MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 15, 2024
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM

Mayor – Christine DeLisle	**Place 4 – Na'Cole Thompson, Mayor Pro Tem**
Place 1 – Kathryn Pantalion-Parker	**Place 5 – Chris Czernek**
Place 2 – Michael Herrera	**Place 6 – Becki Ross**
Place 3 – David McDonald	**City Manager – Todd Parton**

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 except Councilmember McDonald.

3. 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 Section 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 SSM BBQ LEA, LLC; and
   3. Section 551.072, Texas Government Code, to deliberate the acquisition of properties located in the Elijah D. Harmon Survey, Abstract No. 6 for water line easements and temporary construction easements relating to the RM 2243 Water Main Project.

   Convened into Executive Session at 6:01 p.m. / reconvened into open session at 6:32 p.m.

   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. Chapter 380 Agreement amendment; and
   3. Water line easements and temporary construction easements relating to the RM 2243 Water Main Project.

1. No action

2. Motion: Approve Amendment No. 1 to the Chapter 380 Agreement with SSM BBQ LEA, LLC, and authorize the City Manager to execute the Agreement as discussed in Executive Session.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 6 - 0

3. Motion: Approve the acquisition of properties located in the Elijah D. Harmon Survey, Abstract No. 6 water line easements and temporary construction easements relating to the RM 2243 Water Main Project as discussed in Executive Session.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 6 - 0

Briefing Workshop adjourned at 6:33 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

   Opened meeting at 7:01 p.m. Former Councilmember Kirsten Lynch provided the invocation and Mayor DeLisle led the Pledges of Allegiance.

5. Roll Call.

   Roll call reflected all present except Councilmember McDonald.

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.]

   None.

7. Recognitions/Proclamations/Visitors.

   - Proclamation recognizing Backflow Prevention Day (August 16)

8. Leander Chamber of Commerce mid-year update.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9 through 18.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 6 - 0 None

9. Approval of the minutes for meetings held on July 26, 2024 and August 01, 2024.

10. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work performed by Chasco Constructors to provide early morning concrete pours beginning at 3:00 a.m. between August 16, 2024, through November 22, 2024 (weather permitting) for the Raider Way and Woodview Drive Improvements Project (CIP T.12); and requiring the contractor to notify the neighboring properties a minimum of forty-eight (48) hours in advance of the activities.

11. Ratify City Council direction authorizing the placement of detour and limited street parking signage within Stewarts Crossing for the benefit of the construction detour relating to the Raider Way and Woodview Drive Improvement Project (CIP T.12).

12. Reject all responses received regarding Solicitation S22-031 request for qualifications pre-design services for a new City Hall.

13. Reject all responses regarding Solicitation S22-004 Request for Proposal for Right-of-Way Negotiation Services.

14. Approval of the proposed Brushy Creek Regional Utility Authority (BCRUA) FY 2025 Budget.

15. Approval of an expenditure for the construction of effluent tertiary filters at the Brushy Creek Regional Wastewater System (BCRWWS) Plant in the amount of $8,309,000.00 with Leander's portion of the contract amount being12.82%, or $1,065,213.80.

16. Approval of Task Order GEO-TCI-CIPS23-019-01 with Terracon Consultants, Inc. for geotechnical investigation and pavement design services for Bagdad Road between Crystal Falls Parkway and Hero Way in the amount of $57,281.70; and authorize the City Manager to execute any and all necessary documents.

17. Approval of the extension of the application expiration for Subdivision Case PICP-22-0007, Leander Collective Construction Plan; more particularly described by Williamson Central Appraisal District Parcels R036215, R036216, R036218, R036219, R036220, R036221, R619681, and R619682; and located to the west of the intersection of Collective Way and US 183 S; Leander, Williamson County, Texas.

18. Approval of Development Agreement Case DA-24-0005 regarding the Republic Trails Retail Center development on two (2) parcels of land approximately 3.33 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R623612 and R623613; generally located 1,000 feet northwest of the intersection of Republic Trails Boulevard and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

19. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-23-0007 to amend the Comprehensive Plan to update the mix of land uses associated with the Activity Center and Zoning Case Z-22-0023 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to adopt the Pioneer Farmstead PUD (Planned Unit Development) with the base zoning of SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), CH-2-A (Cottage Housing), and GC-3-A (General Commercial) on one (1)

parcel of land approximately 56.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032213; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas. ***[Postponed by Applicant]***

REGULAR AGENDA

20. Discuss the proposed Fiscal Year 2025 Annual Budget and proposed tax rate.

Following the discussion, no action was taken.

21. Discuss and consider action on a Resolution authorizing the Brushy Creek Regional Utility Authority, Inc., (BCRUA) to execute a Financing Agreement with the Texas Water Development Board relating to the sale of $39,090,000.00 Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds, Proposed Series 2024 (Brushy Creek Regional Water Treatment and Distribution Project).

Motion: Approve Resolution authorizing the BCRUA to execute a Financing Agreement with Texas Water Development Board, following a discussion.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 6 - 0

22. Discuss and consider action on appointing a Capital Projects Financing Subcommittee consisting of up to three (3) Councilmembers.

Motion: Approve appointing Mayor Pro Tem Thompson and Councilmember McDonald to the subcommittee, following a discussion.

By: Mayor DeLisle
Seconded: Councilmember Czernek

Vote: 6 - 0

23. Discuss and consider action on an Ordinance approving a personnel policy; providing for the City Manager to prepare an Employee Handbook and cause it to be updated from time to time; providing for the City Manager to create job descriptions based on the organizational chart and positions established in the budget by the City Council; making findings of fact; providing for severability; and providing effective date and open meetings clauses.

Motion: Approve Ordinance approving Personnel Policy and providing for the City Manager to prepare an Employee Handbook.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 6 - 0

24. 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.

25. Council Member Closing Statements.

Christine DeLisle - commented dinner came from Jardin's tonight; reminded everyone to shop locally; kids were back in school; expanded CapMetro pick-up service; construction taking place at area schools; LISD offering bus service to all students attending Wiley Middle School and Rouse High School; and a proclamation was issued for Day of Gratitude.

26. Adjournment

Adjourned at 7:50 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY