



**CITY COUNCIL REGULAR MEETING MINUTES
MONDAY - JANUARY 11, 2021
2801 Ranch Road 1869
Liberty Hill, Texas**

Liz Branigan	Kathy Canady
Liz Rundzieher	Steve McIntosh
Tony DeYoung	Gram Lankford

CALL TO ORDER

The meeting was called to order at 6:32 PM. Quorum was established with all members present with the exception of Steve McIntosh. Invocation was given followed by the Pledge of Allegiance and Texas Pledge.

NOTICE OF PUBLIC HEARING

Liz Branigan, Mayor opened the Public Hearing at 6:34 PM stating: **NOTICE OF PUBLIC HEARINGS ON A PROPOSED STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF LIBERTY HILL, TEXAS AND WILLIAMSON COUNTY UTILITY DISTRICT NO. 17.**

The City Council of Liberty Hill, Texas ("City") will conduct two public hearings on a proposed Strategic Partnership Agreement ("SPA") between the City and Williamson County Municipal; Utility District No. 17 ("District"). The territory of the District includes that certain 493.87-acre tract of land (the "Property") generally located east and west of Ronald Reagan Blvd, north of Highway 29 in the City's extraterritorial jurisdiction.

The Public Hearings will be in the City's Council Chambers located at 2801 Ranch Road 1869, Liberty Hill, Texas. The first public hearing is set to convene at 6:30 p.m. on January 11, 2021. The second public hearing is set to convene at 6:30 p.m. on January 25, 2021.

The purpose of each hearing is to provide an opportunity for interested persons to present testimony or evidence regarding the proposed agreement. Under the proposed SPA, the territory of the District would be annexed for limited purposes as soon as practicable. The District would continue to possess and exercise powers and functions provided by law. The City would not annex the District for full municipal purposes during the 30-year term of the SPA.

The SPA contains other provisions, and it would bind each owner and future owner of land included within the territory of the District on the date the SPA becomes effective. Copies of the proposed SPA

(including a metes-and-bounds description of the territory of the District) may be obtained prior to the hearing from the office of the City Secretary on the first floor of the City Hall located at 926 Loop 332, Liberty Hill, Texas. Due to COVID-19, prior pick-up arrangements will need to be made by calling City Hall at (512) 778-5449 or emailing Nancy Sawyer at nsawyer@libertyhilltx.gov.

Tad Cleaves, City Attorney stated the City will not be annexing for full purposes at this time. The Agreement extends net thirty (30) years.

Mayor Branigan closed the Public Hearing at 6:38 PM.

PUBLIC HEARING

Liz Branigan, Mayor opened the next Public Hearing at 6:39 PM stating: **NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s), to wit:**

A request for a Zone Map Amendment from the High Density Residential (SF3) zoning classification to the Multi-family Residential (MF2) zoning classification on the following property:

15.67 acres out of the J.M. Glasscock Survey, ABS 254, Williamson County, Texas; specifically, 3607 Ranch-to-Market Road (RM) 1869, generally located along the south side of RM 1869, between Taylor Smith and Barton Drives, and identified as Assessor's Parcels Number R-392551 (14.67 ac.) and R-022214 (1.00 ac.).

In accordance with Section 211.006, Texas Local Government Code, the City Council will conduct a public hearing to consider and take final action on these matters on Monday, January 11, 2021 at 6:30 PM. The public hearings will take place at the Municipal Court Building, Council Chambers, 2801 RM 1869 in Liberty Hill, Texas. For more information, you may either visit the Development Services Department at 100 Forrest Street, call (512) 778-5449, or send an email to planning@libertyhilltx.gov.

Published 24 December 2020 in the Liberty Hill Independent

David Stallworth, Senior Director of Planning presented telephonically. Steve Messana provided comments in support. Chris Pezold spoke providing a survey and details. He stated the area will have a hike and bike trail. Tony DeYoung asked about the timeframe compared with the bypass going in. Mr. Pezold stated that both will take around three years.

Corwin Davidson, one of the owners on Loop 332 stated his support of the project.

