



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

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

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, September 17, 2019

6:00 PM

City Council Chambers

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Carl Pickett	Mayor	Absent	
Diane Huddleston	Mayor ProTem	Present	
Dennis Beasley	Council Member	Present	
Libby Simonson	Council Member	Present	
David Arnold	Council Member	Present	
Chipper Smith	Council Member	Present	
Neal Thornton	Council Member	Present	
Tom Warner	City Manager	Present	
Chris Jarmon	Asst. City Manager	Present	
Naomi Herrington	Asst. City Manager	Present	
Dianne Tidwell	City Secretary	Present	
Brandon Davis	City Attorney	Present	

II. 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.

There were no comments.

III. PRESENTATIONS / REPORTS

1. Information Item (ID # 4588)

Mayor, Council and Staff Comments

COMMENTS - Current Meeting:

City Manager Tom Warner spoke to the increase in the number of mutual aid calls by the Liberty EMS Department.

IV. REGULAR AGENDA

A. Regular Session

1. Ordinance 2019-22

CONSIDER ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS ADOPTING AN AD VALOREM TAX RATE FOR FISCAL YEAR 2019-2020, AT A RATE OF \$0.5851 PER ONE HUNDRED DOLLAR (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND DISPENSING WITH THE REQUIREMENT OF SECTION 3.10 OF THE HOME RULE CHARTER THAT ALL ORDINANCES BE READ ON TWO SEPARATE DAYS.

COMMENTS - Current Meeting:

Mayor Pro Tem Huddleston read the caption of the Ordinance into the record as follows:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS ADOPTING AN AD VALOREM TAX RATE FOR FISCAL YEAR 2019-2020, AT A RATE OF \$0.5851 PER ONE HUNDRED DOLLAR (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND DISPENSING WITH THE REQUIREMENT OF SECTION 3.10 OF THE HOME RULE CHARTER THAT ALL ORDINANCES BE READ ON TWO SEPARATE DAYS."

City Manager Tom Warner reported that the City had held the two required public hearings on the proposed tax rate. Mr. Warner stated that the ad valorem tax rate would remain the same as the previous year at \$0.581; reflecting an I & S Rate of \$0.2083 and an M & O Rate of \$0.3768.

A motion was made for the adoption of a tax rate of \$0.5851 cents per \$100 valuation of property.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Libby Simonson, Council Member
SECONDER:	Neal Thornton, Council Member
AYES:	Pickett, Huddleston, Beasley, Simonson, Arnold, Smith, Thornton

2. Ordinance 2019-23

CONSIDER ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS PROVIDING FOR THE AMENDMENT OF THE MASTER FEE SCHEDULE FOR ALL RATES AND FEES CHARGED BY THE CITY OF LIBERTY; PROVIDING FOR AN INCREASE IN THE RATES FOR WATER AND WASTEWATER SERVICES FOR RESIDENTIAL AND COMMERCIAL ACCOUNTS; AND FOR CONVERTING BUILDING PERMIT FEES FROM A VALUE BASIS TO SQUARE FOOTAGE BASIS OR FLAT FEE; PROVIDING THAT ALL RATES OR SCHEDULES OF RATES CONFLICTING HERewith ARE AMENDED; PROVIDING FOR AN EFFECTIVE DATE; AND DISPENSING WITH THE REQUIREMENT OF SECTION 3.10 OF THE HOME RULE CHARTER THAT ALL ORDINANCES BE READ ON TWO SEPARATE DAYS.

COMMENTS - Current Meeting:

Mayor Pro Tem Huddleston read the caption of the Ordinance into the record as follows:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS PROVIDING FOR THE AMENDMENT OF THE MASTER FEE SCHEDULE FOR ALL RATES AND FEES CHARGED BY THE CITY OF LIBERTY; PROVIDING FOR AN INCREASE IN THE RATES FOR WATER AND WASTEWATER SERVICES FOR RESIDENTIAL AND COMMERCIAL ACCOUNTS; AND FOR CONVERTING BUILDING PERMIT FEES FROM A VALUE BASIS TO SQUARE FOOTAGE BASIS OR FLAT FEE; PROVIDING THAT ALL RATES OR SCHEDULES OF RATES CONFLICTING HERewith ARE AMENDED; PROVIDING FOR AN EFFECTIVE DATE; AND DISPENSING WITH THE REQUIREMENT OF SECTION 3.10 OF THE HOME RULE CHARTER THAT ALL ORDINANCES BE READ ON TWO SEPARATE DAYS."

City Manager Tom Warner spoke to the increase in water and wastewater rates by 8% annually, for the next seven years. This increase is to fund the bonds that will be necessary to complete the projects on the water and wastewater system.

Mr. Warner also spoke to the change in commercial and residential building permit fees from value based to square footage based or flat fee. This will transition certain permit fees to a fixed cost that are currently based on value. The proposed amendment also establishes a fee for cell tower permits.

A motion was made to adopt the Ordinance, as presented, amending the Master Fee Schedule.

ATTACHMENTS:

- Water Wastewater Rate Comparison (XLSX)
- EXHIBIT A - MFS Amendments - Permits (PDF)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Libby Simonson, Council Member
SECONDER:	David Arnold, Council Member
AYES:	Huddleston, Beasley, Simonson, Arnold, Smith, Thornton
ABSENT:	Carl Pickett

3. Council Action 2019-86

Consider ratifying the Liberty Community Development Corporation's (LCDC) to approve Budget Amendment #5 to the LCDC FY 18/19 Budget, in the amount of \$75,000.

COMMENTS - Current Meeting:

City Manager Tom Warner reported on previous funds transferred from the Liberty Community Development Corporation (LCDC) to the Liberty Municipal Golf Course. Most recent funds were used for improvements at the Golf Course, however, the Golf Course requires additional funding of \$75,000 to cover operational expenses. Mr. Warner stated that this return for additional funds should not take place, in the future, as the budget for this facility was increased for the new fiscal year. Mr. Warner stated that should this budget amendment be approved, this would bring LCDC's total contribution to the Golf Course to \$437,302 for Fiscal Year 2019.

A motion was made to ratify the LCDC's action to expend additional funds, in the amount of \$75,000, for Golf Course operations.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Libby Simonson, Council Member
SECONDER:	Chipper Smith, Council Member
AYES:	Huddleston, Beasley, Simonson, Arnold, Smith, Thornton
ABSENT:	Carl Pickett

4. Council Action 2019-87

Consider ratifying the Liberty Community Development Corporation's (LCDC) action regarding real property, Mercy Hospital Site.

COMMENTS - Current Meeting:

City Manager Tom Warner reported that there had been an offer of \$68,000 for the old Mercy Hospital site, located at Travis and Cos Streets. The Liberty Community Development Corporation (LCDC) approved the sale of the property at their meeting of this same date. Mr. Warner further reported that this property was obtained approximately ten years ago through a tax sale, with the City, County and LISD sharing the demolition costs of the old hospital. The proceeds from the sale will be split accordingly (50/25/25) and a warranty deed would be issued.

A motion was made to ratify the LCDC's action approving the sale of the old Mercy Hospital site.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Libby Simonson, Council Member
SECONDER:	Neal Thornton, Council Member
AYES:	Huddleston, Beasley, Simonson, Arnold, Smith, Thornton
ABSENT:	Carl Pickett

V. ADJOURNMENT

Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Council, Mayor Pro Tem Huddleston adjourned the meeting at 6:22 p.m.

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Carl Pickett, Mayor

ATTEST:

Dianne Tidwell, City Secretary