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

In consideration of the recent Governor’s Order (GA-18), Open Texas, effective May 1, 2020, regarding the Coronavirus Disease (COVID-19), the Council Chamber will be open to the public with a maximum occupancy of 25. One Councilmember will attend by videoconference. Members of the public, not in attendance, who wish to listen or make comments on an agenda item during the meeting may call 1-408-418-9388 and enter access code 621 021 893 up to 15 minutes prior to the meeting. The meeting will also be livestreamed at the following link: https://www.leansx.gov/meetings.

BRIEFING WORKSHOP - CONVENE AT 5:00 P.M.

1. Opened Briefing Workshop at 5:02 p.m.

2. Roll Call reflected a quorum present with Councilmember Sederquist attending via videoconference; Councilmember Stephenson arrived at 5:12 p.m.


Briefing Workshop adjourned at 5:48 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened Meeting at 7:03 p.m., Invocation was provided by Pastor Shane O’Brien with Rockpointe Church and Mayor Hill led the Pledges of Allegiance.

5. Roll Call reflected all present with Councilmember Sederquist attending via videoconference.

6. • Public comments on items not listed in the agenda that are of public concern or community interest has been suspended at this time.

• 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.
   - National Police Week (May 10 - 16)
   - Older American Month (May)

8. Staff Report
   - Finance Department
   - Fire Department (COVID-19)

CONSENT AGENDA: ACTION

Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve Consent Agenda Items 9 through 18.

Vote: 7 - 0

9. Approval of the minutes for teleconference meetings held on April 16, 2020 and April 21, 2020.

10. Approval of dedication and acceptance of Subdivision Infrastructure Improvements for Travisso, Phase 3, Section 5.

11. Approval of dedication and acceptance of Subdivision Infrastructure Improvements for the Travisso, Phase 3, Sections 1 and 3.

12. Approval of dedication and acceptance of Subdivision Infrastructure Improvements for Palmera Bluff Section 11.

13. Approval of six (6) month extensions for several site development permit applications and plans.

14. Approval of the extension of the expiration for Subdivision Case 19-PICP-003, Deerbrooke Phase 2, Section 6 Construction Plans; generally located to the northeast of the intersection of Collaborative Way and Bagdad Road; Leander, Williamson County, Texas.

15. Approval of the extension of the expiration for Subdivision Case 19-PICP-009, Deerbrooke Phase 2, Section 7 Construction Plans; generally located to the northeast of the intersection of Collaborative Way and Bagdad Road; Leander, Williamson County, Texas.

16. Approval of a three (3) year agreement with Pattillo, Brown and Hill LLP for Professional Auditing Services in the amount of Forty-Seven Thousand Two Hundred Fifty ($47,250) Dollars for the first year engagement and authorize the City Manager to execute any and all contracts, documents and renewals.

17. Approval of the Fourth Amendment to the Oak Creek Development and Reimbursement Agreement.

18. Approval of a change order to the contract with Workman Commercial Construction Services, LTD for construction of Fire Station No. 5 in the amount of Twenty One Thousand Seven Hundred Eighty-Three ($21,783.00) Dollars; and authorizing the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION
19. Mayor Hill opened the Public Hearing at 7:34 p.m. on whether to issue refunding bonds to refund a portion of the City’s outstanding obligations that are subject to call before final maturity in an amount not to exceed Fifty-Five Million Five Hundred Thousand ($55,500,000) Dollars. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:35 p.m.

- Discuss and consider action on the issuance of Leander, Texas General Obligation Refunding Bonds, Series 2020 and the redemption of certain obligations prior to maturity, with such issuance to be either pursuant to authority delegated to the City Manager or City Finance Director and according to certain parameters for the bonds, or with such issuance to be in the amount, interest rate, price, and terms as presented and recommended by the City’s Financial Advisor.

- Discuss and consider action on the hiring of bond counsel on a contingency fee basis.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Michelle Stephenson to approve the issuance of Leander, Texas General Obligation Refunding Bonds, Series 2020 and the redemption of certain obligations prior to maturity, with such issuance to be either pursuant to authority delegated to the City Manager or City Finance Director and according to certain parameters for the bonds, or with such issuance to be in the amount, interest rate, price, and terms as presented and recommended by the City’s Financial Advisor, following a discussion.

**Vote:** 7 - 0

Motion by Councilmember Michelle Stephenson, Seconded by Councilmember Christine Sederquast to approve the hiring of bond counsel on a contingency fee basis, following a discussion.

**Vote:** 7 - 0

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**DEVELOPMENT PROPOSAL REVIEW**

20. Received presentation from Peter Verdicchio, PLA (SEC Planning) regarding a petition for a Comprehensive Plan Amendment for a proposed single-family development located at 204 Heritage Grove Road, Leander, Williamson County.