Mayor Branigan closed the Public Hearing at 6:57 PM.

PUBLIC HEARING

Liz Branigan, Mayor opened the next Public Hearing at 6:58 PM stating: **NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s), to wit:**

A request for a Zone Map Amendment from the General Commercial / Retail (C-3) zoning classification to the Planned Unit Development (PUD) classification on the following property:

A portion of Lot 1, Replat of Quiktrip No. 4156 Addition, Liberty Hill, Williamson County, Texas; located at 14010 State Highway 29, generally located along the north side of State Highway 29, approximately 555.0 feet west of County Road 214, and identified as Assessor's Parcel Number R-582722.

In accordance with Section 211.006, Texas Local Government Code, the City Council will conduct a public hearing to consider and take final action on these matters on Monday, January 11, 2021 at 6:30 PM. The public hearings will take place at the Municipal Court Building, Council Chambers, 2801 RM 1869 in Liberty Hill, Texas. For more information, you may either visit the Development Services Department at 100 Forrest Street, call (512) 778-5449, or send an email to planning@libertyhilltx.gov.

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There were no comments. Mayor Branigan closed the Public Hearing at 7:04 PM.

PUBLIC COMMENTS

Public comments were read by Nancy Sawyer, City Secretary which voiced support for Mr. Pezold's proposed development and hike and bike trail.

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.

- Discuss and consider action to approve City Council Workshop Minutes of December 14, 2020.
- Discuss and consider action to approve City Council minutes of regular meeting December 14, 2020.
- Discuss and consider action to approve City Council minutes of special meeting December 22, 2020.
- Consideration of, and final action on, the Final Plat application for the Summerlyn West, Section 3 addition, located along the north side of Hummingbird Lane, west of Green Egret Way.
- Consideration of, and final action on, the Final Plat application for the Stonewall Ranch, Section 10 addition, located near the intersection of Stonewall Parkway and Siltstone Way.
- Discussion and possible action by City Council to approve a Joint Election Agreement between the City of Liberty Hill, Texas and the Liberty Hill Independent School District for the conduct of Election Day voting on May 1, 2021 by personal appearance to be held at a joint polling location, specifically the Liberty Hill High School, for the purpose of conducting the City's General Election and the School District's Trustee Election to be contracted through and conducted by the Williamson County Elections Department.
- Discuss and consider action to adopt a Resolution amending the Public Information Policy removing the Chief Operating Officer as Public Information Officer and designating the City Secretary as Public Information Officer.

- Consideration and possible action to authorize the City Administrator to negotiate and execute an Agreement with Curative, Inc. related to providing a COVID-19 testing location in Liberty Hill, Texas.

On motion by Kathy Canady and second by Gram Lankford, Council approved consent agenda items as presented. **Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.**

REGULAR AGENDA

Discuss and consider action on a proposed Resolution authorizing extraordinary optional redemption of a portion of the City of Liberty Hill, Texas Special Assessment Revenue Bonds, Series 2017 (Liberty Parke Public Improvement District Master Improvement Area Project) and the City of Liberty Hill, Texas Special Assessment Revenue Bonds, Series 2019 (Liberty Parke Public Improvement District Master Improvement Area Project).

On motion by Tony DeYoung and second by Liz Rundzieher, Council approved a Resolution authorizing extraordinary optional redemption of a portion of the City of Liberty Hill, Texas Special Assessment Revenue Bonds, Series 2017 (Liberty Parke Public Improvement District Master Improvement Area Project) and the City of Liberty Hill, Texas Special Assessment Revenue Bonds, Series 2019 (Liberty Parke Public Improvement District Master Improvement Area Project).

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Discuss and consider action to approve Scope of Work for Master Water Reuse Program in an amount not to exceed \$40,000.

Lacie Hale explained the cost will be paid through the Wastewater Fund.

