

# MINUTES



## WORK SESSION AND REGULAR CITY COUNCIL CITY OF LEANDER, TEXAS



Pat Bryson Municipal Hall  
201 North Brushy Street ~ Leander, Texas

Thursday ~ December 5, 2013 at 6:00 PM

**Mayor – Christopher Fielder**

**Place 1 – Andrea Navarrette**

**Place 4 – Michell Cantwell**

**Place 2 – Kirsten Lynch**

**Place 5 – Jason Dishongh (Mayor Pro Tem)**

**Place 3 – Simon Garcia**

**Place 6 – David Siebold**

**City Manager – Kent Cagle**

**WORKSESSION:** *(City Council will break at 7:00 p.m. for the Regular Council Meeting and reconvene back into the work session if needed at the conclusion of the meeting)*

1. Open Work session  
**Mayor Fielder opened the work session at 6:12 p.m.**
2. Roll Call  
**All Council Members present except Council Member Cantwell**
3. Discuss Public Improvement Districts and provide direction to staff regarding two proposals for the creation of Public Improvement Districts for new residential developments  
**Presentation from Chris Allen with First Southwest and Tom Pollan with Bickerstaff & Heath Steve Metcalf and Rick Rosenberg, representatives for the Developer also gave a presentation**
4. Close Worksession  
**Mayor Fielder closed the work session at 7:03 p.m.**

### REGULAR CITY COUNCIL MEETING:

1. Open meeting, Invocation, Pledges of Allegiance  
**Mayor Fielder opened the meeting at 7:08 p.m. and welcomed those in attendance  
Mayor Pro Tem Dishongh delivered the invocation**
2. Roll Call  
**All present**
3. Staff Comments:  
**Steve Bosak, Parks & Recreation Director talked about the Parade & Tree Lighting**
4. Citizen Comments: Three (3) minutes allowed per speaker  
**Please turn in speaker request form before the meeting begins.  
No citizen comments**
5. Update from Williamson County Children's Advocacy Center from Brenda Staples  
*Sponsored by Mayor Fielder*  
**Brenda Staples, Executive Director of the Williamson County Children's Advocacy Center gave a presentation**

6. Update from Bill Pohl on the retail development, as previously discussed in work session  
**Bill Pohl gave an update from the previous work session**

**CONSENT AGENDA: ACTION**

7. Approval of the minutes: Special Meeting: November 18, 2013  
Regular Meeting: November 21, 2013
8. Second Reading of an Ordinance on Zoning Case #13-Z-020: amending Ordinance #05-018, the Composite Zoning Ordinance for 14801 and 14751 Ronald Reagan Blvd., Leander, Williamson County, Texas
9. Second Reading of an Ordinance on Zoning Case #13-Z-021: amending Ordinance #05-018, the Composite Zoning Ordinance for seven parcels located at 1225 CR 271 and 1255 CR 271, 1601 and 1515 Woodview Drive, Leander, Williamson County, Texas
10. Second Reading of an Ordinance on Zoning Case #13-Z-023: amending Ordinance #05-018, the Composite Zoning Ordinance for eleven parcels located at 8761 and 8771 RM 2243, Leander, Williamson County, Texas

**Motion made by Council Member Cantwell to approve. Second by Council Member Navarrette. Motion passes, all voting "aye"**

**PUBLIC HEARING: ACTION**

11. a. **Public Hearing** on Zoning Case #13-Z-024: Consider a zoning change for 1.62 acres, more or less, for a tract of land located on the SE corner of Bagdad Road and Municipal Drive from LC-2-B, Local Commercial to LC-3-B, Local Commercial, Leander, Williamson County, Texas  
***The applicant has withdrawn their application for this zoning case***

**Mayor Fielder announced that this item was withdrawn by the applicant**

**REGULAR AGENDA**

12. An Ordinance of the City of Leander, Texas, annexing 2.17 acres of land, more or less, located in Travis County, Texas and including the abutting streets, roadways, and rights-of-way; approving a service plan for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters  
**Tom Yantis, Director of Development Services explained**
- Motion made by Mayor Pro Tem Dishongh to approve. Second by Council Member Garcia. Motion passes, all voting "aye"**
13. Consider a License Agreement for the installation of landscaping, irrigation, and maintenance within the City right-of-way for the Pecan Creek Subdivision  
**Tom Yantis, Director of Development Services explained**