- Discuss and consider action on the petition for an amendment to the Comprehensive Plan to allow the applicant to proceed with the application process for a Comprehensive Plan Amendment.

Motion by Councilmember Michelle Stephenson, Seconded by Mayor Troy Hill to deny the petition for an amendment to the Comprehensive Plan to allow the applicant to proceed with the application process for a Comprehensive Plan Amendment, following a discussion.

**Vote:** 5 - 2

NAY: Councilmember Kathryn Pantaleon-Parker
     Councilmember Marci Cannon

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**REGULAR AGENDA**

21. Discuss and consider action on a request from Deer Brooke Land Austin, LLC, to schedule a public hearing for purposes of updating the Annual Service and Assessment Plan for the Deer Brooke Public Improvement District (PID).
Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Marci Cannon to approve the request from Deerbrooke Land Austin, LLC, to schedule a public hearing for purposes of updating the Annual Service and Assessment Plan for the Deerbrooke Public Improvement District (PID), following a discussion.

**Vote:** 5 - 2

NAY: Councilmember Jason Shaw
    Councilmember Christine Sederquist

22. Discuss and consider action relating to options for the collection and disposal of solid waste within the city limits.

Motion by Councilmember Marci Cannon, Seconded by Mayor Troy Hill to direct staff to move forward with RFP for all services with scoring system, following a discussion.

**Vote:** 3 - 4

AYE: Mayor Troy Hill
    Councilmember Kathryn Pantalione-Parker
    Councilmember Marci Cannon

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Kathryn Pantalione-Parker to negotiate a new contract with Clawson on all services.

**Vote:** 6 - 1

NAY: Mayor Troy Hill

23. Convened into executive session at 9:32 p.m. pursuant to:

(a) Section 551.087, Texas Government Code, to deliberate the approval of economic incentives to eligible businesses located within the City under the COVID-19 Emergency Business Grant Program, and
(b) Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Brushy Creek Water Wastewater Plant and related agreements.

- Reconvene into open session at 10:25 p.m. as determined appropriate in the City Council’s discretion regarding:

  (a) granting Chapter 380 Agreements and economic incentives to eligible businesses located within the City under the COVID-19 Emergency Business Grant Program, and authorizing the Mayor to sign grant agreements with approved applicants; and
  (b) the Brushy Creek Water Wastewater Plant and related agreements.

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Marci Cannon to approve the 380 COVID-19 Emergency Business Grants (Item 1) and authorize the Mayor to sign grant agreements with the following applicants:

Sip n’ Stain in the amount of $2,500
Urban Gypsy Salon in the amount of $2,500
DePaw Dog Sports and Training in the amount of $5,000
Salt & Wave Salon in the amount of $2,500
Leander Fit Body Boot Camp in the amount of $2,500
Bella Sera in the amount of $5,000
Casa Costa in the amount of $5,000
Apple Springs Dental in the amount of $5,000  
Texas Eye Care in the amount of $5,000  
Nails by Ray and Tammy in the amount of $2,500  
Trybe Yoga in the amount of $2,500  
My Steel Magnolia in the amount of $2,500  
ABA Spectrum Therapy in the amount of $5,000  
Bellas Beauty Salon in the amount of $2,500  
Pendleton Orthodontics in the amount of $2,500  
Northwest Soccer Club in the amount of $2,500  
LaBella Nails and Spa in the amount of $2,500  
Kristi Lynn Design Co., LLC in the amount of $2,500  
Moutons in the amount of $5,000  
Young Minds Montessori in the amount of $5,000  
Cornerstone Jin Jitsu Academy in the amount of $2,500  
Leander Counseling & Art Therapy in the amount of $2,500  
Guaco Taco in the amount of $5,000

Vote: 7 - 0

Item (2) No Action.

24. Council Member Closing Statements.

Kathryn Pantalion-Parker - commented how nice it is to live in Leander; and looking forward to chairs being filled in future.

Michelle Stephenson - commented on Character Calendar; trait is patience; and options for practicing patience while kids home from school and parents working from home.

Jason Shaw - commented how proud he is of this council; and we can disagree but still be civil with each other.

Christine Sederquist - commented Lt. Governor released Texan Back To Work Task Force; stay safe; and follow guidance.

Chris Czernek - thanked everyone.

Marci Cannon - commented on parents celebrated 60th wedding anniversary; and remember your mother on Sunday.

Troy Hill - commented on March Sales and Use Occupancy Tax numbers being high; developers charging full steam ahead; believe we can be safe and operate with a sense of normalcy; and being here testmant what council is about.

25. Adjourned at 10:35 p.m.

APPROVED:

[Signature]

MAYOR