MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - March 19, 2020

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
City Manager – Rick Beverlin

BRIEFING WORKSHOP - CONVENE AT 6:00 PM Briefing Workshop was cancelled.

1. Open Meeting.

2. Roll Call.

3. Receive presentations and conduct submittal interviews with Dunaway and with PLACE Designers regarding Solicitation #S20-011 for site design and construction administration of Old Town Park.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened Meeting at 7:03 p.m., Invocation was provided by Mayor Pro Tem Czernek and Mayor Hill led the Pledges of Allegiance.

5. Roll Call reflected Councilmember Sederquist absent.

6. • Public comments on items not listed in the agenda that are of public concern or community interest. No comments.

   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.

   • Public comments on items listed in the agenda except for public hearings. No comments.

   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.
CONSENT AGENDA: ACTION

Motion by Councilmember Marci Cannon, Seconded by Mayor Pro Tem Chris Czernek to approve Consent Agenda Items 8 through 11.

Vote: 6 - 0

8. Approval of the minutes for meeting held on March 5, 2020.

9. Approval of Assignment of Oak Creek TIRZ Reimbursement Agreement to Millennium Trust Company for the Benefit of Lapis Municipal Opportunities Fund III, L.P.; and authorize the City Manager to execute any and all necessary documents.

10. Approval of Development Agreement Case 19-DA-004 an assignment and addendum to the Devine Lake Development Agreement for 208 acres ± in size, generally located at southwest of the intersection of Bagdad Road and the future extension San Gabriel Parkway; City of Leander, Williamson County, Texas.

11. Award of Solicitation #S20-022 for municipal sludge hauling and lift station cleaning services with Wastewater Transportation Services in an amount not to exceed One Hundred Eighty Thousand ($180,000.00) Dollars; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

12. Conduct a Public Hearing regarding Zoning Case 19-TOD-Z-022 and Subdivision Case 19-TOD-CP-010 to amend the current Bryson PUD (Planned Unit Development) to adjust the overall multi-family density, re-allocate the lot mix, update minimum lot sizes, and modify site development standards; and to adopt the Bryson Concept Plan Amendment on several parcels of land, approximately 497 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032103, R032104, R032196, R032214, R485832-R485834, R525991, R525993, R531476, R537888-R537936, R543609-R543674, R547233-R547238, R551042-R551106, R588957, R536914-R563965, R563984-R564019, R565247-R565292, R568996, R575603, R575606, R575614-R575670, R575847, R575850-R575852, R576923, R576826-R576995, and R588534-R588601; and generally located to the northwest of the intersection of San Gabriel Parkway and 183A Toll Road, Leander, Williamson County, Texas. [This item has been postponed at the request of the applicant.]

- Discuss and consider action regarding Zoning Case 19-TOD-Z-022 and Subdivision Case 19-TOD-CP-010 amending the current Bryson PUD (Planned Unit Development) to adjust the overall multi-family density, re-allocate the lot mix, update minimum lot sizes, and modify site development standards; and adopt the Bryson Concept Plan Amendment on several parcels of land, approximately 497 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032103, R032104, R032196, R032214, R485832-R485834, R525991, R525993, R531476, R537888-R537936, R543609-R543674, R547233-R547238, R551042-R551106, R588957, R536914-R563965, R563984-R564019, R565247-R565292, R568996, R575603, R575606, R575614-R575670, R575847, R575850-R575852, R576923, R576826-R576995, and R588534-R588601; and generally located to the northwest of the intersection of San Gabriel Parkway and 183A Toll Road, Leander, Williamson County, Texas.

13. Conduct a Public Hearing regarding Zoning Case 20-TOD-Z-001 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development) by adopting the Alta Leander Station PUD (Planned Unit Development) with the T5 Transect Zone, Subdivision Case 19-TOD-CP-008 the Alta Leander Station Concept Plan, and Subdivision Case 20-TOD-PP-001 Alta Leander Station Preliminary Plat; on two (2) parcels of land approximately 15.96 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R510025 and R510026; and located to the
southeast of the intersection Main Street and Hero Way, Leander, Williamson County, Texas. [This item has been postponed at the request of the applicant.]

