

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - November 1, 2018



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. Opened Meeting at 5:04 p.m.

2. Confirmed Quorum was 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. Discussion with Penske representatives on a proposed new dealership project near the intersection of Hero Way and US 183A, Leander, Texas.

The work session adjourned at 5:46 p.m.

REGULAR MEETING – CONVENE AT 6:00 PM

4. Opened Meeting at 6:00 p.m. The invocation was provided by Rabbi Marie Betcher. Scout Troop Pack 171 Den 2 and Mayor Hill led the Pledges of Allegiance.

5. Roll Call reflected all present.

6. Staff Reports:

- City Manager
 - Permits
- Economic Development

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

Richard Davis, 10760 E. Crystal Falls - commented moved to Leander over 21 years ago; currently resides near a school; school traffic making right on red creating problems for him; need for right on red yield to u-turn sign on Crystal Falls; hardship this has created for him leaving his driveway; request for sign denied by city staff; and issues with city's suggestion to drive down the street and making a u-turn at city cut.

Karen Thompson, 11327 Hero Way West - reminded everyone of Horace Hamilton, Jr. Day on Saturday, November 10; provided some background of Mr. Hamilton; will have lunch at Cherry Creek Catfish beginning at 11:15 a.m.; brief overview of program; this Saturday honorees at Bagdad Cemetery at 2 p.m.; Leander has 183 years of history; and Historical Preservation Commission is working on this history.

8. Recognitions/Proclamations/Visitors. None.

CONSENT AGENDA: ACTION

Motion by Councilmember Andrea Navarrette, Seconded by Councilmember Shanan Shepherd to approve Consent Agenda Item 9 through Item 15.

Vote: 7 - 0

9. Approval of the minutes for meetings held on October 16, 2018 and October 18, 2018.
10. Approval of purchase and installation of thirty-six (36) school zone control systems on existing school zone flashing beacons in the amount of Eighty-Two Thousand Four Hundred Forty (\$82,440.00) Dollars from Consolidated Traffic Controls, Inc. for use by the Public Works Department utilizing Houston Galveston Area Council (HGAC) Cooperative contract pricing; and authorizing the City Manager to execute any and all necessary documents.
11. Approval of construction activities between 9:00 p.m. and 7:00 a.m. for the Bagdad Road Roadway Improvements Project during the weekend(s) of November 2nd and/or November 9th.
12. Approval of License Agreement Case 18-LA-005 for an amendment to the License Agreement for the Deerbrooke Subdivision between the City of Leander and Deerbrooke Homeowners Association, a Texas non-profit corporation for a property generally located to the northeast of the intersection of Collaborative Way and CR 279/Bagdad Road, City of Leander, Williamson County, Texas.
13. Approval of Dedication and Acceptance of Lot 1, Blk A HEB Subdivision Replat Wastewater Extension Public Improvement Construction Plans HEB Plus-Leander (Corp #592).
14. Approval of the reappointment of Greg Hudson as the Ethics Commission independent legal counsel.
15. Approval of amendment to the Active Adult Advisory Board guidelines to provide for two (2) additional members, Amber Hendricks and Ann Pell, for a composition of ten (10) members; and to provide for the appointment of said two (2) new members.

PUBLIC HEARING: ACTION

16. Mayor Hill opened the Public Hearing at 6:32 p.m. regarding Subdivision Case 18-CP-009 to adopt the Leander Business Center Concept Plan on two (2) parcels of land approximately 10.2514 acres \pm in size, more particularly described by Williamson Central Appraisal District Parcels R031713 and R433340; generally located approximately 375 feet to the east of the intersection of Mockingbird Hill and Bagdad Road on the southside of Mockingbird Hill, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 6:32 p.m.

- Discuss and consider action regarding Subdivision Case 18-CP-009 to adopt the Leander Business Center Concept Plan on two (2) parcels of land approximately 10.2514 acres \pm in size, more particularly described by Williamson Central Appraisal District Parcels R031713 and R433340; generally located approximately 375 feet to the east of the intersection of Mockingbird Hill and Bagdad Road on the southside of Mockingbird Hill, Leander, Williamson County, Texas.

