



City of Round Rock

Meeting Minutes - Draft City Council

Thursday, December 15, 2016

CALL REGULAR SESSION TO ORDER – 5:00 P.M.

The Round Rock City Council met in regular session on December 15, 2016 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Mayor McGraw called the meeting to order at 5:01 p.m.

ROLL CALL

Present:	7 - Mayor Alan McGraw Mayor Pro-Tem Craig Morgan Councilmember Frank Leffingwell Councilmember Rene Flores Councilmember Will Peckham Councilmember Writ Baese Councilmember Kris Whitfield
Absent:	0

PLEDGES OF ALLEGIANCE

*Mayor McGraw, and a group of Boy Scouts led the following Pledges of Allegiance:
United States
Texas*

CITIZEN COMMUNICATION

*Charlotte Barbini, 1700 West Creek Loop, spoke regarding the Baca Center holiday program
Jesse Carson of Austin, spoke to the City Council regarding Black History Month activities in January.
Chuck Freeman, 401 Teravista Parkway, spoke to the City Council regarding upcoming Black History Monday activities.
John Martin, 122 Chandler Pointe Loop, spoke to the City Council regarding the proposed Kalahari project and concerns he has about the project.*

CONSENT AGENDA:

All items list on the Consent Agenda were enacted by one motion. There was no separate discussion of the items and no items were removed from the Consent Agenda.

Aye: 7 - Mayor McGraw
Mayor Pro-Tem Morgan
Councilmember Leffingwell
Councilmember Flores
Councilmember Peckham
Councilmember Baese
Councilmember Whitfield

Nay: 0

Absent: 0

- E.1** [2016-4008](#) Consider approval of the minutes for the November 22, 2016 and December 1, 2016 City Council meetings.
The Minutes were approved under the consent agenda.
- E.2** [2016-3984](#) Consider an ordinance readopting Chapter 24, Article II, Code of Ordinances (2010 Edition), regarding youth curfew regulations. (Second Reading)
This Ordinance was approved under the consent agenda.
- E.3** [2016-3988](#) Consider a resolution authorizing the renewal of the Administrative Services Agreement with Aetna for stop loss insurance coverage for the period of January 1, 2017 through December 31, 2017.
This Resolution was approved under the consent agenda.
- E.4** [2016-4036](#) Consider a resolution authorizing the Mayor to execute the Second Amendment to the Administration and Funding Agreement for the City of Round Rock Economic Development Program with the Round Rock Chamber of Commerce and the Round Rock Transportation and Economic Development Corporation.
This Resolution was approved under the consent agenda.

PUBLIC HEARINGS:

- F.1** [2016-4028](#) Consider public testimony regarding the 2015-2016 CDBG Consolidated Annual Performance Evaluation Report (CAPER).
Raynesha Hudnell, CDBG Coordinator, made the staff presentation.
Mayor McGraw opened the hearing for public testimony.
There being none, the public hearing was closed.

STAFF PRESENTATIONS:

- G.1** [2016-4052](#) Consider a presentation regarding the proposed Kalahari Resort Hotel and Convention Center and the agreements related thereto.

Brooks Bennett, Assistant City Manager, made the staff presentation.

RESOLUTIONS:

- H.1** [2016-4010](#) Consider a resolution establishing an economic development program to encourage the development of a Kalahari Resort Hotel and Convention Center on approximately 351 acres.

Steve Sheets, City Attorney made the staff presentation.

A motion was made by Mayor McGraw, seconded by Mayor Pro-Tem Morgan, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Mayor McGraw
 Mayor Pro-Tem Morgan
 Councilmember Leffingwell
 Councilmember Flores
 Councilmember Peckham
 Councilmember Baese
 Councilmember Whitfield

Nay: 0

Absent: 0

- H.2** [2016-4012](#) Consider a resolution authorizing the Mayor to execute an Economic Development Program Agreement with the Round Rock Transportation and Economic Development Corporation, KR Acquisitions, LLC, and KR CC, Inc. to establish performance based financial incentives for the development of a Kalahari Resort Hotel and Convention Center on approximately 351 acres.

Steve Sheets, City Attorney made the staff presentation.

A motion was made by Mayor McGraw, seconded by Councilmember Leffingwell, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Mayor McGraw
 Mayor Pro-Tem Morgan
 Councilmember Leffingwell
 Councilmember Flores
 Councilmember Peckham
 Councilmember Baese
 Councilmember Whitfield

Nay: 0

Absent: 0

H.3 [2016-4013](#)

Consider a resolution authorizing the Mayor to execute a Master Development Agreement with the Round Rock Transportation and Economic Development Corporation, KR Acquisitions, LLC, and KR CC, Inc. to establish the terms and conditions for the planning, design, construction, development, and financing of the Kalahari Resort Hotel and Convention Center and related public infrastructure improvements.

Steve Sheets, City Attorney made the staff presentation.

A motion was made by Councilmember Whitfield, seconded by Mayor Pro-Tem Morgan, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Mayor McGraw
 Mayor Pro-Tem Morgan
 Councilmember Leffingwell
 Councilmember Flores
 Councilmember Peckham
 Councilmember Baese
 Councilmember Whitfield

Nay: 0

Absent: 0

H.4 [2016-4014](#)

Consider a resolution authorizing the Mayor to execute an Assignment and Assumption and Lease-Back Agreement with KR CC, Inc. related to the purchase of approximately 351 acres of land made up of the Bison Tract, the Krienke Tract, and the Keller Tract.

Steve Sheets, City Attorney made the staff presentation.

A motion was made by Councilmember Flores, seconded by Councilmember Leffingwell, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Mayor McGraw
 Mayor Pro-Tem Morgan
 Councilmember Leffingwell
 Councilmember Flores
 Councilmember Peckham
 Councilmember Baese
 Councilmember Whitfield

Nay: 0

Absent: 0

H.5 [2016-4015](#)

Consider a resolution authorizing the Mayor to execute a Ground Lease with KR CC, Inc. for the lease of approximately 351 acres for the development of a Kalahari Resort Hotel and Convention Center.

Steve Sheets, City Attorney made the staff presentation.

A motion was made by Councilmember Peckham, seconded by Councilmember Whitfield, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Mayor McGraw
 Mayor Pro-Tem Morgan
 Councilmember Leffingwell
 Councilmember Flores
 Councilmember Peckham
 Councilmember Baese
 Councilmember Whitfield

Nay: 0

Absent: 0

H.6 [2016-4020](#)

Consider a resolution authorizing the Mayor to execute a Memorandum of the Ground Lease with KR CC, Inc.

Steve Sheets, City Attorney made the staff presentation.

A motion was made by Councilmember Baese, seconded by Councilmember Leffingwell, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Mayor McGraw
 Mayor Pro-Tem Morgan
 Councilmember Leffingwell
 Councilmember Flores
 Councilmember Peckham
 Councilmember Baese
 Councilmember Whitfield

Nay: 0

Absent: 0

H.7 [2016-4021](#)

Consider a resolution authorizing the Mayor to execute a Landlord Consent and Estoppel Agreement with KR CC, LLC and the Bank of Wisconsin Dells related to the Ground Lease.

Steve Sheets, City Attorney made the staff presentation.

A motion was made by Mayor Pro-Tem Morgan, seconded by Councilmember Leffingwell, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Mayor McGraw
Mayor Pro-Tem Morgan
Councilmember Leffingwell
Councilmember Flores
Councilmember Peckham
Councilmember Baese
Councilmember Whitfield

Nay: 0

Absent: 0

H.8 [2016-4022](#)

Consider a resolution authorizing the Mayor, City Manager, and/or the City Attorney to execute any and all standard closing documents necessary for the purchase of approximately 132 acres known as the Bison Tract.

Steve Sheets, City Attorney made the staff presentation.

A motion was made by Councilmember Flores, seconded by Councilmember Baese, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Mayor McGraw
Mayor Pro-Tem Morgan
Councilmember Leffingwell
Councilmember Flores
Councilmember Peckham
Councilmember Baese
Councilmember Whitfield

Nay: 0

Absent: 0

H.9 [2016-4023](#)

Consider a resolution authorizing the Mayor, City Manager, and/or the City Attorney to execute any and all standard closing documents necessary for the purchase of approximately 155 acres known as the Krienke Tract.

Steve Sheets, City Attorney made the staff presentation.

A motion was made by Councilmember Whitfield, seconded by Councilmember Leffingwell, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Mayor McGraw
Mayor Pro-Tem Morgan
Councilmember Leffingwell
Councilmember Flores
Councilmember Peckham
Councilmember Baese
Councilmember Whitfield

Nay: 0

Absent: 0

H.10 [2016-4024](#)

Consider a resolution authorizing the Mayor, City Manager, and/or the City Attorney to execute any and all standard closing documents necessary for the purchase of 60 acres known as the Keller/Johnson Tract.

Steve Sheets, City Attorney made the staff presentation.

A motion was made by Councilmember Whitfield, seconded by Councilmember Peckham, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Mayor McGraw
Mayor Pro-Tem Morgan
Councilmember Leffingwell
Councilmember Flores
Councilmember Peckham
Councilmember Baese
Councilmember Whitfield

Nay: 0

Absent: 0

COUNCIL COMMENTS REGARDING ITEMS OF COMMUNITY INTEREST**ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:52 p.m.

Respectfully Submitted,

Sara L. White, City Clerk