MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - June 20, 2019

Mayor – Troy Hill
Place 1 – Kathryn Pantalion-Parker
Place 2 – Michelle Stephenson
Place 3 – Jason Shaw
Place 4 – Christine Sederquist
Place 5 – Chris Czernek, Mayor Pro Tem
Place 6 – Marci Cannon
Acting City Manager – David Carroll

WORKSHOP

1. Opened Meeting at 3:01 p.m.

2. Confirm Quorum Present. All present with the exception of Councilmember Stephenson.
   Present: Troy Hill, Mayor
   Kathryn Pantalion-Parker, Councilmember
   Michelle Stephenson, Councilmember
   Jason Shaw, Councilmember
   Christine Sederquist, Councilmember
   Chris Czernek, Mayor Pro Tem
   Marci Cannon, Councilmember

3. Received presentations and conducted submittal interviews with Gensler and Verdunity regarding Solicitation #S19-019 Comprehensive Plan Update Consulting Services.

adjourned at 5:50 p.m.

REGULAR MEETING – CONVENE AT 6:00 PM

4. Open Meeting at 6:03 p.m., Invocation was performed by Mayor Pro Tem Chris Czernek and Mayor Hill led the Pledges of Allegiance.

5. Roll Call reflected all present.

6. Citizen Comments: Three (3) minutes allowed per speaker.
   [Please turn in speaker request form before the meeting begins.]

   Tommy Parker, 100 CR 290 - commented on widening CR 290; traffic on Hero Way West and CR 290; clipping of trees; upcoming meeting with Interim City Manager; not moving forward continue this next budget year; and encourage to complete the project.

   Karen Thompson, 11327 Hero Way West - commented on the history of Leander schools.
Frank Stiles, 4180 Hwy 183 - commented adaptable swing in Robin Bledsoe Park; funds raised by Girl Scouts; inspired by Emma Brown; swing does not have harness and chains, so she is unable to use it; city said does not have them; Brown family has done leg work and located them and can make happen; and simply asking for tweaking.

7. Recognitions/Proclamations/Visitors.
   - Proclamation presented recognizing Curtis and Blanche Corley for service to Leander
   - Everyone wished Councilmember Cannon Happy Birthday

8. Staff Reports
   - Acting City Manager
   - Sales Tax
   - Police Department
   - Public Works Department
   - Water Use Report for May 2019

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<th>CONSENT AGENDA: ACTION</th>
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Motion by Councilmember Christine Sederquist, Seconded by Mayor Pro Tem Chris Czernek to approve the Consent Agenda Items 9 through 11.

Vote: 7 - 0

9. Approval of minutes for meetings held on June 6, 2019.

10. Approval of Resolution designating authorized individuals to act on behalf of the City of Leander pursuant to existing agreements between East West Bank and the City of Leander, including but not limited to accounts and treasury management services as well as associated third-party contracts and agreements.

11. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Double Diamond Construction to provide for concrete pours at the Prep School Project site located on 3361 Lakeline Boulevard, between June and July (depending on weather conditions), and requiring Double Diamond Construction to post notifications a minimum of forty-eight (48) hours in advance of the activities.

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<th>PUBLIC HEARING: ACTION</th>
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12. Mayor Hill open the Public Hearing at 6:36 p.m. regarding Subdivision Case 18-CP-015 to adopt the Williams Tract Concept Plan on four (4) parcels of land approximately 16.9 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R099947, R315744, R031687, and R031690; generally located four hundred thirty (430') feet to the north of the intersection of Waterfall Ave. and CR 279, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 6:36 p.m.

   - Discuss and consider action on the Williams Tract Concept Plan on four (4) parcels of land approximately 16.9 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R099947, R315744, R031687, and R031690; generally located at four hundred thirty (430') feet to the north of the intersection of Waterfall Ave. and CR 279, Leander, Williamson County, Texas.
Motion by Councilmember Christine Sederquist, Seconded by Councilmember Marci Cannon to approve Subdivision Case 18-CP-015 adopting concept plan on four (4) parcels.