Motion by Councilmember Christine Sederquist, Seconded by Mayor Pro Tem Michelle Stephenson to approve Subdivision Case 18-CP-009 to adopt the Leander Business Center Concept Plan.

Vote: 7 - 0

17. Mayor Hill opened the Public Hearing at 6:34 p.m. regarding Ordinance Case 18-OR-002 to amend the Composite Zoning Ordinance to modify the definition of Family and Household; to modify provisions governing Group Homes; to establish a process for requesting a reasonable accommodation on the basis of a disability; and to provide for related matters; Williamson & Travis Counties, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 6:34 p.m.

- Discuss and consider action on the First Reading of an Ordinance regarding Ordinance Case 18-OR-002 amending the Composite Zoning Ordinance to modify the definition of Family and Household; to modify provisions governing Group Homes; to establish a process for requesting a reasonable accommodation on the basis of a disability, and to provide for related matters; Williamson & Travis Counties, Texas.

Motion by Councilmember Shanan Shepherd, Seconded by Mayor Pro Tem Michelle Stephenson to approve the First Reading of an Ordinance regarding Ordinance Case 18-OR-002 amending the Composite Zoning Ordinance with the Planning and Zoning Commission modification to allow up to sixteen (16) persons.

Vote: 7 - 0

18. Mayor Hill opened the Public Hearing at 6:37 p.m. regarding Ordinance Case 18-OR-003 to amend the Composite Zoning Ordinance to modify the provisions associated with Access Management, and to provide for related matters; Williamson & Travis Counties, Texas. No one spoke in favor or opposition of the request. The Public Hearing was closed at 6:37 p.m.

- Discuss and consider action on the First Reading of an Ordinance regarding Ordinance Case 18-OR-003 amending the Composite Zoning Ordinance to modify the provisions associated with Access Management, and to provide for related matters; Williamson & Travis Counties, Texas.

Motion by Councilmember Marci Cannon, Seconded by Councilmember Jeff Seiler to approve the First Reading of an Ordinance regarding Ordinance Case 18-OR-003 to amend the Composite Zoning Ordinance.

Vote: 7 - 0

19. Mayor Hill opened the Public Hearing at 6:43 p.m. regarding Zoning Case 18-TOD-Z-026 to amend the Nak's Crossing PUD (Planned Unit Development/Transit Oriented Development – Nak's Crossing PUD) with the base zoning district GC-3-A (General Commercial) on two (2) parcels of land approximately 14.939 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032234 and R032209; and located at 3651 and 3850 N. Highway 183, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing was closed at 6:43 p.m.

- Discuss and consider action on the First Reading of an Ordinance regarding Zoning Case 18-TOD-Z-026 to amend the Nak's Crossing PUD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with the base zoning district GC-3-A (General Commercial) on two (2) parcels of land approximately 14.939 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032234 and R032209; and located at 3651 and 3850 N. Highway 183, Leander, Williamson County, Texas.

Motion by Councilmember Shanan Shepherd, Seconded by Councilmember Jeff Seiler to approve the First Reading of an Ordinance regarding Zoning Case 18-TOD-Z-026 to amend Nak's Crossing PUD, following a discussion.

Vote: 7 - 0

20. Mayor Hill opened the Public Hearing at 6:46 p.m. regarding Zoning Case 18-Z-027 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) district to SFC-2-B (Single-Family Compact) district on two (2) parcels of land approximately 31.55 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031645 and R048976; and generally located at the northeast corner of the intersection of Oak Grove Road and Heritage Grove Road, Leander, Williamson County, Texas. No one spoke in favor of the request. Steve Bailey, 1850 Oak Grove Road, spoke in opposition of the request. The Public Hearing closed at 6:50 p.m.

- Discuss and consider action on the First Reading of an Ordinance regarding Zoning Case 18-Z-027 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) district to SFC-2-B (Single-Family Compact) district on two (2) parcels of land approximately 31.55 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031645 and R048976; and generally located at the northeast corner of the intersection of Oak Grove Road and Heritage Grove Road, Leander, Williamson County, Texas.

Motion by Mayor Pro Tem Michelle Stephenson, Seconded by Councilmember Marci Cannon to approve the First Reading of an Ordinance regarding Zoning Case 18-Z-027 to amend the current zoning of Interim SFR-1-B district to SFC-2-B district. Councilmember Shepherd offered a friendly amendment to add completing a traffic study of Heritage Grove Road/183. The friendly amendment was accepted by Councilmember Cannon and Mayor Pro Tem Stephenson.

Vote: 7 - 0

21. Mayor Hill opened the Public Hearing at 6:53 p.m. regarding Special Use Permit Case 18-SU-008 to allow the construction of a crushed granite drive aisle and parking area in the Bagdad Street ROW; the development of a retail/food park utilizing mobile airstreams or similar styled trailers and/or food trucks shall be placed along the perimeter of the property with a central space to provide for an eating area with tables and chairs for the patrons; and airstream bed and breakfast; and include a ten (10) year term; on one (1) parcel of land approximately 0.53 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036038; and more commonly known as 209 Broade Street, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 6:53 p.m.

- Discuss and consider action on the First Reading of an Ordinance regarding Special Use Permit Case 18-SU-008 to allow the construction of a crushed granite drive aisle and parking area in the Bagdad Street ROW; the development of a retail/food park utilizing mobile airstreams or similar styled trailers and/or food trucks shall be placed along the perimeter of the property with a central space to provide for an eating area with tables and chairs for the patrons; and airstream bed and breakfast; and include a ten (10) year term; on one (1) parcel of land approximately 0.53 acres \pm in size, more particularly described by Williamson Central Appraisal District Parcel R036038; and more commonly known as 209 Broade Street, Leander, Williamson County, Texas.

Motion by Councilmember Andrea Navarrette, Seconded by Mayor Pro Tem Michelle Stephenson to approve the First Reading of an Ordinance regarding Special Use Permit Case 18-SU-008 to allow the construction of a crushed granite drive aisle and parking area in the Bagdad Street ROW; the development of a retail/food park utilizing mobile airstreams or similar styled trailers and/or food trucks to be placed along the perimeter of the property with a central space to provide for an eating area with tables and chairs for patrons; and airstream bed and breakfast; and include a ten (10) year term along with Staff and P&Z recommendations, following a discussion.

Vote: 7 - 0

22. Mayor Hill opened the Public Hearing at 7:08 p.m. regarding Special Use Permit Case 18-SU-009 to allow for the temporary residential use of two (2) travel trailers or recreational vehicles to be used by an individual constructing their own home for not more than a period of two (2) years on three (3) parcels of land approximately 18.166 acres \pm in size, more particularly described by Williamson Central Appraisal District Parcels R031367, R374610 and R332693; and more commonly known as 701 Henthorne Way, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:08 p.m.

- Discuss and consider action on the First Reading of an Ordinance regarding Special Use Permit Case 18-SU-009 to allow for the temporary residential use of two (2) travel trailers or recreational vehicles to be used by an individual constructing their own home for not more than a period of two (2) years on three (3) parcels of land approximately 18.166 acres \pm in size, more particularly described by Williamson Central Appraisal District Parcels R031367, R374610 and R332693; and more commonly known as 701 Henthorne Way, Leander, Williamson County, Texas.

Motion by Councilmember Andrea Navarrette, Seconded by Councilmember Shanan Shepherd to approve the First Reading of an Ordinance regarding Special Use Permit Case 18-SU-009 to allow for the temporary residential use of two (2) travel trailers or recreational vehicles to be used by an individual constructing their own home for not more than two (2) years, following a discussion.

