



**LIBERTY HILL**  
.....  
**FREEDOM TO GROW**

**CITY COUNCIL MEETING MINUTES**  
**MONDAY, SEPTEMBER 14, 2020 – 6:30 PM**  
**2801 Ranch Road 1869 – Liberty Hill (Council Chambers)**

On September 14, 2020, City Council convened in Council Chambers at 2801 Ranch Road 1869. The meeting was video streamed via YouTube and available via telephone.

**CALL TO ORDER**

Liberty Hill City Council was called to order at 6:30 PM by Rick Hall – Mayor on Monday, September 14, 2020 at Council Chambers located at 2801 Ranch Road 1869. Invocation was given by Tony DeYoung, followed by reciting of the Pledge of Allegiance and Texas Pledge.

Council Members present were Mayor Rick Hall, Mayor Pro Tem Liz Rundzieher, Steve McIntosh, Gram Lankford, Kathy Canady, and Tony DeYoung. Others present were Tad Cleaves – City Attorney, Lacie Hale – Chief Operating Officer, David Stallworth – Director of Planning, Becky Wilkins – Finance Director, Casey Cobb – Emergency Management, Tracy Ventura – Court Administrator, Elias Carrasco – Building Official, Nancy Sawyer – City Secretary.

The meeting was open to the public via conference call on GoToMeeting, via YouTube with link on the City’s Facebook page, and in person. Access instructions for the meeting were posted on the City Bulletin Board at Municipal Court and [www.LibertyHillTX.gov](http://www.LibertyHillTX.gov). Instructions on submitting public comments were also posted with the agenda as referenced above.

**PUBLIC COMMENTS**

Sally McFeron with the Better Together PAC with mailing address of P.O. Box 722, Liberty Hill, Texas, and residential address of 12909 Water Wheel in Austin, Texas addressed Council asking where money from the Long Run project has gone. She stated she (while employed by the City) handed the Mayor and Finance Director a large check from the City of Georgetown. She stated that that money has not been mentioned in Council meetings. Ms. McFeron stated she was not accusing anyone of anything but wondered where that money went.

**CONVENE TO EXECUTIVE SESSION**

City Council was convened to Executive Session at 6:38 PM by Mayor Hall for Consultation with Legal Counsel pursuant to Texas Government Code Section 551.071 (Consultation with Attorney),

Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.087 (Development). No action would be taken during Executive Session.

- **Section 551.071: Consultation with Attorney**

Consultation with the City Attorney to seek legal advice regarding pending or contemplated litigation, a settlement offer, or a matter on which the City Attorney has a duty to advise the City Council.

- Notice of Intent to File Suit

**OUTCOME:** No action was taken in Executive Session.

#### RECONVENE TO REGULAR SESSION

At 8:16 PM City Council reconvened to Regular Session for discussion / action of the following:

- **Section 551.071: Consultation with Attorney**

Consultation with the City Attorney to seek legal advice regarding pending or contemplated litigation, a settlement offer, or a matter on which the City Attorney has a duty to advise the City Council.

- Notice of Intent to File Suit

**OUTCOME:** No action was taken in Regular Session.

#### CONSENT AGENDA ITEMS

Consent Agenda items are considered 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:

- **Discuss and consider action to approve minutes of City Council Regular Meeting held August 24, 2020.**

**OUTCOME:** On motion by Kathy Canady and second by Liz Rundzieher, Council approved the Consent Agenda.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

#### REGULAR AGENDA

**Discussion, consideration and final action on the Omega Ranch Preliminary Plat, located north of State Road 29 and east of Kaufmann Loop inside both the city's ET J and Williamson County Municipal Utility District No. 23, and identified as 147.39 acres out of the Greenlief Fisk Survey, ABS 5, Williamson County, TX (A portion of WCAD ID No. R021698).**

David Stallworth, Senior Planning Director of Planning of Building Development Services addressed Council stating staff recommends approval of this application. The Planning and Zoning Commission passed this with conditions that were imposed by Williamson County which have now been met.

**OUTCOME:** On motion by Kathy Canady and second by Tony DeYoung, Council approved the final action on the Omega Ranch Preliminary Plat.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Discuss and consider Change Order #5 related to CDBG Sidewalks Phase II Improvements - including additional disposal of water well, upgraded handrails, additional tree removal, additional water service connections.**

Aaron Laughlin, Steger Bizzell addressed Council stating the change order in the amount of \$42,157.90 is for the Streets and Utilities capital improvement project. Mayor Hall stated this falls within 25% of the grant as allowed. Some of the items included in the change order included an additional water well found on the site, as well as water service connections, and removal of three trees from the channel.

OUTCOME: On motion by Tony DeYoung and second by Steve McIntosh, Council approved Steger Bizzell Change Order #5 related to the CDBG Sidewalks Phase II Improvements in an amount not to exceed \$42,157.90.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Discussion and possible action on Change Order No. 1 related to additional parking at the Stubblefield Building.**

Aaron Laughlin – Steger & Bizzell addressed Council stating this change order in the amount of \$9,600 addresses an 840 square foot parking area behind the Stubblefield Building.

OUTCOME: On motion by Liz Rundzieher and second by Tony DeYoung, Council approved Steger & Bizzell Change Order No. 1 related to additional parking at the Stubblefield Building in an amount not to exceed \$9,600.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Discuss and consider action on a proposed Ordinance of the City Council of the City of Liberty Hill, Texas Accepting and Approving an Annual Service Plan Update to the Service and Assessment Plan and an Updated Neighborhood Improvement Area #1 Assessment Roll and Updated Master Improvement Area Assessment Roll for the Liberty Parke Public Improvement District; Making and Adopting Findings; Providing a Cumulative Repealer Clause; and Providing an Effective Date.**

Jon Snyder, P3 Works PID Administrator addressed Council stating the additional lot improvements have been approved by the City. The attached documents set out the bond service.

OUTCOME: On motion by Liz Rundzieher and second by Kathy Canady, Council approved Ordinance 20-O-53 Accepting and Approving an Annual Service Plan Update to the Service and Assessment Plan and an Updated Neighborhood Improvement Area #1 Assessment Roll and Updated Master Improvement Area Assessment Roll for the Liberty Parke Public Improvement District.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Discuss and consider action on a proposed Ordinance Authorizing the Issuance of the "City of Liberty Hill, Texas Special Assessment Revenue Bonds, Series 2020 (Summerlyn West Public Improvement District)"; Approving and Authorizing an Indenture of Trust, a Bond**

**Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, an Update to the Service and Assessment Plan, and Other Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; and Providing an Effective Date.**

Julie Houston, Bond Counsel – Orrick, introduced Tripp Davenport with FMS Bonds to discuss pricing. Mr. Davenport stated Council approved the bonds previously and then FMS Bonds extended an offering to several companies. They were able to secure Franklin and Goldman Sachs. Ms. Houston stated that this Ordinance approves all the documents related to this agenda item and specific to Summerlyn West.

**OUTCOME:** On motion by Steve McIntosh and second by Tony DeYoung, Council approved Ordinance 20-O-54 Authorizing the Issuance of the "City of Liberty Hill, Texas Special Assessment Revenue Bonds, Series 2020 (Summerlyn West Public Improvement District)".

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Discuss and consider action on a proposed Resolution of the City of Liberty Hill, Texas Approving and Authorizing the Major to Execute the "First Amendment to Summerlyn West Public Improvement District Financing and Reimbursement Agreement" Between Pulte Homes of Texas, L.P., a Texas Limited Partnership and the City of Liberty Hill, Texas.**

Julie Houston, Bond Counsel – Orrick stated the resolution approves the amendment to the Summerlyn West Financing Agreement.

**OUTCOME:** On motion by Kathy Canady and second by Liz Rundzieher, Council approved Resolution 20-R-55 Approving and Authorizing the Major to Execute the "First Amendment to Summerlyn West Public Improvement District Financing and Reimbursement Agreement" Between Pulte Homes of Texas, L.P., a Texas Limited Partnership and the City of Liberty Hill, Texas.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Discuss and consider a resolution to consent to creation of a municipal utility district in the City of Liberty Hill's extraterritorial jurisdiction located on County Road 279 consisting of a 223.942-acre tract; the caption of which states: WHEREAS, a municipal utility district (the "District") is proposed to be created by the Texas Legislature over the land described in Exhibit A within the extraterritorial jurisdiction of the City of Liberty Hill, Texas (the "City") for the benefit of the affected public property, including the construction and maintenance of water, sewer, division, and drainage facilities and roads.**

Andy Barrett – Andy Barrett & Associates PLLC addressed Council stating he represents a client that is asking for consent to creation of a MUD for his property that is in the Liberty Hill ETJ. Currently, his client is not requesting City services or concessions. Tad Cleaves, City Attorney stated annexation cannot be a condition of MUD approval. Council asked if his client would be willing to come in and answer questions at the next meeting.

Steve McIntosh exited the meeting at 7:59 PM and returned during discussion at 8:01 PM.

**OUTCOME:** Following discussion, Liz Rundzieher made a motion to postpone this item until more information is obtained and the landowner can respond to questions from Council. Gram Lankford seconded the motion.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Discuss and consider approval of Resolution No. 20-R-48, a resolution approving a budget for the Liberty Hill Economic Development Corporation for the 2020-2021 fiscal year; funding the Liberty Hill Economic Development Corporation; authorizing expenditures; providing for findings of fact; enactment; filing of budget; repealer; severability; effective date; and proper notice and meeting.**

**OUTCOME:** Following a request for any comments, Mayor Hall asked for a motion and for the City Secretary to call for votes. Liz Rundzieher made a motion to approve Resolution No. 20-R-48, a resolution approving a budget for the Liberty Hill Economic Development Corporation for the 2020-2021 fiscal year; funding the Liberty Hill Economic Development Corporation. Tony DeYoung seconded the motion.

Roll call vote was as follows:

Liz Rundzieher, Mayor Pro Tem and Councilmember Place 5	FOR
Steve McIntosh, Councilmember Place 1	FOR
Kathy Canady, Councilmember Place 2	FOR
Gram Lankford, Councilmember Place 3	FOR
Tony DeYoung, Councilmember Place 4	FOR

**Discuss and consider approval of Ordinance 20-0-49, an Ordinance of the City of Liberty Hill, Texas, making appropriations for the support of City Services for the fiscal year beginning October 1, 2020, and ending September 30, 2020 appropriating money to a sinking fund to pay principal and interest on the City's indebtedness; and enacting the Municipal Budget for Fiscal Year 2020-2021; funding municipal purposes; authorizing expenditures; providing findings of fact; enactment; filing of budget; repealer; severability; effective date; and proper notice and meeting.**

**OUTCOME:** Following a request for any comments, Mayor Hall asked for a motion and for Nancy Sawyer, City Secretary to call for votes.

Steve McIntosh made a motion to approve Ordinance No. 20-O-49 and to set and approve the Municipal Budget for the 2020-2021 Fiscal Year. Gram Lankford seconded the vote.

Roll call vote was as follows:

Liz Rundzieher, Mayor Pro Tem and Councilmember Place 5	FOR
Steve McIntosh, Councilmember Place 1	FOR
Kathy Canady, Councilmember Place 2	FOR
Gram Lankford, Councilmember Place 3	FOR
Tony DeYoung, Councilmember Place 4	FOR

**Discuss and consider action to approve Resolution 20-R-50, a Resolution of the City of Liberty Hill, Texas, Ratifying the Municipal Budget for Fiscal Year 2020-2021 which raises more revenue from property taxes than the previous fiscal year.**

OUTCOME: Following a request for any comments, Mayor Hall asked for a motion and for the City Secretary to call for votes.

Liz Rundzieher made a motion to approve Resolution 20-R-50 of the City of Liberty Hill, Texas, Ratifying the Municipal Budget for Fiscal Year 2020-2021 which raises more revenue from property taxes than in the previous year. Kathy Canady seconded the vote.

Roll call vote was as follows:

Liz Rundzieher, Mayor Pro Tem and Councilmember Place 5	FOR
Steve McIntosh, Councilmember Place 1	FOR
Kathy Canady, Councilmember Place 2	FOR
Gram Lankford, Councilmember Place 3	FOR
Tony DeYoung, Councilmember Place 4	FOR

**Discuss and consider action to approve Ordinance 20-0-51, adopting an ad valorem tax rate and levying ad valorem taxes for the City of Liberty Hill, Texas, as may be necessary to promote the general health, safety and welfare for the 2020-2021 fiscal year, providing for apportioning each levy for specific purposes, repealer, severability, effective date, and proper notice and meeting.**

OUTCOME: Following a request for any comments, Mayor Hall asked for a motion and for the City Secretary to call for votes.

Tony DeYoung made a motion adopt a tax rate of \$0.454559 per \$100 valuation, composed of an operation and maintenance rate of \$0.309463 per \$100 valuation, and an interest and sinking rate of \$0.145096 per \$100 valuation, and levy of ad valorem property taxes within the City of Liberty Hill for the 2020 Tax Year. Liz Rundzieher seconded the vote.

Roll call vote was as follows:

Liz Rundzieher, Mayor Pro Tem and Councilmember Place 5	FOR
Steve McIntosh, Councilmember Place 1	FOR
Kathy Canady, Councilmember Place 2	FOR
Gram Lankford, Councilmember Place 3	FOR
Tony DeYoung, Councilmember Place 4	FOR

**Consideration and possible action to authorize the Mayor to sign a letter of support for the Williamson County CDBG-MIT Grant Application to fund a county-wide flood monitoring system.**

Lacie Hale, Chief Operating Officer stated the flood monitoring system equipment will be placed around the City but not within. Williamson County has asked that local entities provide letters of support. The associated website for the system is [www.atxfloods.com](http://www.atxfloods.com).

OUTCOME: On motion by Tony DeYoung and second by Gram Lankford, Council authorized Mayor Hall to sign a letter of support for the Williamson County CDBG-MIT grant application to fund a county-wide flood monitoring system.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Discussion and possible action to authorize the Mayor to execute a letter agreement to provide water and wastewater rate and impact fee study update.**

Rick Hall, Mayor stated this letter agreement is for impact fees as discussed previously at Council

OUTCOME: On motion by Liz Rundzieher and second by Steve McIntosh, Council authorized the Mayor to execute a letter agreement to provide water and wastewater rate and impact fee study update.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Discussion and possible action authorizing the creation of a Resolution designating the current Finance Director position as City Treasurer.**

Rick Hall, Mayor stated this is something that should have been done when Becky Wilkins was hired and is simply a clarification of title per State statute.

OUTCOME: On motion by Gram Lankford and second by Steve McIntosh, Council authorized the creation of a resolution designating the current Finance Director position as City Treasurer.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Discuss and consider action related to the Charter Committee reboot.**

Rick Hall, Mayor addressed Council stating he felt that he, Liz Rundzieher, and Kathy Canady should meet, discuss, and bring the item back to Council, or if Council thought differently, they could discuss at this time. Tony DeYoung asked if the meeting could include all Charter Committee members; Mayor Hall stated that it could, but this initial meeting would simply involve work on the structure of the committee.

OUTCOME: On motion by Gram Lankford and second by Tony DeYoung, Council appointed Mayor Hall, Liz Rundzieher, and Kathy Canady to meet and return to Council with their proposed plan for the Charter Committee. Council asked that, if possible, they return by September 28<sup>th</sup> but, if not, then at the first meeting of October.

**Motion passed on vote of 0 ayes, 0 nays, and 0 abstentions.**

**Update, discussion, and possible action on the Loop 332 parking lot adjacent to Wetzel Park.**

Rick Hall, Mayor addressed Council stating there is now blacktop on the surface of the parking lot. Council discussed next steps for hydro-mulch and striping.

**Discussion and possible action to classify the position of Chief Operating Officer as a municipal officer.**

Liz Rundzieher addressed Council stating this position should have been made a municipal officer upon hire.

OUTCOME: On motion by Steve McIntosh and second by Kathy Canady, Council classified the position of Chief Operating Officer as a municipal officer for the City.

**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

**Update, discussion, and possible action on signage honoring Bill Pickett.**

Council discussed placement of signage and what type of signage to use. Wayne Bonnet, Public Works Director will meet with Brian at Halff Associates, along with Kathy Canady and Liz Rundzieher to talk about next steps and costs. No action was taken.

**Discuss and consider Fall 2020 Community Clean Up Days:**

- **Curbside Pickup on Wednesday, Thursday, and Friday, October 21st through October 23rd**
- **Drop-off Day of Saturday, October 24th at 3414 RR 1869, beginning at 8:00 AM**

Liz Rundzieher stated since this has received such a great response in the past, the City has added an additional day for pick-up. Council asked Nancy Sawyer, City Secretary to investigate having a Hazardous Waste pickup day in the future.

**MEDIA QUESTION AND ANSWER**

Mike Eddleman, Liberty Hill Independent Newspaper inquired as to:

- Based on the decision to execute a water and wastewater rates letter, is the plan to vote on this at the next meeting?
  - Mayor Hall stated this letter relates only to wholesale water and wastewater rates.
- Regarding the wastewater treatment plant change order, what is this in reference to?
  - Mayor Hall stated the change order is related to the change over from Microdyne to Suez equipment.
- Is the City making a statement about a pending lawsuit?
  - Mayor Hall responded, "not at this time".

**ITEMS FROM MAYOR AND COUNCIL**

- Update on becoming an International Dark Sky Community
  - Lacie Hale, Chief Operating Officer stated there are five different designations for this, the International Dark Skies designation is what Liberty Hill would be seeking. Ms. Hale and Tad Cleaves, City Attorney discussed aspects of achieving this designation which would take a few years.
- Youth League Contracts
  - Rick Hall, Mayor stated the youth leagues have asked that the City wait until the season is complete. Staff continues to work on the draft agreements.

Kathy Canady stated she would like the Parks and Recreation Board to be included in talks on this.

- Update on Downtown Beautification Committee
  - Liz Rundzieher stated that the committee would appreciate input and participation from the EDC and Council. Council discussed the structure and goals of the committee.
- Other:
  - Mayor Hall stated he would like the swim center budget to be set at the next Council meeting on September 28.

**ADJOURNMENT**

On motion by Liz Rundzieher and second by Steve McIntosh, Council adjourned at 8:52 p.m.  
**Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

PASSED and APPROVED by the CITY COUNCIL of the CITY OF LIBERTY HILL, TEXAS on MONDAY – September 28, 2020 on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.



[seal]

Rick D. Hall – Mayor

Nancy Sawyer – City Secretary