

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - October 4, 2018 at 5:00 PM



Mayor – Troy Hill

Place 1 – Andrea Navarrette

Place 2 – Michelle Stephenson, *Mayor Pro Tem*

Place 3 – Shanan Shepherd

Place 4 – Christine Sederquist

Place 5 – Jeff Seiler

Place 6 – Marci Cannon

City Manager – Kent Cagle

WORK SESSION

1. Meeting called to order at 5:03 p.m.

2. Confirmed Quorum Present.

Present: Mayor Troy Hill
Councilmember Andrea Navarrette
Mayor Pro Tem Michelle Stephenson
Councilmember Shanan Shepherd
Councilmember Christine Sederquist
Councilmember Jeff Seiler
Councilmember Marci Cannon

3. Global Village provided presentation and discussion followed.

The work session adjourned at 5:48 p.m.

REGULAR MEETING – CONVENE AT 6:00 PM

4. Opened Meeting at 6:08 p.m., Pastor Peter Horn with Hill Country Bible Church provided the Invocation and Mayor Hill led the Pledges of Allegiance.

5. Roll Call reflected all present.

6. Convened into Executive Session at 6:10 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:

a) A proposed settlement agreement in the matter of Cause No. 17-1108-C425, 3601 CR 279 LLC vs. City of Leander, in the 274th Judicial District Court of Williamson County, Texas; and

b) Access Management regulations.

Reconvened into open session at 7:13 p.m.

7. Received Staff Reports
 - City Manager
 - GO Bond Update
 - Single-Family Dwelling Report
 - Fire Department

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

Karen Thompson, 11327 Hero Way W. - commented on Leander 1937 football team ; Bobby Bryson played and is now close to 90 years old; and original downtown is our historic old town.

Mark Bofferding, 2601 Saddle Blanket Pl. - commented on Crystal Falls Golf Course; daily senior rate; great quality of life for seniors; currently no senior full membership rate; Austin offers 50% discount fee; currently not offering senior discount for golf cart or driving range; and ask Council to consider adding senior discounts.

John Schroeder, 3501 CR 279 - commented on his company which builds generators to make energy; wants to stay in Leander but has problems here; business sells electricity globally; and need help from city to stay here.

Mike Sanders 1016 W. South St. - expressed his appreciation for hard work of Council especially Councilmember Cannon; she is over exceeding and should be recognized; she comes with questions and does her homework; her questions reveal things to us; and she is doing a great job.

9. Recognitions/Proclamations/Visitors.
 - Moment of Silence in remembrance of former City Councilmember Bill McCann (8/92 - 5/93)
 - Recognition of Leander Fire Department Responders to the September 21st Swiftwater Incident

CONSENT AGENDA: ACTION

Motion by Councilmember Andrea Navarrette, Seconded by Councilmember Shanan Shepherd to approve Consent Agenda Item 10 through Item 23.

Vote: 7 - 0

10. Approval of the minutes for meeting held on September 20, 2018.
11. Approval of a Special Event Permit for street closures for the Old Town Christmas Parade and the Old Town Christmas Festival.
12. Approval of Information Technology Workstation Replacement purchase available from Texas Department of Information Resources (DIR) Co-Op Contract with Dell in the amount of One Hundred Seventy Thousand (\$170,000.00) Dollars; and authorizing the City Manager to execute all necessary documents.
13. Approval of award of Solicitation #S18-034 for one (1) vehicle from Grapevine Dodge Chrysler Jeep in Grapevine, Texas for Twenty-One Thousand Fifteen (\$21,015.00) Dollars; and authorizing the City Manager to execute any and all necessary documents.
14. Approval of purchase of a replacement dump truck and in-bed sand spreader for the Public Works Street Department in the amount of One Hundred Twenty-Four Thousand Eight Hundred Thirty-Three (\$124,833.00) Dollars utilizing the Buy Board Purchasing Program Contract #521-16; and authorizing the City Manager to execute any and all necessary documents.

