MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - September 1, 2022

Mayor – Christine DeLisle	**Place 4 – Na'Cole Thompson, *Mayor Pro Tem***
Place 1 – Kathryn Pantalion-Parker	**Place 5 – Chris Czernek**
Place 2 – Esme Mattke Longoria	**Place 6 – Becki Ross**
Place 3 – David McDonald	**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 5:30 p.m.

2. Roll Call reflected all present.

3. Discuss the meet-and-confer process including: introductions; Police Association spoke why bringing forward; Fire Association spoke on process; set foundation for future to grow; past experience with process; surrounding cities currently offering meet-and-confer; continuing to work with associations; *[Council took a brief recess at 5:47; reconvened at 5:52 p.m.]*; brought forward by or action by governing body; no strike advocacy; bargaining unit composition; general provisions relating to agreements; grievance procedure; written agreement; agreement supersedes conflicting provisions; existing benefits; ratification and enforceability of agreement; House Bill 2892, Section 142.113; and council's action to repeal authorization.

   Briefing Workshop Adjourned at 6:55 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:14 p.m., Fire Chaplain Joe Bob Ellison provided the Invocation and Mayor Christine led the Pledges of Allegiance.

5. 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 by Council.

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

Alice Finley, 2800 Seneca Path - commented about lift station being constructed in front of her home; lack of transparency; impact on home; and builders told residents this space would remain green space.

7. Recognitions/Proclamations/Visitors.
   - Oath of Office Emergency Management Coordinator and Emergency Management Specialist
   - Emergency Preparedness Month (September)

8. Mid-year Leander Chamber of Commerce update included: Leander engagement video focus on parks, Old Town Street Festival; Old Town Christmas Festial and food and beverage; grant received; estimated 15,000 - 20,000 attendees at Old Town Street Festival; Leadership Class; Gala on November 12; small groups; and Songbird Festival.

9. Staff Reports
   - Public Works update included: lake levels; drought maps; rainfall impact on water use; wastewater plant; BCRUA raw waterline; inspection reveals leak has worsened; next steps; messaging; and pre-planning.
   - Development Hub update included: status; next steps; and full program launch scheduled for October 24.

CONSENT AGENDA: ACTION

Mayor announced item 16 was pulled from the agenda and will be considered on a future agenda and item 18 was pulled from the consent agenda and will be considered separately.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve consent agenda item 10 through 15, 17 and 19 through 22.

Vote: 7 - 0

10. Approval of the minutes for meeting held on August 18, 2022.

11. Approval of an Ordinance amending Ordinance 21-077-00 to amend the City of Leander Fiscal Year 2022 Annual Budget.

12. Award of Solicitation S22-013 to Loftin for annual generator maintenance and repair services for City-owned facilities for a contract term of five (5) years with an annual cost of $67,995.00 (total cost of $339,975.00); and authorize the City Manager to execute all necessary documents.

13. Acceptance of public infrastructure improvements for Bryson subdivision Phase 8, 9, and 12.

14. Acceptance of public infrastructure improvements for Horizon Lake subdivision Phase 4, Section 2.

15. Acceptance of public infrastructure improvements for Northline Phase 1 and Northline Blocks S, T, and U.

16. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to W6 Construction to provide for construction activities to begin at 1:00 a.m. from September 9 through October 20 (weather dependent), for the purpose of pouring concrete at the Havens at San Gabriel site located at 1250 W. San Gabriel Parkway; and requiring W6 Construction to post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.

17. Approval of Task Order RPS-19 with RPS Infrastructure, Inc. for professional services involving the design and construction phase of a traffic signal at the intersection of Bagdad Road and Collaborative Way in the amount of $188,330.00; and authorize the City Manager to execute any and all necessary documents.

18. Approval of an Ordinance establishing a 55 mph speed limit on northbound Ronald W. Reagan Boulevard from the south city limit at Cedar Park to 1,000 feet south of Kauffman Loop and southbound Ronald W. Reagan Boulevard from approximately 1,000 feet south of Kauffman Loop to the south city limit at Cedar Park.

    Motion by Councilmember David McDonald, Seconded by Councilmember Kathryn Pantalion-Parker to approve an Ordinance establishing a 55 mph speed limit on northbound Ronald W. Reagan Boulevard from the south city limit at Cedar Park to 1,000 feet south of Kauffman Loop and southbound Ronald W. Reagan Boulevard from approximately 1,000 feet south of Kauffman Loop to the south city limit at Cedar Park, following a discussion.

    Vote: 7 - 0

19. Approval of the extension of the application expiration for Subdivision Case 21-SFP-006 B Twisted short form final plat; more particularly described by Williamson Central Appraisal District Parcel R605507; 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.

20. Approval of Development Agreement Case 22-DA-020 regarding the 3219 Lakeline Boulevard Development on approximately 2.0 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R497699 and located at 3219 Lakeline Boulevard, Leander, Williamson County, Texas.

