



LIBERTY HILL

FREEDOM TO GROW

LIBERTY HILL CITY COUNCIL REGULAR MEETING MONDAY – FEBRUARY 24, 2020 - 6:30 PM

AGENDA

**Location: Liberty Hill Event Center – Highway 29
Liberty Hill**

Rick Hall – Mayor
Kathy Canady – Councilmember
Tony DeYoung – Councilmember

Liz Rundzieher – Mayor Pro Tem
Steve McIntosh – Councilmember
Gram Lankford – Councilmember

Notice is hereby given that a Regular Meeting of the City Council of Liberty Hill will be held MONDAY – FEBRUARY 24, 2020 at 6:30 PM at the Liberty Hill Learning & Event Center – Highway 29 – Liberty Hill to consider items as follows. All items are subject to action.

1) CALL TO ORDER

- a) Call to Order
- b) Establish Quorum
- c) Invocation
- d) Pledge of Allegiance

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with Liberty and Justice for all."

- e) Texas Pledge

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

2) PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s), to wit:

A request for a Zone Map Amendment from the General Commercial/Retail (C-3) zoning district to the Multi-family Residential (MF-2) zoning district on the following property:

The northern 8.811-acre portion of a 10.00-acre tract of land, more or less, out of the J. B. Robinson Survey, Abstract No. 521, Williamson County, Texas; generally located along the north side of State Highway 29, approximately 1,521 feet east of U. S. Highway 183, and further identified as Assessor's Parcel No. R-432454.

In accordance with Section 211.006 of Texas' Local Government Code, a public hearing on this application will be conducted by the Planning and Zoning Commission. This hearing will begin at 6:30 PM on Tuesday, February 18, 2020.

The Planning Commission will then forward its recommendations to the City Council, who will conduct its own public hearing at 6:30 PM on Monday, February 24, 2020 and make the final decision on this matter. Both public hearings will be held at the Municipal Court Building, Council Chambers, 2801 RM 1869 in Liberty Hill, Texas.

As a recipient of this Notice, you are invited to attend these public hearings and offer comment. You may also submit written comments regarding this application to the city's Planning and Development Department, 100 Forrest Street, Liberty Hill, Texas 78642. Any written comments received in advance of the public hearing will be presented during the hearing and become part of the official record. For more information, call (512) 778-5449.

3) 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 is limited to a maximum of three (3) minutes. Public Comment period will last no longer than a total of fifteen (15) minutes.

- a) Public Comments

4) FINANCIALS

Presentation of the City of Liberty Hill Monthly Cash and Investment Report for January 2020 will be presented by the City's Finance Director – Becky Wilkins.

5) COUNCIL REPORTS

PUBLIC WORKS DEPARTMENT

Review of monthly statistics and activities for January 2020 to include South Fork WWTP; WWTP expansion project, installation of new water meters; routine maintenance; street maintenance and work on manholes. By: Wayne Bonnet – Director of Public Works

POLICE DEPARTMENT

Review of monthly statistics and activities for January 2020: criminal activity; miscellaneous incidents/activities; traffic enforcement; investigation of traffic accidents; arrests; juvenile activity and warrant activity. By: Maverick Campbell – Chief of LHPD

6) CONSENT AGENDA

Consent Agenda items 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 Take Action on approving minutes of Regular City Council meeting held Monday – February 10, 2020.
- b) Discussion and Possible Action for recommendation to City Council on approving the Caughfield Revised Preliminary Plat located at Larkspur Blvd and Hwy 183

North in the ETJ of the City of Liberty Hill, Texas. By: David Stallworth – Senior Director of Planning

- c) **Discussion and Possible Action for recommendation to City Council on approving the Highland Oaks - Phase 3 Plat located at CR 279 and Millbury Way in the ETJ of the City of Liberty Hill, Texas.** By: David Stallworth – Senior Director of Planning
- d) **Discussion and possible action of the Fusion Drinkware - Development/Stormwater Permit located at 205 Mercy Way in the City of Liberty Hill ETJ.** By: David Stallworth – Senior Director of Planning

7) REGULAR AGENDA

- a) **Review the City of Liberty Hill LUE Guidance Sheet for presentation to City Council.** By: David Stallworth – Senior Director of Planning
- b) **Discussion and Possible Action on approving a Development Agreement by and between MA Partners, LLC, Omega Ranch, LLC and the City of Liberty Hill affecting approximately 224.0 acres of land north of State Highway 29 and east of Kaufman Loop.** By: Rick Hall – Mayor
- c) **Discussion and Possible Action to consent to a Petition by Omega Ranch, LLC to annex certain lands into the Williamson County Municipal Utility District, No. 23.** By: Rick Hall – Mayor
- d) **Discussion and Possible Action on approving advertisement for Bids for installation of high service pumps; construction of yard piping, value and mixer underground vaults and ground storage tank for Well Pump Station and GST for the City of Liberty Hill.** By: Rick Hall – Mayor & Curtis Steger, PE – Steger & Bizzell
- e) **Discussion and Possible Action on bid award for CDBG Sidewalks Phase II Project for M & C Fonseca Construction Company, Inc in an amount not to exceed \$178,026.00; providing for proper review by Steger & Bizzell submittal of bids ranging from \$178,016.00 to \$303,567.00.** By: Rick Hall – Mayor & Patrick Hubbard, PE – Steger & Bizzell
- f) **Discussion and Possible Action for recommendation to City Council on approving an Ordinance (#12) to amend Chapter 4 – Appendix A of the Code of Ordinances for the City of Liberty Hill (the Unified Development Code) to revise the maximum building height limitations for certain zoning districts and rectify noted inconsistencies.** - By: David Stallworth – Senior Director of Planning
- g) **Discussion and Possible Action on an Ordinance (#13) of the City Council of Liberty Hill approving a Zoning Map Amendment from General Commercial / Retail (C-3) zoning district to Multi-Family Residential (MF-2) zoning district on the following (Resolution #20-R-13).** - By: David Stallworth – Senior Director of Planning

The northern 8.811-acre portion of a 10.00-acre tract of land, more or less, out of the J. B. Robinson Survey, Abstract No. 521, Williamson County, Texas; generally located along the north side of State Highway

29, approximately 1,521 feet east of U. S. Highway 183, and further identified as Assessor's Parcel No. R-432454.

- h) **Discussion and Possible Action on appointment of Committee Members to the Liberty Hill City Charter Committee; providing for Committee Members residing within the City limits and / or owning a Business within City limits. By: Rick Hall – Mayor**
- i) **Discussion and Possible Action on approval of updates to the City of Liberty Hill Investment Policy. By: Becky Wilkins – Finance Director**
- j) **Discussion and Possible Action on approving the position of Administrative Assistant for the City of Liberty Hill Planning Department. By: Becky Wilkins – Finance Director**
- k) **Discussion and Possible Action on authorizing Legal Counsel to proceed with dissolving the non-profit entity, San Gabriel River Basin Board, for the purpose of re-establishing the entity and a five-member Board; providing for appointment of Directors; providing for SG Board Bylaws amendment to provide for Directors to call into the meeting, if needed. By: Rick Hall – Mayor & Legal Counsel**

8) CONVENE - EXECUTIVE SESSION

Mayor Rick Hall will convene City Council to Executive Session for Consultation with Legal pursuant to Tx Government Code §551.072 – Real Property; Personnel - Tx Government Code §551.074 and Consultation with Legal Counsel - Tx Government Code §551.071. No action will be taken in Executive Session.

- a) **Consultation with Legal Counsel regarding real property owned by the City of Liberty Hill and potential acquisitions (Real Property - Texas Government Code §551.072).**
- b) **Consultation with Legal Counsel on the design for expansion of the City of Liberty Hill South Fork Wastewater Treatment Plant (WWTP) (Consultation with Legal Counsel - Texas Government Code §551.071).**
- c) **Consultation with Legal Counsel on transferring a portion of the Western District Water System in Georgetown. (Consultation with Legal Counsel - Texas Government Code §551.071).**
- d) **Consultation with Legal Counsel regarding reimbursement of wastewater facilities and Utility Facility Construction and conveyance Agreement for Stonewall Ranch Subdivision (Consultation with Legal Counsel - Texas Government Code §551.071).**
- e) **Consultation with Legal Counsel regarding job descriptions for City Administrator and Assistant City Administrator positions. (Consultation with Legal Counsel - Texas Government Code §551.071); Personnel – Texas Government Code §551.074).**

9) RECONVENE - REGULAR SESSION

Mayor Rick Hall will reconvene City Council to Regular Session following Consultation with Legal Counsel pursuant to Texas Government Code §551.072 – Real Property; Texas Government Code §551.074 - Personnel and Consultation with Legal Counsel - Texas

Government Code §551.071. Council will entertain discussion related to the matters shown below.

- a) Consider real property owned by the City of Liberty Hill and potential acquisitions (Real Property - Texas Government Code §551.072).**
- b) Consider the design for expansion of the City of Liberty Hill South Fork Wastewater Treatment Plant (WWTP) (Consultation with Legal Counsel - Texas Government Code §551.071).**
- c) Consider transferring a portion of the City of Georgetown Western District Water System to the City of Liberty Hill. (Consultation with Legal Counsel - Texas Government Code §551.071).**
- d) Consider reimbursement of wastewater facilities pursuant to the Utility Facility Construction and Conveyance Agreement for Stonewall Ranch Subdivision (Consultation with Legal Counsel - Texas Government Code §551.071).**
- e) Consider job descriptions for City Administrator and Assistant City Administrator position. (Consultation with Legal Counsel - Texas Government Code §551.071); Personnel – Texas Government Code §551.074).**

10) UPDATES FOR MAYOR AND COUNCIL

- a) Gateway Signs – W. Bonnet**
- b) Charles Canady Memorial Loop Signs – W. Bonnet / K. Canady**
- c) See Attachment**

11) ADJOURMENT

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 for assistance.

**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) on the 21st day of FEBRUARY, 2020. Barbara Zwernemann – City Secretary
Posted 2/20/2020 – Time: 5 PM
Amended / Reposted 2/21/2020 – Time: 5:00 PM**

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 _____, 2020 at _____. INITIALS _____