On motion by Kathy Canady and second by Tony DeYoung, Council approved a Scope of Work for Master Water Reuse Program in an amount not to exceed \$40,000.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

A request for a Zone Map Amendment from the High Density Residential (SF3) zoning classification to the Multi-Family (MF2) zoning classification on the following property:

15.67 acres out of the J.M. Glasscock Survey, ABS 254, Williamson County, Texas; specifically, 3607 Ranch-to-Market Road (RM) 1869, generally located along the south side of RM 1869, between Taylor Smith and Barton Drives, and identified as Assessor's Parcels number R-392551 (14.67 acres) and R-022214 (1.00 acre).

Lacie Hale, City Administrator presented. Kathy Canady stated she had no problem with changing the zoning designation.

On motion by Kathy Canady and second by Tony DeYoung, Council approved a request for a Zone Map Amendment from the High Density Residential (SF3) zoning classification to the Multi-Family (MF2) zoning classification on the following property: 15.67 acres out of the J.M. Glasscock Survey, ABS 254, Williamson County, Texas. Tony DeYoung stated he feels Mr. Pezold has gone above and beyond, and Mr. DeYoung is excited about the project.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

A request for a Zone Map Amendment from the General Commercial / Retail (C-3) zoning classification to the Planned Unit Development (PUD) classification on the following property:

An +/-8.642-acre portion of Lot 1, Replat of Quiktrip No. 4156 Addition, Liberty Hill, Williamson County, Texas; located at 14010 West State Highway 29, generally located along the north side of West State Highway 29, approximately 555.0 feet west of County Road 214, and identified as Assessor's Parcel Number R-582722.

Lacie Hale, City Administrator presented with David Stallworth, Senior Director of Planning presenting by phone.

Following discussion, Gram Lankford made a motion, seconded by Kathy Canady, to approve an Ordinance Of The City Of Liberty Hill, Texas To Amend Appendix A Of The Liberty Hill Code Of Ordinances, The Unified Development Code, Which Adopts Zoning Districts, Use Regulations And Lot Design Standards Within The City's Limits As Well As An Official Zoning Map In Accordance With The Comprehensive Plan, By Changing The Zoning And Classification Of Certain Properties; Providing For Severability; And Establishing An Effective Date.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Consideration of, and final action on, the site development / stormwater plan for Starbucks - Heritage Ridge, located along the south side of State Highway 29 West, east of Championship Drive. The property is identified as Assessor's Parcel Number R-601291 and consists of 1.073 acres.

Following presentation by David Stallworth, Senior Director of Planning, and Mike Beevers, the developer, and discussion among Council, Kathy Canady made a motion to approve seconded by Tony DeYoung. Upon further explanation and discussion, Liz Rundzieher made a motion to amend the original motion adding conditional approval of the site development / stormwater plan for Starbucks – Heritage Ridge.

Amended Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Tony DeYoung made a motion to approve the original motion as amended, seconded by Gram Lankford.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

RECESS

Mayor Branigan called for a recess at 7:52 PM. Council resumed at 7:59 PM.

CONVENE - EXECUTIVE SESSION

City Council was convened to Executive Session at 8:02 PM 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 (Development).

Section 551.087 Deliberation regarding Economic Development Negotiations

Update and review of all Economic Development Projects. Presented by Matt Powell, EDC Executive Director

Projects as listed:

- Orange
- Sweep
- Fore
- Rock and Roll

- Crawfish
- Lightbulb
- Empathy
- Entry
- Northern
- Teacup
- Stagecoach

City Council convened to Regular Session at 8:50 PM.
No action was taken.

REGULAR AGENDA, resumed

Discussion and Possible Action on approving an Ordinance of the City Council of Liberty Hill, amending the Budget for the Fiscal Year beginning October 1, 2019 and ending September 30, 2020 providing for various unforeseen Revenues and Expenditures; establishing an effective date; and finding proper notice and meeting.

Becky Wilkins, City Treasurer reviewed the balanced budget numbers with Council.

On motion by Kathy Canady and second by Tony DeYoung, Council approved an Ordinance of the City Council of Liberty Hill, amending the Budget for the Fiscal Year beginning October 1, 2019 and ending September 30, 2020 providing for various unforeseen Revenues and Expenditures; establishing an effective date; and finding proper notice and meeting.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Consideration and possible action to approve an Ordinance of the City Council of Liberty Hill, Texas, amending Section 1.03.003(a) of the Code of Ordinances related to compensation of the Mayor.

Kathy Canady, Council member stated she feels like the Mayor should receive more money than Council because the Mayor spends more time working. Gram Lankford, Council member stated he feels \$40,000 was adequate based on the size of the city.

Mayor Branigan stated she had decided not to accept the \$40,000 but might be changing her mind with the intent to give to charitable organizations.

Because any change to compensation would apply only to the next elected Mayor, Kathy Canady made a motion to postpone this item until May 2021 when budget talks begin. Gram Lankford seconded the motion.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Consideration and possible action to approve an Ordinance of the City Council of Liberty Hill, amending the Budget for the Fiscal Year beginning October 1, 2019 and ending September 30, 2020 providing for various unforeseen Revenues and Expenditures; establishing an effective date; and finding proper notice and meeting.

Tad Cleaves presented to Council stating he updated the Code of Ordinances based on Council's direction. On motion by Tony DeYoung and second by Gram Lankford, Council approved an Ordinance of the City Council of Liberty Hill, amending the Budget for the Fiscal Year beginning October 1, 2019 and ending September 30, 2020 providing for various unforeseen Revenues and Expenditures; establishing an effective date; and finding proper notice and meeting.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Discussion, consideration and possible action to approve a First Reading of a Resolution related to an Economic Development Incentive Agreement between the Liberty Hill Economic Development Corporation and Heritage Ridge Investments, LLC.

Matt Powell, Executive Director of the EDC addressed Council stating the incentive would be paid from EDC funds but would provide benefit to the City as well. Mr. Beevers with the developer addressed Council as well.

On motion by Tony DeYoung and second by Gram Lankford, Council approved the First Reading of a Resolution related to an Economic Development Incentive Agreement between the Liberty Hill Economic Development Corporation and Heritage Ridge Investments, LLC.

Motion passed on vote of 3 ayes, 1 nay, and 0 abstentions. Kathy Canady did not approve the amendment.

Discussion, consideration and possible action to approve a First Reading of a Resolution related to an Economic Development Performance Agreement between the Liberty Hill Economic Development Corporation and Tex-Mix Partners, Ltd.

Matt Powell, Executive Director of the EDC presented to Council, stating the Tex-Mix sales office will relocate with Liberty Hill corporate limits. He stated this had been unanimously approved by the EDC and provides additional job incentives. The City has asked to share the sales tax.

On motion by Tony DeYoung and second by Kathy Canady, Council approved the First Reading of a Resolution related to an Economic Development Performance Agreement between the Liberty Hill Economic Development Corporation and Tex-Mix Partners, Ltd.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Discussion, consideration and possible action to approve a First Reading of a Resolution related to an Economic Development Performance Agreement between the Liberty Hill Economic Development Corporation and Golf Cart King, LLC.

Matt Powell, Executive Director of the EDC presented to Council stating Golf Cart King is a terrific company that also sells parts. He explained the terms of the agreement.

On motion by Kathy Canady and second by Liz Rundzieher, Council approve a First Reading of a Resolution related to an Economic Development Performance Agreement between the Liberty Hill Economic Development Corporation and Golf Cart King, LLC.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Discuss and consider action regarding Citizen Comments Ordinance Amendment authorization.

Tad Cleaves, City Attorney addressed Council stating legislation now prohibits limiting the cap on total comments. Council could, however, enforce that commentators must speak about agenda items only. Tony DeYoung stated he feels citizens should have the right to speak about anything. Mayor Branigan agreed.

On motion by Liz Rundzieher and second by Tony DeYoung, Council approved a motion directing the City Attorney to bring back an Ordinance clarifying rules and procedure for Citizen Comments.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Discuss and consider setting policy for downtown parking.

Kathy Canady stated the City does not have a policy on downtown parking. Tony DeYoung agreed stating there is no signage downtown. Lacie Hale, City Administrator stated the City does not have the ability to allocate per-business parking. Tony DeYoung stated the results of the line of site study should prove very important.

Update and discussion regarding draft Youth League Agreements.

Lacie Hale, City Administrator stated she, Gram Lankford, and Liz Rundzieher met with Youth League principals, along with the Chair of the Parks and Recreation Board, Mary Lyn Jones. Ms. Hale stated she should have a final draft back for the next meeting.

Discussion and possible action to authorize the City Administrator to move forward with an application for the Texas Comptroller of Public Accounts' Transparency Stars program.

Liz Branigan, Mayor stated when she came into office, she asked if there was a way to identify best practices with relation to finances. Lacie Hale, City Administrator stated she brought a program to the Mayor's attention that seeks to do just that. The City's website will be reconfigured to hold many of the City's financial documents.

On motion by Tony DeYoung and second by Liz Rundzieher, Council authorized the City Administrator to move forward with an application for the Texas Comptroller of Public Accounts' Transparency Stars program.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Discussion and possible action to approve an Ordinance of the City Council of Liberty Hill, Texas, ordering a General Election for City Council Places 1, 3, and 5 for Saturday, May 1, 2021 and other matters.

Nancy Sawyer, City Secretary stated Ordering an Election is brought to Council for approval during each election period.

On motion by Tony DeYoung and second by Kathy Canady, Council approved approve an Ordinance of the City Council of Liberty Hill, Texas, ordering a General Election for City Council Places 1, 3, and 5 for Saturday, May 1, 2021 and other matters.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Discuss and consider action regarding proposal from Franklin Publishing on Recodification Process for Code of Ordinances for City of Liberty Hill.

Nancy Sawyer, City Secretary presented to Council stating Franklin Publishing could update the Code of Ordinances via supplements, but she recommends the recodification process to have a one-time update process for all Ordinances from 2014 to present reflected in the Code of Ordinances. Following this several-months process, supplements will be included to continue to update the Code of Ordinances as time goes by.

On motion by Tony DeYoung and second by Gram Lankford, Council approved the proposal from Franklin Publishing for Recodification for the Code of Ordinances.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Discuss and consider criteria for abstaining from vote for Council, Mayor, Boards and Commissions members.

Gram Lankford made a motion to postpone until the next meeting to allow time for the City Administrator and City Attorney to see how local cities handle this. Liz Rundzieher seconded the motion.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

Discuss and consider amendments to Chapter 1, Article 1.02.006 of the Liberty Hill Code of Ordinances, Delivery of All Communications.

Kathy Canady stated she feels a councilmember should be able to request information from the City Secretary's office without it being sent to every Councilmember.

Gram Lankford stated he feels it is an exercise in transparency. Tony DeYoung stated he feels it gets rid of redundancy.

Kathy Canady withdrew this item.

CONVENE - EXECUTIVE SESSION

Mayor Liz Branigan convened to Executive Session at 10:08 PM 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 (Development).

Section 551.072 Deliberation Regarding Real Property

Deliberation regarding parking lot negotiations. Requested by Kathy Canady and Liz Rundzieher

Section 551.071 Consultation with Attorney

Consultation with 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, including posted agenda items.

- Threatened Clean Water Act lawsuit

Section 551.074 Personnel Matters

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Planner position.

RECONVENE TO REGULAR SESSION

City Council was reconvened to Regular Session at 11:33 PM for deliberation 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 (Development).

Section 551.072 Deliberation Regarding Real Property

Deliberation regarding parking lot negotiations.

Section 551.071 Consultation with Attorney

Consultation with 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, including posted agenda items.

- Threatened Clean Water Act lawsuit

Section 551.074 Personnel Matters

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Planner position.

No action was taken.

ITEMS FROM MAYOR AND COUNCIL

- Gram Lankford asked that employees' use of the Kronos timekeeping system be placed on the next agenda.
- Tony DeYoung asked that the Events Budget with a line items of events that have been included and what has been cancelled be placed on the next agenda.

ADJOURNMENT

On motion by Liz Rundzieher and second by Tony DeYoung, Council adjourned at 11:36 PM.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

[seal]




Liz Branigan
Mayor


Nancy Sawyer
City Secretary