) or more properties in E.D. Harman Survey, Abstract 6 to grant a utility easement with a temporary construction easement for CIP Project 44.43; and authorize the Mayor Pro Tem to execute purchase contracts as discussed in executive session.

Vote: 6 - 0

(Item 2) No action.

Motion by Councilmember Becki Ross, Seconded by Mayor Pro Tem Na'Cole Thompson (Item 3) to authorize the City Manager and City Attorney to negotiate the Letter of Intent with Northline Leander Development Corporation for the acquisition of real property for public facilities as discussed in executive session.

Vote: 6 - 0

48. Adjourned at 9:46 p.m.

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY

