



The City of Liberty Hill

P O Box 1920, Liberty Hill, Texas 78642  
Phone: (512) 778-5449 Fax: (512) 778-5418

# LIBERTY HILL CITY COUNCIL AGENDA

**MONDAY – OCTOBER 24, 2016 – 6:30 PM**

**Council Chambers - 2801 Ranch Road 1869**

Connie Fuller – Mayor  
Dr. Ron Rhea – Council Member  
Wendell McLeod – Council Member

Troy Whitehead - Council Member  
Liz Rundzieher – Council Member  
Elizabeth Branigan – Mayor Pro Tem

Notice is hereby given that a Regular meeting of the City Council of Liberty Hill will be held **MONDAY – OCTOBER 24, 2016 at 6:30 PM** in Council Chambers located at 2801 Ranch Road 1869 to consider items as follows. All items are subject to action.

**1. CALL TO ORDER**

- a) Establish Quorum
- b) Invocation
- c) Pledge of Allegiance
- d) Texas Pledge

**2. PUBLIC HEARING – FREEPORT EXEMPTION**

Notice is hereby given that the City Council of the City of Liberty Hill, Texas proposes to exempt “goods-in-transit” such as those listed in Texas Tax Code Section 11.253, Super Freeport goods, from ad valorem taxation. All members of the public are permitted to speak for or against the taxation of the property.

**3. PUBLIC HEARING NOTICE – MANOR BUSINESS CENTER**

Notice is hereby given that the City Council of the City of Liberty Hill, Texas proposes to institute annexation proceedings to enlarge and extend the boundary limits of said City to include the following described territory, to-wit; annexation of property as follows: Manor Business Center - being 1.851 acres of land situated in the John B. Robinson Survey, Abstract 521, in Williamson County, TX, being a portion of tract II, a called 1.00 acre of land and all of tract I, called 1.0 acre tract of land. Two Public Hearings will be held before the City Council of the City of Liberty Hill, Texas on Monday - October 24, 2016 at 6:30 PM and Monday – November 7, 2016 at 6:30 PM, at Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas. Said Public Hearings will be held for all persons interested in the proposed annexations. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the matter herein mentioned will take notice.

**4. PUBLIC COMMENTS**

Liberty Hill City Council accepts public comments regarding the Agenda of Regular Council meetings. Individuals wishing to speak may sign in by completing a Public Comment Form and presenting the form to the City Secretary prior to the start of the

meeting (prior to Call to Order). Each citizen will be allowed a maximum of three (3) minutes. Collective public comment period will last no longer than a total of fifteen (15) minutes.

- a) Public Comments

**5. DEPARTMENTAL REPORTS – SEPTEMBER, 2016**

- a) Public Works report will be presented by the Public Works Director - Wayne Bonnet.
- b) Police Department report will be given by Chief Maverick Campbell.

**6. CITY ADMINISTRATOR REPORT**

Greg Boatright will report on current and upcoming City projects with updates on the following:

- ✓ Downtown Revitalization
- ✓ 40<sup>th</sup> Sculpture Celebration
- ✓ Sidewalk project
- ✓ Progress on Administration Building
- ✓ VFW Park
- ✓ Special Council Meeting – November 1<sup>st</sup> – 6:30 PM

**7. CONSENT AGENDA**

Consent Agenda items listed are considered to be routine and will be enacted by one motion. There will be no separate discussion of those items unless requested by Council, in which event the item(s) will be removed from the Consent Agenda and considered under Regular Agenda items:

- a) Discuss and Consider Action on minutes of the Liberty Hill City Council held September 26, 2016 at 6:30 PM.

**8. REGULAR AGENDA**

- a) Discuss and Consider the selection of a Trustee for the Liberty Parke Subdivision Public Improvement District (PID). By: Greg Boatright – City Administrator
- b) Discuss and Consider authorizing the City Administrator to negotiate and execute a Cost Sharing Agreement between the City of Liberty Hill and CST - The Corner Store. By: Sally McFeron – Senior Planner
- c) Discuss and Consider a Continuing Disclosure Contract with FSC Continuing Disclosure Services, a Division of Hilltop Securities, for Continuing Disclosure services and authorize the City Administrator to execute the Agreement. By: Greg Boatright – City Administrator & Dottie Palumbo – City Attorney
- d) Discuss and Consider a Disclosure Contract with FSC Continuing Disclosure Services, a Division of Hilltop Securities, for disclosure services for the Public Improvement debt associated with the Liberty Parke subdivision and authorize the City Administrator to execute the Agreement. By: Greg Boatright – City Administrator & Dottie Palumbo – City Attorney

- e) **Discuss and Consider approving a Resolution of the City Council of Liberty Hill rescinding its prior Resolution denying Tax-Exempt status to Freeport property.**  
By: Laura Mueller – Assistant City Attorney & Dottie Palumbo – City Attorney
- f) **Discuss and Consider approving an Ordinance of the City Council of Liberty Hill amending Article 11, Section 11.02.001 of the Code of Ordinances of the City of Liberty Hill, Texas by amending Section 11.02.001, entitled “Goods in Transit”; providing for the exemption from Ad Valoren taxation of tangible personal property in transit or “Super Freeport” goods pursuant to Section 11.253 of the Texas Tax Code; providing a severability clause; providing a repealer clause; and providing for said Ordinance to take immediate effect.**  
By: Greg Boatright – City Administrator & Dottie Palumbo – City Attorney
- g) **Discuss and Consider support for the Williamson County Children’s Advocacy Center (WCCAC) in the amount of \$5,000.00 from the City of Liberty Hill.**  
By: Greg Boatright – City Administrator & Maverick Campbell – Chief of LHPD
- h) **Discuss and Consider Change Order #2 with Pepper-Lawson Construction for expansion of the City of Liberty Hill Wastewater Treatment Plant.** By: Amber Lewis – Assistant City Administrator
- i) **Discuss and Consider approval of a Final Plat for Highland Terrace Subdivision.** By: Sally McFeron – Senior Planner
- j) **Discuss and Consider an Ordinance of the City of Liberty Hill, Texas to voluntarily annex adjacent and contiguous territory into the incorporated municipal boundaries of the City of Liberty Hill, Texas under of the Texas Local Government Code including findings of fact; effective date; a repealer; severability; and property notice and meeting.** By: Sally McFeron – Senior Planner
- k) **Discuss and Consider a Resolution requesting that Central Texas Regional Mobility Authority (CTRMA) focus on the three projects in Williamson County, Texas as listed below.** By: Connie Fuller - Mayor
  - ✓ Extension of Highway 183A
  - ✓ Frontage Roads for Highway 183A in Cedar Park
  - ✓ MoKan Exp
- l) **Discuss and Consider authorizing Mayor Connie Fuller and Greg Boatright – City Administrator to execute a lease agreement for parking space for the City of Liberty Hill at a rate of \$5,000 per year.** By: Connie Fuller - Mayor & Greg Boatright – City Administrator
- m) **Discuss and Consider hiring an additional full-time Patrol Officer for the Liberty Hill Police Department; this position was recently approved by Council in the Annual Budget.** By: Maverick Campbell – Chief of Police

**9. CONVENE – EXECUTIVE SESSION**

City Council will convene into Executive Session for Consultation with Legal Counsel pursuant to Texas Government Code Section 551.071 - Consultation with Attorney to deliberate on the items outlined below. No action will be taken in Executive Session.

- a) Legal requirements and procedures for Development Agreements in the Extraterritorial Jurisdiction of the City of Liberty Hill, Texas.
- b) Legal requirements and procedures for annexation and development agreement for property located within Stonewall Municipal Utility District.
- c) Legal requirements and legal procedures related to Tax Increment Reinvestment Zones (TIRZS) and Future Development Related to Tax Increment Reinvestment Zones.

**10. RECONVENE – REGULAR SESSION**

City Council will reconvene into Regular Session for Consultation with Legal Counsel and consider action on the following matters:

- a) Legal requirements and procedures for Development Agreements in the Extraterritorial Jurisdiction of the City of Liberty Hill, Texas.
- b) Legal requirements and procedures for annexation and development agreement for property located within Stonewall Municipal Utility District.
- c) Legal requirements and legal procedures related to Tax Increment Reinvestment Zones (TIRZS) and Future Development Related to Tax Increment Reinvestment Zones.

**11. ADJOURNMENT**

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any item listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.071 (Deliberations about Gifts & Donations), 551.074 (Personnel Matters), 55.1076 (Deliberations about Security Devices), and 551.087 (Development). In compliance with the Americans with Disabilities Act, the City of Liberty Hill will provide reasonable accommodation for persons attending City Council meetings. To better serve you, requests need to be received 48 hours prior to the meeting; Contact the City Secretary at 512-778-5449.

POSTING CERTIFICATION: I, BARBARA ZWERNEMANN – CITY SECRETARY – CITY OF LIBERTY HILL certify that the attached notice of meeting for the CITY COUNCIL – CITY OF LIBERTY HILL, TEXAS was duly posted on the bulletin board at Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas and on the City website ([www.libertyhilltx.gov](http://www.libertyhilltx.gov)) on the 21<sup>st</sup> day of OCTOBER, 2016 at \_\_\_\_\_ PM. Barbara Zwernemann – City Secretary \_\_\_\_\_

REMOVAL CERTIFICATION: I, BARBARA ZWERNEMANN – CITY SECRETARY – CITY OF LIBERTY HILL certify that the attached notice of meeting was removed from the bulletin board at Municipal Court / Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_. INITIALS \_\_\_\_\_