Vote: 7 - 0

13. Mayor Hill opened the Public Hearing at 6:38 p.m. regarding Zoning Case 19-Z-009 to amend the current zoning of SFU/MH-2-B (Single-Family Urban / Manufactured Home) to TF-2-B (Two-Family) on one (1) parcel of land approximately 2.79 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036567; and more commonly known as 803 Horizon Park Boulevard, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 6:38 p.m.

- Discuss and consider action on the First Reading of an Ordinance amending the current zoning SFU/MH-2-B (Single-Family Urban / Manufactured Home) to TF-2-B (Two-Family) to TF-2-B (Two-Family); on one (1) parcels of land approximately 2.79 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036567; and more commonly known as 803 Horizon Park Boulevard, Leander, Williamson County, Texas.

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Marci Cannon to approve the First Reading of an Ordinance regarding Zoning Case 19-Z-009 with P&Z recommendations, following discussion.

Vote: 7 - 0

14. Mayor Hill opened a Public Hearing at 6:40 p.m. regarding Ordinance Case 19-OR-004 to amend the Composite Zoning Ordinance to update the requirements for alleys; Williamson & Travis Counties, Texas. Mike Sanders, 1016 W. South Street, spoke in favor of the request. No one spoke in opposition of the request. The Public Hearing closed at 6:42 p.m.

- Discuss and consider action on First Reading of an Ordinance amending the Composite Zoning Ordinance to update the requirements for alleys; Williamson & Travis Counties, Texas.

Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve the First Reading of an Ordinance regarding Ordinance Case 19-OR-004, following discussion.

Vote: 7 - 0

15. Mayor Hill opened a Public Hearing at 6:45 p.m. regarding Zoning Case 19-Z-008 to amend the Bluffview PUD on six (6) parcels of land approximately 182.184 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031231, R310769, R339021, R403529, R419667, and R419674; generally located to the east of the intersection of Ronald W. Reagan Boulevard and Bradley Ranch Road; addressed at 500 Bradley Ranch Road, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 6:45 p.m.

- Discuss and consider action on the First Reading of an Ordinance amending Bluffview PUD on six (6) parcels of land approximately 182.184 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031231, R310769, R339021, R403529, R419667, and R419674; generally located to the east of the intersection of Ronald W. Reagan Boulevard and Bradley Ranch Road; addressed at 500 Bradley Ranch Road, Williamson County, Texas.
Motion by Councilmember Marci Cannon, Seconded by Mayor Pro Tem Chris Czernek to approve the First Reading of an Ordinance regarding Zoning Case 19-Z-008.

Vote: 7 - 0

DEVELOPMENT PROPOSAL REVIEW

16. Receive a presentation from Jake Muse with Blackburn Communities regarding a proposed petition for a Comprehensive Plan Amendment associated the property generally located to the south of the intersection of County Glen and US 183, on the west side of US 183, Leander, Williamson County.

- Discuss and consider action on the petition for an amendment to the Comprehensive Plan to allow for the applicant to proceed with the application process for a Comprehensive Plan Amendment.

Motion by Councilmember Christine Sederquist, Seconded by Councilmember Jason Shaw to deny Jake Muse with Blackburn Communities' petition for an amendment to the Comprehensive Plan to proceed with the application process for a Comprehensive Plan Amendment, following a discussion.

Vote: 6 - 1

NAY: Councilmember Marci Cannon

REGULAR AGENDA

17. Discuss and consider reappointment of Jason Shaw as Council Director and Jason Alexander as Citizen Director to the Board of Directors of the Brushy Creek Regional Utility Authority (BCRUA) with terms expiring July 1, 2021.

Motion by Councilmember Marci Cannon, Seconded by Mayor Pro Tem Chris Czernek to approve the appointment of Jason Shaw as Council Director and Jason Anderson as Citizen Director to the BCRUA board of directors with terms expiring July 1, 2021.

Vote: 7 - 0

18. Discuss and consider renewing the Employee Health Benefits for Medical/RX, Dental, Voluntary Vision, Basic and Voluntary Life and Accidental Death & Dismemberment, Short and Long Term Disability, Cancer and Accident, Employee Assistance Program, Flexible Spending Account, and Health Savings Account with the current providers for the 2019-2020 Plan Year; authorizing the Interim City Manager to execute any and all necessary documents; and providing an effective date.

