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

MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - November 7, 2019

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Opened Meeting at 6:05 p.m.

2. Roll Call reflected Councilmember Stephenson absent and Councilmember Sederquist arrived at 6:45 p.m.

3. The City Council may ask questions of Staff about any item that is posted on the agenda for the Regular Meeting.

Discussion included:

Item 9: Discussion included: amendments to October 14, 2019, Monday versus Thursday; October 15, 2019, Tuesday versus Thursday; and October 17, 2019, Item 19 vote should read 2 for, 5 against.
[Following briefing workshop, clarified with Councilmember Pantalion-Parker Item 19 was correct as submitted.]

Item 15: Discussion included: Phase I is completed; project is a part of CIP; the project is funded; and improves efficiency.

Item 16: Discussion included: sidewalk is from Lion Drive to Horseshoe; purpose of sidewalk; project funded 80% by CAMPO; and same for construction cost.

Item 19: Discussion included: TCEQ does not oversee as under an acre; lot of money for fifty-two (52) parking spaces; other options versus concrete; safety concerns with individuals currently parking on Bagdad Road; awarding to low bidder; and request this item be removed from consent and considered separately.

Item 20: Discussion included: project connects in to trail on Hero Way; project is a bond project; obligations of grant; bond refunding; limitations if bonds issued vs. flexibility if sold; park bond ballot language was generic; and trails are considered parks.

Item 22: Discussion included: votes can be divided among the candidates or all cast for one candidate; historically votes have been cast by Leander for one candidate; and Leander has 85 votes.

Item 24: Discussion included: need for additional personnel in building inspection and city secretary's office; funding source; and will be absorbed in revenue.
Item 25: Discussion included: representative from CAPCOG will be present to answer questions; twenty-two (22) entities currently participate in the program; and city would not be able to test the air on our own.

Item 26: Discussion included: previous discussion at recent CIP workshop; requesting funding for design and engineering at this time; future location of city hall; lack of parking currently around Old Town area; and consider a future workshop to discuss constructing new city hall and possible sites.

Item 27: Discussion included: purpose of resolution; required to announce intentions; does not commit any portion or full amount of funds to be used; resolution covers Lakewood Stage and Old Town Park; lifespan of resolution; why bonds have not been issued; and one moderately sized multi-family project could potentially generate $350,000.00.

Item 28: Item was pulled from the agenda.

Item 29: Discussion included: without easement will lose entrance for cart washing; screening wall and fence separate issue; and believed city owned the easement until the property was platted by owner.

Item 30: Discussion included: recently approved legislation allowing to designate one email and mailing address; and updating fee schedule to be in line with state law.

Adjourned 6:52 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened Meeting at 7:08 p.m.; American Legion Chaplin Adams provided the Invocation and Mayor Hill led Pledges of Allegiance.

5. Roll Call reflected Councilmember Stephenson absent.

6. Public comments on items not listed in the agenda, which council oversees, or community events
   Comments during this time are limited to a total of 15 minutes divided equally at no more than 3 minutes (6 minutes if translation is needed), and no less than 1 minute (2 minutes if translation is needed), per individual. Comments are accepted on a first-come, first-served basis.

   **Stephani Bercu**, Champions Corner - commented on Priscilla Donovan; leaving library; supported various social issues; will be missed; good person; and work through barriers.

   **Debora Davis**, 606 Caballero Road - commented on retention pond in subdivision; public works department work on retention pond; slime in pond; does not drain properly and causing erosion; bird migration; trees removed and damaged eco-system; spoke with staff; and advised following TCEQ policy for retention pond.

Public comments on items listed in the agenda except for public hearings
   Comments during this time are limited to no more than 3 minutes (6 minutes if translation is needed) per individual. Time limit will be reduced to no more than 2 minutes per individual (4 minutes if translation is needed) if there are more than 10 speakers on one item. Comments are accepted on a first-come, first-served basis.

   Comments on public hearing agenda items will be heard at the time each item is discussed by Council.

7. Recognitions/Proclamations/Visitors.
   • Proclamation recognizing Karen Thompson as Chamber of Commerce 2019 Citizen of the Year
8. Staff Reports
   - Building Permits
   - Economic Development

CONSENT AGENDA: ACTION

Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve Consent Agenda items 9 through 18 with the minutes for October 14, 2019 and October 15, 2019 amended as discussed in the briefing workshop. Items 19 and 20 were pulled from Consent Agenda and considered separately.

Vote: 6 - 0

9. Approval of the minutes for meetings held on October 14, 2019; October 15, 2019 and October 17, 2019.

10. Approval of a one-year and final extension to the Bank Depository and Services Agreement with Frost Bank; and authorizing the Finance Director to execute any and all necessary documents.

11. Approval of award for purchase of one (1) water truck and tank system from Niece Equipment for Ninety-Three Thousand Three-Hundred Ninety ($93,390.00) Dollars; and authorize the Interim City Manager to execute any and all necessary documents.

12. Approval of award for purchase of one (1) asphalt roller from Associated Supply Company, Inc. for Fifty-Six Thousand ($56,000.00) Dollars; and authorize the Interim City Manager to execute any and all necessary documents.

13. Approval of the Reserve at North Fork Development Agreement to provide masonry standards for one (1) parcel of land approximately 40.692 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R321825; commonly known as 401 Heritage Grove Road, and generally located to the southwest of the intersection of US 183 and Heritage Grove Road, Leander, Williamson County, Texas.

14. Approval of dedication and acceptance of subdivision infrastructure improvements for Mason Ranch, Phase 3, Section 1 - Phase I.

15. Approval of Task Order JAECO-013 with Jay Engineering Company, Inc. for professional services for Phase 2 Aeration at the FM 2243 Wastewater Treatment Plant Capital Improvements Program Project WW.18 in an amount of One Hundred Thirty-Four Thousand Thirty-Hundred Six Hundred ($134,600.00) Dollars; and authorize the Interim City Manager to execute any and all necessary documents.

16. Approval of professional services contract to KSA for the design and construction administration services required for the S. West Sidewalk Improvements Project in the amount of Eighty-Four Thousand Three Hundred Ninety ($84,390.00) Dollars; and authorize the Interim City Manager to negotiate and execute any and all necessary documents.

17. Approval of Assignment of Agreement by and between the Central Texas Regional Mobility Authority and the City of Leander regarding the J.C. Bryson Farmstead, also known as the Pioneer House; and authorizing the Interim City Manager to execute any and all necessary documents.

18. Approval of Booster Pump Screening Wall Reimbursement Agreement by and between the City of Leander and Palmera Ridge Development, Inc.; and authorizing Interim City Manager to negotiate and execute any and all necessary documents.
19. Approval of award of bid for the Bledsoe Park Parking Lot Expansion to Coast to Coast Construction, Inc. for One Hundred Sixty-One Thousand, Six Hundred Seventy-Eight ($161,678.00) Dollars; and authorize the Interim City Manager to execute any and all necessary documents.

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve award of bid for Bledsoe Park Parking Lot Expansion, following discussion.

Vote: 5 - 1

NAY: Councilmember Jason Shaw

20. Approval of award of a contract for the Hero Way Trail Design and Construction Management Services to KSA for Seventy-Nine Thousand One Hundred Fifteen ($79,115.00) Dollars; and authorizing the Interim City Manager to execute any and all necessary documents.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Kathryn Pantalion-Parker to deny award of contract for the Hero Way Trail Design and Construction Management Services to KSA, following discussion.

Vote: 4 - 2

NAY: Mayor Troy Hill
Mayor Pro Tem Chris Czernek

REGULAR AGENDA

21. Discuss and consider action on the Second Reading of an Ordinance regarding Zoning Case 19-Z-007 to amend the current zoning of HC-4-C (Heavy Commercial) and TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to TOD/PUD (Transit Oriented Development / Planned Unit Development) and (Planned Unit Development) with the base zoning district of SFL-2-B (Single-Family Limited) and GC-3-A (General Commercial) on one (1) parcel of land approximately 40.692 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R321825; commonly known as 401 Heritage Grove Road, and generally located to the southwest of the intersection of US 183 and Heritage Grove Road, Leander, Williamson County, Texas.

Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve Second Reading of an Ordinance regarding Zoning Case 19-Z-007.

Vote: 6 - 0

22. Discuss and consider action on a Resolution casting its votes for the Board of Directors of the Williamson Central Appraisal District.

Motion by Mayor Troy Hill, Seconded by Councilmember Kathryn Pantalion-Parker to approve a Resolution casting the City of Leander 85 votes; Rufus Honeycutt 42 votes; Jon Lux 43 votes, following discussion.

Vote: 6 - 0

23. Discuss and consider action on appointment of and approval of Letter Agreement with Independent Ethics Counsel.
Motion by Councilmember Marci Cannon, Seconded by Mayor Pro Tem Chris Czernek to approve appointment and Letter Agreement with Monte Akers as Independent Ethics Counsel.

**Vote:** 6 - 0

24. Discuss and consider action on an Ordinance amending Ordinance No. 19-056-00 which adopted the Annual Budget of the City of Leander, Texas for Fiscal Year 2020.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Jason Shaw to approve an Ordinance amending Ordinance No. 19-056-00 which adopted the FY 2020 Annual Budget, following a discussion.

**Vote:** 5 - 1

NAY: Councilmember Christine Sederquist

25. Discuss and consider action on a Resolution expressing its intent to contribute Eight Thousand Five Hundred Twenty-One ($8,521.00) Dollars to support CAPCOG's Air Quality Program, as provided for in the City of Leander, Texas Fiscal Year 2020 Budget.

Motion by Councilmember Marci Cannon, Seconded by Mayor Pro Tem Chris Czernek to approve a Resolution expressing intent to contribute $8,521.00 to CAPCOG Air Quality Program, following discussion.

**Vote:** 5 - 1

NAY: Councilmember Jason Shaw

26. Discuss and consider action on directing Staff to proceed with a Request for Qualifications (RFQ) to develop, design, engineering and construction documents of a new park in Leander Olde Town district called “Olde Town Park”.

Motion by Mayor Troy Hill, Seconded by Councilmember Kathryn Pantalion-Parker to approve Staff proceeding with RFQ to develop, design, engineering and construction of new park in Leander Old Town District called "Old Town Park", following discussion.

**Vote:** 5 - 1

NAY: Councilmember Christine Sederquist

27. Discuss and consider action on a Resolution expressing intent to finance expenditures to be incurred by the City of Leander, Texas for park improvements.

Motion by Councilmember Marci Cannon, Seconded by Mayor Pro Tem Chris Czernek to approve Resolution expressing intent to finance expenditures to be incurred for park improvements, following discussion.

**Vote:** 5 - 1

NAY: Councilmember Christine Sederquist

28. Discuss and consider action on increasing required parkland acreage from 3.50 acres/100 dwelling units to 4.50 acres/100 dwelling units.

This item was pulled from the agenda.
29. Discuss and consider action on an Agreement by and between the City of Leander and Brookfield Residential, LLC to obtain an easement for twenty-seven thousand sixty-three (27,063) square feet of property that will provide and protect portions of the Crystal Falls Golf Course, including the cart barn area from future residential development.

   Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve Agreement by and between the City of Leander and Brookfield Residential, LLC to obtain easement, following discussion.

   **Vote:** 5 - 1

   **NAY:** Councilmember Jason Shaw

30. Discuss and consider action on an Ordinance amending the Code of Ordinances to provide for the methods of making public information requests; providing for the designation of a single mailing address and a single mail address to which Public Information Act requests may be mailed or emailed; providing for charges for Public Information Act requests; and providing for related matters.

   Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Marci Cannon to approve an Ordinance regarding methods for making public information requests; designation of single mailing and email address; and for charges, following discussion.

   **Vote:** 4 - 2

   **NAY:** Councilmember Jason Shaw
   Councilmember Christine Sederquist

31. Discuss and consider action on amending the Email Server Policy to include text archiving software to the Policy; and to grant authority for all staff in the City Secretary's office to retrieve any documents responsive to open record requests.

   Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve amending email server policy to include text archiving software and grant authority for all staff in the City Secretary's office to retrieve responsive information, discussion followed.

   **Vote:** 6 - 0

32. Council Member Closing Statements.

   Kathryn Pantalion-Parker - commented on tonight's recognition of Ms. Thompson; enjoyed hearing her speak in the past; she is a true treasure; and Monday the City is hosting a Veterans Day Ceremony.

   Jason Shaw - wished everyone a happy holiday weekend.

   Christine Sederquist - commented Patchouli Joe's will be hosting Writer's Refuge events in November.

   Chris Czernek - thanked everyone; and commented was proud Council communication was improving.

   Marci Cannon - extended condolences to Elmore family on the loss of Mike; commented on upcoming Veterans Day Ceremony; and December 7 was Old Town Christmas Festival.

   Troy Hill - commented had one more meeting with Gordon Pierce and extended appreciation for his service; Rick Beverlin the new City Manager will start December 2; and excited about him starting.

33. Adjourned at 9:08 p.m.
APPROVED:

________________________________________
MAYOR

ATTEST:

_____________________________________
CITY SECRETARY