



Notice and Agenda of Uhland City Council Special Meeting
Wednesday, April 14, 2021 at 6:00 p.m.
City Hall Council Chambers, 15 North Old Spanish Trail, Uhland, Texas

Notice is hereby given that the City Council of the City of Uhland, Texas will hold a meeting 100% via Zoom Conference. Attendees may attend the meeting remotely by web or telephone. Meeting login details may be found below.

On March 16, 2020, and until further notice or until the state disaster declaration expires, the Governor of the State of Texas has suspended certain sections of the Texas Open Meetings Act. Therefore, this meeting is hereby posted and will be held in accordance with those sections of the Texas Open Meetings Act in effect as of the date of the posting of this agenda.

Karen Gallaher is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83164713421?pwd=ZktBWm5lYnNDRFA3cnpYbFRWenRlZz09>

Meeting ID: 831 6471 3421

Passcode: 240545

One tap mobile

+13462487799,,83164713421#,,,,*240545# US (Houston)

+16699009128,,83164713421#,,,,*240545# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 831 6471 3421

Passcode: 240545

Find your local number: <https://us02web.zoom.us/j/kexKRiHBDw>

A. CALL TO ORDER

1. Roll Call
2. Declaration of Quorum

B. PUBLIC COMMENTS

All participants and speakers are hereby reminded of the City's Decorum and Public Comment Policy. Due to the remote nature of this meeting all public comment speakers must submit public comments to the City Administrator at city@uhlandtx.us by providing their name, and contact information they wish to be made public, as well as the name and date of the meeting and each topic they wish to speak about no later than one (1) hour **PRIOR** to the start of the scheduled meeting. All speakers will be allowed to speak for three (3) minutes on each topic for which they properly submitted.

Public comments on agenda items will be taken at the time each topic is called.

At this time, public comments will be taken from the audience on any topic NOT listed on the agenda. **No discussion or formal action will be taken at this meeting on topics not on the agenda.** Inquiries about matters not listed on the agenda should be directed to City Staff following the meeting.

C. PUBLIC HEARING

Public hearings are for public information and input ONLY. No formal action will be taken at this meeting on the items discussed under this heading unless such action is otherwise listed on this agenda as an action item. The hearing(s) will be opened to receive an introduction / report / information from City Staff, then the applicant (if applicable) will be given an opportunity to speak, and then any other interested person(s) will be given an opportunity to provide comment on the hearing topic.

1. Annexation of 81.140 acres, more or less, including the abutting streets, roads, and rights-of-way, located adjacent to State Highway 21 and Grist Mill Road, in Hays County, Texas, and adoption a municipal service plan
2. Zoning application by Ranch Road Watermill LLC, to assign original zoning to approximately 88.286 acres of land located in the August Reuss Survey number 86 abstract 398, Hays County Texas, located at the SW Corner of Gristmill Road and Hwy 21. The applicant proposes to zone the property to Planned Development District with the use of mixture of single family residential and commercial retail uses. (Watermill)
3. Authorization and Creation of the Watermill Public Improvement District in accordance with Chapter 372, Texas Local Government Code

4. Authorization and Creation of the Wayside Public Improvement District, in accordance with Chapter 372, Texas Local Government Code

D. CONSENT AGENDA

The following routine, clerical, and administrative items require no public hearing and are anticipated to require little or no individualized discussion by the City Council. It is intended that these items will be acted upon with a single motion as a collective, singular item. A City Council Member may request separate deliberation for a specific item or items at which time that item or items will be removed from the consent agenda for discussion as a regular agenda item. Prior to a vote, the City Council may add to the consent agenda an item or items listed elsewhere on the regular agenda.

- 1) March 10, 2021 Special Council Meeting Minutes

E. ANNOUNCEMENTS

Announcements include items of community interest, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of public officials, public employees, or other citizens; reminders on upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public's health and safety which have arisen after the posting of the agenda. No action will be taken, or in-depth discussion will occur on any announcement.

F. CITY STAFF REPORTS

Staff reports include briefings on pending matters from City officials or City staff.

G. DISCUSSION ONLY ITEMS

Items listed under this heading are for discussion purposes ONLY. No formal action will be taken at this meeting on the items discussed under this heading.

1. Receive report from P3 Works for the review of developer assumptions and PID feasibility for the proposed Anderson Park Public Improvement District
2. Public Improvement District Policy
3. Development Agreement for the Watermill Public Improvement District
4. Ordinance Annexing 81.140 Acres of land, more or less, including abutting streets, roads, and rights-of-way, located in Hays County, Texas, and approving a municipal services plan
5. Ordinance Zoning approximately 88.286 acres of land located in the August Reuss Survey number 86 abstract 398, Hays County Texas, located at the SW Corner of Gristmill Road and Hwy 21 to the Watermill Planned Development District.

H. DISCUSSION AND POSSIBLE ACTION ITEMS

Items listed under this heading are for discussion and possible action.

1. Anderson Park Public Improvement District and Development
2. Dissolution Agreement for the Watermill Public Improvement District
3. Dissolution Agreement for the Wayside Public Improvement District
4. Resolution Authorizing and Creating the Watermill Public Improvement District in accordance with Chapter 372, Texas Local Government Code
5. Resolution Authorizing and Creating the Wayside Public Improvement District in accordance with Chapter 372, Texas Local Government Code
6. Variance request from Ordinance 245 to allow mass grading to Harvest Creek in advance of the Final Plat
7. Selection of Financial Advisor and Authorize Mayor to Negotiate and Execute Financial Advisor Agreement
8. Selection of Team to Interview Bond Counsel Candidates

I. EXECUTIVE SESSION

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purposes of 1) consultation with *legal* counsel pursuant to Chapter 551.071 of the Texas Government Code, 2) deliberation regarding *real property* pursuant to Chapter 551.072 of the Texas Government Code, 3) deliberation about *Gifts and Donations* pursuant to Chapter 551.073 of the Texas Government Code, 4) discussion of *personnel matters* pursuant to Chapter 551.074 of the Texas Government Code, 5) deliberation regarding the deployment, or specific occasions for implementation of *security* personnel or devices pursuant to Chapter 551.076 of the Texas Government Code, 6) deliberation regarding *economic development* negotiations pursuant to Chapter 551.087 of the Texas Government Code. **Action, if any, on topics discussed will be taken in open session.**

J. ATTENDANCE BY OTHER ELECTED OR APPOINTED OFFICIALS

It is anticipated that members of other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission and/or committee subject to the Texas Open Meetings Act.

K. ADJOURNMENT

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice and Agenda of Meeting of the Uhland City Council was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, on the following date and time indicated, and remained so posted continuously for 72 hours preceding the scheduled time of said meeting.

Kimberly Weatherford Posted: April 9th, 2021 at 12:18 a.m. / p.m.
Kimberly Weatherford, City Secretary

In compliance with the Americans with Disabilities Act, the City of Uhland will provide reasonable accommodations for persons attending City Council meetings. Braille is not available. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kimberly Weatherford, City Secretary, at 512-398-7399 or email citysecretary@uhlandtx.us.