Motion by Councilmember Michelle Stephenson, Seconded by Councilmember Marci Cannon to approve renewing the Employee Health Benefits for Medical/RX, Dental, Voluntary Vision, Basic and Voluntary Life and Accidental Death & Dismemberment, Short and Long Term Disability, Cancer and Accident, Employee Assistance Program, Flexible Spending Account, Health Savings Account for 2019-2020 Plan Year.

Vote: 7 - 0

19. Discuss and consider action on a Resolution expressing the City Council’s position on CTRMA’s proposed locations of entrance and exit ramps for the extension of U.S. Hwy. 183-A main lanes.
Motion by Councilmember Marci Cannon, Seconded by Mayor Pro Tem Chris Czernek to approve a Resolution to be submitted with the recommendations of City Engineer Wayne Watts.

Vote: 7 - 0

20. Discuss and consider action on License to Encroach Agreement Case 19-LE-001 to consider approval of the construction of the Young Minds Montessori Preschool Sign within the Public Utility Easement (PUE) located at 2400 S. Bagdad Road, Leander, Williamson County, Texas; authorizing the Interim City Manager to execute any and all documents; and providing an effective date.

Motion by Councilmember Christine Sederquist, Seconded by Councilmember Marci Cannon to approve License to Encroach Agreement Case 19-LE-001.

Vote: 7 - 0


Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve rescheduling of the Comprehensive Plan Consultant interviews previously schedule for June 13, 2019 to July 9, 2019 at 3:00 p.m.

Vote: 7 - 0

22. Discuss and consider action on the appointment of a council liaison to the Public Art Commission.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Kathryn Pantalion-Parker to appoint Councilmember Sederquist as the Council Liaison to the Public Art Commission.

Vote: 7 - 0

23. Convened into Executive Session at 8:06 p.m. pursuant to

(a) Section 551.087, Texas Government Code, to discuss or deliberate proposed economic development incentives for a business prospect 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; and

(b) Section 551.087, Texas Government Code and Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding an Old Town Incentive Agreement and the grant of economic development incentives; and

(c) Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to receive advice from legal counsel regarding the Open Meetings Act and the Public Information Act; and

(d) Section 551.089, Texas Government Code, to deliberate security devices, security audit, and network security information.

24. Reconvened into open session at 9:25 p.m. to take action as deemed appropriate in the City Council's discretion regarding

(a) Section 551.087, Texas Government Code, to discuss or deliberate proposed economic development incentives for a business prospect 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; and

(b) Section 551.087, Texas Government Code and Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding an Old Town Incentive Agreement and the grant of economic development incentives; and

(c) Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to receive advice from legal counsel regarding the Open Meetings Act and the
Public Information Act; and
(d) Section 551.089, Texas Government Code, to deliberate security devices, security audit, and network security information.

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Christine Sederquist (Item a) to approve an amendment to an Old Town Grant with 5th Element for $50,000.00 with the stipulation the business meets all the program requirements.

Vote: 6 - 1

NAY: Mayor Pro Tem Chris Czernek

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Christine Sederquist (Item b) to approve the release of the previously awarded Old Town Grant funds to the Leander Beer Market in the amount of $13,000.00 with the stipulation the applicant must comply with the planning conditions regarding the roof within five (5) years.

Vote: 7 - 0

(Item c) No action.

(Item d) No action.

Vote: 2 - 0

25. Council Member Closing Statements.

Kathryn Pantalion - Parker - wished Councilmember Cannon Happy Birthday; commented Council Retreat was tomorrow; and thanked police department for service; and stated the recent Arts Festival was a great success.

Michelle Stephenson - commented she was sorry she missed the Arts Festival; recently attended D-Day ceremony in Europe; the French people were gracious and very welcoming; and was grateful to all the vets she met there.

Jason Shaw - thanked staff for always being prepared; and keep working as a team.

Christine Sederquist - commented on Liberty Fest and will be passing out glow in the dark bracelets.

Chris Czernek - stated hoped to see everyone at Liberty Fest.

Marci Cannon - thanked everyone for the birthday wishes; and wished all fathers a belated Father's Day.

Troy Hill - commented thought everything was going well and it was an exciting time.

26. Adjourned at 9:33 p.m.

APPROVED:

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MAYOR