



**CITY COUNCIL SPECIAL CALLED MEETING
THURSDAY - OCTOBER 21, 2021 - 7:00 PM
AGENDA**

**Liberty Hill Learning and Event Center
14875 W. State Highway 29
Liberty Hill, Texas**

Angela Jones Crystal Mancilla Chris Pezold	Tony DeYoung Kathy Canady Liz Branigan
---	---

NOTICE

Notice is hereby given that a Special Meeting of the City Council of Liberty Hill, Texas has been called by Liz Branigan, Mayor.

LIVE VIDEO STREAMING

Please click the link on the City's Facebook page to watch the meeting live.

PLEASE SILENCE YOUR CELL PHONES

1) CALL TO ORDER

Establish quorum.

2) CONVENE TO EXECUTIVE SESSION

City Council will convene into Executive Session for discussion of the following items 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 (Economic Development).

a) Section 551.071 Consultation with Attorney

Consultation with attorney regarding the donation of property located at 900 S. Stubblefield Lane.

3) RECONVENE TO REGULAR SESSION

City Council will reconvene to Regular Session for deliberation and possible action of the following items pursuant to Texas Government Code 551.071 (Consultation with Attorney), Section 551.072 (Deliberation 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 (Economic Development).

- a) Section 551.071 Consultation with Attorney
Consultation with attorney and possible action regarding the donation of property located at 900 S. Stubblefield Lane.

4) REGULAR AGENDA

- a) Consideration and possible action regarding the donation to the City of Liberty Hill of the property located at 900 Stubblefield Lane. Presented by Lacie Hale, City Administrator.

5) ADJOURNMENT

The City Council, Boards, and Commissions reserve the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting, prior to adjournment, 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 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, NANCY SAWYER – CITY SECRETARY – CITY OF LIBERTY HILL certify that the attached notice of meeting 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 18th day of October, 2021 at 4:40 PM. Nancy Sawyer – City Secretary. *nbs*

REMOVAL CERTIFICATION: I NANCY SAWYER – 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 _____, 2021 at _____. INITIALS _____



City of Liberty Hill

926 Loop 332 – P.O. Box 1920
Liberty Hill, Texas 78642

Mayor Liz Branigan

Phone (512) 778-5449
Fax (512) 778-5418

July 15, 2021

Central Park Living LLC
c/o Chris Pezold
10500 N Interstate 35
Suite #C
Austin, Texas 78753

RE: Non-Binding Letter of Intent

Real Estate Donation: 900 Stubblefield Lane, Williamson County, Texas

Mr. Pezold:

The City of Liberty Hill is pleased to present to you this non-binding Letter of Intent, which along with the City Council's resolution (dated July 7, 2021) expresses the City's willingness to accept your proposed donation of certain real estate if and when all formalities are satisfied. Negotiations will be coordinated by the Office of the City Administrator. The official documentation will be drafted by the Office of the City Attorney with you being afforded the opportunity to have the paperwork reviewed by your own, personal legal counsel.

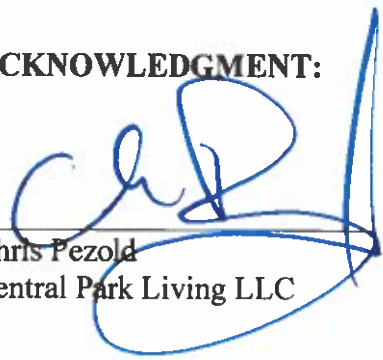
The purpose of this non-binding Letter of Intent is to commence the negotiation process in good faith in order to facilitate the formalization of the details. If negotiations are successful, the formalities will ultimately take the form of a binding donation agreement, deed, and resolution of acceptance (among other papers). The City's execution and your acknowledgment of this letter authorizes City staff to proceed with negotiations, document preparation, and any necessary due diligence. We will assess the Property's condition, value, survey, title, etc.

Neither this letter, nor the Council's resolution, create an obligation on either party, at this time.

Sincerely,

Lacie Hale
City Administrator
City of Liberty Hill

ACKNOWLEDGMENT:



Chris Pezold
Central Park Living LLC

July 15, 2021
Date

CITY OF LIBERTY HILL

RESOLUTION NO. 21-R-07.07-04

REAL ESTATE DONATION

A RESOLUTION OF THE CITY OF LIBERTY HILL, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A NONBINDING LETTER OF INTENT TO ACCEPT A DONATION OF 9.197 ACRES OF REAL PROPERTY LOCATED AT 900 STUBBLEFIELD LANE FOR PUBLIC PURPOSES INCLUDING BUT NOT LIMITED TO PUBLIC PARK FACILITIES, TRANSPORTATION AND UTILITY INFRASTRUCTURE

WHEREAS, Chris Pezold (Owner), has expressed a desire to donate certain real estate to the City of Liberty Hill, Texas; and

WHEREAS, Owners' real estate consists of approximately 9.197 acres, situated along the San Gabriel River, located at or about 900 Stubblefield Lane in the extraterritorial jurisdiction of the City of Liberty Hill, in Williamson County, Texas (Property); and

WHEREAS, the City Council of the City of Liberty Hill ("City Council") finds it to be in the public interest, and beneficial for the public health, safety, and welfare to acquire the Property; and

WHEREAS, the City Council is authorized to acquire, maintain, and improve land for parks, playgrounds, and recreational facilities in accordance with authority granted under Texas Local Government Code chapters 315 and 331, and under Texas Government Code chapter 1504, and other law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty Hill, Texas:

- Section 1:** The City Council expresses its inclination to accept Owner's donation of the Property, provided the necessary due diligence is performed and all required documentation is prepared.
- Section 2:** The City Council authorizes the City Administrator to execute the attached nonbinding Letter of Intent on behalf of the City of Liberty Hill.
- Section 3:** The City Council authorizes the City Administrator to expend public funds in evaluating the possibility of the Property being conveyed to the City, including any due diligence and assessments for suitability to satisfy public purposes.

Section 4: The City Council authorizes the City Attorney to commence preparation of the documentation necessary to facilitate the conveyance of the Property.

Section 5: The City Council directs City staff to bring the matter back before the City Council for further deliberations and possible action when negotiations have concluded, and the necessary documentation has been prepared.

Section 6: The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act.

DULY RESOLVED & ADOPTED by the City Council of the City of Liberty Hill, Texas on this, the 7th day of July 2021.



APPROVED:

Liz Branigan
Liz Branigan, Mayor

ATTEST:

Nancy Sawyer
Nancy Sawyer, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez
Alan Bojorquez, City Attorney
For Alan BOJORQUEZ