

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

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



Thursday ~ August 20, 2015 at 7:00 PM

**Mayor – Christopher Fielder
Place 1 – Andrea Navarrette (Mayor Pro Tem)
Place 2 – Michelle Stephenson
Place 3 – Shanán Shepherd**

**Place 4 – Ron Abruzzese
Place 5 – Jeff Seiler
Place 6 – Troy Hill
City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance
**Mayor Fielder opened the meeting at 7:00 pm and welcomed those in attendance
Council Member Seiler delivered the invocation**
2. Roll Call
All present
3. Staff Comments: **Pat Womack , Public Works Director announced that the Fall Clean up will be on
Sat. Sept. 10, 2015**
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins

**Judith Swanzey. 307 Edgewood Cove- spoke against the gas station on Old 2243 W
Owen Hayhurst. 2103 Woodway Drive spoke against the gas station on Old 2243 W
Blessing Nwakamme. 316 Sunnybrooke Drive - spoke against the gas station on Old 2243 W
Mark Nwakamma. 316 Sunnybrooke Drive - spoke against the gas station on Old 2243 W
Adeline Ceschin. 2005 Sydnee Drive- spoke against the gas station on Old 2243 W
Amy Corbett , 2004 Sydnee Drive - spoke against the gas station on Old 2243 W
Debbie Hayhurst, 2013 Woodway Drive - spoke against the gas station on Old 2243 W
Sherry LeBlanc, 2102 Cottontail Drive - spoke against the gas station on Old 2243 W
Sarah Flores, 2001 Sydnee Drive - spoke against the gas station on Old 2243 W
John Stetson, 2011 Rim Rock Drive - spoke against the gas station on Old 2243 W
Daniel Field, stated that the zoning of the property at the gas station site on Old 2243 W has been
in place and agrees with the zoning**
5. Graduation and Presentation of Project for the Junior Leadership Academy sponsored by the
Greater Leander Chamber of Commerce Leadership Program
**Bridget Brandt, President of the Greater Leander Chamber of Commerce introduced the
Members of the Junior Leadership Academy and told about the program. The following members
were introduced and given a trophy for their participation:**

**Anna Stephenson
Caleb Williams
Brylee Brandt
Blaise Armour
Sarena Rae Jones
Diego Duarte**

CONSENT AGENDA: ACTION

6. Approval of the minutes: August 6, 2015
7. A Resolution of the City of Leander, Texas to join the Central Texas Clean Air Coalition
8. Second reading of an Ordinance of the City of Leander, Texas annexing 126.098 acres of land, more or less, known as the Bradley tract, into the corporate limits of the City, including the abutting roadways and rights-of-way, at the request of the property owner, approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date

Motion made by Mayor Pro Tem Navarrette to approve the consent agenda. Second by Council Member Shepherd. Motion passes, all voting "aye"

PUBLIC HEARING: ACTION

9. **Public Hearing** to consider proposed assessments to be levied against property located in the Oak Creek Public Improvement District and a proposed update to the Service and Assessment Plan and Assessment Roll for Calendar Year 2015

Robert Powers, Finance Director explained

Action on an Ordinance Consider an ordinance setting the calendar year 2015 assessment, approving an assessment roll and annual update to the Service and Assessment Plan for calendar year 2015, and levying assessments for calendar year 2015 for property in the Oak Creek Public Improvement District.

Motion made by Council Member Stephenson to approve. Second by Council Member Seiler. Motion passes, all voting "aye"

10. **Public Hearing** on Zoning Case #15-Z-010: Consider a zoning change for two parcels of land located at 1208 S Bagdad Road for 51.84 acres, more or less, from MF-2-B, Multi-Family and GC-3-C, General Commercial to PUD, Planned Unit Development, Leander, Williamson County, Texas
Applicant: Anthony Goode on behalf of AHS-RS, Trail at Leander, LLC
The Applicant has requested postponement of this item

Mayor Fielder announced that the applicant has postponed this item

11. **Public Hearing** on Zoning Case #15-Z-017: Consider a zoning change for a parcel of land located at 6301 N. Bagdad Road for 11.0959 acres, more or less, from SFR-1-B, Single Family Rural to SFU-2-B, Single Family Urban, Leander, Williamson County, Texas
Applicant: Josh Becker on behalf of Richard A. Alley
Tom Yantis, Asst. City Manager explained

Action on Zoning Case #15-Z-017: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel of land located at 6301 N. Bagdad Road for 11.0959 acres, more or less from SFR-1-B, Single Family Rural to SFU-2-B, Single Family Urban, Leander, Williamson County, Texas

Motion made by Council Member Abruzzese to approve. Second by Council Member Shepherd. Motion passes, all voting "aye"

12. **Public Hearing** on Zoning Case #15-Z-011: Consider a zoning change for a parcel of land located at Osage Drive and Highland Trail for 0.94 acres, more or less, from SFU-2-B, Single Family Urban to PUD, Planned Unit Development, Leander, Williamson County, Texas
Applicant: Mike Siefert on behalf of Lookout Development Group, L.P.
Tom Yantis, Asst. City Manager explained

Mike Seifert with Lookout Group explained the proposed zoning request

Thomas Yambrick, 1908 Western Justice – spoke against
Frankie Thomas, 1801 Buffalo Speedway – spoke against
Bryan Thomas, 1801 Buffalo Speedway – spoke against
Bill Mills, 1811 Alamo Bound – spoke against
Vicky Waser, 2829 Granite Hill Drive – spoke against
Laura Yambrick, 1908 Western Justice – spoke against
Phylis Miquil, 1805 Buffalo Thunder – spoke against
Michael Childers, 2611 Running Wyld – spoke against
Scott Morris, 2701 Highland Trail – spoke against
John Handy Bosmer, 1917 Cross Draw Trail – spoke against
Carl Norman, 1821 Cross Draw – spoke against
Steve Brand, 1802 Alamo Bound - spoke in favor of
David Siebold, 1801 Muledeer Run - spoke against
Ron Militello, 1913 Leaders Lane – spoke against
Angela Blair 2515 Highland Trail – is undecided but has concerns
Jason Dishongh, Wolf Dancer – spoke in favor of
Wade Funk, 2524 Quick Fort - spoke in favor of
Jai Rao, 1905 Western Justice – spoke against
Amy Romig, 2516 Highland Trail – spoke against
Lauri Smit, 2606 Running Wyld – was undecided but expressed concerns
Josh Becker, 2525 Quick Fort Drive - spoke in favor of
Tamara Nelson, 1707 Trustworthy Ct. – was undecided but thanked council for their service
Nichole Holmes, 1717 Buffalo Thunder – spoke against

Action on Zoning Case #15-Z-011: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel of land located at Osage Drive and Highland Trail for 0.94 acres, more or less, from SFU-2-B, Single Family Urban to PUD, Planned Unit Development, Leander, Williamson County, Texas

Motion made by Council Member Shepherd to deny the request. Second by Mayor Pro Tem Navarrette. Motion passes, all voting “aye” to deny the request.

Mayor Fielder called for a break at 9:10 pm
Council reconvened from break at 9:21 pm

REGULAR AGENDA

13. Second Reading of an Ordinance on Zoning Case #14-Z-034: amending Ordinance #05-018, the Composite Zoning Ordinance for several parcels of land generally located to the north east of the intersection of CR 279 and Collaborative Way, to the north of Savanna Ranch Subdivision ,Leander, Williamson County, Texas
Tom Yantis, Asst. City Manager explained

Motion made by Council Member Seiler to approve. Second by Mayor Pro Tem Navarrette.
Motion passes, all voting “aye”

14. a. Consider a Development, ETJ Release, and Consent Agreement for the Caughfield Tract
- b. Consider an Ordinance of the City of Leander, Texas giving consent to the creation of a municipal utility district on the Caughfield Tract

Mayor Fielder announced that this item (a & b) have been pulled from the agenda

15. Consider Amended and Restated Agreement regarding Consent to Creation of Leander Municipal Utility Districts No. 1, 2 and 3 and Development of the Bar W. Ranch

Mayor Fielder announced that this item has been pulled from the agenda

16. Consider an Award of Contract for the Bagdad Road Sidewalk Improvements Project
Steve Bosak, Parks & Recreation Director explained

Motion made by Mayor Pro Tem Navarrette to approve. Second by Council Member Shepherd. Motion passes, all voting "aye"

17. Consider Economic Development Ordinance Amendments
Mark Willis, Economic Development Director explained

Motion made by Council Member Abruzzese to approve. Second by Council Member Seiler. Motion passes, all voting "aye"

18. Consider the Partial Release and Termination of a Drainage Easement located in Oak Creek Phase 5
Wayne Watts, City Engineer explained

Motion made by Council Member Stephenson to approve. Second by Mayor Pro Tem Navarrette. Motion passes, all voting "aye"

19. Presentation and Discussion on Proposed FY 2015-16 Annual Budget
Kent Cagle, City Manager presented the proposed budget

20. Presentation on Water & Wastewater Cost of Service and Rate Study Update (FY16– FY18)
Robert Powers, Finance Director presented the Study

21. Discuss and consider forming a Citizens Bond Committee
A Discussion was held

Motion made by Mayor Fielder to form a Citizens Bond Committee and appoint two council members and direct staff to do so with no tax increase and to appoint two council members at the next meeting. Second by Council Member Stephenson. Motion passes, all voting "aye"

22. Council Members Closing Statements
Council Members gave their closing statements

EXECUTIVE SESSION

23. Convene into executive session pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding legal issues related to the City's boundaries and future growth of the City and pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition and value of real property

**Council convened into executive session at 10:09 pm
Council reconvened into open session at 10:20 pm**

24. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding the City's boundaries and future growth of the City and to deliberate the acquisition and value of real property

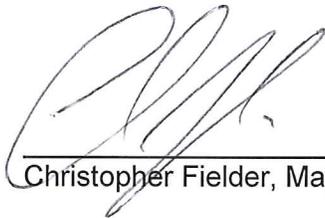
No action taken

25. Consider Purchase Contract for the acquisition of 0.246 acres pf Right-of-Way, 0.171 acres of Public Utility Easement, and 0.211 acres of Wastewater and Drainage Easement from Floyd and Marie Waley for the Old 2243 W. Roadway Improvements Project in the amount of \$46,616.00

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

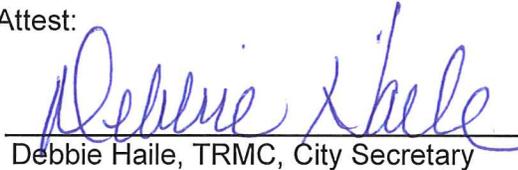
26. Adjournment

With there being no further business, the meeting adjourned at 10:21 pm.



Christopher Fielder, Mayor

Attest:



Debbie Haile, TRMC, City Secretary

