



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
REGULAR MEETING & PUBLIC HEARINGS
MONDAY – DECEMBER 12, 2016 – 6:30 PM
Council Chambers - 2801 Ranch Road 1869 – Liberty Hill, Texas**

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 – DECEMBER 12, 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: "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

- 2) PUBLIC HEARING

LEGAL NOTICE IS HEREBY GIVEN under the provision of Chapter 43 of the Texas Local Government Code that the City of Liberty Hill will hold two public hearings during Regular Meeting of City Council on **MONDAY – DECEMBER 12, 2016** at **6:30 PM** (Hearing #1) and Special Meeting of City Council on **MONDAY – DECEMBER 19, 2016** at **6:30 PM**. (Hearing #2) for the purpose of receiving public comments on the proposed initiation of a strategic partnership agreement with the Stonewall Municipal Utility District and potential full purpose voluntary annexation for the tracts generally described below and commonly known as:

TRACT 1

BEING DESCRIBED AS A TRACT OF LAND CONTAINING 117.4026 ACRES (5,114,058 SQUARE FEET) OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 137.69 ACRE TRACT CONVEYED TO LENNAR BUFFINGTON STONEWALL RANCH, L.P., RECORDED IN DOCUMENT NUMBER 2005070121 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING A PORTION OF A CALLED 145.84 ACRE TRACT CONVEYED TO LENNAR BUFFINGTON STONEWALL RANCH, L.P.,

RECORDED IN DOCUMENT NUMBER 2005070122 (O.P.R.W.C.T.) SAID 117.4026 ACRES; AND.

TRACT 2

BEING DESCRIBED AS A TRACT OF LAND CONTAINING 65.4018 ACRES (2,848,902 SQUARE FEET) OUT OF THE JOHN B. ROBINSON SUREY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 137.69 ACRE TRACT CONVEYED TO LENNAR BUFFINGTON STONEWALL RANCH, L.P., RECORDED IN DOCUMENT NUMBER 2005070121 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING A PORTION OF A 145.84 ACRE TRACT (DESCRIBED AS A 283.53 ACRE TRACT, SAVE AND EXCEPT A 137.69 ACRE TRACT) CONVEYED TO LENNAR BUFFINGTON STONEWALL RANCH, L.P., RECORDED IN DOCUMENT NUMBER 2005070122 (O.P.R.W.C.T.), AND BEING ALL OF A 0.5066 ACRE TRACT CONVEYED IN DOCUMENT NUMBERS 2005087422, 2005087424, 2009055936, 2009057831, 200962299, 2010038524, AND 2014017634 (O.P.R.W.C.T., EACH DOCUMENT CONVEYING AN UNDIVIDED 1/7TH INTEREST IN SAID 0.5066 ACRE TRACT) SAID 65.1018 ACRES in Williamson County, Texas.

The proposed agreement is available for review prior to the Public Hearings at Liberty Hill City Hall - 1120 Loop 332 - Liberty Hill, TX 78642 between the hours of 8:00 AM and 5:00 PM, Monday through Friday. After the two (2) required public hearings, City Council of the City of Liberty Hill will consider adoption of the strategic partnership agreement and annexation ordinance at the City Council meeting on MONDAY – DECEMBER 19, 2016. For additional information call City Hall at: (512) 778-5449 - Ext 105, or email Sally McFeron at smcferon@libertyhilltx.gov.

3) PUBLIC HEARING

Legal Notice is hereby given that the City Council of Liberty Hill will conduct a PUBLIC HEARING on MONDAY – DECEMBER 12, 2016 at 6:30 PM to consider a request for voluntary annexation of certain properties in the ETJ as requested by the property owner whose property is contiguous and to petitioned to be included in the City’s ETJ, such properties being more fully described as follows:

BEING A 163.125 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, OUT OF THE JOSEPH LEE SURVEY, ABSTRACT NO. 393, WILLIAMSON COUNTY, TEXAS AND THE D. WALSH SURVEY, ABSTRACT NO. 666, WILLIAMSON COUNTY, TEXAS BEING COMPRISED OF THE FOLLOWING THREE TRACTS OF LAND:

TRACT #1 – 31.008 ACRES

A 31.008 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO BAGDAD I, A TEXAS GENERAL PARTNERSHIP RECORDED IN VOLUME 1741, PAGE 582, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.);

TRACT #2 – 100.00 ACRES

A 100.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO BAGDAD I, A TEXAS GENERAL PARTNERSHIP RECORDED IN VOLUME 1741, PAGE 585, O.R.W.C.T., AND

TRACT #4 – 32.078 ACRES

A 32.078 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO BRICKYARD PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP RECORDED IN VOLUME 1574, PAGE 826, O.R.W.C.T.

Any and all persons having interest in said request for voluntary annexation of said properties into the City's ETJ are encouraged to attend and present comments to the City Council for consideration at this meeting.

4) PUBLIC COMMENTS

Liberty Hill City Council accepts public comments regarding the Agenda of regular Council meetings and Public Hearings. 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. Each citizen will be allowed a maximum of three (3) minutes. Public Comment period will last no longer than a total of fifteen (15) minutes.

a) Public Comments

5) DEPARTMENTAL REPORTS - PERIOD ENDING NOVEMBER 30, 2016

a) Public Works Department report will be presented by Department Director Wayne Bonnet.

b) Liberty Hill Police Department (LHPD) report for November, 2016 will be given by Chief Maverick Campbell.

6) CITY ADMINISTRATOR REPORT

Greg Boatright will present an update on completion of the new Administration Building, move to the new building plus other current and upcoming City projects from City Committees and Boards.

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) Approval of Minutes

City Council meeting held Monday – November 28, 2016.

b) Initiation of Annexation

Discussion and Possible Action on a Resolution by the City Council of Liberty Hill authorizing the initiation and implementation of annexation proceedings as statutorily authorized for voluntary annexation of certain properties (*Highland Oaks*) being more fully described in EXHIBIT A attached hereto; into the Extraterritorial Jurisdiction (ETJ) of the City of Liberty Hill; providing for

Municipal Service Plan; providing for severability; repealing conflicting Ordinances; and establishing an effective date. By: Sally McFeron – Senior Planner

c) Annexation Ordinance

Discussion and Possible Action on an Ordinance of the City Council of Liberty Hill authorizing voluntary annexation of certain properties in the City of Liberty ETJ as requested by property owners whose property is contiguous to the City’s ETJ to be included in the City’s ETJ, such properties being more fully described in EXHIBIT A attached hereto (*Highland Oaks*); providing for severability; repealing conflicting Ordinances; and establishing an effective date. By: Sally McFeron – Senior Planner

d) Change to Zoning Map

Discussion and Possible Action on an Ordinance of the City Council of Liberty Hill amending Chapter Four of the Unified Development Code (UDC) of the City of Liberty Hill, Texas; providing for change on the Official City Zoning Map for inclusion of such properties identified and being more fully described in EXHIBIT A attached hereto, and establishing an effective date. By: Sally McFeron – Senior Planner

8) REGULAR AGENDA

a) Discuss and Take Action on an Agreement for the design and construction of a new park layout, defined in the Scope of Services by Lockwood Engineers, Inc. for the Veterans Memorial Park on Loop 332; including a Professional Services Agreement. By: Greg Boatright – City Administrator

b) Discuss and Consider Action on a Resolution authorizing the City Administrator to negotiate and execute development fee agreements on behalf of the City of Liberty Hill Texas, for payment of review and development expenses incurred by the City of Liberty Hill in negotiating development agreements. By: Greg Boatright – City Administrator

c) Discuss and Consider Action on naming the downtown pocket park located at the corner of Loop 332 and County Road 279; the unanimous recommendation of the Parks & Recreation Board of Directors is to name the park “Nathan Wetzel Park” in honor of the First Mayor of the City of Liberty Hill, Texas. By: Greg Boatright – City Administrator

d) Discuss and consider action on the position description for Public Works Technician and authorize staff to post and advertise the position, which was authorized in the Fiscal Year 2016-2017 City of Liberty Hill Operating Budget. By: Wayne Bonnet – Director of Public Works Department

9) CONVENE - EXECUTIVE SESSION

The City Council of Liberty Hill will convene to Executive Session for Consultation with Legal Counsel pursuant to Texas Government Code as follows: Code §551.071 – Consultation with Legal Counsel; Code §551.074 – Personnel Matters; and Code §551.072 – Deliberations about Real Property. Council will entertain discussion and receive legal advice related to the matters referenced below. No action will be taken in Executive Session.

- a) Legal requirements and procedures for annexation, development and strategic partnership agreement for property located within Stonewall Municipal Utility District (MUD). Code §551.071**
- b) Legal requirements related to approved assessments for the Liberty Parke Public Improvement District (PID). Code §551.071**
- c) Deliberate and Consider personnel matters. Code §551.074**
- d) Deliberate and Consider matters regarding potential real estate acquisitions in the northwest portion of the City. Code §551.072**

10) RECONVENE - REGULAR SESSION

The City Council of Liberty Hill will reconvene to Regular Session for Consultation with Legal Counsel pursuant to Texas Government Code as follows: Code §551.071 – Consultation with Legal Counsel; Code §551.074 – Personnel Matters; and Code §551.072 – Deliberations about Real Property. Council will entertain discussion and receive legal advice related to the matters referenced below.

- a) Legal requirements and procedures for annexation, development and strategic partnership agreement for property located within Stonewall Municipal Utility District (MUD). Code §551.071**
- b) Legal requirements related to approved assessments for the Liberty Parke Public Improvement District (PID). Code §551.071**
- c) Deliberate and Consider personnel matters. Code §551.074**
- d) Deliberate and Consider matters regarding potential real estate acquisitions in the northwest portion of the City. Code §551.072**

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), 551.073 (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 should be received 48 hours prior to the meeting; contact the City Secretary at 512-778-5449.

POSTING CERTIFICATION: I, Barbara Zwernemann – City Secretary for the City of Liberty Hill, certify that the attached notice of meeting for the City Council – City of Liberty Hill was duly posted on the bulletin board at Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas on the 9th day of DECEMBER, 2016 at 3:00 PM. Barbara Zwernemann – City Secretary [Barbara Zwernemann](#)

REMOVAL CERTIFICATION: I, Barbara Zwernemann – City Secretary for the 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 _____. Barbara Zwernemann – City Secretary _____