



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 REGULAR
MEETING AGENDA
MONDAY – JANUARY 8, 2018 – 6:30 PM
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 – Mayor Pro Tem
Jon Branigan – Council Member**

Notice is hereby given that a **PUBLIC HEARING** and **REGULAR MEETING** of the City Council of Liberty Hill, Texas will be held **MONDAY – JANUARY 8, 2018 at 6:30 PM** in Council Chambers located at **2801 Ranch Road 1869** in Liberty Hill, Texas to consider items as follows. All items are subject to action.

1) CALL TO ORDER

- a) **Establish Quorum**
- b) **Invocation**
- c) **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.”

- d) **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 LIBERTY HILL, TEXAS on MONDAY - JANUARY 8, 2018 at 6:30 PM at the City Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas 78642.

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, (the "Act"), the City Council of the City of Liberty Hill, Texas, will hold a public hearing to accept public comments and discuss a Petition filed by 263 Trine Land, LLC, a Texas limited liability company (the "Petitioner"), requesting that the City create the Summerlyn West Public Improvement District (the "District") to include property owned by the Petitioner.

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.

The estimated cost to design, acquire and construct the Authorized Improvements is \$6,000,000.00.

The District is proposed to include approximately 95.085 acres of land generally located south of County Road 263 and west of Eagle Owl Loop, located within the corporate limits of the City and as more particularly described by a metes and bounds description available at the office of the City Secretary at City Hall located at 926 Loop 332 in Liberty Hill, TX 78642, and is available for public inspection. For questions or information, contact the City Secretary at 512-778-5449 – Extension 112.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

The City will not be obligated to provide any funds to finance the Authorized Improvements, except for assessments levied on real property within the District and possible tax reinvestment zone revenue, if created. No municipal property in the District shall be assessed. All of the costs of the Authorized Improvements will be paid from assessments and from other sources of funds, if any, available to the Petitioner.

During the public hearing, any interested person and the owner of the Property within the proposed district may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.

3) 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 – JANUARY 8, 2018 AT 6:30 PM AT

CITY COUNCIL CHAMBERS AT 2801 RANCH ROAD 1869 IN LIBERTY HILL, TEXAS TO CONSIDER PROPOSED TEXT AMENDMENTS TO APPENDIX A – UNIFIED DEVELOPMENT CODE OF THE CODE OF ORDINANCES OF THE CITY OF LIBERTY HILL, TEXAS. PROPOSED AMENDMENTS ARE ON FILE IN THE CITY SECRETARY’S OFFICE AT CITY HALL LOCATED AT 926 LOOP 332 IN LIBERTY HILL, TEXAS.

ANYONE WITH INTEREST IN THIS PUBLIC HEARING IS INVITED TO ATTEND AND PRESENT COMMENTS REGARDING THE TEXT AMENDMENTS PROPOSED BY CITY COUNCIL.

IF YOU HAVE QUESTIONS PERTAINING TO THIS SUBJECT PLEASE CONTACT BARBARA ZWERNEMANN – CITY SECRETARY AT 512-778-5449 – EXTENSION.

PERSONS WITH DISABILITIES WHO WISH TO ATTEND THIS MEETING SHOULD CONTACT CITY HALL TO ARRANGE FOR ASSISTANCE. INDIVIDUALS WHO REQUIRE AUXILIARY AIDS OR SERVICES FOR THIS MEETING SHOULD CONTACT THE CITY

SECRETARY AT 512-778-5449 – EXTENSION 112 AT CITY HALL AT LEAST TWO DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

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) REPORTS TO CITY COUNCIL

Public Works

- Review of photos (visual update on WWTP) and update on activities of Public Works Department, such as overall statistics; meter installations; connections / disconnections; maintenance on utility systems; update on South Fork WWTP construction project and street maintenance by Director of Public Works – Wayne Bonnet.

