The City of Liberty
City Council

Special Called Meeting

~ Minutes ~

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

April Gilliland
City Secretary
936-336-3684

Tuesday, July 27, 2021 **6:00 PM** **City Council Chambers**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Carl Pickett	Mayor	Absent	
Diane Driggers	Mayor ProTem	Present	
Dennis Beasley	Council Member	Remote	
Libby Simonson	Council Member	Present	
David Arnold	Council Member	Present	6:03 PM
Chipper Smith	Council Member	Present	
Neal Thornton	Council Member	Present	
Tom Warner	City Manager	Present	
Naomi Herrington	Assistant City Manager / CFO	Present	
Chris Jarmon	Assistant City Manager	Present	
Damon Jones	Public Works Director	Present	
Gary Martin	Police Chief	Present	
Brian Hurst	Fire Chief	Present	
Brandon Davis	City Attorney	Present	
April Gilliland	City Secretary	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.

Mayor Pro Tem Diane Driggers welcomed guests and visitors, opening the floor for public comment to individuals wishing to address the Council. City Manager Tom Warner mentioned that the City of Liberty received a plaque of acknowledgement from the State Fire Marshall's office recognizing the ISO classification of 2/2Y.

III. REGULAR AGENDA

A. Regular Session

1. Resolution 2021-46

CONSIDER A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AMENDING THE LEASE AGREEMENT AND AUTHORIZING CLUBHOUSE RENOVATIONS AT THE GOLF COURSE

COMMENTS - Current Meeting:

On April 13, 2021, the City Council approved a lease agreement with Mr. Scott Neal to operate a restaurant inside the clubhouse at the golf course. Since that time, Mr. Neal has formed a limited liability company (LLC) and is requesting that the lease be amended so that the agreement is between the City and The Oaks Liberty, LLC and not between the City and Mr. Neal.

Also, under the terms of the lease agreement, the tenant is required to receive written approval from the City prior to making any renovations to the structure. Mr. Neal is requesting approval to create a meeting room within the restaurant. The proposed meeting room will be located on the west side of the existing dining room.

All other provisions of the lease agreement remain the same.

Motion was made to approve the resolution authorizing the City Manager to amend the lease agreement and authorize renovations at the Liberty Municipal Golf Course Clubhouse.

ATTACHMENTS:

- PIC1 (PDF)

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

2. Resolution 2021-47

CONSIDER A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE REALLOCATION OF BUDGETED FUNDS AND AN EXPENDITURE FROM THE CAMBRIDGE FUND FOR IMPROVEMENTS AT THE LIBERTY MUNICIPAL GOLF COURSE

COMMENTS - Current Meeting:

The Fiscal Year 2020-2021 Golf Course Budget included a transfer from LCDC in the amount of \$450,873.00. As of June 30th, only \$175,000.00 has been transferred. When the Golf Course closed in April the need for the full transfer of was no longer necessary. The amount of funds required to cover anticipated expenses until the end of the fiscal year is \$175,000, leaving a difference of \$100,873.00.

During the budget work sessions, several projects at the golf course were included in the General Improvements of the Capital Improvement Program. Three (3) of the projects, replacement of the golf cart barn, renovation to the cart ~~storage~~ staging area and adding additional area to the parking lot, could be paid out of this year's operating budget. The estimated cost for these projects is $96,800.

Additionally, included in the Fiscal Year 2021-2022 budget is an on-course bathroom to be located on the east side of the tennis court and an aerobic sewer system to serve the clubhouse and the proposed restroom. The estimated total cost of these two projects is $220,000.

Staff recommends approval of the resolution reallocating $96,800 in the Golf Course budget and authorizing the expenditure of $220,000 in Cambridge Funds with the amendment of Cart Storage Area being changed to Cart Staging Area.

RESULT:	**APPROVED AS AMENDED [UNANIMOUS]**
MOVER:	David Arnold, Council Member
SECONDER:	Neal Thornton, Council Member
AYES:	Driggers, Beasley, Simonson, Arnold, Smith, Thornton
ABSENT:	Carl Pickett

3. Resolution 2021-48

CONSIDER A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING AN EXPENDITURE FROM THE BOOMERANG RESERVE ACCOUNT TO REPAIR A SWITCH AND PERFORM PREVENTIVE MAINTENANCE AT THE BOOMERANG SUBSTATION

COMMENTS - Current Meeting:

The existing 138 kV switch motor operator at the Boomerang Substation is not operating properly and needs to be replaced. The Electrical Department has already purchased the switch and the proposed work will be for the labor, equipment, and miscellaneous materials to install the switch. The estimated cost to replace this switch by Dashiell Field Services is $35,284.00.

The Boomerang Substation has not had a comprehensive preventative maintenance evaluation in several years. The proposed preventative maintenance will include the material and manpower to evaluate the 138kV gas circuit switcher, transformer including oil sampling and testing, 15kV switchgear, incoming bus/surge arrestors, 15kV bus,15kV breakers, SEL-751 relays, PQM meters, relays, transformers, station battery bank, breaker test cabinet and LED indication bulbs. The estimated cost to perform the preventative maintenance by Dashiell Field Services is $48,422.00.

Motion was made to approve the resolution authorizing an expenditure of $83,706.00 from the Boomerang Reserve Account.

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

B. Executive Session

Tx. Gov. Code §551.071 - Private Consultation with Attorney.

- To seek advice regarding contemplated / pending litigation.

Tx. Gov. Code §551.087 - Deliberation Regarding Economic Development Negotiations.

- Discussion regarding proposed economic development project

At 6:16 p.m., Mayor Pro Tem Diane Driggers closed the open meeting and opened the Executive Session as authorized above.

C. Reconvene into Regular Session

At 7:11 p.m., Mayor Pro Tem Diane Driggers closed the Executive Session and reconvened the open meeting.

IV. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

With no further business to discuss Mayor Pro Tem Diane Driggers adjourned the meeting at 7:11 p.m.

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Diane Driggers, Mayor Pro Tem

ATTEST:

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April Gilliland, City Secretary