



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

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



Thursday ~ May 19, 2016 at 7:30 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
**Mayor Fielder opened the meeting at 7:30 pm and welcomed those in attendance
Pastor Mark Brown delivered the invocation**
2. Roll Call
All present
3. Swearing In of City Council Members for Place 1, Place 3 and Place 5
Judge Travis Lucas did the swearing in of Andrea Navarrette for Place 1, Shanan Shepherd for Place 3 and Jeff Seiler for Place 5
4. Action on appointment of Cathleen “Cathy” Riedel as Municipal Court Presiding Judge
Motion made by Council Member Shepherd to appoint Cathy Riedel as Municipal Court Presiding Judge. Second by Mayor Pro Tem Navarrette. Motion passes, all voting “aye”
5. Action on appointment of Mark Goodner as Associate Municipal Court Judge
Motion made by Council Member Shepherd to appoint Mark Goodner as Associate Municipal Court Judge. Second by Council Member Seiler. Motion passes, all voting “aye”
6. Swearing in of Cathleen “Cathy” Riedel as Municipal Court Presiding Judge
Judge Travis Lucas swore in Cathy Riedel as Municipal Court Presiding Judge.
7. Swearing in of Mark Goodner as Associate Municipal Court Judge
Judge Travis Lucas swore in Mark Goodner as Associate Municipal Court Judge
8. Recognition of Travis Lucas for his time serving as Leander Municipal Court Presiding Judge
**Mayor Fielder recognized Judge Travis Lucas for his service to the City of Leander for 11 years serving as Presiding Judge in Municipal Court and presented him with a plaque from the City Council
Barbara Shannon, Municipal Court Administrator presented Judge Lucas with a plaque from Municipal Court and thanked him for his service**

Mayor Fielder called for a break at 7:58 pm for a reception for the newly elected council Members and Judge Travis Lucas

Council reconvened from the break into open session at 8:17 pm

9. Staff Comments

No staff comments

10. Citizen Comments: Three (3) minutes allowed per speaker

Please turn in speaker request form before the meeting begins

Tessa Schmidtzinsky with Pedernales Electric (PEC) talked about the upcoming election for the Board of Directors

CONSENT AGENDA: ACTION

11. Approval of the minutes: May 5, 2016

May 17, 2016 (Canvass of Election Results)

12. License Agreement Case 16-LA-005: a License Agreement for the installation and maintenance of entry monumentation, signage and lighting, landscaping, and stamped asphalt or concrete in the round-about within rights-of-way within the Deerbrooke Subdivision

13. Dedication and Acceptance of Subdivision Infrastructure Improvements for Leander Crossing Phase 1

14. Dedication and Acceptance of Subdivision Infrastructure Improvements for Travisso 1 Phase Water Reclamation Plant (WRP). Offsite Lift Station #16 and Reclaimed Water Pump Station

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

15. **Public Hearing** on Zoning Case 15-Z-033: Consider a zoning change of two parcels generally located at the northwest corner of the future intersection of Lakeline Blvd. and San Gabriel Parkway, for 119.932 acres, more or less from interim SFR-1-B, Single Family Rural to SFR-2-A, Single Family Rural, LC-2-B, Local Commercial, LO-2-B, Local Office and SFT-2-B, Single Family Townhome, Leander, Williamson County, Texas

Applicant: Danny Martin, P.E. on behalf of J.L. Development, Inc. / John Lloyd

Tom Yantis, Asst. City Manager explained

Action on Zoning Case 15-Z-033: Consider a zoning change of two parcels generally located at the northwest corner of the future intersection of Lakeline Blvd. and San Gabriel Parkway, for 119.932 acres, more or less from interim SFR-1-B, Single Family Rural to SFR-2-A, Single Family Rural, LC-2-B, Local Commercial, LO-2-B, Local Office and SFT-2-B, Single Family Townhome, Leander, Williamson County, Texas

Motion made by Council Member Seiler to approve with P&Z recommendation of SFR-2-A, SFT-2-B, LO-2-A and LC-2-A. Second by Council Member Abruzzese. Motion passes, all voting "aye"

16. **Public Hearing** on Zoning Case 16-Z-007: Consider a zoning change of several parcels of land generally located to the west of the intersection of CR 279 and Live Oak for 76.89 acres, more or less, from interim zoning SFR-1-B, Single Family Rural to SFR-2-B, Single Family Rural, Leander, Williamson County, Texas

Applicant: San Gabriel Whitt Ranch, LLC (Davy Roberts)

Tom Yantis, Asst. City Manager explained

Action on Zoning Case 16-Z-007: Consider a zoning change of several parcels of land generally located to the west of the intersection of CR 279 and Live Oak for 76.89 acres, more or less, from interim zoning SFR-1-B, Single Family Rural to SFR-2-B, Single Family Rural, Leander, Williamson County, Texas

Davy Roberts, Applicant explained

**Motion made by Mayor Fielder to approve. Second by Council Member Stephenson.
Motion passes, 6 to 1 with Council Member Abruzzese voting against.**

REGULAR AGENDA

17. Second Reading of an Ordinance on Zoning Case 16-Z-004: Consider a zoning change of a parcel of land located at 801 Apache Trail for 1.50 acres, more or less from GC-3-C, General Commercial to PUD, Planned Unit Development with a base zoning of MF-2-A, Multi-Family, Leander, Williamson County, Texas

Tom Yantis, Asst. City Manager explained

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

18. Consider Development Agreement Case 15-DA-005: Consider a development agreement between the City of Leander and Crystal Falls Ortho, PLC for 5.84 acres, more or less, located at 108200 Crystal Falls Parkway, City of Leander, Williamson County, Texas

Tom Yantis, Asst. City Manager explained

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

19. Development Agreement Case 15-DA-002: Consider an addendum to the wastewater cost participation agreement between the City of Leander, Howard Barkley Wedemeyer and BWR Partners, LLC

Tom Yantis, Asst. City Manager explained

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

20. Consider a Resolution approval of a change in Atmos Energy Corporation, Mid-Tex Division's ("ATMOS") rates as a result of settlement between Atmos and the Atmos Texas Municipalities ("ATM") under the rate review mechanism for 2016

Robert Powers, Finance Director explained

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

21. Consider a Resolution authorizing the retention of special legal counsel to represent the City in Public Utility Commission Docket No. 45866 regarding the "Application of the Lower Colorado River Authority Transmission Services Corporation to amend a Certificate of Convenience and Necessity for the Round Rock-Leander 138-kV Transmission Line in Williamson County, Texas"; directing special legal counsel to file a motion to intervene in PUC Docket No. 45866 and to represent the City in the proceedings on the application to the fullest extent permitted by law consistent with direction from the City Council; authorizing the retention of expert witnesses; making certain findings; and declaring an effective date

Pat Womack, Director of Public Works explained

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

22. Consider possible action to support Operation Homefront and Meritage Homes to provide mortgage-free home in Leander to a military veteran

Tom Yantis, Asst. City Manager explained

Charlie Coleman with Meritage Homes explained the project

Motion made by Mayor Fielder to approve a waiver of the permit fees and the impact fees. Second by Council Member Seiler. Motion passes, all voting "aye"

23. Consider Award of Contract for the 2016 City of Leander Street Rehabilitation Project

Pat Womack, Director of Public Works explained

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

24. Water Use and Supply Update

Pat Womack, Director of Public Works gave the update

25. Council Member Closing Statements

Council Members gave their closing statements

EXECUTIVE SESSION

26. Convene into executive session:

- a) pursuant to Section 551.071, Texas Government Code and Section 1.05, Disciplinary Rules of Professional Conduct to consult with legal counsel regarding legal issues related to a proposed Community Block Development Grant for the construction of a sidewalk on the east side of Bagdad Road
- b) pursuant to Section 551.071, Texas Government Code and Section 1.05, Disciplinary Rules of Professional Conduct, and Section 551.087, Texas Government Code, to consider economic incentives for business prospects
- c) pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding a proposed settlement agreement in 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
- d) pursuant to Section 551.071, Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding pending legal matters related to the regional water treatment plant

Council convened into executive session at 9:06 pm
Council reconvened into open session at 10:41 pm

27. Reconvene into open session to take action as deemed appropriate in the City Council's discretion:

a) regarding legal issues related to a proposed Community Block Development Grant for the construction of a sidewalk on the east side of Bagdad Road

No action taken

b) to consider economic incentives for business prospects

No action taken

c) regarding a proposed settlement agreement in 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

No action taken

d) regarding pending legal matters related to the regional water treatment plant

No action taken

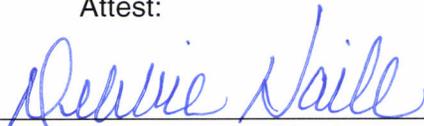
28. Adjournment

With there being no further business, the meeting adjourned at 10:45 pm



Christopher Fielder, Mayor

Attest:



Debbie Haile, TRMC, City Secretary

