



The City of Liberty Hill

P O Box 1020, Liberty Hill, Texas 79642
Phone: (817) 778-8440 Fax: (817) 778-6119

LIBERTY HILL CITY COUNCIL

AND

PLANNING & ZONING COMMISSION

AND

UNIFIED DEVELOPMENT CODE ADVISORY

COMMITTEE

JOINT MEETING - PUBLIC HEARINGS

AGENDA

MONDAY – SEPTEMBER 11, 2017 - 6:30 PM

2801 Ranch Road 1869 – Liberty Hill

**CONNIE FULLER – MAYOR
DR. RON RHEA – COUNCIL MEMBER
WENDELL MCLEOD – COUNCIL MEMBER**

**TROY WHITEHEAD - COUNCIL MEMBER
LIZ RUNDZIEHER – MAYOR PRO TEM
JON BRANIGAN – COUNCIL MEMBER**

CLYDE DAVIS – CHAIR

CHRIS PEZOLD – VICE CHAIR

CHERYL NEW – WES GRIFFIN – DAVE WIDMER

JON BRANIGAN – CHAIR

**CLYDE DAVIS - CHRIS PEZOLD – CHERYL NEW – LANCE DEAN
WENDELL McLEOD - DAVE WIDMER - WES GRIFFIN – JACK GARNER**

Notice is hereby given that a **JOINT MEETING** of the **CITY COUNCIL**, the **PLANNING & ZONING COMMISSION** and the **UDC ADVISORY COMMITTEE** of the **CITY OF LIBERTY HILL** will be held **MONDAY – SEPTEMBER 11, 2017** at **6:30 PM** at **2801 Ranch Road 1869** (Council Chambers / Court Building) to consider items as follows. All items are subject to action.

1) CALL TO ORDER – CITY COUNCIL

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

“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.”

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

2) CALL TO ORDER

PLANNING & ZONING COMMISSION

- a) Call to Order
- b) Establish Quorum -

3) CALL TO ORDER

UDC ADVISORY COMMITTEE

- a) Call to Order
- b) Establish Quorum -

4) PUBLIC HEARING #1

THE LIBERTY HILL CITY COUNCIL AND THE LIBERTY HILL PLANNING AND ZONING COMMISSION WILL CONDUCT A JOINT PUBLIC HEARING ON PROPOSED AMENDMENTS TO APPENDIX A - UNIFIED DEVELOPMENT CODE OF THE CODE OF ORDINANCES OF THE CITY OF LIBERTY HILL, TEXAS. THE PROPOSED AMENDMENTS ARE ON FILE IN THE CITY SECRETARY'S OFFICE AT CITY HALL LOCATED AT 926 LOOP 332 - LIBERTY HILL, TEXAS.

5) ADJOURNMENT

- a) Adjourn – Planning & Zoning Commission
- b) Adjourn – UDC Advisory Committee

6) PUBLIC HEARING #2

THE CITY OF LIBERTY HILL, TEXAS, WILL HOLD A PUBLIC HEARING ON THE FOLLOWING DAY, TIME AND PLACE FOR THE PURPOSE OF RECEIVING WRITTEN OR ORAL COMMENTS CONCERNING THE PROPOSED BUDGET FOR FISCAL YEAR 2017-2018:

DATE: MONDAY - SEPTEMBER 18, 2017
TIME: 6:30 PM
PLACE: CITY COUNCIL CHAMBERS
2801 RANCH ROAD 1869
LIBERTY HILL, TEXAS 78642

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$155,605 OR 17.3% AND OF THAT AMOUNT \$104,360 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR. ALL INTERESTED CITIZENS ARE ENCOURAGED TO ATTEND AND/OR SUBMIT WRITTEN COMMENTS. A COPY OF THE PROPOSED BUDGET IN ITS ENTIRETY IS AVAILABLE FOR PUBLIC INSPECTION DURING NORMAL BUSINESS HOURS IN THE OFFICE OF THE

CITY SECRETARY LOCATED AT 926 LOOP 332 IN LIBERTY HILL, TEXAS AND ON THE CITY'S WEB SITE AT WWW.LIBERTYHILLTX.GOV.

7) PUBLIC HEARING #3

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS PROPOSES TO INSTITUTE VOLUNTARY 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:

BEING A 8.270 ACRE TRACT OR PARCEL OF LAND, MOR OR LESS, OUT OF THE J.B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN 43.0 ACRE TRACT OF LAND (TRACT 5) DESCRIBED IN A PARTITION DEED TO JOAN GIDDENS IN VOLUME 595, PAGE 288, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.) JOAN M. GIDDENS SUBSEQUENTLY CONVEYED ½ INTEREST IN A GIFT DEED TO JOE P. GIDDENS, SR. RECORDED IN VOLUME 2703, PAGE 635, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) AND BEING THE REMAINDER OF A 1.0 ACRE TRACT OF LAND CONVEYED TO JOE P. GIDDENS, JR. AND KYRA O. GIDDENS DESCRIBED IN A DEED RECORDED IN VOLUME 629, PAGE 201, D.R.W.C.T.

TWO PUBLIC HEARINGS WILL BE HELD BY AND BEFORE THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS ON THE FOLLOWING DATES / TIME:

MONDAY – SEPTEMBER 11, 2017 – 6:30 PM at 2801 RANCH ROAD
1869 MONDAY – SEPTEMBER 25, 2017 – 6:30 PM at 2801 RANCH
ROAD 1869

SAID PUBLIC HEARINGS WILL BE HELD FOR ALL PERSONS INTERESTED IN THE ABOVE-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 THINGS AND MATTERS HEREIN MENTIONED, WILL TAKE NOTICE.

8) PUBLIC HEARING #4

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS PROPOSES TO INSTITUTE VOLUNTARY 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:

Annexation of property as follows:

95.085 ACRES - THAT PART OF THE JOHN ROBINSON SURVEY, ABSTRACT NO.521 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 97.32 ACRE TRACT OF LAND CONVEYED TO RICHARD H. ABBOTT AND WIFE, G. JOYCE ABBOTT, BY DEED RECORDED IN VOLUME 593, PAGE 229 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

TWO PUBLIC HEARINGS WILL BE HELD BY AND BEFORE THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS ON THE FOLLOWING DATES / TIME:

MONDAY- SEPTEMBER 11, 2017 - 6:30 PM - 2801 RR 1869
MONDAY - SEPTEMBER 25, 2017 - 6:30 PM - 2801 RR 1869

SAID PUBLIC HEARINGS WILL BE HELD FOR ALL PERSONS INTERESTED IN THE ABOVE 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 THINGS AND MATTERS HEREIN MENTIONED, WILL TAKE NOTICE.

9) PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN ON MONDAY - SEPTEMBER 11, 2017 THAT THE CITY OF LIBERTY HILL HAS BEEN MADE AWARE OF THE TEXAS PARKS AND WILDLIFE DEPARTMENT'S TEXAS RECREATION AND PARKS ACCOUNT PROGRAM. IT IS THE INTENT OF THE CITY TO CONSIDER AN APPLICATION FOR A GRANT FROM THE DEPARTMENT. THE PROPOSED PARK PROJECT IS IN THE FLOODPLAIN / WETLAND AREA AND COULD HAVE CERTAIN ENVIRONMENTAL IMPACTS ON THE AREA.

A COPY OF THE PROPOSED PLANS FOR THE APPLICATION ARE AVAILABLE AT CITY HALL DURING BETWEEN THE HOURS OF 8 AM TO 5 PM - MONDAY THROUGH FRIDAY - AT 926 LOOP 332 - IN LIBERTY HILL, TEXAS TO PROVIDE INFORMATION ABOUT THE PROPOSED PARK PROJECT AND THE IMPACT IT MAY HAVE ON THE FLOODPLAIN / WETLAND AREA. PUBLIC COMMENT IS WELCOME AND MAY BE SUBMITTED IN WRITING AT CITY HALL.

LIBERTY CITY HALL IS ACCESSIBLE TO PERSONS WITH DISABILITIES. IF ADDITIONAL ASSISTANCE IS REQUIRED PLEASE CONTACT CITY HALL TO ARRANGE ASSISTANCE. FOR FURTHER INFORMATION CONTACT THE CITY SECRETARY AT 512-778-5449.

10) 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

11) DEPARTMENTAL REPORTS

PUBLIC WORKS DEPARTMENT

- Update on statistics and activities for the Public Works Department in the month by Wayne Bonnet – Director of Public Works, which specifically includes the following: (1) new meter installation & EID; (2) water / WW connects; (3) water / WW disconnects; (4) routine maintenance on water / WW systems (5) routine water well maintenance / checks; (6) update on South Fork WWTP project; (7) street maintenance update; and (8) water / WW rate update.

LIBERTY HILL POLICE DEPARTMENT

- Update on activities and citations for the month for the City of Liberty Hill Police Department by Chief Maverick Campbell, which specifically includes the following: (1) criminal activity; (2) miscellaneous activities; (3) traffic enforcement; (4) accidents investigated; (5) arrest activity – adult; (6) juvenile activity; (7) warrant activity; and (8) City ordinance activity.

12) ADMINISTRATIVE REPORT TO CITY COUNCIL

- Greg Boatright - City Administrator will present updates on Development Agreements, Project Management, community events, activities and Waiver of Priorities for Park Grant.

13) 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 a Regular City Council meeting held August 28, 2017.