15. Approval of renewal option of the Purchase Agreement with Municipal Emergency Services for Fire Safety Equipment for fleet and fire ground equipment; and authorizing the City Manager or his designee to execute any and all necessary documents.
16. Approval of the extension of the expiration for Subdivision Case 16-FP-033 Palmera Bluff Section 1 Final Plat; Williamson Central Appraisal District Parcel R032201; generally located to the northeast of the intersection of CR 270 and the future extension of San Gabriel Parkway; Leander, Williamson County, Texas.
17. Approval of the extension of the expiration for Subdivision Case 16-PICP-027 Palmera Ridge Section 9 construction plans; Williamson Central Appraisal District Parcel R031617; generally located in the northeast corner of the Palmera Ridge Subdivision and more specifically located to the northwest of the intersection of Azul Lagoon Drive and La Mirada Street; Leander, Williamson County, Texas.
18. Approval of Development Agreement Case 14-DA-004 regarding the Assignment of the Hawkes Landing Letter Agreement for 93.4 acres \pm in size, generally located approximately 3,500 feet to the west of the intersection of North Bagdad Road and Old 2243 West on the north side of Old 2243 West; encompassing the property known as the Hawkes Landing Subdivision within the city limits of the City of Leander, Williamson County, Texas.
19. Approval of Second Reading of an Ordinance regarding Zoning Case 18-Z-022 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) district to SFL-3-A (Single-Family Limited) district on four (4) parcels of land approximately 16.9 acres \pm in size, more particularly described by Williamson Central Appraisal District Parcels R099947, R315744, R031687, and R031690; and generally located 430 feet to the north of the intersection of Waterfall Avenue and CR 279 on the west side of CR 279, Leander, Williamson County, Texas.
20. Approval of Dedication and Acceptance of Subdivision Infrastructure Improvements for Hawkes Landing Phase 2.
21. Approval of Dedication and Acceptance of Subdivision Infrastructure Improvements for Bluffs at Crystal Falls Section 3 Phase 3D.
22. Approval of Dedication and Acceptance of Subdivision Infrastructure Improvements for Bluffs at Crystal Falls Section 3 Phase 3K.
23. Approval of Dedication and Acceptance of Subdivision Infrastructure Improvements for Stewart Crossing Phase 2.

PUBLIC HEARING: ACTION

24. Mayor Hill opened the Public Hearing at 7:59 p.m. regarding Subdivision Case 18-CP-010 to adopt the Hawkes Addition Concept Plan on two (2) parcels of land approximately 8.17 acres \pm in size, more particularly described by Williamson Central Appraisal District Parcels R519006 and R031356; generally located at the southeast corner of the intersection of Municipal Drive and S. Bagdad Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 8:00 p.m.
 - Discuss and consider action on the Hawkes Addition Concept Plan on two (2) parcels of land approximately 8.17 acres \pm in size, more particularly described by Williamson Central Appraisal District Parcels R519006 and R031356; generally located at the southeast corner of the intersection of Municipal Drive and S. Bagdad Road, Leander, Williamson County, Texas.

Motion by Councilmember Christine Sederquist, Seconded by Mayor Pro Tem Michelle Stephenson to approve Subdivision Case 18-CP-010 adopting the Hawkes Addition Concept Plan on two (2) parcels of land.

Vote: 7 - 0

25. Mayor Hill opened the Public Hearing at 8:10 p.m. on Authorizing the Issuance of City of Leander, Texas Combination Tax and Revenue Certificates of Obligation, Series 2018A in an aggregate principal amount not to exceed Fifteen Million Two Hundred Twenty-Five Thousand (\$15,225,000.00) Dollars for the construction of infrastructure improvements, including waterworks and sewer system, streets, drainage, parks and related infrastructure relating to the Northline Project in the City's Transit Oriented District. No one spoke in favor or opposition of the request. The Public Hearing closed at 8:10 p.m.

- Discuss and consider action on an Ordinance Authorizing the Issuance of City of Leander, Texas Combination Tax and Revenue Certificates of Obligation, Series 2018A in an aggregate principal amount not to exceed Fifteen Million Two Hundred Twenty-Five Thousand (\$15,225,000.00) Dollars for the construction of infrastructure improvements, including waterworks and sewer system, streets, drainage, parks and related infrastructure relating to the Northline Project in the City's Transit Oriented District.

Motion by Councilmember Andrea Navarrette, Seconded by Mayor Pro Tem Michelle Stephenson to approve Ordinance No. 18-067-00 authorizing the issuance of CO, Series 2018A.

Vote: 5 - 2

NAY: Councilmember Christine Sederquist
Councilmember Marci Cannon

26. Mayor Hill opened the Public Hearing at 8:13 p.m. on authorizing the Issuance of Combination Tax and Revenue Certificates of Obligation, Series 2018B in an aggregate principal amount not to exceed Six Million Five Hundred Forty-Five Thousand (\$6,545,000.00) Dollars for the the purpose of paying contractual obligations of the City to be incurred for the (1) construction and equipping of a new Fire Station No. 5 and improvements to one or more existing fire stations. No one spoke in favor or opposition of the request. The Public Hearing closed at 8:13 p.m.

- Discuss and consider action on an Ordinance Authorizing the Issuance of Combination Tax and Revenue Certificates of Obligation, Series 2018B in an aggregate principal amount not to exceed Six Million Five Hundred Forty-Five Thousand (\$6,545,000.00) Dollars for the the purpose of paying contractual obligations of the City to be incurred for the (1) construction and equipping of a new Fire Station No. 5 and improvements to one or more existing fire stations.

Motion by Councilmember Marci Cannon, Seconded by Councilmember Shanan Shepherd to approve Ordinance No. 18-068-00 authorizing the issuance of CO, Series 2018B.

Vote: 7 - 0

REGULAR AGENDA

27. Discuss and consider action on an Ordinance Authorizing the issuance of “City of Leander, Texas General Obligation Bonds, Series 2018”; levying a continuing direct annual ad valorem tax on all taxable property within the City to pay interest on said Bond and to create a sinking fund for the redemption thereof and the assessment and collection of such taxes; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said Bonds.

Motion by Councilmember Jeff Seiler, Seconded by Mayor Pro Tem Michelle Stephenson to approve Ordinance No. 18-069-00 authorizing the issuance of GO, Series 2018.

Vote: 7 - 0

28. Discuss and consider action on an Ordinance authorizing the redemption of certain City of Leander, Texas Special Assessment Revenue Bonds, Series 2014 (Oak Creek Public Improvement District) and approving other matters related thereto.

Motion by Councilmember Andrea Navarrette, Seconded by Councilmember Marci Cannon to approve Ordinance No. 18-070-00 authorizing the redemption of certain Texas Special Assessment Revenue Bonds, Series 2014 (Oak Creek Public Improvement District).

Vote: 7 - 0

29. Received commercial construction recycling report from Consultant Lynn Lantrip with SWS.
30. Discuss and consider action on an award of Solicitation #S19-001 for twenty-two (22) Fleet Vehicles for law enforcement and staff positions in the amount of Seven Hundred Ninety-Three Thousand Seven Hundred Three Dollars and Ninety-Two Cents (\$793,703.92) from the following vendors: Lake Country Chevy, Silsbee Ford, Caldwell Country Chevy, Randall Reed’s Prestige Ford and Grapevine Dodge, Chrysler, Jeep; and authorizing the City Manager to execute any and all necessary documents.

Motion by Councilmember Jeff Seiler, Seconded by Councilmember Shanan Shepherd to approve Solicitation #S19-001 for twenty-two (22) Fleet Vehicles for law enforcement and staff positions.

Vote: 7 - 0

City Council recessed at 8:30 p.m.; reconvened at 8:42 p.m.

31. Discuss and consider action to award a construction contract for the Leander TOD 183A & FM 2243 Wastewater – 18-inch & 12-inch Line Project to Central Road and Utility in the amount of Six Hundred Fifty-Five Thousand Five Hundred Twenty-Three (\$655,523.00) Dollars; and authorizing the City Manager or his designee to execute any and all necessary documents.

Motion by Councilmember Andrea Navarrette, Seconded by Mayor Pro Tem Michelle Stephenson to approve award of construction contract for Leander TOD 183 & FM 2243 wastewater line project to Central Road and Utility, following a discussion.

Vote: 7 - 0

32. Discuss and consider action to award a Construction Contract for San Gabriel East Pump Station to Prota Construction, Inc., and Prota, Inc., Joint Venture, in the Amount of Four Million Nine Hundred Ninety-Two Thousand Seven Hundred Eighty-Four Dollars (\$4,992,784.00) Dollars; and authorizing the City Manager to execute any and all necessary documents.