21. Approval of a Resolution of the City of Leander, Texas accepting a petition for the 50 High Gabriel East Addition Annexation Case 22-A-007 regarding the voluntary annexation of 1.594 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R474021; and generally addressed as 50 High Gabriel East, Leander, Williamson County, Texas.

22. Approval of the Second Reading of an Ordinance regarding Zoning Case 22-Z-020 to amend the Tylerville Tract PUD (Planned Unit Development) by adopting the Sodalis Minor PUD with the base zoning district of LC-2-A (Local Commercial) on one (1) parcel of land approximately 4.995 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R539851; and generally located to the northwest of the intersection of W. Broade Street and W. San Gabriel Parkway, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

Items 30 and 31 were taken out of order and heard before the public hearings. *[Council took a brief recess at 8:37 p.m.; reconvened at 8:48 p.m.]*

23. Mayor Christine opened a Public Hearing at 9:00 p.m. to consider the proposed budget for Fiscal Year 2023. No one spoke in favor or opposition of the request. The Public Hearing closed at 9:00 p.m.

- Discuss and consider action on an Ordinance adopting a budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023; appropriating the various amounts thereof, and repealing all ordinances or parts of ordinances in conflict therewith; and providing for an effective date.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker move to ratify the property tax inrease reflected in the proposed budget, following a discussion.

Vote: 7 - 0

Motion by Councilmember Becki Ross, Seconded by Councilmember David McDonald to approve an Ordinance adopting a budget including Exhibit A for the fiscal year beginning October 1, 2022 and ending September 30, 2023; appropriating the various amounts thereof, and repealing all ordinances or parts of ordinances in conflict therewith; and providing for an effective date.

Vote: 7 - 0

24. Mayor Christine opened a Public Hearing at 9:07 p.m. on levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the Fiscal Year 2023; providing for and apportioning each levy for specific purposes; and providing when taxes shall become due and when the same shall become delinquent if not paid. No one spoke in favor or opposition of the request. The Public Hearing closed at 9:07 p.m.

- Discuss and consider possible action on the First Reading of an Ordinance levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the Fiscal Year 2023 as described above.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Chris Czernek to adopt an Ordinance that the property tax rate be increased by adoption of a tax rate of $0.432325, which is effectively a 13.34% increase in the tax rate, following a discussion.

Vote: 7 - 0

25. Mayor Christine opened a Public Hearing at 9:14 p.m. to consider the adoption of an updated Service and Assessment Plan for Calendar Year 2022 for the Oak Creek Public Improvement District and updated assessment roll to apportion assessment levied against property located in the District among subdivided lots. No one spoke in favor or opposition of the request. The Public Hearing closed at 9:14 p.m.

- Discuss and consider action on an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2022 for the Oak Creek Public Improvement District as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2022 for the Oak Creek Public Improvement District and updated assessment roll to apportion assessment levied against property located in the District among subdivided lots.

Vote: 7 - 0

26. Mayor Christine opened a Public Hearing at 9:17 p.m. to consider the adoption of an updated Service and Assessment Plan for Calendar Year 2022 for the Deerbrooke Public Improvement District and an updated assessment roll to apportion assessments levied against property located in the District among subdivided lots. No one spoke in favor or opposition of the request. The Public Hearing closed at 9:17 p.m.

- Discuss and consider action on an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2022 for the Deerbrooke Public Improvement District as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2022 for the Deerbrooke Public Improvement District and an updated assessment roll to apportion assessments levied against property located in the District among subdivided lots.

Vote: 7 - 0

27. Mayor Christine opened a Public Hearing at 9:18 p.m. to consider adoption of an updated Service and Assessment Plan for Calendar Year 2022 for the Crystal Springs Public Improvement District and an updated assessment roll to apportion assessments levied against property located in the District among subdivided lots, and to adjust boundaries between assessable and non-assessable lots. No one spoke in favor or opposition of the request. The Public Hearing closed at 9:18 p.m.

- Discuss and consider action on an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2022 for the Crystal Springs Public Improvement District as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2022 for the Crystal Springs Public Improvement District and an updated assessment roll to apportion assessments levied against property located in the District among subdivided lots, and to adjust boundaries between assessable and non-assessable lots.

