



**AGENDA
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**

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



Thursday ~ June 4, 2015 at 7:00 PM

Mayor – Christopher Fielder

Place 1 – Andrea Navarrette (Mayor Pro Tem)

Place 2 – Michelle Stephenson

Place 3 – Shanan Shepherd

Place 4 – Ron Abruzzese

Place 5 – Jeff Seiler

Place 6 – Troy Hill

City Manager – Kent Cagle

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments: Wayne Watts, City Engineer – recognition of Mike O’Neal for passing the Professional Engineer’s Exam
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins
5. Recognition of the Leander Rattlers Soccer Team for their South Texas Director’s Cup State Championship
Sponsored by Steve Bosak, Parks & Recreation Director
6. Presentation from United Way of Williamson County by *LeAnn Powers, Chief Professional Officer*

CONSENT AGENDA: ACTION

7. Approval of the minutes: May 18, 2015 and May 21, 2015
8. Approval of the Liberty Fest *Site Use Permit Agreement* with Austin Community College
9. Approval of Street Closures for Liberty Fest
10. Approval to Accept Ownership for the Lakewood Park Properties
11. Zoning Case 15-Z-008: amending Ordinance #05-018, the Composite Zoning Ordinance for the properties located at 10800 and 10804 East Crystal Falls Parkway, Leander, Williamson County, Texas
12. Dedication and Acceptance of Subdivision Infrastructure Improvements for the Bluff at Crystal Falls, Section 3, Phase 3E
13. Authorize Mayor to execute an extension to the CDBG Cooperation Agreement between the City of Leander and Williamson County
14. Authorize City Manager to negotiate and Mayor to execute a License Agreement pursuant to the PID Financing Agreement for the Oak Creek Public Improvement District for the installation and maintenance of improvements located within the City rights-of-way and/or City property within the Oak Creek Subdivision

PUBLIC HEARING: ACTION

15. **Public Hearing** on Comprehensive Plan Amendment Case 15-CPA-004: an amendment to the Comprehensive Plan requesting a change to a community center node and a neighborhood center node shown on the Future Land Use Plan, proposing to reduce the size of portions of the community center node located at the future intersection of the Lakeline Blvd. and San Gabriel Pkwy. and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their subdivision boundaries, Leander, Williamson County, Texas
Applicant: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

Action on Comprehensive Plan Amendment Case 15-CPA-004: an amendment to the Comprehensive Plan requesting a change to a community center node and a neighborhood center node shown on the Future Land Use Plan, proposing to reduce the size of portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their subdivision boundaries, Leander, Williamson County, Texas

16. **Public Hearing** on Zoning Case 15-Z-004: consider zoning change for several tracts of land, 197.55 acres, more or less, generally located to the north of Hero Way, west of Ronald Reagan Blvd. and south of San Gabriel Parkway, for an amendment to the Palmera Ridge PUD (Planned Unit Development) Leander, Williamson County, Texas
Applicant: Blake J. Magee on behalf of Palmera Ridge Development Inc.

Action on Zoning Case 15-Z-004: consider action on an amendment to the Palmera Ridge PUD (Planned Unit Development) for 197.55 acres, more or less, Leander, Williamson County, Texas

17. **Public Hearing** on Special Use Case #15-SU-001: consider a Special Use Permit for a temporary parking lot associated with the model home complex, generally located to the northwest of the intersection of West Broade Street and Longhorn Cavern Road within the Oak Creek Subdivision, Leander, Williamson County, Texas

Action on Special Use Case #15-SU-001: a Special Use Permit for a temporary parking lot within the Oak Creek Subdivision

REGULAR AGENDA

18. Consider a proposed amendment to the LISD Land Development Agreement regarding the fence materials
19. Consider a Resolution approving a change in the Rates of Atmos Energy Corporation, Mid-Tex Division
20. Consider award of bid for the City's estimated annual supply of water meters to Zenner and authorize City Manager to execute the recommended 36-month Purchase Agreement
21. Consider an Ordinance of the City of Leander, Texas amending Ordinance # 14-058-00 adopting the Annual Budget of the City of Leander, Texas for Fiscal Year 2014-2015
22. Consider Additive Alternate B to City of Liberty Hill's Bagdad Road Water Transmission Main, Phase 1 Project

