



The City of Liberty Hill

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CITY COUNCIL REGULAR MEETING MINUTES

MONDAY – AUGUST 13, 2018 – 6:30 PM
2801 Ranch Road 1869 - Liberty Hill, Texas

CALL TO ORDER

The Regular Meeting of the City Council of Liberty Hill was called to order by Mayor Rick Hall on Monday – August 13, 2018 at 6:31 PM in Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas. Invocation was given by David Joiner followed by reciting the Pledge of Allegiance and Texas Pledge. **Council Members Present:** Mayor Rick Hall; Mayor Pro Tem Liz Rundzieher; Liz Branigan; Wendell McLeod; and Troy Whitehead. **Staff & Guests Present:** Dottie Palumbo; Greg Boatright; Sally McFeron; Michel Sorrell; Wayne Bonnet; Tracy Ventura; Cim Howell; Perry Steger; Andy Barrett; and Barbara Zwernemann. Following Call to Order, Mayor Rick Hall stated Council would convene to Executive Session first and resume the Regular meeting afterward.

CONVENE - EXECUTIVE SESSION

City Council convened to Executive Session at 6:34 PM for Consultation with Legal Counsel pursuant to Texas Government Code as follows: Code §551.071 – Consultation with Legal Counsel. Council will entertain discussion and receive legal advice related to the matters referenced below. **Outcome:** No action was taken in Executive Session.

- a) Deliberated and discussed an agreement with Andy Barrett – Special Counsel pursuant to Texas Government Code §551.071 – Consultation with Attorney.
- b) Deliberated and discussed Wastewater Treatment Plant pursuant to Texas Government Code §551.071 – Consultation with Attorney.
- c) Update by staff related to TCEQ pursuant to Texas Government Code §551.071 – Consultation with Attorney.

RECONVENE - REGULAR SESSION

City Council reconvened at 7:26 PM to Regular Session following Consultation with Legal Counsel pursuant to Texas Government Code as follows: Code §551.071 – Consultation with Legal Counsel.

- Discuss and consider action on an agreement with Andy Barrett – Special Counsel pursuant to Texas Government Code §551.071 – Consultation with Attorney. **Outcome:** On motion by Troy Whitehead and second by Liz Branigan, Council approved an agreement with Andy Barrett – Special Counsel at the rate approved by Council. **Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.**
- Discussed and considered action regarding the Wastewater Treatment Plant pursuant to Texas Government Code §551.071 – Consultation with Attorney. **Outcome:** No action was taken.
- Discussed update related to TCEQ pursuant to Texas Government Code §551.071 – Consultation with Attorney. **Outcome:** No action was taken.

PUBLIC HEARING

Mayor Hall opened the Public Hearing at 7:29 PM stating **NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT Jon Branigan has made application for a Conditional Use Permit for property located at 100 Charli Circle in the City of Liberty Hill, Texas. The proposed project is described as follows: A request for conditional use permit for an Office Use in the High Density Residential (SF3) zoning district at the corner of Loop 332 and Charli Circle, Liberty Hill, Texas, legally described as Lot 1, Block A 0.381 ac of land, out of the Rosemont Subdivision, within the Robert G Millican Survey Abstract Number 448 and Edmunds Brooks Survey Abstract Num 81, Williamson County Texas. The City of Liberty Hill Planning & Zoning Commission will hold a Public Hearing on this Application on August 10th at 12:00 Noon at the Liberty Hill Municipal Court Building located at 2801 Ranch Road 1869 in Liberty Hill, Texas and City Council will hold a Public Hearing on this Application on August 13th at 6:30 PM at 2801 Ranch Road 1869 in Liberty Hill, Texas. A copy of the Application and additional information may be reviewed at Liberty Hill City Hall at 926 Loop 332 in Liberty Hill, Texas between the hours of 8:30 AM to 4:30 PM – Monday through Friday prior to the Public Hearing. Comments regarding the Application for Conditional Use may be emailed to smcferon@libertyhilltx.gov or mailed to P.O. Box 1920 – Liberty Hill, TX 78642. Participation in this local proceeding is a prerequisite to the right to take any subsequent appeal. Outcome: Liz Branigan filed a Conflict of Interest statement; her son is the property owner of said property. The Public Hearing was closed at 7:29 PM.**

DEPARTMENTAL REPORTS

CITY DEPARTMENT OF PUBLIC WORKS

Wayne Bonnett – Director of Public Works provided a written report for July 2018 to Council members. Mr. Bonnett stated that his office has received the new City emblem and colors, and these have been sent to the painter for replication on the tower. The emblem will be painted in epoxy paint to preserve its colors.

CITY POLICE DEPARTMENT

Maverick Campbell – Chief of Police provided a written report for July 2018 to Council members. He stated that of the three burglaries listed on the report, two were committed by the same person, and that suspect is in custody. He also reminded Council members that National Night Out is October 2nd from 6:00 PM to 8:00 PM.