14) REGULAR AGENDA

- a) Discuss and Consider the City of Liberty Hill Operating Budget for the Fiscal Year beginning October 1, 2017, and ending September 30, 2018; providing for action on September 18th. By: Greg Boatright - City Administrator (Attachment)
- b) Discuss and Consider the FY 2017 - 2018 proposed Ad Valorem Tax Rate. By: Greg Boatright - City Administrator
- c) Presentation by the City's Financial Advisors with Discussion on Issuance and Sale of City of Liberty Hill, Texas Tax Notes – Series 2017 and Levying of Annual Ad Valorem Tax. By: City's Financial Advisors (Attachment)

- d) **Discuss and Consider Action on Capital Improvements (CIP) funded by transfer of Fiscal Year 2016 – 2017 fund balance of \$1M.** By: Greg Boatright - City Administrator
- e) **Discuss and Consider Action on establishing priorities for the Tax Notes – Series 2017 in the amount of \$1.8M.** By: Greg Boatright – City Administrator & City’s Financial Advisors
- f) **Discuss and Consider Action on presentation of the City of Liberty Hill Parks Master Plan by Halff and Associates, Inc.** By: Jordan Maddox, AICP – Halff & Associates, Inc. Senior Planner (Attachment)
- g) **Discuss and Consider Action on presentation of the City of Liberty Hill Transportation Plan as presented by CP&Y.** By: John Dean & Stacey Benningfield – CP&Y
- h) **Discuss and Consider Action on a Resolution of the City Council of the City of Liberty Hill authorizing application to the Texas Parks & Wildlife Non-Urban Parks Grant program.** By: Judy Langford – Langford Community Management Services, Inc. (Attachment)
- i) **Discuss and Consider Action on a Resolution of the City Council of the City of Liberty Hill authorizing application to the Texas Parks & Wildlife Small Park Grant program.** By: Judy Langford – Langford Community Management Services, Inc. (Attachment)
- j) **Discuss and Consider Action on a Resolution of the City Council of the City of Liberty Hill resolving to prohibit mining and drilling on City property of the City of Liberty Hill being utilized for a Texas Parks and Wildlife Park Development Project.** By: Judy Langford – Langford Community Management Services, Inc. (Attachment)
- k) **Discuss and Consider Action on technology equipment, including microphone for the podium, for Council Chambers.** By: Wendell McLeod – Council Member
- l) **Discuss and Consider action on a Conceptual Plan designed by Bowman Consulting for the City of Liberty Hill Police Department Parking Improvements.** By: Tracy Bratton – Bowman Consulting (Attachment)
- m) **Discuss and Consider Action on a Conceptual Plan designed by Bowman Consulting for Wetzel Park.** By: Tracy Bratton – Bowman Consulting (To be distributed)
- n) **Discuss and Consider Action on Bid Tabulation compiled by Cude Engineering, Inc. (formerly Lockwood Engineering, Inc.) for Veteran’s Memorial Park construction contract in the amount of \$243,544.43.** By: Greg Boatright – City Administrator (Attachment)

- o) **Discuss and Consider Action on approving Task Order No. SB 017-44 for surveying and engineering to prepare plans and specification for construction of approximately 650 linear feet of sidewalk, ramps, curb and gutter, crosswalks and other items along Loop 332 between Myrtle Lane and Munro Street for an amount not to exceed \$33,111.00. By: Steger & Bizzell and Greg Boatright – City Administrator (Attachment)**
- p) **Discuss and Take Action authorizing the City Administrator to execute the Interlocal Cost-Sharing Agreement for Accounting Services by and between the City of Liberty Hill and WCESD #4; providing for two (2) year renewal. By: Greg Boatright – City Administrator (Attachment)**
- q) **Discuss and Take Action on a Proposal for Code Enforcement Services between the City of Liberty Hill and Elias Carrasco and providing for drafting / executing a Professional Services Agreement. By: Greg Boatright – City Administrator (Attachment)**

15) 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 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 regarding a Development Agreement between the City of Liberty Hill and Butler Farms pursuant to Texas Government Code as follows: Code §551.071 – Consultation with Legal Counsel.**
- b) **Acquisition of properties in the City of Liberty Hill pursuant to Texas Government Code Section §551.072 – Deliberations and Real Property.**

16) RECONVENE – REGULAR SESSION

The City Council of Liberty Hill will reconvene to Regular Session following Consultation with Legal Counsel pursuant to Texas Government Code as follows: Code §551.071 – Consultation with Legal Counsel and Code §551.072 – Deliberations about Real Property. Council will discuss and consider action related to the matters referenced below.

- a) **Legal requirements regarding a Development Agreement between the City of Liberty Hill and Butler Farms pursuant to Texas Government Code as follows: Code §551.071 – Consultation with Legal Counsel.**
- b) **Acquisition of properties in the City of Liberty Hill pursuant to Texas Government Code Section §551.072 – Deliberations and Real Property.**

17) ADJOURNMENT – CITY COUNCIL

The City Council and/or the Planning and Zoning Commission reserve 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. You may 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 ____ day of SEPTEMBER, 2017 at _____ 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 _____, 2017 at _____. Barbara Zwernemann – City Secretary _____