23. Consideration of a Wholesale Wastewater Service Agreement between the City of Leander and the City of Liberty Hill
24. Consider Variance to Article 8.04, Noise, of the Leander Code of Ordinances for Bland Construction, L.P. for the Palmera Ridge Off-Site Wastewater Line
25. Consider Amendment #2 to Task order HDR-2 with HDR Engineering, Inc. for professional services for improvements of Old 2243 West from U.S. Hwy. 183 to Lakeline Blvd.
26. Consideration and possible action on an Interlocal Cooperation Agreement with the City of Jonestown, for Wholesale Water and Wastewater Utility Services
27. Consideration and possible action on a Municipal Boundary Change Agreement with the City of Jonestown to change the boundaries of the cities as they apply to the property described as 18.737 acres, more or less, located in the J.A. Yarbo Survey No. 421, Abstract 840, Travis County, Texas
28. Consider action relating to the Pedernales Electric Cooperative, Inc. 2015 Election for Directors, District 1,6 and 7
29. Consider a \$10 Cooler Fee for Liberty Fest
Sponsored by Mayor Fielder and Mayor Pro Tem Navarrette
30. Consider appointment to the Economic Development Committee
31. Consider appointment of Mayor Pro Tem
32. Council Members Closing Statements

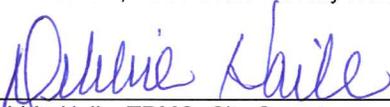
EXECUTIVE SESSION

33. Convene into executive session:
 1. pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition and value of real property to consider the following:
 - a) Purchase Contract for the acquisition of 0.077 acres of Right-of-Way and 0.050 acres of Public Utility Easement from Dadsbaggs East, L.P., for the Old 2243 Roadway Improvements Project.
 - b) Purchase Contract for the acquisition of 0.046 acres of Right-of-Way and 0.060 acres of Public Utility Easement from Dadsbaggs East, L.P., for the Old 2243 Roadway Improvements Project.
 - c) Purchase Contract for the acquisition of 0.128 acres of Right-of-Way and 0.064 acres of Public Utility Easement from TWE Properties, L.P., for the Old 2243 Roadway Improvements Project.
 2. pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding *Cause No. 15-0088-C277, Premas Global Leander I v. City of Leander, et al., In the 277th Judicial District Court of Williamson County, Texas*

34. Reconvene into open session to take action as deemed appropriate in the City Council's discretion Regarding:
1. the acquisition and value of real property for the following:
 - a) Purchase Contract for the acquisition of 0.077 acres of Right-of-Way and 0.050 acres of Public Utility Easement from Dadsbaggs East, L.P., for the Old 2243 Roadway Improvements Project.
 - b) Purchase Contract for the acquisition of 0.046 acres of Right-of-Way and 0.060 acres of Public Utility Easement from Dadsbaggs East, L.P., for the Old 2243 Roadway Improvements Project.
 - c) Purchase Contract for the acquisition of 0.128 acres of Right-of-Way and 0.064 acres of Public Utility Easement from TWE Properties, L.P., for the Old 2243 Roadway Improvements Project.
 2. *Cause No. 15-0088-C277, Premas Global Leander I v. City of Leander, et al., In the 277th Judicial District Court of Williamson County, Texas*
35. Consider Purchase Contract for the acquisition of 0.077 acres of Right-of-Way and 0.050 acres of Public Utility Easement from Dadsbaggs East, L.P., for the Old 2243 Roadway Improvements Project
36. Consider Purchase Contract for the acquisition of 0.046 acres of Right-of-Way and 0.060 acres of Public Utility Easement from Dadsbaggs East, L.P., for the Old 2243 Roadway Improvements Project
37. Consider Purchase Contract for the acquisition of 0.128 acres of Right-of-Way and 0.064 acres of Public Utility Easement from TWE Properties, L.P., for the Old 2243 Roadway Improvements Project
38. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations Or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 29th day of May, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Debbie Haile, TRMC, City Secretary