Vote: 7 - 0

28. Mayor Christine opened a Public Hearing at 9:20 p.m. regarding Zoning Case 22-Z-007 to amend the current zoning of Interim SFR-1-B (Single-Family Rural), Interim SFS-2-B (Single-Family Suburban), LO-1-A (Local Office), and LC-2-C (Local Commercial) to adopt the Enclave at Crystal Falls PUD (Planned Unit Development) with a base zoning district of TF-2-A (Two-Family) and GC-2-A (General Commercial) on four (4) parcels of land approximately 19.534 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R559253, R031342, R031345, and R031341; and more commonly known as 10953, 10959, 10965, and 10981 E. Crystal Falls Parkway, Leander, Williamson County, Texas. No one spoke in favor of the request. Annette Shuff, 41 Fair Oaks and Kevin Shuff, 41 Fair Oaks, spoke in opposition of the request. The Public Hearing closed at 9:25 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-007 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Zoning Case 22-Z-007 to amend the current zoning of Interim SFR-1-B (Single-Family Rural), Interim SFS-2-B (Single-Family Suburban), LO-1-A (Local Office), and LC-2-C (Local Commercial) to adopt the Enclave at Crystal Falls PUD (Planned Unit Development) with a base zoning district of TF-2-A (Two-Family) and GC-2-A (General Commercial) on four (4) parcels of land approximately 19.534 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R559253, R031342, R031345, and R031341; and more commonly known as 10953, 10959, 10965, and 10981 E. Crystal Falls Parkway, Leander, Williamson County, Texas, including Planning & Zoning recommendation, following a discussion.

Vote: 7 - 0

29. Mayor Christine opened a Public Hearing at 9:30 p.m. regarding Zoning Case 22-Z-016 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Sauterne Center PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) and TF-2-A (Two-Family) on three (3) parcels of land approximately 5.954 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 353977 and Williamson County Central Appraisal District Parcel R514310 and R514309; and generally located to the southwest of the intersection of Sauterne Drive and N. Lakeline Boulevard on the west side of N. Lakeline Boulevard, Leander, Williamson and Travis Counties, Texas. Jim Betchol, 400 W. Broade Way, spoke in favor. No one spoke in opposition of the request. The Public Hearing closed at 9:32 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-016 as described above.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross to deny Zoning Case 22-Z-016 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Sauterne Center PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) and TF-2-A (Two-Family) on three (3) parcels of land approximately 5.954 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 353977 and Williamson County Central Appraisal District Parcel R514310 and R514309; and generally located to the southwest of the intersection of Sauterne Drive and N. Lakeline Boulevard on the west side of N. Lakeline Boulevard, Leander, Williamson and Travis Counties, Texas.

Vote: 6 - 1

NAY: Councilmember Chris Czernek

REGULAR AGENDA

30. Receive a presentation on the Paypoint HR compensation study and consider acceptance of the City Manager's recommended City employee pay plan.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to accept the City Manager's recommended city employee pay plan as presented with the addition of the City Manager receiving a 4% COLA at the effective date as the employees, following discussion.

Vote: 6 - 1

NAY: Councilmember Esme Mattke Longoria

31. Receive a presentation and consider acceptance of the City Manager's recommended step plans for the Police Department and Fire Department.

Motion by Councilmember Becki Ross, Seconded by Councilmember Kathryn Pantalion-Parker to accept the City Manager's recommended step plans for the Police Department and Fire Department as presented.

Vote: 7 - 0

32. Discuss and consider action authorizing the BCRUA President to execute a construction contract with Thalle/SAK JV for the repair of the 36-inch underwater pipeline.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Kathryn Pantalion-Parker to authorize the BCRUA President to execute a construction contract with Thalle/SAK JV for the repair of the 36-inch underwater pipeline.

Vote: 7 - 0

33. Council Member Closing Statements.

Esme Mattke Longoria - commented on upcoming September 11 memorial

Christine DeLisle - stated Subway provided dinner tonight; reminded everyone to shop local, and September was emergency preparedness month

34. Convened into Executive Session at 9:50 p.m. pursuant to:
(1) Section 551.072, Texas Government Code, to deliberate the acquisition of property located in E.D. Harrison Abstract No. 6, Williamson County, Texas, for the purpose of a utility easement with a temporary construction easement for FM 2243 Wastewater Project (CIP Project WW.43); and
(2) Section 551.072, Texas Government Code, to deliberate the acquisition of property located in A. Carr Survey, Abstract No. 122, Williamson County, Texas, for the purpose of a wastewater easement with temporary construction easement for Ronald Reagan tank and booster pump (CIP Project W.46); and
(3) 551.087, Deliberate the proposed economic development incentives for one (1) 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 development negotiations related to the following project(s): Project Fulcrum.

Reconvene into open session at 10:41 p.m. to take action as deemed appropriate in the City Council's discretion regarding:
(1) FM 2243 Wastewater Project (CIP Project WW.43); and
(2) Ronald Reagan tank and booster pump (CIP Project W.46); and
(3) Project Fulcrum

(Item 1) to authorize the City Manager to execute a purchase contract for a utility easement with a temporary construction easement for the purpose of FM 2243 Wastewater Project CIP WW.43) as discussed in executive session.

Vote: 7 - 0

(Item 2) No action.

(Item 3) No action.

35. Adjourned at 10:41 p.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY