



## LIBERTY HILL

FREEDOM TO GROW

# LIBERTY HILL CITY COUNCIL REGULAR MEETING AGENDA

**MONDAY – AUGUST 12, 2019 - 6:30 PM**

**Location: 2801 Ranch Road 1869 – Liberty Hill**

Rick Hall – Mayor

Tony DeYoung – Councilmember

Gram Lankford – Councilmember

Liz Rundzieher – Mayor Pro Tem

Steve McIntosh – Councilmember

Kathy Canady – Councilmember

Notice is hereby given that a Regular Meeting of the City Council of Liberty Hill will be held **MONDAY – AUGUST 12, 2019 - 6:30 PM** at **2801 Ranch Road 1869 (Council Chambers)** 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 A PUBLIC HEARING WILL BE CONDUCTED BY THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS ON MONDAY – AUGUST 12, 2019 AT 6:30 PM AT CITY COUNCIL CHAMBERS LOCATED AT 2801 RANCH ROAD 1869 IN LIBERTY HILL, TEXAS 78642. Said public hearing will be held to consider proposed assessments to be levied against the assessable property within the Summerlyn West Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").**

The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, swimming pools, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii)

landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) — (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) — (vii) above, including costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

**TOTAL COSTS** of the Authorized Improvements, including the costs of creating the District and issuing the bonds, is approximately \$7,500,000.

**BOUNDARIES** of the District include approximately 95.085 acres of land as more particularly described on Exhibit A attached hereto.

All written or oral objections on the proposed assessment within the District will be considered at the public hearing.

A copy of the Assessment Roll, which Assessment Roll includes the assessments to be levied against each parcel in the District, is available for public inspection at the office of the City Secretary at City Hall located at 926 Loop 332 in Liberty Hill, Texas 78642.

### **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) REPORTS TO CITY COUNCIL**

#### **PUBLICWORKS**

Review of monthly statistics and activities for the Public Works Department will be given by Wayne Bonnet – Director for period ending July 31, 2019, to include: meter installation; EID; water / WW connects and disconnects; routine maintenance on water / WW systems; well maintenance; update on WWTP expansion project and street maintenance.

#### **POLICE DEPARTMENT**

Review of Police Department statistics by Chief of Police - Maverick Campbell.

#### **ADMINISTRATIVE REPORT**

Updates on pending projects, status of grants for park improvements; 2019 Sculpture Festival in October, Wetzel Park status report, update on Court and Forest Street renovations, City properties and other pertinent activities will be provided by Greg Boatright – City Administrator.

## **5) 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 the Regular City Council meeting held Monday – July 22, 2019.
- b) Discuss and Consider recommendation the from Planning & Zoning Commission to City Council regarding Final Plat for Morningstar Ranch Subdivision - Phase 3 - Section 2B located at Ronald ReAgan and Highway 29 in the ETJ of Liberty Hill. By: Sally McFeron – Director of Planning
- c) Discuss and Consider recommendation from the Planning & Zoning Commission to City Council regarding Final Plat for Summerlyn West – Phase 1 located west and adjacent to Summerlyn Subdivision off Highway 183A South in the City Limits of Liberty Hill. By: Sally McFeron – Director of Planning
- d) Discuss and Consider recommendation from the Planning & Zoning Commission to City Council to approve the Final Plat for Liberty Parke Subdivision - Phase 3 located in the City Limits of Liberty Hill. By: Sally McFeron – Director of Planning
- e) Discuss and Consider recommendation from the Planning & Zoning Commission to City Council on the Final Plat of Liberty Parke Subdivision - Phase 4 located in the City Limits of Liberty Hill. By: Sally McFeron – Director of Planning
- f) Discuss and Consider for recommendation from the Planning & Zoning Commission for City Council to approve the Final Plat for Highland Meadows - Phase 3B located on Highway 29 East in the ETJ of Liberty Hill By: Sally McFeron – Director of Planning

## **6) REGULAR AGENDA**

- a) Presentation, Discussion and Consideration of the City of Liberty Hill Fiscal Year 2017 – 2018 Audit by Belt Harris & Pechacek; providing for discussion and approval of said Budget. By: & Daniel Hebert – BHP Auditing Firm & Becky Wilkins – Finance Director
- b) Discuss and Consider an update and presentation on the City of Liberty Hill Capital Improvement Projects (CIP); providing for discussion of prioritization of Capital Improvement Projects with cost estimates. By: Rick Hall – Mayor
- c) Review and Discuss delivery of the City of Liberty Hill FY 2019 – 2020 Preliminary Budget in preparation for August 19<sup>th</sup> Budget Workshop; providing for review of the FY 2019 – 2020 Budget and Tax Rate timeline. By: Becky Wilkins – Finance Director

- d) **Discussion by Councilmembers on proposing an Ad Valorem Tax Rate for FY 2019 – 2020 for the City of Liberty Hill. By: Rick Hall – Mayor**
- e) **Discuss and Consider a proposed Ordinance of the City Council of Liberty Hill, Accepting and Approving a Service and Assessment Plan and Assessment Roll for Summerlyn West Public Improvement District; Making a Finding of Special Benefit to the Property in the District; Levying Assessments Against Property within the District and Establishing a Lien on Such Property; Providing for the Method of Assessment and the Payment of the Assessments in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability; and Providing an Effective Date. By: Dottie Palumbo – City Attorney and Taylor Raymond – Bond Counsel**
- f) **Discuss and Consider a Resolution of the City Council of Liberty Hill Approving and Authorizing the Mayor to Execute the “Landowner Agreement” by and between the City of Liberty Hill, Texas and Pulte Homes of Texas, L.P. By: Tad Cleaves – Assistant City Attorney and Taylor Raymond – Bond Counsel**
- g) **Discuss and Consider approval of an Assessment Collection Agreement for Summerlyn West Public Improvement District (PID) pursuant to Texas Government Code Ann. §§791.001 et seq, and Texas Property Tax Code Ann. §§6.21 authorizing Williamson County, Texas Tax Assessor / Collector to act as the Tax Collector for said Jurisdiction with regard to said properties; providing for Resolution of the City Council of Liberty Hill Authorizing Agreement with Williamson County, Texas for Collection of Assessment and providing for Resolution Authorizing Control for Collection of Assessment of Taxes. By: Tad Cleaves – Assistant City Attorney & Jon Snyder – P3Works**
- h) **Discuss and Consider Action on establishing two (2) public hearing dates on the proposed Ad Valorem Tax Rate for FY 2019 – 2020 ; proposed Public Hearing dates are shown below. By: Becky Wilkins – Finance Director**  
**Proposed Public Hearing Date (OR Dates) – Ad Valorem Tax Rate**  
**PUBLIC HEARING – MONDAY – AUGUST 19, 2019 – 6:30 PM**  
**PUBLIC HEARING – MONDAY – AUGUST 26, 2019 – 6:30 PM**
- i) **Discuss and Consider a Resolution of the City Council of Liberty Hill by and between Williamson County Emergency Management Services and the City of Liberty Hill to assist in preparation for, response to, recovery from and mitigation against potential risks and hazards to the citizens of the City of Liberty Hill. By: Rick Hall – Mayor & Lance Dean – EDC Executive Director & Casey Cobb – Emergency Management Coordinator**
- j) **Discuss and Consider request by the Williamson County Appraisal District (WCAD) to provide recommendations for WCAD Board Members. By: Barbara Zwernemann – City Secretary**

- k) Discuss and Consider a proposal between the City of Liberty Hill and W. S. Beng Engineering related to Modeling for Loop 332 (Main Street) at Ranch Road 1869 and Loop 332 (Main Street) at CR 279 (Bagdad Road) in Liberty Hill; providing for study of intersection turns, existing traffic volume and projected traffic volume for an amount not to exceed \$8,000. By: Rick Hall – Mayor
- l) Discuss and Take Action on recommendation of the LHEDC Board to appoint a Director to fill the vacancy on the LHEDC Board of Directors for term beginning 8/2019 and ending 8/2020. By: Lance Dean – Executive Director
- m) Discuss and Take Action on a recommendation to City Council from the LHEDC Board of Directors to approve a Façade Grant application for “The Wildflower Republic” as recommended by the LHEDC Board. By: Lance Dean – Executive Director

#### **7) CONVENE - EXECUTIVE SESSION**

Mayor Rick Hall will convene City Council to Executive Session for Consultation with Legal Counsel pursuant to Texas Government Code §551.071 – Consultation with Legal Counsel, Code §551.072 – Real Property and Code Section §551.074 – Personnel Matters. City Council will entertain discussion related to matters shown below. No action will be taken in Executive Session.

- Consultation and follow-up with Legal Counsel concerning MUD No. 13 regarding the City’s utility rate study. (Consultation with City Attorney - Texas Government Code §551.071).
- Consultation with Legal Counsel concerning electric franchise agreement negotiations. (Legal Advice pursuant to Texas Government Code Sec. §551.071).
- Consultation with Legal Counsel regarding real property owned by the City of Liberty Hill and possible acquisitions. (Real Property pursuant to Texas Government Code §551.072).
- Consultation with Legal Counsel regarding appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Administrator. (Personnel Matters pursuant to Texas Government Code Sec. 551.074).

#### **8) RECONVENE - REGULAR SESSION**

Mayor Hall will reconvene City Council to Regular Session following Consultation with Legal Counsel pursuant to Texas Government Code §551.071 – Consultation with Legal Counsel, Code §551.072 – Real Property and Code Section §551.074 – Personnel Matters. Council will entertain discussion related to the matters shown below.

- Consider MUD No. 13 concerning the City’s utility rate study. (Consultation with City Attorney - Texas Government Code §551.071).
- Consider electric franchise agreement negotiations for the City. (Legal Advice pursuant to Texas Government Code Sec. §551.071).

- Consider real property owned by the City of Liberty Hill and possible acquisitions. (Real Property pursuant to Texas Government Code §551.072).
- Consider the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Administrator. (Personnel Matters pursuant to Texas Government Code Sec. §551.074).

**9) FUTURE AGENDA ITEMS**

**10) ADJOURNMENT**

The City Council reserves the right to adjourn into Executive Session at any time during the course of the 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 and Donations), §551.074 Personnel Matters), §551.076 (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 – Extension 112.

**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 8<sup>th</sup> day of AUGUST, 2019 - 5:00 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 \_\_\_\_\_, 2019 at \_\_\_\_\_.  
INITIALS \_\_\_\_\_