ADMINISTRATIVE REPORT TO CITY COUNCIL

Greg Boatright – City Administrator stated that the Movies in the Park for last Saturday, August 11th, were canceled due to weather but is to be rescheduled. Additionally, he stated his report was brief due to having a Workshop and Council meeting this evening.

CONSENT AGENDA

On motion by Wendell McLeod and second by Troy Whitehead, the following Consent Agenda items were approved. **Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.**

- Minutes of the Regular Council meeting held July 23, 2018.
- Final plat for Stonewall Ranch Subdivision – Section 8 in the ETJ of the City of Liberty Hill, Texas.

- Final Plat for MorningStar Ranch Subdivision Phase 2 – Sections 2 & 3 located off Kaufmann Loop and Ronald Reagan Boulevard in the ETJ of the City of Liberty Hill.
- Final Plat for Caughfield Subdivision (Larkspur) – Phase 4 located off Hwy. 183 and Larkspur Park Boulevard in the ETJ of the City of Liberty Hill.
- Conditional Use Permit for Office Use in a High Density Residential (SF3) zoning district at the corner of Loop 332 and Charli Circle in Liberty Hill; legally described as Lot 1, Block A – 0.381 ac of land out of the Rosemont Subdivision.

REGULAR AGENDA

Discuss and Consider Action on a presentation regarding the Master Drainage Plan – Phase II; providing for request for approval of the findings of Phase II of the Master Drainage Plan. Travis Kaatz – Project Engineer, K. Friese + Associates was available for questions from Council. **Outcome:** On motion from Troy Whitehead and second by Liz Branigan, Council approved the findings of Phase II of the Master Drainage Plan. **Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.**

Discuss and Consider Action on a Professional Services Agreement between the City of Liberty Hill and Doucet & Associates for Stubblefield Lane road design; providing for full design and construction services in phases: (1) 100% completion of Phases 1 and 2, versus (2) 100% of Phase 1 with 30% completion of Phase 2. Greg Boatright – City Administrator introduced Keith Young – Vice President and Austin Division Manager of Doucet & Associates to Council. He stated that he and Young reviewed the design criteria. To control costs, the City should implement full design for construction of Phase 1 and complete 30% of Phase 2. This will protect the right-of-way and ensure the corridor is protected from Fallwell to the Loop in Phase 1 and from Falwell to CR 279 in Phase 2. Further, Council has options as they start looking at alignment in Phase 2. The City Administrator said the third-party involvement is a much better process as it avoids perception of conflict of interest by the City. **Outcome:** On motion by Troy Whitehead and second by Liz Branigan, Council approved a Professional Services Agreement between the City of Liberty Hill and Doucet & Associates for Stubblefield Lane road design providing for 100% completion of Phase 1 with 30% completion of Phase 2. **Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.**

Discuss and Consider Action on additional Scope of Services by Halff Associates, Inc. for CR 200 Park Improvements; providing for swimming pool revision to add swim lanes as requested and CR 200 design survey due to delays by Williamson County. Greg Boatright – City Administrator reminded Council that they had previously requested that swim lanes be added to the swimming pool design, which has been accomplished. One change that needs to be added to the Scope of Services is to add additional parking. The City has been working with the County on drainage and is now at an impasse. Members of the Parks and Recreation Board met with Cynthia Long – Commissioner Precinct Two, Williamson County along with her staff and an engineer. They will have an additional meeting to see if they can come up with a more favorable outcome for the City. The City is asking for additional scope for redesign and future parking area north of the drainage easement. **Outcome:** On motion by Liz Branigan and second by Troy Whitehead, Council approved an addition to the Scope of Services for Halff Associates; providing for swimming pool revision to add swim lanes as requested and CR 200 design survey due to delays by Williamson County. **Motion passed on vote of 3 AYES, 1 NAY, and 1 ABSTENTION.** Wendell McLeod did not approve the motion.

Discuss and Consider Action on recommendation to City Council from the Parks and Recreation Board to provide \$5,000 toward the 2018 Sculpture Festival to be held October 13th. Greg Boatright – City Administrator stated the Parks and Recreation Board is an advisory board with no authority to allocate funds. Dottie Palumbo – City Attorney stated that the Parks and Recreation Board does not have money set aside for sponsorships but could take care of this through the General Fund. **Outcome:** Wendell McLeod made a motion to give no sponsorship. Motion died for lack of a second. Mayor asked for a motion to approve. There was no motion and no second. Motion died.

Discuss and Consider Action concerning replacement of road sign leading out of Liberty Hill on Bagdad Road – CR 279. Wendell McLeod – Council member stated he would like to see the sign replaced. After discussion, it was determined the sign was within City, rather than County, limits. The City Administrator stated City would see it was replaced. **Outcome:** On motion from Liz Rundzieher and second from Liz Branigan, Council approved replacement of the road sign leading out of Liberty Hill on Bagdad Road – CR 279. **Motion passed on vote of 4 AYES, 0 NAYS, AND 0 ABSTENTIONS.**

Discuss and Consider action regarding sponsorship by the City of Liberty Hill in the amount of \$10,000 in support of the 2018 Sculpture Festival on October 13th. Angie Nicholson stated the City has four major events each year: Christmas, the rodeo, Independence Day, and the Sculpture Garden Festival. Only two other cities have international sculpture garden festivals: Kansas City, Missouri and Nashua, New Hampshire. She stated the festival will bring people to Liberty Hill. The committee intends to advertise heavily including billboards for approximately \$2500 per board. The Sculpture Committee asks the City to sponsor the event in the amount of \$10,000. She stated Foundation Park has sponsored at \$5,000. **Outcome:** On motion from Liz Rundzieher and second by Troy Whitehead, Council approved sponsorship in the amount of \$10,000. **Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.**

Discuss and Consider Action on setting a proposed Ad Valorem Tax Rate for FY 2018 - 2019 for the City of Liberty Hill. Michel Sorrell – Finance Director presented, stating that this is to set the proposed Ad Valorem Tax Rate for FY 2018-2019 and set it for publication. She stated that the current rate is \$0.50000. **Outcome:** On motion from Troy Whitehead and second by Liz Rundzieher, Council approved the proposed property tax rate be increased by the adoption of a tax rate of \$.548962 per \$100 of appraised value, which is effectively a 23.52% increase in the tax rate. **Motion passed on vote of 3 AYES, 1 NAY, and 0 ABSTENTIONS.** Liz Branigan did not approve the motion.

Discuss and Consider Action on establishing two (2) public hearing dates on the proposed Ad Valorem Tax Rate for FY 2018 – 2019; proposed Public Hearing dates are shown below.

PUBLIC HEARING #1	MONDAY - AUGUST 20th	6:30 PM
PUBLIC HEARING #2	MONDAY - AUGUST 27th	6:30 PM

Michel Sorrell – Finance Director presented stating that this effectively establishes two public hearing dates and will solidify the tax rate. **Outcome:** On motion from Liz Rundzieher and second by

Liz Branigan, Council established two (2) public hearing dates on the proposed Ad Valorem Tax Rate for FY 2018 – 2019: Monday, August 20th at 6:30 PM and Monday, August 27th at 6:30 PM.

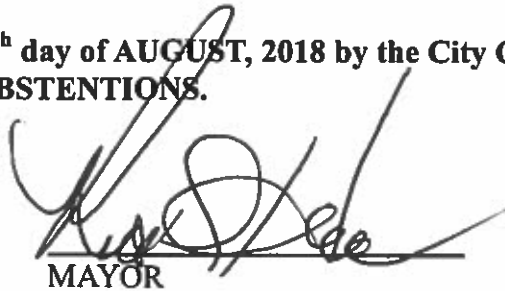
Discuss and Consider Action on a recommendation to City Council from the LHEDC Board to approve a Façade Matching Grant application submitted on behalf of Dollar-Rabb, LLC – owners of the building located at 923 Loop 332 in downtown Liberty Hill; applicant is requesting \$5,000 in matching façade grant funds. Outcome: On motion from Wendell McLeod and second by Liz Rundzieher, Council approved the LHEDC’s Façade Matching Grant award to Dollar-Rabb, LLC in the amount of \$5,000. Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.

Discuss and consider authorizing the Mayor to sign the Butler Farms Dedication and Escrow Agreement and accept the Special Warranty Deed on behalf of the City and execute the Special Warranty Deed to be placed in escrow, after review by the City Attorney. Dottie Palumbo - City Attorney presented stating that the Butler Family has a little over 367 acres. They will dedicate a part of the land for a wastewater treatment plant. The City will then be able to annex the noncontiguous land. The land will be placed in escrow. Outcome: On motion from Wendell McLeod and second by Troy Whitehead, Council authorized the Mayor to sign the Butler Farms Dedication and Escrow Agreement and accept the Special Warranty deed on behalf of the City and execute the Special Warranty Deed to be placed in escrow, after review by the City Attorney. Motion passed on vote of 4 AYES, 0 NAYS, and 0 ABSTENTIONS.

ADJOURNMENT

On motion by Liz Rundzieher and second by Liz Branigan the meeting was adjourned at 8:10 PM. Outcome: Motion passed on vote of 4 AYES; 0 NAYS; and 0 ABSTENTIONS.

PASSED & APPROVED on the 20th day of AUGUST, 2018 by the City Council of Liberty Hill on vote of __ AYES; __ NAYS; __ ABSTENTIONS.



MAYOR

Barbara Guerneanu
CITY SECRETARY