



The City of Liberty
City Council
Special Called Meeting
~ Agenda ~

1829 Sam Houston
Liberty, TX 77575
www.cityofliberty.org

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, May 1, 2018

6:00 PM

City Council Chambers

The City Council of Liberty, Texas reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Mayor Carl Pickett	☐	☐	☐	
Mayor Pro Tem Diane Huddleston	☐	☐	☐	
Councilperson Dennis Beasley	☐	☐	☐	
Councilperson Louie Potetz	☐	☐	☐	
Councilperson Libby Simonson	☐	☐	☐	
Councilperson David Arnold	☐	☐	☐	
Councilperson Paul Glazener	☐	☐	☐	

II. PLEDGE OF ALLEGIANCE

III. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

Public Comment is reserved for members of the public who would like to address the City Council regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Council may not deliberate or take any action during Citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public comment with a factual statement or clarification. The City Council may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

IV. WORK SESSION

1. Work Session (ID # 4085)

Discussion of issues related to the purchase of the Magnolia Ridge Golf Course to include naming the course, restaurant, staff, fees, annexation and other matters.

V. REGULAR AGENDA

A. Regular Session

1. Council Action (ID # 4086)

Consider approval of golf course improvements, and take any action deemed necessary.

2. Ordinance (ID # 4087)

Consider adoption of an Ordinance accepting the petition for voluntary annexation submitted by the Magnolia Ridge Country Club, and authorizing the City to move forward with the annexation process for same.

- Exhibit A-Vol Annex (PDF)

B. Executive Session

Gov. Code §551.074 - Personnel Matters.

1. Discuss and consider the resignation of City Manager, Gary Broz.
2. Discuss and consider the appointment of an Interim City Manager.

C. Reconvene into Regular Session

1. Council Action (ID # 4088)

Consider and take action, if any, on the resignation of City Manager Gary Broz, to be effective June 15, 2018 at 11:59 p.m.

2. Council Action (ID # 4089)

Consider and take action, if any, on the hiring of an Interim City Manager.

VI. ADJOURNMENT

Motion To: Adjourn

I certify that the attached Notice of Meeting was posted on the bulletin board and in the Message Centers located on the east and west sides of the City Hall Administration Building, located at 1829 Sam Houston on the 27th day of April, 2018 at 4:00 p.m. This notice will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.


Dianne Tidwell, City Secretary

NOTICE

In compliance with the Americans with Disabilities Act, the City of Liberty will provide reasonable accommodation for persons attending and/or participating in this Council Meeting. To better serve you, requests must be made at least 24 hours prior to the meeting. Contact the City at (936) 336-3684 or by Fax at (936) 336-9846. The building is wheelchair accessible, with parking available, on the west side of the building.

I certify that the attached Notice and Agenda of items to be considered by the City Council was removed by me from the bulletin board at the City Hall on the _____ day of _____, 2018.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

4.1

Meeting: 05/01/18 06:00 PM

Department: Administration
Category: Magnolia Ridge Golf Course

WORK SESSION (ID # 4085)

DOC ID: 4085



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

5.A.1

Meeting: 05/01/18 06:00 PM

Department: Administration
Category: Magnolia Ridge Golf Course

COUNCIL ACTION (ID # 4086)

DOC ID: 4086

**The City of Liberty**

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 05/01/18 06:00 PM

Department: Administration
Category: Annexation

ORDINANCE (ID # 4087)

DOC ID: 4087 A

AN ORDINANCE OF THE CITY OF LIBERTY, TEXAS ACCEPTING THE VOLUNTARY ANNEXATION PETITION FILED BY THE MAGNOLIA RIDGE COUNTRY CLUB AND AUTHORIZING THE ANNEXATION PROCESS FOR SAID PROPERTY; PROVIDING FOR AN EFFECTIVE DATE; AND DISPENSING WITH THE REQUIREMENT OF SECTION 3.10 OF THE HOME RULE CHARTER THAT THIS ORDINANCE BE READ ON TWO SEPARATE DAYS.

WHEREAS, the Magnolia Ridge Country Club is the current owner of approximately 120.5 acres of land located in the James Martin Survey of Liberty County, with said Property being described in Exhibit A attached hereto: and

WHEREAS, the Property is currently located within the City of Liberty's Extra Territorial Jurisdiction; and

WHEREAS, the Property owners have submitted a petition to the City of Liberty asking for the Property to be annexed into the corporate limits of the City of Liberty, Texas; and

WHEREAS, the Texas Local Government Code and/or Section 1.03 of the Charter of the City of Liberty, Texas, an incorporated home rule municipality, authorized the annexation of territory subject to the laws of this state; and

WHEREAS, the City Council of the City of Liberty accepts the petition for annexation filed by the Magnolia Ridge Country Club and authorizes the City to move forward with the annexation process.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS:

Section 1: That the City Council of the City of Liberty hereby accepts the petition for voluntary annexation submitted by the Magnolia Ridge Country Club for the property described in Exhibit A, and authorizes the City to move forward with the annexation process for said Property.

Section 2: That the requirement contained in Section 3.10 of the Home Rule Charter of the City of Liberty, Texas that all ordinances be read on two separate days is hereby dispensed with.

Section 3: This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED AND ADOPTED at a special called meeting of the City Council of the City of Liberty, Texas, this the 1st day of May, 2018.

Carl Pickett, Mayor

ATTEST:

Dianne Tidwell, City Secretary

STATE OF TEXAS)
COUNTY OF LIBERTY)

FIELD NOTES of a 120.5 acre tract of land situated in the James Martin Survey, Abstract No. 73, Liberty County, Texas, being all of a 100.222 acre tract of land conveyed to Magnolia Ridge Country Club by Wendell Smith in deed dated August 22, 1952, and recorded in Volume 374 at Page 531 of the Deed Records of Liberty County, Texas, a 20 acre tract of land conveyed to Magnolia Ridge Country Club by Richard W. Smith in deed dated October 1, 1962, and recorded in Volume 544 at Page 518 of the Deed Records of Liberty County, Texas, and a boundary line agreement between Magnolia Ridge Country Club and Richard W. Smith recorded in Volume 544 at Page 520 of the Deed Records of Liberty County, Texas. This 100.222 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON MONUMENTS FOUND AND PLAT BEARINGS IN THE WEST LINE OF SECTION "A" BLOCK 2 OF COUNTRY CLUB ESTATES AS RECORDED IN VOLUME 6 AT PAGE 36 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION. ALL ½ INCH IRON RODS SET HEREON ARE CAPPED AND STAMPED "MCHANDLER 5292".

BEGINNING at a ¾ inch iron pipe found for the Southwest corner of this tract of land, the Southwest corner of said 100.222 acres, and the Northwest corner of Section "A" Block 1 of said subdivision in the East right of way line of County Road 150, 70 foot wide right of way.

THENCE in a Northerly direction with the West lines of this tract of land, the West lines of said 100.222 acres, and the East right of way line of County Road 150 the following courses:

North 03°33'40" East, 385.55 feet to a ½ inch iron rod set;

North 04°04'50" East, 511.42 feet to a ½ inch iron rod set;

North 00°18'50" West, 220.76 feet to a 5/8 inch iron rod found for an angle

corner of this tract of land, an angle corner of said 100.222 acres, the Northeast corner of County Road 150, and an angle corner of 37.741 acres called Tract Fifth-A conveyed to Michael L. Riley, et ux, by Horace A. Calvert, et ux, in deed dated December 11, 2007, and recorded in Clerk's File No. 2007016909 of the Official Public Records of Liberty County, Texas.

THENCE in a Northerly direction with the West lines of this tract of land, the West lines of said 100.222 acres, and the East lines of said 37.741 acres the following courses:

North 03°39'35" East, 643.54 feet to a 1 inch iron pipe found;

North 66°02'29" West, 43.13 feet to a ¾ inch iron pipe found;

North 02°10'00" East, 439.00 feet to a ½ inch iron rod set;

North 27°37'50" West, 290.19 feet to a ½ inch iron rod set;

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North 27°27'00" West, 159.41 feet to a 2 inch iron pipe found;
 North 03°33'40" East, 372.16 feet to a ¼ inch iron pipe found for the Northwest corner of this tract of land, the Northwest corner of said 100.222 acres, the Northeast corner of said 37.741 acres, and an angle corner in the South line of 108.993 acres called Tract Fifth-B conveyed to Michael L. Riley, et ux, by Horace A. Calvert, et ux, in deed dated December 11, 2007, and recorded in Clerk's File No. 2007016909 of the Official Public Records of Liberty County, Texas.

THENCE in an Easterly direction with the North lines of this tract of land, the North lines of said 100.222 acres, and the South lines of said 108.993 acres the following courses:

North 60°30'50" East, 528.47 feet to a ¼ inch iron pipe found;
 North 76°06'20" East, 590.44 feet to a ¼ inch iron pipe found;
 North 75°42'57" East, 254.72 feet to a ¼ inch iron pipe found;
 South 86°47'44" East, 389.90 feet to a ¼ inch iron pipe found for a Northeast corner of this tract of land, the Northeast corner of said 100.222 acres, the North corner of said boundary line agreement, the Southeast corner of said 108.993 acres, and the Northwest corner of Bobolink Drive, 56 foot wide unimproved right of way.

THENCE South 03°23'15" West with an East line of this tract of land, an East line of said 100.222 acres, the line of said boundary line agreement, the West line of said Bobolink Drive, and the West line of Section "F" Block 1 of said subdivision a distance of 236.46 feet to a ¼ inch galvanized iron pipe found bent for an interior corner of this tract of land, the Northwest corner of said 20 acres, and the Southwest corner of said Section "F" Block 1.

THENCE South 88°10'24" East with a North line of this tract of land, a North line of said 20 acres, and the South line of said Section "F" Block 1 a distance of 935.35 feet to a 3/8 inch iron rod found at a ¼ inch galvanized iron pipe for the most Easterly Northeast corner of this tract of land, the Northeast corner of said 20 acres, the Southeast corner of said Section "F" Block 1, and in the West right of way line of Hummingbird Lane, 56 foot wide unimproved right of way.

THENCE South 01°58'16" West with an East line of this tract of land, the East line of said 20 acres, and the West right of way line of Hummingbird Lane, 56 foot wide right of way, a distance of 918.00 feet to a 3/8 inch iron rod found at a ¼ inch galvanized iron pipe for the most Easterly Southeast corner of this tract of land, the Southeast corner of said 20 acres, and the Northeast corner of Section "A" Block 3 of said subdivision.

THENCE North 88°10'24" West with a South line of this tract of land, the South line of said 20 acres, and the North line of said Section "A" Block 3 a distance of 959.36 feet to a ¼ inch galvanized iron pipe found for an interior corner of this tract of land, the Southwest corner of said 20 acres, in the East line of said 100.222 acres, in the line of said boundary line agreement, and the Northwest corner of said Section "A" Block 3.

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THENCE in a Southerly direction with the East and South lines of this tract of land, the East and South lines of said 100.222 acres, the line of said boundary line agreement, and the West and North lines of Section "A" Block 3 through 1 of said subdivision the following courses:

South 03°31'14" West, 143.69 feet to a ¾ inch iron pipe found;
 South 02°47'44" West, 387.73 feet to a ¾ inch iron pipe found;
 South 08°49'37" West, 94.42 feet to a ¾ inch iron pipe found;
 South 07°52'40" West, 1061.15 feet to a ¾ inch iron pipe found;
 South 59°44'10" West, 635.38 feet to a ¾ inch iron pipe found;
 South 65°07'30" West, 219.02 feet to a ½ inch iron rod set;
 South 49°53'10" West, 329.93 feet to a capped iron rod found;
 North 85°10'23" West, 305.83 feet to the PLACE OF BEGINNING, containing

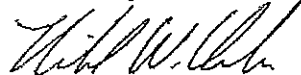
within said boundaries 120.5 acres of land, more or less.

SURVEYED: March and April, 2018

SURVEYOR'S CERTIFICATE

I, Michael W. Chandler, Reg. Professional Land Surveyor Number 5292 do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Mont Belvieu, Texas, this the 10th., day of April, A.D., 2018.



REG. PROFESSIONAL LAND SURVEYOR
 NO. 5292
 18-4099.FDN







The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

5.C.1

Meeting: 05/01/18 06:00 PM

Department: Administration
Category: Personnel

COUNCIL ACTION (ID # 4088)

DOC ID: 4088 A



The City of Liberty

City Council
1829 Sam Houston
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5.C.2

Meeting: 05/01/18 06:00 PM

Department: Administration
Category: Personnel

COUNCIL ACTION (ID # 4089)

DOC ID: 4089