Police Department

- Introductions and update on activities of Liberty Hill Police Department, such as: overall statistics; criminal activity; miscellaneous activities; traffic enforcement; accidents investigated; arrest activity – adult; juvenile activity; and warrant activity by Chief of Police – Maverick Campbell.
 - Officer Gregorio (Greg) Gonzales
 - Officer William Potter
 - Julie Sullivan – Administrative Assistant

LHEDC

- LHEDC semi-annual report to City Council by the Executive Director of LHEDC – Lance Dean.

Administration

- Verbal update on activities and current projects of the City of Liberty Hill by City Administrator – Greg Boatright.
 - Strategic Planning Session
 - Tax Incremental Reinvestment Zone (TIRZ)
 - Introduction of City’s Building Inspector – Elias Carrasco

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 City Council meetings held December 11, 2017.

7) REGULAR AGENDA

- a) Discuss and Take Action on a Resolution of the City Council of the City of Liberty Hill, Texas authorizing and creating the Summerlyn West Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters and providing an effective date. By: Julie Houston – Bond Counsel

- b) **Discuss and Take Action on a Term Sheet for the Summerlyn West Public Improvement District (PID).** By: Dottie Palumbo – Legal Counsel & Julie Houston – Bond Counsel
- c) **Informational presentation to City Council by Steger & Bizzell Engineering on utilizing roundabouts and public safety of roundabouts.** By: Curtis Steger - Steger & Bizzell Engineering
- d) **Discussion and Possible Action on an Ordinance of the City Council of Liberty Hill, Texas amending the Unified Development Code (UDC) for Liberty Hill, Texas; providing for a cumulative clause; providing for severability; and providing for an effective date.** By: Connie Fuller - Mayor
- e) **Discuss and Take Action by City Council to make selections related to selection and purchase of a life-size military statue for display in Veteran’s Memorial Park on Loop 332; renovation of Veteran’s Park was approved by City Council in 2017.** By: Connie Fuller - Mayor
- f) **Discuss and Take Action on a Joint Election Agreement by and between the City of Liberty Hill and the Liberty Hill Independent School District (LHISD) for the 2018 General Election on May 5, 2018; providing for voting by personal appearance to be held at a common location for the purpose of conducting the City’s General Election and the LHISD Trustee Election.** By: Barbara Zwernemann – City Secretary
- g) **Discuss and Consider Action authorizing Staff to request Texas Department of Transportation (TxDOT) to construct a guardrail at the intersection of Carl Shipp and Loop 332 for the purpose of public safety.** By: Liz Rundzieher – Mayor Pro Tem
- h) **Discuss and Take Action authorizing City Administrator – Greg Boatright to execute a Cost-Sharing Agreement between Rangeview Properties, LLC and the City of Liberty Hill.** By: Sally McFeron – Director of Planning

8) 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) **Acquisition of real estate within the City of Liberty Hill concerning an ongoing search of available properties and real estate acquisitions pursuant to Texas Government Code Section §551.072 – Deliberations and Real Property; and Section §551.071 – Consultation with Attorney.**
- b) **Deliberate and consider personnel matters, including but not limited to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief of Police pursuant to Texas Government Code Section §551.074 – Personnel Matters.**
- c) **Deliberate and consider candidates for the position of Finance Director pursuant to Texas Government Code Section §551.074 – Personnel Matters.**

9) RECONVENE - REGULAR SESSION

City Council 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 discuss and consider action related to matters referenced below.

- d) Government Code Section §551.072 – Deliberations about Real Property; and Section §551.071 – Consultation with Attorney.

- a) Discuss and consider personnel matters, including but not limited to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief of Police Chief pursuant to Texas Government Code Section §551.074.

- b) Discuss and take action on employment of a Finance Director for the City of Liberty Hill pursuant to Texas Government Code Section §551.074 – Personnel Matters.

10) 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), 551.071 (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 – 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) on the _____ day of JANUAREY, 2018 at _____. Barbara Zwernemann – City Secretary *B Zwernemann*

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 _____, 2018 at _____. INITIALS _____