**Motion made by Council Member Cantwell to approve. Second by Council Member Navarrette. Motion passes, all voting "aye"**

14. Consider a License Agreement for the installation of landscaping, irrigation, lighting, signage, fencing and maintenance within the City right-of-way for the Connelly's Crossing Subdivision  
**Tom Yantis, Director of Development Services explained**

**Motion made by Council Member Cantwell to approve. Second by Council Member Lynch.  
Motion passes, all voting "aye"**

15. Consider a Development Agreement between the City of Leander and Palmera Ridge Development, Inc. for 197.55 acres, more or less, generally located northwest of the intersection of Hero Way and Ronald Reagan Blvd. within the city limits and extraterritorial jurisdiction of the City of Leander, Williamson County, Texas  
**Tom Yantis, Director of Development Services explained**

**Motion made by Council Member Navarrette to approve. Second by Council Member Lynch.  
Motion passes, all voting "aye"**

16. Consider an Ordinance consenting to the creation of the Palmera Ridge municipal utility district for 197.55 acres, more or less, generally located northwest of the intersection of Hero Way and Ronald Reagan Blvd., within the city limits and extraterritorial jurisdiction of the City of Leander, Williamson County, Texas  
**Tom Yantis, Director of Development Services explained**

**Motion made by Council Member Cantwell to approve. Second by Council Member Garcia.  
Motion passes, all voting "aye"**

17. Consider a Facilities Agreement between the City and Palmera Ridge Development, Inc. for facilities related to the Palmera Ridge Municipal Utility District comprising 197.55 acres, more or less, northwest of the intersection of Hero Way and Ronald Reagan Blvd. within the city limits and extraterritorial jurisdiction of the City of Leander, Williamson County, Texas  
**Tom Yantis, Director of Development Services explained**

**Motion made by Council Member Navarrette to approve with modification as explained by Mr. Yantis.  
Second by Mayor Pro Tem Dishongh. Motion passes, all voting "aye"**

18. Consider a Contract with M. Arthur Gensler & Associates, Inc. (Gensler) for marketing consulting services for the City of Leander Transit Oriented Development District (TOD)  
**Tom Yantis, Director of Development Services explained**

**Motion made by Council Member Siebold to approve not to exceed \$54,000. For the basic services plus reimbursable expenses. Second by Council Member Garcia. Motion passes, all voting "aye"**

19. Consider an ordinance establishing a No Through Trucks Zone on County Road 290 and amending the definition of "Trucks"  
**Wayne Watts, City Engineer explained**

**Motion made by Council Member Cantwell to approve. Second by Council Member Garcia.  
Motion passes, all voting "aye"**

20. Consider Award of Construction Contract for the Leander Water Tower Streetscape Improvements Project  
**Pat Womack, Director of Public Works explained**

**Motion made by Council Member Cantwell to approve. Second by Council Member Garcia.  
Motion passes, all voting "aye"**

21. Consider Award Bid for purchase of Police pursuit and City department fleet vehicles from the following vendors: Meador Dodge Chrysler Jeep (Fort Worth, TX), Griffith Ford (Seguin, TX), Randall Reed's Prestige Ford (Garland, TX), and BuyBoard Cooperative Purchasing per Solicitation #S13-019  
**Robert Powers, Finance Director explained**

**Motion made by Council Member Cantwell to approve. Second by Mayor Pro Tem Dishongh.  
Motion passes, all voting "aye"**

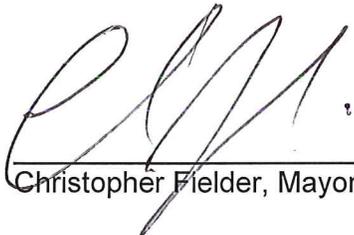
22. Consider appointments to the Veterans Park Committee, Economic Development Committee, Parks & Recreation Advisory Board and Library Foundation Board  
**No motions were made. Mayor Fielder asked the Board Selection Committee to meet within the next few weeks. The Veterans Park Committee appointments will be on the next agenda on December 19, 2013.**

23. Council Members Closing Statements  
**Council Members gave their closing statements**

24. Adjournment  
**With there being no further business, the meeting adjourned at 8:38 p.m.**

**Council reconvened into work session at 8:40 p.m.**

**Worksession adjourned at 9:47 p.m.**

  
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Christopher Fielder, Mayor

Attest:

  
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Debbie Haile, TRMC, City Secretary