Motion by Councilmember Andrea Navarrette, Seconded by Councilmember Shanan Shepherd to approve construction contract for San Gabriel East Pump Station, following a discussion.

Vote: 7 - 0

33. Discuss and consider action on an Ordinance amending Article 5.03, Section 321 Mobile Food Establishments in the 2015 Fire Code local amendments.

Motion by Councilmember Jeff Seiler, Seconded by Mayor Pro Tem Michelle Stephenson to approve Ordinance No. 18-071-00 amending Article 5.03, Section 321 Mobile Food Establishments in the 2015 Fire Code local amendments, following a discussion.

Vote: 7 - 0

34. Discuss and consider action on an Ordinance adding Section 1.03.004, to establish Rules of Decorum for City Council meetings; providing an open meetings clause; and an effective date. (*Sponsor Mayor Hill*)

Motion by Mayor Troy Hill, Seconded by Councilmember Marci Cannon to take no action on this item, following a discussion.

Vote: 7 - 0

35. Discuss and consider action on an Ordinance amending Article 14.01 of the Code of Ordinances to establish a procedure for developers to request review of proposed developments by the City Council prior to submission of applications; making findings of fact; and providing for related matters; and providing an effective date. (*Sponsors Mayor Hill and Councilmember Cannon*)

Motion by Mayor Troy Hill, Seconded by Councilmember Jeff Seiler to approve Ordinance No. 18-072-00 amending Article 14.01, friendly amendment by Mayor Pro Tem Stephenson must attend the Monday Development Meeting, accepted by Councilmember Seiler and Mayor Hill, following a discussion.

Vote: 7 - 0

36. Discuss and consider action directing Staff on the Riparian Corridor. (*Sponsors Mayor Hill and Councilmember Cannon*)

Motion by Mayor Troy Hill, Seconded by Councilmember Jeff Seiler directing staff to follow the process to eliminate riparian for commercial and restrict to 25 feet width for residential with drainage areas over 5 acres, following a discussion.

Vote: 6 - 1

NAY: Councilmember Andrea Navarrette

37. Discuss and consider action directing Staff on the Access Management Policy. (*Sponsors Mayor Hill and Councilmember Cannon*)

Motion by Councilmember Marci Cannon, Seconded by Councilmember Shanan Shepherd to direct staff to begin the process to revise the Access Management Policy with a stop gap measure allowing driveway access and bring back to Council the first meeting in November.

Vote: 7 - 0

38. Discuss and consider action on waiving some or all permitting fees related to the proposed Unity Clinic at 906 West Drive. (*Sponsors Mayor Pro Tem Stephenson and Councilmember Sederquist*)

Motion by Councilmember Shanan Shepherd, Seconded by Councilmember Andrea Navarrette to approve waiving permit fees totaling approximately \$2,557.30 for building permits and site development.

Vote: 7 - 0

39. Take any action as deemed appropriate in the City Council's discretion regarding the Executive Session pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding:

a) A proposed settlement agreement in the matter of Cause No. 17-1108-C425, 3601 CR 279 LLC vs. City of Leander, In the 274th Judicial District Court of Williamson County, Texas; and

b) Access Management regulations.

Motion by Mayor Pro Tem Michelle Stephenson, Seconded by Councilmember Shanan Shepherd to approve the settlement agreement in the matter of Cause No. 17-1108-C425.

Vote: 6 - 0

(b) no action taken.

40. Council Member Closing Statements.

Shanan Shepherd - thanked Fire Fighters and 1st Responders for their bravery and the good outcome during the rising flood waters.

Christine Sederquist - thanked staff and families; and reminded everyone Blue Grass Festival was next weekend.

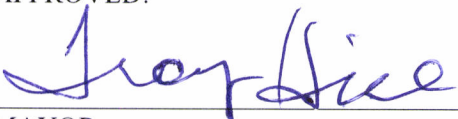
Jeff Seiler - thanked Sid Sokol for his service on the Planning & Zoning Commission; and commented on the recent Chamber Gala.

Marci Cannon - thanked all the land brokers for speaking on access management; and thanked Staff for their work.

Troy Hill - thanked Staff; and gave cudos to City Manager and Fire Department for their staff report presentations tonight.

41. Adjourned at 11:20 p.m.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