Vote: 7 - 0

23. Mayor Hill opened the Public Hearing at 7:22 p.m. regarding the approval of a Resolution approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc.; authorizing the issuance of "Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds (Brushy Creek Regional Water Treatment and Distribution Project), Series 2018"; establishing the procedures for selling and delivering the bonds and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such bonds. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:22 p.m.

- Discuss and consider action on a Resolution approving a Resolution by the Board of Directors of the Brushy Creek Regional Utility Authority, Inc.; authorizing the issuance of "Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds (Brushy Creek Regional Water Treatment and Distribution Project), Series 2018"; establishing the procedures for

selling and delivering the bonds and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such bonds.

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Motion by Councilmember Andrea Navarrette, Seconded by Councilmember Jeff Seiler to approve Resolution No. 18-023-00 authorizing the issuance of "Brushy Creek Regional Authority, Inc., City of Leander, Texas Contract Revenue Bonds(Brushy Creek Regional Water Treatment and Distribution Project), Series 2018, following a discussion.

Vote: 7 - 0

REGULAR AGENDA

24. Received presentation from Retail Strategies. (*Sponsor Mayor Hill*)

City Council took a brief recess at 8:00 p.m.; reconvened at 8:17 p.m.

25. Discuss and consider action on award of Solicitation #S18-021 for Cold Water Radio Frequency Water Meters and Automatic Meter Reading System to Core and Main for meters sized 5/8" to 6" in the estimated annual amount of Three Hundred Sixty-Eight Thousand Three Hundred Twenty (\$368,320.00) Dollars; Hydro-Pro Solutions for meters sized 8" in the estimated annual amount of Thirty-Eight Thousand One Hundred Fifty-Five (\$38,155.00) Dollars; and authorizing the City Manager to execute any and all necessary contract documents and authorized contract renewals.

Motion by Councilmember Jeff Seiler, Seconded by Councilmember Marci Cannon to approve award of Solicitation #S18-021 for cold water radio frequency water meters and automatic meter reading system, following discussion.

Vote: 7 - 0

26. Discuss and consider action on a noise variance for construction activities to Cadence McShane Construction to provide for remaining concrete pours at the Hermosa Village Project located on 11680 Hero Way West, starting November 6, beginning at 2 a.m. going through January 31, 2019; and requiring Cadence McShane Construction to post notifications with both, flyers and message boards, a minimum of forty-eight (48) hours in advance of the activities.

Motion by Councilmember Jeff Seiler, Seconded by Councilmember Andrea Navarrette to approve a noise variance for construction activities to Cadence McShane Construction to provide for remaining concrete pours at he Hermosa Village Project located at 11680 Hero Way West, with a 4 a.m. start time. Following a discussion, Councilmember Cannon offered a friendly amendment to remove November 27 and 29 along with December 27 from list of possible pour dates. The friendly amendment was accepted by Councilmember Navarette and Councilmember Seiler.

Vote: 7 - 0

27. Discuss and consider action on the award of bid for a construction contract to C. C. Carlton Industries for the San Gabriel Parkway Phase I Project in the amount of Two Million Nine Hundred Thirty-One Thousand One Hundred Eighty-Four (\$2,931,184.00) 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 the award of a bid for a construction contract to C.C. Carlton Industries for the San Gabriel Parkway Phase I Project, following a discussion.

Vote: 7 - 0

28. Discuss and consider action on Task Order KFA-39 with K. Friese & Associates, Inc., for professional services for Brushy Creek Regional Detention Study in an amount not to exceed Eighty-Seven Thousand (\$87,000.00) Dollars; authorizing the City Manager to negotiate and execute any and all necessary documents; and providing an effective date.

Motion by Councilmember Jeff Seiler, Seconded by Councilmember Andrea Navarrette to approve Task Order KFA-39 with K. Friese & Associates, Inc. for professional services for Brushy Creek Regional Detention Study, following a discussion.

Vote: 7 - 0

29. Discuss and consider action on an Amendment Four to Task Order HWL-1 with H.W. Lochner, Inc., for Construction Phase Services for Bagdad Road North Improvements in an amount of Fifty-Four Thousand Five Hundred Sixty-Nine Dollars and Eighteen Cents (\$54,569.18); authorizing the City Manager to negotiate and execute any and all necessary documents; and providing an effective date.

Motion by Councilmember Shanan Shepherd, Seconded by Mayor Pro Tem Michelle Stephenson to approve Amendment Four to Task Order HWL-1 with H. W. Lochner, Inc. for Construction Phase Services for Bagdad Road North Improvements, following a discussion.

Vote: 7 - 0

30. Discuss and consider action on an Ordinance creating and establishing a Citizens Advisory Committee; providing an effective date and open meetings clause; and providing for related matters.

Motion by Mayor Troy Hill, Seconded by Councilmember Christine Sederquist to approve an Ordinance creating and establishing a Citizen Advisory Committee.

Vote: 7 - 0

31. Discuss and consider action on a Resolution to participate in the 2019-2023 Austin-Round Rock MSA Regional Air Quality Plan. (*Sponsor Councilmember Navarrette*)

Motion by Councilmember Andrea Navarrette, Seconded by Councilmember Shanan Shepherd to approve Resolution No. 18-24-00 to participate in the 2019-2023 Austin-Round Rock MSA Regional Air Quality Plan, following a discussion. Councilmember Sederquist offered a friendly amendment that a copy of the annual report be shared with the City Council. Councilmember Cannon offered a friendly amendment the City's Economic Impact Study and Air Quality Program be shared with the City Council. Councilmember Shepherd and Councilmember Navarrette accepted the friendly amendments.

Vote: 6 - 1

NAY: Mayor Troy Hill

32. Discuss and consider action on the annual review and evaluation of the City Manager pursuant to employment contract. (*Sponsor Councilmember Shepherd*)

Motion by Councilmember Shanan Shepherd, Seconded by Councilmember Andrea Navarrette to move this item to Executive Session pursuant to Texas Government Code Section 551.074, Personnel, discussion followed.

Recessed into Executive Session pursuant to Texas Government Code Section 551.074, Personnel at 9:37 p.m.; reconvened into open session at 11:55 p.m.

Vote: 4 - 3

NAY: Mayor Troy Hill
Councilmember Christine Sederquist
Councilmember Marci Cannon

Motion by Mayor Pro Tem Michelle Stephenson, Seconded by Councilmember Andrea Navarrette to approve a 3% pay increase for City Manager Kent Cagle.

Vote: 5 - 2

NAY: Mayor Troy Hill
Councilmember Marci Cannon

33. Council Member Closing Statements.

Michelle Stephenson - commented on recently being asked to judge the city employee's Halloween costume contest; and she enjoyed seeing all the photos of the participants.

Christine Sederquist - thanked staff for hanging in there; commented on recently participating at Bagdad Fall Festival with Mayor Pro Tem Stephenson; the event was a lot of fun; and appreciated the attention Mayor Pro Tem Stephenson showed her daughter who shy's away from such events.

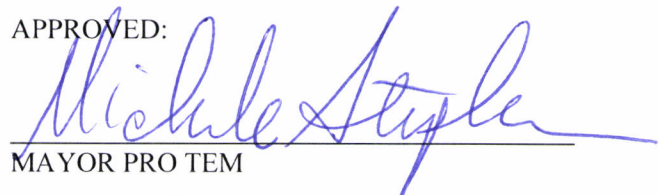
Jeff Seiler - thanked staff and appreciated everything they do.

Marci Cannon - reminded everyone to drive safe.

Troy Hill - thanked everyone for remaining to the end.

34. Adjourned at 11:58 p.m.

APPROVED:


MAYOR PRO TEM

ATTEST:


CITY SECRETARY