- Discuss and consider action regarding Zoning Case 20-TOD-Z-001 amending the current zoning PUD/TOD (Planned Unit Development/Transit Oriented Development) by adopting the Alta Leander Station PUD (Planned Unit Development) with the T5 Transect Zone, Subdivision Case 19-TOD-CP-008 the Alta Leander Station Concept Plan, and Subdivision Case 20-TOD-PP-001 Alta Leander Station Preliminary Plat; on two (2) parcels of land approximately 15.96 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R510025 and R510026; and located to the southeast of the intersection Main Street and Hero Way, Leander, Williamson County, Texas.

14. Mayor Hill opened a Public Hearing 7:05 p.m. and postponed the hearing regarding Zoning Case 20-Z-002 Lakeline south of Gilpin to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFL-2-B (Single-Family Limited) on one (1) parcel of land approximately 26.227 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032160; and generally located to the north of intersection of N. Lakeline Boulevard and Old Quarry Road, Leander, Williamson County, Texas until April 16, 2020.

- Discuss and consider action regarding Zoning Case 20-Z-002 amending the current zoning of Interim SFR-1-B (Single-Family Rural) to SFL-2-B (Single-Family Limited) on one (1) parcel of land approximately 26.227 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032160; and generally located to the north of intersection of N. Lakeline Boulevard and Old Quarry Road, Leander, Williamson County, Texas.

15. Mayor Hill opened a Public Hearing at 7:06 p.m. and postponed the hearing regarding Zoning Case 20-TOD-Z-004 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning district: GC-3-A (General Commercial); on one (1) parcel of land approximately 15.4 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R462742; and located approximately 1,700 feet to the north of the intersection of San Gabriel Parkway and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas to April 16, 2020.

- Discuss and consider action regarding Zoning Case 20-TOD-Z-004 amending the current zoning PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning district: GC-3-A (General Commercial); on one (1) parcel of land approximately 15.4 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel Williamson; and approximately 1,700 feet to the north of the intersection of San Gabriel Parkway and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

REGULAR AGENDA

16. Discuss and consider action relating to options for the collection and disposal of solid waste within the city limits. [This item was pulled from the agenda and will be placed on a future agenda.]  

17. Discuss and consider action on noise barrier in front of city owned property on future 183A Toll Road as presented by Central Texas Regional Mobility Authority (CTRMA) in compliance with the National Environmental Policy Act (NEPA). [This item was pulled from the agenda and will be placed on a future agenda.]

18. Discuss and consider action on an Ordinance continuing Declaration Disaster for the City of Leander.
Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Michelle Stephenson to approve an Ordinance continuing Declaration Disaster for the City of Leander, following a discussion.

**Vote:** 6 - 0

19. Discuss and consider authorizing the City Manager to create and implement policies or procedures, as needed, to address personnel matters and facilities management in response to the evolving impacts of COVID-19.

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve authorizing the City Manager to create and implement policies or procedures, as needed, to address personnel matters and facilities management in response to the evolving impacts of COVID-19, following a discussion.

**Vote:** 6 - 0

20. Discuss and consider approving a Resolution adopting an Administrative Leave Policy in response to imminent threat from Novel Coronavirus, designated COVID-19 pandemic.

Motion by Councilmember Marci Cannon, Seconded by Councilmember Michelle Stephenson to approve authorizing the City Manager to create and implement policies or procedures, as needed, to address personnel matters and facilities management in response to the evolving impacts of COVID-19, following a discussion.

**Vote:** 6 - 0

21. The Executive Session was pulled from the agenda and will be placed on a future agenda.

(1) Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Brushy Creek Regional Wastewater System (BCRWWS), related agreements and payment schedules; and

(2) Section 551.072, Texas Government Code, to consider the purchase, exchange, and value of real property.

Reconvene into open session to take action as determined appropriate in the City Council’s discretion regarding:

(1) Brushy Creek Regional Wastewater System (BCRWWS), related agreements and payment schedules; and

(2) the purchase, exchange, and value of real property.

22. Council Member Closing Statements.

Kathryn Pantalion-Parker commented on emotional ups and downs; find peace; cooperate and be kind to each other; in this together; and build a stronger community.

Michelle Stephenson - thanked citizens for offering to help each other on Next Door and Facebook.

Chris Czernek - commented on craziness; encouraged everyone to listen closely to the voice of the Shepherd; and prayers for Leander, Texas and our Country.

Marci Cannon - commented on working together; take this opportunity to spend with families while home; and don't live in fear.

Troy Hill - commented on Clawson is halting grass clipping pick up for 30 days; realize many blessings; economy strong; country, state and city will rebuild when this is over; take this virus serious; and we
appreciate everyone's effort.

23. Adjourned 8:05 p.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY