



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

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

Interim City Manager – Gordon Pierce

BRIEFING WORK SESSION - CONVENE AT 6:00 PM (Council Chambers)

1. Opened Meeting at 6:00 p.m.
2. Confirmed Quorum Present. Councilmember Stephenson and Councilmember Sederquist were absent.
3. Briefing Work Session: the City Council may ask questions of Staff about any item that is posted on the agenda for the Regular Meeting (items 4-20 below).

Item 11 - discussion included: if additional changes needed to done in other areas; and the two (2) areas were being considered on this agenda.

Item 12 - discussion included: amount budgeted in FY19; fleet funds covering the purchases; would have been budgeted for October but asking to purchase earlier due to need; and the graphics and lights will be paid from budgeted funds in FY20 budget.

Item 14 - discussion included: dog facility located towards back of property; PUD versus straight zoning; GC-4 zoning more intense zoning than straight zoning allows bigger uses; PUD reduced to remove the Single-Family component; the manufactured home would have to be brought up to code to be able to reside in - not owner's intent; masonry standards must be met; possible noise created with outside boarding; request to remove masonry wall requirement from south side of property; property not being platted or subdivided; if use changes on back property then could have to build masonry wall; four (4) neighbors protesting the project; front property currently SFU-2-B; zoning would allow to reside in the manufactured home and operate the business as long as brought up to code; current zoning on Hazelwood Street to the south; and zoning and roadway inadequacy fees.

Item 17 - discussion included: allowed uses for HOT funds; estimates of funds over next five (5) years - first hotel not online at this time; future hotels; and \$75,000 is amount being recommended in proposed FY 20 budget.

Item 18 - discussion included: only option as a city is to postpone for forty-five (45) days to implement; this type not subject to intervention process; Atmos will be back next year with a GRIP filing; increase involves all service area; GRIP filings are filed with Railroad Commission; and increase on the base not gas rating.

Item 20 - discussion included: anticipate bring draft to council in September; to have something in place

now and not over reach; procedures will be reviewed and continue to be added to over time; believe will be useful tool to the council and staff; document format can be minimal to very extensive; and believe will help council communicate better with set procedures.

Adjourned at 6:23 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened Meeting at 7:02 p.m., Invocation provided by Joe Bob Ellison with Hill Country Bible Church and Mayor Hill led the Pledges of Allegiance.
5. Roll Call reflected Councilmember Stephenson and Councilmember Sederquist absent.
6. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

Mitch Fuller, Commander VFW Post 10427, 1510 Big Thicket Dr., Cedar Park - stated he was recently named Commander; commented on recent fundraising activities; attended VFW national convention as delegate; first time VFW has grown; upcoming events; assistance they can provide veterans that need help; excited about recent appointment to Congressman Carter's Veteran's Commission; and thanked everyone for their work water/wastewater issue.

Ron Abruzzese, 314 Olmos Dr. - commented on Mayor's recent Facebook post on developer's coming to Leander; could see individuals commented but could not see comments; commercial businesses coming or not coming to Leander; and discourse not being allowed on Facebook page so must do in person.

Karen Thompson, 11327 Hero Way W. - commented on summer in Leander in 1927 and 1947; shared photos on Brushy Creek and the San Gabriel; bathing suits at the time; spring that runs by barn; discharge into the spring; and everyone enjoyed local creek and river.

Kathy Howell, Pickle Mason House - commented on All-Star Leander baseball teams from 1954 and 1955 along with the women's baseball team from 1952; and 1955 little baseball team missed going to the little league world series by one strike.

Cheryl Campbell, 1350 Sonny Dr. - commented on May 17, 2017 being blocked on social media; now has access to Councilmember Sederquist's site where previously did not; Councilmember Stephenson and Mayor Pro Tem Czernek have listened to my concerns in the community; Councilmember Shaw no longer having social media page; do not care if individuals have or don't have social media but ask they listen to the citizens; request to be open-minded; and appreciate what the council does and each stay in her prayers.

7. Recognitions/Proclamations/Visitors.
8. Staff Reports
 - Interim City Manager
 - Permits
 - Economic Development Department
 - Parks Department

CONSENT AGENDA: ACTION

Motion by Councilmember Marci Cannon, Seconded by Mayor Pro Tem Chris Czernek to approve the Consent Agenda Items 9 through 13.

Vote: 5 - 0

9. Approval of the minutes for meetings held on July 18, 2019.
10. Approval of dedication and acceptance of Subdivision Infrastructure Improvements for Mason Ranch Phase 1 Section 9.
11. Approval of the Second Reading of an Ordinance regarding Ordinance Case 19-OR-005 to amend the Composite Zoning Ordinance to update intent statements regarding large lot development and wastewater; Williamson and Travis Counties, Texas.
12. Approval of purchase of eight (8) Police Pursuit replacement vehicles from Caldwell Country Chevrolet in the amount of Two Hundred Sixty-Seven Thousand Eighty (\$267,080.00) Dollars utilizing the Buy Board Cooperative Purchasing Program.
13. Approval of award of a construction contract to TRP Construction Group, LLC for the City of Leander Roadway Striping Program 2019 Project in the amount of Fifty-Six Thousand One Hundred Seventy Dollars and Twenty-Eight Cents (\$56,170.28); and authorize the Interim City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

14. Mayor Hill opened the Public Hearing at 7:38 p.m. regarding Zoning Case 19-Z-010 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured House) to PUD (Planned Unit Development) with base zoning districts of LC-2-C (Local Commercial) and SFU-2-A (Single-Family Urban) on one (1) parcel of land approximately 2.77 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036565; and more commonly known as 406 Hazelwood Street, Leander, Williamson County, Texas. Sharon Stegall, 19407 Apple Springs Drive spoke in favor of the request. Alan Carruth, 803 Horizon Park Boulevard; Ginny Atkinson, 405 Hazelwood Street; Frank Atkinson, 405 Hazelwood Street; Clifford Hall, 604 Scenic Path; Paul Belangia, 605 Scenic Path; Linda Aleman, 613 Scenic Path spoke in opposition of the request. The Public Hearing closed at 7:57 p.m.

- Discuss and consider action on Zoning Case 19-Z-010 amending the current zoning SFU/MH-2-B (Single-Family Urban/Manufactured House) to PUD (Planned Unit Development) with base zoning districts of LC-2-C (Local Commercial) and SFU-2-A (Single-Family Urban) on one (1) parcel of land approximately 2.77 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036565; and more commonly known as 406 Hazelwood Street, Leander, Williamson County, Texas.

Motion by Mayor Troy Hill, Seconded by Councilmember Jason Shaw to deny Zoning Case 19-Z-010 amending the current zoning SFU/MH-2-B to PUD for property commonly known as 406 Hazelwood Street, following a discussion.

Vote: 5 - 0

REGULAR AGENDA

15. Received presentation and direct staff on the proposed Capital Improvement Program (CIP) for FY 2020.

Motion by Mayor Troy Hill, Seconded by Councilmember Kathryn Pantalion-Parker to direct staff to proceed with FY20 funded projects and conduct a workshop to discuss and prioritize unfunded projects.

Vote: 5 - 0

16. Received a report and held a discussion regarding the effects of the recently passed House Bill 2439 and House Bill 3167.
17. Discuss and consider action on an agreement by and between The City of Leander, Texas (“City”) and The Leander Chamber of Commerce & Visitors Center (“Chamber”) for the exclusive purpose of enhancing and promoting tourism and the convention and hotel industry as permitted by Chapter 351, Texas Tax Code.

Motion by Mayor Troy Hill, Seconded by Councilmember Kathryn Pantalion-Parker to approve an agreement by and between the City of Leander and Leander Chamber of Commerce & Visitors Center for the exclusive purpose of enhancing and promoting tourism and the convention and hotel industry as permitted by Chapter 351 Texas Tax Code, following a discussion.

Vote: 5 - 0

18. Discuss and consider action on a Resolution suspending for forty-five (45) days the effective date proposed by Atmos Energy, Corporation – MidTex Division (“Atmos Energy”) in its application filed on or about March 28, 2019 pursuant to section 104.301 of the Gas Utility Regulatory Act, sometimes also referred to as the “GRIP” statute.

Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve a Resolution suspending for forty-five (45) days the effective date proposed by Atmos Energy, Corporation - MidTex Division in its application filed on or about March 28, 2019.

Vote: 5 - 0

19. Discuss evaluation of responses to the City's Comprehensive Plan Update Consulting Services RFQ and direct staff to enter negotiations with the City Council's preferred firm.

Motion by Mayor Troy Hill, Seconded by Councilmember Kathryn Pantalion-Parker to authorize staff to negotiate a contract with the City Council's preferred firm Half Associates, Inc. including timeline; branding and public outreach line items, following a discussion.

Vote: 5 - 0

20. Discuss and consider authorizing the Mayor Pro Tem to work on Council Rules of Order and Procedure and amendments to the Ethics Ordinance. (*Sponsored by Mayor Pro Tem Czernek*).

Motion by Councilmember Marci Cannon, Seconded by Councilmember Jason Shaw to authorize the Mayor Pro Tem to work with the City Attorney and City Secretary on Council Rules of Order and Procedure and amendment to the Ethics Ordinance, following a discussion.

Vote: 5 - 0

21. Convened into Executive Session at 9:08 p.m. pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the prior City Manager's separation from the City and potential legal issues related to same.

- Reconvened into open session at 9:59 p.m. and take any action deemed appropriate in the City Council's discretion regarding prior City Manager's separation from the City and potential legal issues related to same.

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Marci Cannon to take no action.

Vote: 5 - 0

22. Council Member Closing Statements.

Kathryn Pantalioni-Parker - commented it is August 1 and admit your happy month; asking everyone to admit to your happy; August is also National Golf Month; and remind everyone to take advantage of the upcoming tax-free weekend.

Marci Cannon - wished everyone a wonderful weekend and enjoy the summer before school starts in a couple of weeks.

Troy Hill - stated first NFL game on now.

23. Adjourned at 10:04 p.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY