The City of Liberty
City Council
Regular Meeting
~ Agenda ~

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

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, August 12, 2014 | **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	Arrival
Mayor Carl Pickett	☐	☐	☐	
Mayor Pro Tem Diane Huddleston	☐	☐	☐	
Councilperson Dennis Beasley	☐	☐	☐	
Councilperson Frank Jordan	☐	☐	☐	
Councilperson Louie Potetz	☐	☐	☐	
Councilperson Libby Simonson	☐	☐	☐	
Councilperson David Arnold	☐	☐	☐	

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. 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.

V. PRESENTATIONS / REPORTS

A. Information Item (ID # 3060)

Proclamation - Sierra Morrison

B. Information Item (ID # 3061)

Project Updates - City Manager G. Broz

C. Information Item (ID # 3062)

Sam Rayburn Municipal Power Agency - Mayor Pickett

D. Information Item (ID # 3063)

Houston-Galveston Area Council - Councilperson Jordan

E. Information Item (ID # 3064)

Liberty Bell Relocation - Mayor Pickett

- Bank Relocation Ltr (PDF)

VI. CONSENT AGENDA

All consent items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

A. Minutes Approval

1. Tuesday, July 08, 2014

2. Tuesday, July 15, 2014

3. Wednesday, July 16, 2014

VII. REGULAR AGENDA

A. Regular Session

1. Information Item (ID # 3065)

Presentation by Jeff Taebel, Director of Community and Environmental Planning, the Houston-Galveston Area Council, regarding “Our Great Region 2040”.

2. Council Action (ID # 3066)

Consider and approve a Bond Counsel Agreement for a possible Texas Water Development Board Project.

- Bond Counsel Ltr- City of Liberty TWDB Financings (PDF)

3. Council Action (ID # 3067)

Consider and approve a Financial Advisor Agreement for a possible Texas Water Development Board Project.

- FA Agreement -City of Liberty TWDB 7 17 14 (DOC)

4. Council Action (ID # 3068)

Consider approval of a vehicle lease agreement for the City Manager.

- Agenda Item Form-Vehicle (DOCX)
- Vehicle Lease Quotes (PDF)

5. Council Action (ID # 3069)

Consider approval of an Employee Training Reimbursement Agreement.

- COL training reimbursment agreement (DOCX)

6. Council Action (ID # 3070)

Consider award of bid for sale of City property located on Hwy. 90, formerly known as Key Energy Services.

- Property Bid-Hwy. 90 (PDF)

7. Council Action (ID # 3071)

Consider proposal for Architectural Services for a "New Liberty Bell Tower, Landscaping and Parking; for the City of Liberty, Texas, and take any action deemed necessary

- Bell Tower Proposal (PDF)
- Bank Pledge Ltr (PDF)

8. Work Session (ID # 3072)

Discussion of the Proposed Budget for Fiscal Year 2014-2015.

9. Council Action (ID # 3073)

Consider setting the date, time and location for a Public Hearing on the proposed budget for Fiscal Year 2014-2015.

- 2014 BUDGET AND TAX RATE SCHEDULE (DOC)

10. Council Action (ID # 3074)

Consider approval of the proposed tax rate for Fiscal Year 2014-2015.

11. Council Action (ID # 3075)

Consider setting the date, time and location for public hearings on the proposed tax rate for Fiscal Year 2014-2015.

- 2014 BUDGET AND TAX RATE SCHEDULE (DOC)

VIII. ADJOURNMENT

A. Motion To: Adjourn

CERTIFICATION

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 8th day of August, 2014 at 3:00 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 _____________________, 2014.

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Proclamations

INFORMATION ITEM (ID # 3060)

DOC ID: 3060

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The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Project Updates

INFORMATION ITEM (ID # 3061)

DOC ID: 3061

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The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Reports

INFORMATION ITEM (ID # 3062)

DOC ID: 3062

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The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Reports

INFORMATION ITEM (ID # 3063)

DOC ID: 3063

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The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Miscellaneous Issues

INFORMATION ITEM (ID # 3064)

DOC ID: 3064

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FIRST LIBERTY NATIONAL BANK

LIBERTY FINANCIAL CENTER
1900 SAM HOUSTON AVE.
PO BOX 10109
LIBERTY, TEXAS 77575-7609
PHONE 936-336-6471

FAX 936-336-3390
FLNB.com

DAYTON FINANCIAL CENTER
109 EAST U.S. HWY 90
PO BOX 2109
DAYTON, TEXAS 77535-6109
PHONE 936-257-9700

August 8, 2014

Gary Broz
City Manager
City of Liberty
1829 Sam Houston Ave.
Liberty, Texas 77575

RE: The Liberty Bell

Dear Mr. Broz:

Per the request of Mayor Carl Pickett, the First Liberty National Bank is prepared to move the Liberty Bell from its lobby to the Geraldine D. Humphreys Cultural Center. We can arrange to make the move around September 1st.

Please let me know if this is agreeable with you.

Sincerely,

Paul J. Henry

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

Dianne Tidwell
City Secretary
(936) 336-3684

The City of Liberty
City Council
Regular Meeting
~ Minutes ~

Tuesday, July 8, 2014 **6:00 PM** **City Council Chambers**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Carl Pickett	Mayor	Present	
Diane Huddleston	Mayor Pro Tem	Present	
Dennis Beasley	Councilperson	Present	
Frank Jordan	Councilperson	Absent	
Louie Potetz	Councilperson	Present	
Libby Simonson	Councilperson	Present	
David Arnold	Councilperson	Present	
Gary Broz	City Manager	Present	
Dianne Tidwell	City Secretary	Present	
Randy Gunter	City Attorney	Present	

II. INVOCATION

The Invocation was given by Rev. Bob Greene, retired Episcopal Priest.

III. PLEDGE OF ALLEGIANCE

Mr. Angel Vandegift of Prescott, Arizona led the Pledge to the American and Texas flags. Mr. Vandegift was a guest of Rev. Greene.

IV. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

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Mayor Pickett welcomed guests and visitors, opening the floor for public comment to those individuals wishing to address the Council. There were no comments from the audience.

Mayor Pickett thanked everyone involved for their participation in the Independence Day Celebration held at the Liberty Municipal Park on July 3rd. The Mayor also reminded Council of upcoming budget work sessions to be held on July 15th and 16th, to include the 17th, if necessary.

V. PRESENTATIONS / REPORTS

A. Information Item (ID # 3040)

Project Updates - G. Broz, City Mgr.

COMMENTS - Current Meeting:

City Manager Gary Broz reported on the following City related projects:

1) New Police Department Facility is progressing well. The air conditioning is on and the inside is being painted. Looking at mid-August move in.

2) Street Project - most of the brush has been cleared on the right-of-way from the Bypass to Lakeland Drive.

3) Wastewater Treatment Plant Upgrade is moving along. Should be complete in approximately two weeks. This will close out the 2007 Texas Water Development Board Bonds.

4) New playground equipment for the Liberty Municipal Park has been shipped to the installer. It will take approximately three days to erect the equipment.

5) Work is completed on drainage issues near the Central Appraisal District building and the railroad tracks.

6) Staff working on the proposed budget for FY 2014-2015. Considering a possible water and sewer increase and tax increase.

7) The budget work session on the 16th will include the Planning & Zoning Commission for a presentation from J. Rice, Public Management, Inc. on the Comprehensive Master Plan.

Mayor Pickett commented on his recent visit to the Waste Management Recycling Facility in Bellaire, Texas and their various processes.

B. Information Item (ID # 3041)

Sam Rayburn Municipal Power Agency - Mayor Pickett

COMMENTS - Current Meeting:

Mayor Pickett reported that the Sam Rayburn Municipal Power Agency (SRMPA) is now a part of the Midwest Independent Transmission System Operator, Inc. (MISO). Mayor Pickett explained that MISO controls the distribution of electric power in various regions. The City is required to undertake a comprehensive project of creating a curtailment plan as to how power will be curtailed amongst its users and priorities for use, in any situation where the power supply falls short of demand.

Mayor Pickett further reported that the agency's revenues and expenditures are in line with the budget, which will also ensure that the member cities will be entitled to their annual refund from SRMPA. Lastly, Mayor Pickett reported that the Agency is still involved in a lawsuit with its former legal counsel.

C. Information Item (ID # 3042)

Houston-Galveston Area Council - Councilperson Jordan

COMMENTS - Current Meeting:

In Councilperson Jordan's absence, this agenda item was passed.

VI. CONSENT AGENDA

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RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, Councilperson
SECONDER:	Libby Simonson, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold
ABSENT:	Frank Jordan

A. Minutes Approval

1. Tuesday, June 10, 2014

VII. REGULAR AGENDA

A. Regular Session

1. Information Item (ID # 3043)

Public Hearing on the 2013 Drinking Water Quality Report.

COMMENTS - Current Meeting:

At 6:19 p.m., Mayor Pickett opened the Public Hearing on the 2013 Drinking Water Quality Report. Public Works Director Tom Warner reported on this document, also known as the Consumer Confidence Report stating that the City's water comes from two wells. The Monta Street well and the North Well, located on north Hwy. 146. Mr. Warner stated that this report reveals information on metals, flourides, radon and total chloriform in the water. This annual report reflected no excedents and no contaminants harmful to the public.

Mayor Pickett closed the Public Hearing at 6:23 p.m.

ATTACHMENTS:

- Drinking Water Quality Report (PDF)

2. Council Action 2014-40

Consider a Request for Variance, to Code of Ordinances Section 3.08.117, for a proposed Recreational Vehicle Park to be located on Lakeland Drive, and Take Any Action Deemed Necessary.

COMMENTS - Current Meeting:

Public Works Director Tom Warner addressed Council regarding a request for variance, from Ms. Heather Hopson, to place a Recreational Vehicle Park in a non-designated area for these type parks. Mr. Warner stated that this issue was placed before the Planning & Zoning Commission on July 2nd, in which it was approved. Lengthy discussion was held regarding construction of a bath house, length of tenure for park residents, plans for a strip shopping center and storage buildings on the front four acres of the tract.

A motion was made to approve the variance for location of the RV Park to be located on the rear five acres of a nine acre tract of property on Lakeland Drive, between the Liberty Fire Department and the Wal-Mart Store, and return to the Planning & Zoning Commission for any further consideration and action relating to the RV Park.

ATTACHMENTS:

- RV Park Backup Info (PDF)

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Dennis Beasley, Councilperson
SECONDER:	Libby Simonson, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson
NAYS:	David Arnold
ABSENT:	Frank Jordan

3. Ordinance 2014-10

Consider adoption of an Ordinance amending Code of Ordinances Section 10.02.122, Lot Improvements, regarding setback lines.

COMMENTS - Current Meeting:

Public Works Director Tom Warner reported that there is a conflict between two sections of the City's Code of Ordinances regarding building lines/setbacks. The conflict is the Building Requirements, Section 3.01.006, requires a setback of 7.5 feet, while the Subdivision Ordinance Section, 10.02.122, requires a 10 foot setback. In the re-codification of the City's Code of Ordinances, in 2012, revisions to the Subdivision regulations were made regarding lot dimensions and building lines, however, those changes were not made to the pertinent information in the Building Requirements Section.

Further discussion was held regarding the conflict to also include no minimum lot areas, lot dimensions or setbacks being contained in the new Building Requirements ordinance for commercial or non-residential properties, and consensus to revert to the prior established requirements prior to the recodification. A motion was made to adopt the Ordinance as presented.

ATTACHMENTS:

- Setback Line Backup Info (PDF)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Diane Huddleston, Mayor Pro Tem
SECONDER:	David Arnold, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold
ABSENT:	Frank Jordan

4. Council Action 2014-41

Consider approval of Change Orders #6, #7, and #8 with Ernest P. Breaux Electrical Inc., for the Boomerang Substation.

COMMENTS - Current Meeting:

City Manager Gary Broz reported on Change Order Nos. 6, 7 & 8 as follows:

#6 - due to assorted additional components, and lost/down time - items left off of the project specifications by Electrical Engineers, N&A. - $31,139.20,

#7 - due to the changeover of feeders from the old substation to the new substation - $14,523.18, and

#8 - completion of the project, scheduled request by Boomerang for weekend/overtime response - $17,840.00.

Mr. Broz stated that Change Order #6 will be paid from remaining project funds, and Change Orders #7 and #8 will be paid for by Boomerang Tube, due to additional re-mobilization costs. A motion was made to approve Change Order Nos. 6, 7, 8 and authorize the City Manager to negotiate fees with N&A due to negligence and expense of Change Order #6.

ATTACHMENTS:

- Breaux Change Orders (PDF)
- Boomerang Sub Costs (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Louie Potetz, Councilperson
SECONDER:	Dennis Beasley, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold
ABSENT:	Frank Jordan

5. Council Action 2014-42

Consider approval of an Interlocal Agreement with the Texas Municipal League MultiState Intergovernmental Employee Benefits Pool for Employee Health Insurance.

COMMENTS - Current Meeting:

City Manager Gary Broz reported on a 3% increase in the City's employee health insurance. Mr. Broz remarked that this was the first year the City had participated in the TML-IEBP (Pool), which has worked well with the only downside being costly name brand prescriptions, however prescriptions for generic medications are free. Mr. Broz further reviewed the current rates and new rates, stating that the dental and vision benefits remain the same.

Further discussion included a comparison of what the City and the employee pays for the insurance and providing 100% of the cost of the employee's insurance, however slightly raising the employee cost for dependents, salary survey and other topics. Mr. Broz reported on a handout that shows the benefit the employee receives in relation to the City subsidizes in the healthcare costs.

A motion was made to approve the Interlocal Agreement with the Texas Municipal League MultiState Intergovernmental Employee Benefits Pool for employee health insurance.

ATTACHMENTS:

- Employee Health Ins Info (PDF)
- Employee Health Info #2 (PDF)
- Employee Health Info #3 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Libby Simonson, Councilperson
SECONDER:	Dennis Beasley, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold
ABSENT:	Frank Jordan

6. Council Action 2014-43

Consider approval of a COBRA Continuation of Coverage Administrative Agreement with the Texas Municipal League MultiState Intergovernmental Employee Benefits Pool.

COMMENTS - Current Meeting:

City Manager Gary Broz reported that the City is required, by federal law, to provide COBRA coverage to its employees. COBRA health insurance coverage may continue, for up to 18 months, at the employee's expense. The TML-IEBP (Pool), under the Continuation of Coverage document, is responsible for all required reporting and documentation.

A motion was made to approve the COBRA Continuation of Coverage Administrative Agreement with the Texas Municipal League MultiState Intergovernmental Employee Benefits Pool.

ATTACHMENTS:

- COBRA Info (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, Councilperson
SECONDER:	Libby Simonson, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold
ABSENT:	Frank Jordan

7. Ordinance (ID # 3032)

Consider adoption of an Ordinance creating a Commercial/Industrial Reinvestment Zone at the Liberty Municipal Airport.

COMMENTS - Current Meeting:

This agenda item was passed on for any consideration and/or action, however, City Attorney Randy Gunter explained that this ordinance was in regard to the Liberty Municipal Airport and creation of a Reinvestment Zone. Mr. Gunter stated that previously Council had suggested looking at the flexibility of a reinvestment zone, so not to be locked into any one particular abatement program. In any one zone, Council must provide the same program to everyone in it. The best practice is to create a smaller sized zone for each project, providing different programs for large and small projects.

This agenda item will come before Council at a later date.

RESULT:	**NO ACTION TAKEN**

8. Resolution 2014-8

Consider Approval of a Resolution Electing to Participate in the Tax Abatement Program Under Texas Tax Code Chapter 312.

COMMENTS - Current Meeting:

City Attorney Randy Gunter explained that in order to create a Reinvestment Zone, a municipality must first elect to participate in the Tax Abatement Program and then adopt Guidelines and Criteria for Tax Abatement.

A motion was made to approve the Resolution to participate in the Tax Abatement Program under Texas Tax Code chapter 312.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, Councilperson
SECONDER:	Diane Huddleston, Mayor Pro Tem
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold
ABSENT:	Frank Jordan

9. Resolution 2014-9

Consider approval of a Resolution adopting Guidelines and Criteria for Tax Abatement.

COMMENTS - Current Meeting:

City Attorney Randy Gunter explained the City's prior history and criteria for tax abatement. Mr. Gunter stated that two years ago the threshold for these requirements were lowered to accommodate smaller projects. The minimum capital costs are as follows:

1) the value of any real property improvements must equal $10,000 minimum,

2) new development cost must equal $50,000 minimum,

3) personal property is limited to manufacturing equipment and cost must equal $200,000 minimum.

Mr. Gunter reviewed the various pages in the Guidelines and Criteria for Tax Abatement document including a sample ordinance creating a Reinvestment Zone, exhibits for metes and bounds, maps, sample tax abatement agreement, annual compliance report, and other related issues. Discussion was also held regarding use of smaller reinvestment zones to accommodate smaller projects, and the total number of reinvestment zones allowed being thirty-five.

A motion was made to approve the Guidelines and Criteria for Tax Abatement for August 2014 - August 2016.

ATTACHMENTS:

- Tax Abatement Guidelines and Criteria 2012 (DOC)

RESULT:	**APPROVED [4 TO 2]**
MOVER:	David Arnold, Councilperson
SECONDER:	Dennis Beasley, Councilperson
AYES:	Carl Pickett, Diane Huddleston, Dennis Beasley, David Arnold
NAYS:	Louie Potetz, Libby Simonson
ABSENT:	Frank Jordan

10. Council Action 2014-44

Consider the purchase of equipment for the City-wide network, and take any action deemed necessary.

COMMENTS - Current Meeting:

City Manager Gary Broz reported that the project for providing City-wide network connectivity is ongoing. Step 1 was the purchase of a phone system for City Hall, Fire, Police and the Animal Shelter. Presently, Step 2 is the purchase of a server for City Hall which is centrally placed for the network. Quotes for the purchase of the server and installation were received from three vendors. Management's recommendation is to accept the quote from Liberty Systems, in the amount of $51,876.93.

After brief discussion of the project, a motion was made to approve the purchase of the server from Liberty Systems.

ATTACHMENTS:

- City-wide Network Info (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Louie Potetz, Councilperson
SECONDER:	Diane Huddleston, Mayor Pro Tem
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold
ABSENT:	Frank Jordan

11. Council Action 2014-45

Discuss and consider approval of moving the Liberty Bell from the First Liberty National Bank to a new tower to be constructed on site of the Geraldine Humphreys Cultural Center, and take any action deemed necessary.

COMMENTS - Current Meeting:

Mayor Pickett addressed Council regarding the construction of a new tower to house the Liberty Bell on the Geraldine D. Humphreys Cultural Center property, owned by the City of Liberty. Mayor Pickett reported there is currently an effort underway, in the community, to replace the bell tower which was demolished and removed due to damages from Hurricane Ike in 2008. Mayor Pickett reviewed the design of this structure and that upon completion of this project the bell is to be moved from the First Liberty National Bank Lobby for placement in the new tower. Plans for this complete process will be made in conjunction with the "Transfer of Title to Liberty Bell Replica", the document in which the Woods Sisters gave this bell to the citizens of Liberty, Texas in February, 1976.

After brief discussion of related issues, including a pledge of $50,000 from the First Liberty National Bank toward construction of the bell tower, a motion was made to approve moving the Liberty Bell from the First Liberty National Bank to a new tower when constructed.

ATTACHMENTS:

- Bell Tower Letter (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	David Arnold, Councilperson
SECONDER:	Diane Huddleston, Mayor Pro Tem
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold
ABSENT:	Frank Jordan

12. Council Action 2014-46

Consider proposal for Architectural Services for a “New Liberty Bell Tower, Landscaping and Parking; for the City of Liberty, Texas, and take any action deemed necessary.

COMMENTS - Current Meeting:

Brief discussion was held regarding a proposal for Architectural Services for "New Liberty Bell Tower, Landscaping and Parking" for the City. Mayor Pickett explained the he does not anticipate the City budgeting any funds for this project, but providing project approval as the property on which the bell tower is to be constructe does belong to the City. Mayor Pickett reviewed the document to include scope of work, architectural fees of $79,000, project cost of under $500,000,a contractor to provide oversight and general contractor work at no charge, and the second part of the project being a parking area on the east side of the facility.

This item will be brought before the Council at a later date and after receipt of additional donated funds for this project.

ATTACHMENTS:

- Bell Tower Proposal (PDF)

RESULT:	**NO ACTION TAKEN**

B. Executive Session

Government Code §551.071
Private Consultation with Attorney on all subjects or matters authorized by law:

1. Contemplated or Pending Litigation - City of Liberty Cultural Center.

At 8:14 p.m., Mayor Pickett closed the open meeting and opened the Executive Session as authorized above.

C. Reconvene into Regular Session

At 8:42 p.m., Mayor Pickett closed the Executive Session and reconvened the open meeting.

1. Council Action 2014-47

Consider and take action, if any, on the items as discussed in the Executive Session.

COMMENTS - Current Meeting:

A motion was made to authorize the City Council to employ a sub counsel in regard to possible/pending litigation as discussed in the Executive Session.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, Councilperson
SECONDER:	David Arnold, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold
ABSENT:	Frank Jordan

VIII. WORK SESSION

1. Work Session (ID # 3054)

Presentation and discussion of draft budget for Fiscal Year 2014-2015.

COMMENTS - Current Meeting:

A budget work session was not held.

IX. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Council, Mayor Pickett adjourned the meeting at 8:44 p.m.

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Carl Pickett, Mayor

ATTEST:

Dianne Tidwell, City Secretary

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, July 15, 2014 | **6:00 PM** | **City Council Chambers**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Carl Pickett	Mayor	Present	
Diane Huddleston	Mayor Pro Tem	Present	
Dennis Beasley	Councilperson	Present	
Frank Jordan	Councilperson	Present	
Louie Potetz	Councilperson	Present	
Libby Simonson	Councilperson	Present	
David Arnold	Councilperson	Absent	
Gary Broz	City Manager	Present	
Dianne Tidwell	City Secretary	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

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Mayor Pickett welcomed guests and visitors, opening the floor for public comment to those individuals wishing to address the Council. There were no comments from the audience.

III. REGULAR AGENDA

A. Regular Session

1. Information Item (ID # 3056)

Presentation by Mr. Anthony Mills, Texas Municipal Retirement System, regarding employee retirement benefits.

COMMENTS - Current Meeting:

Mayor Pickett jointly opened the Texas Municipal Retirement System (TMRS) presentation and budget work session. City Manager Gary Broz prefaced these sessions by briefly reporting on the following in regard to the proposed FY 2014-2015 budget:

1) 3 cent tax increase

2) TMRS Retirement Plan and Updated Service Credits

3) Step Plan for Public Safety

4) Certification Pay

5) Seal Coat Program

6) 2% salary increase

7) $2 increase in base water rates

8) $2 increase in base sewer rates

9) 2.6% increase in solid waste rates

Mr. Broz stated that the various increases would keep the City moving forward and also assist with various employee issues, to include retaining qualified personnel. Mr. Broz stated that the proposed budget is a balanced budget. Mr. Broz reported this budget includes an provides for an increase in expenses, over the previous year's budget, in the following amounts:

General Fund	$1,111,863
Water/WW	$ 225,000
Electric	$ 322,000
Solid Waste	$ 15,000

Additional expenditures in the budget include a transport ambulance and equipment, lawn mowers, and updating certain computers.

At this time, Mayor Pickett welcomed Mr. Anthony Mills, Regional Manager with the Texas Municipal Retirement System. Mr. Mills presented a brief history of the Texas Municipal Retirement System, a statewide retirement system established in 1947, of which the City has been a member since 2002. TMRS administers a retirement plan for municipal employees that is funded by the contribution of its members, its member cities, and earnings from investment of those deposits. Mr. Mills continued by reviewing the City's current plan and the plan change/design as proposed by City management. Mr. Mills reviewed the current employee deposit rate of 5%, with a 2/1 match by the City, funding ratios, amortization schedule, the City's contribution rate, requirements for retirement eligibility, and numerous other related information. Mr. Mills stated that the City has made no plan changes since 2002 and the proposed change of an employee deposit rate of 7% with a 2/1 match and adoption of the updated service credit (additional credits toward retirement), on an ad hoc basis, would not only benefit the retiree but most importantly benefit the City in retaining quality employees and remain competitive with neighboring cities.

IV. WORK SESSION

1. Work Session (ID # 3057)

Discussion of the proposed budget for Fiscal Year 2014-2015.

COMMENTS - Current Meeting:

Mr. Broz reviewed various issues relating to the proposed FY 2014-2015 budget, speaking to property tax collections, a proposed 3% tax increase from $.5900 to $.6200, 2014 certified values from the Liberty County CAD, one-time electric transfer, 2% employee raise, and budget related topics.

City Manager Gary Broz and Finance Director Naomi Herrington reviewed the following funds and related topics including, but not limited to:

Fire Department -

- Stretchers
- Certification Pay
- Transport ambulance (Fixed Asset Fund)

Library -

- No contingency for repairs

Police Department -

- Academy Class sponsored by College of the Mainland (no cost to the City)
- 2 vehicles (Fixed Asset Fund)
- Certification Pay
-

Animal Control

- Body Cameras

Street Department -

- Sealcoat Program - $175,000

Parks Department -

- Gator
- Playground Maintenance

City Hall -

- Needs painting

Inspection Department -

- Additional employee - Adm. Asst.
- Searching for Building Inspector Replacement

Public Works Service Center -

- Landscaping

- Parking Lot Overlay
- Inventory Room Shelving

Further discussion was held on the above-mentioned topics and other budget related concerns.

V. ADJOURNMENT

Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Council, the meeting was adjourned at 8:14 p.m.

.

____
Carl Pickett, Mayor

ATTEST:

____
Dianne Tidwell, City Secretary

The City of Liberty
City Council

Special & Joint Meeting - P & Z Commission

~ Minutes ~

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

Dianne Tidwell
City Secretary
(936) 336-3684

Wednesday, July 16, 2014 **6:00 PM** **City Council Chambers**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Carl Pickett	Mayor	Present	
Diane Huddleston	Mayor Pro Tem	Present	
Dennis Beasley	Councilperson	Present	
Frank Jordan	Councilperson	Present	
Louie Potetz	Councilperson	Present	
Libby Simonson	Councilperson	Present	
David Arnold	Councilperson	Absent	
Gary Broz	City Manager	Present	
Dianne Tidwell	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.

III. REGULAR AGENDA

A. Regular Session

1. Information Item (ID # 3058)

Presentation by J. Rice, Public Management, Inc., regarding the City's new Comprehensive Plan.

COMMENTS - Current Meeting:

This meeting was a Joint Meeting of the Liberty City Council and the City's Planning & Zoning Commission. Mr. J. Rice, Public Management, Inc., addressed both Boards regarding the draft of the City's new Comprehensive Plan. Mr. Rice explained that this document was financed through a Texas Community Development Grant, from the U.S. Department of Housing and Urban Development. Mr. Rice stated that this plan is a tool that will serve to guide the City's future growth.

Mr. Rice reviewed the draft document, in detail, beginning with the history of Liberty and spoke to each portion of the plan to include housing, future projected population, land use, economic development, and the street system. After lengthy discussion of this plan, Mr. Rice stated that the final document will come before Council, in September, for final approval.

At 7:17 p.m., the Planning & Zoning Commission adjourned and took leave of the meeting.

At 7:18 p.m., Mayor Pickett recessed the meeting for a short break. At 7:28 p.m., Mayor Pickett reconvened the meeting.

B. Work Session

1. Work Session (ID # 3059)

Discussion of the proposed budget for Fiscal Year 2014-2015.

COMMENTS - Current Meeting:

Management and Council discussed the various items from the previous night's Budget Work Session in further detail. Also discussed were:

1) Sharing the cost of a ground water study with the City of Dayton as both entities use the same aquifer,

2) Increase in water and sewer base fee to be placed in a restricted fund for future water and sewer projects (water well, etc.)

3) 2.6% increase in solid waste fee to be passed along to the customer

4) Fuel sales very good at the Airport

5) Fixed Asset Fund

6) Supervisor hired for the Electric Department

7) Hotel-Motel Fund

8) Meter Maintenance Fee

9) other numerous budget-related matters.

IV. ADJOURNMENT

Motion To: Adjourn

CERTIFICATION

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 11th day of July, 2014 at 3:00 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 ______________________, 2014.

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Miscellaneous Issues

INFORMATION ITEM (ID # 3065)

DOC ID: 3065

.

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Water Issues

COUNCIL ACTION (ID # 3066)

DOC ID: 3066

.

LAW OFFICES
McCALL, PARKHURST & HORTON L.L.P.

717 NORTH HARWOOD
NINTH FLOOR
DALLAS, TEXAS 75201-6587
TELEPHONE: 214 754-9200
FACSIMILE: 214 754-9250

700 N. ST. MARY'S STREET
1525 ONE RIVERWALK PLACE
SAN ANTONIO, TEXAS 78205-3503
TELEPHONE: 210 225-2800
FACSIMILE: 210 225-2984

600 CONGRESS AVENUE
1800 ONE AMERICAN CENTER
AUSTIN, TEXAS 78701-3248
TELEPHONE: 512 478-3805
FACSIMILE: 512 472-0871

July 18, 2014

Mayor and Members of the City Council
City of Liberty, Texas
1829 Sam Houston
Liberty, Texas 77575

RE: AGREEMENT TO PROVIDE BOND COUNSEL SERVICES TO THE CITY OF LIBERTY, TEXAS RELATING TO FINANCINGS THROUGH THE TEXAS WATER DEVELOPMENT BOARD

Dear Honorable Mayor and Members of the City Council:

Thank you for the opportunity to submit this letter which outlines our agreement to provide services as Bond Counsel to the **CITY OF LIBERTY, TEXAS** (the "***City***") in connection with the issuance of revenue bonds, certificates of obligation, or other obligations (hereinafter generally referred to herein as "***Bonds***") to finance improvements to the City's waterworks and sewer system that are expected to be purchased by the Texas Water Development Board.

SERVICES

In connection with the issuance of each series of Bonds, at the request of the City, we will perform all usual and necessary legal services as Bond Counsel. Specifically, we will prepare and direct legal proceedings and perform other necessary legal services with reference to the authorization, sale, and delivery of the Bonds, including the following as they apply:

1. Provide preliminary advice concerning financing structures, potential sources for revenue pledges, and other legal matters related to public finance.

2. Prepare all instruments pursuant to which the Bonds will be authorized, secured, sold, and delivered in consultation with the City's staff, the City Council, the City's Financial Advisor, and other officials and consultants of the City.

3. Attend meetings of the City Council and meetings with the City's staff to the extent required or requested.

4. Attend meetings and/or conference calls with the representatives of the City and meetings and/or conference calls with the Texas Water Development Board, rating agencies or bond insurers relating to the Bonds to the extent requested or required.

5. Cooperate with the City and its consultants in the preparation of an Application to be submitted to the Texas Water Development Board or other pertinent materials, including review of the information therein describing the Bonds, the security therefor, and the federal income tax status thereof.

6. Submit the documents related to the issuance of the Bonds to the Attorney General of the State of Texas for approval and obtaining the registration of the Bonds by the Comptroller of Public Accounts of the State of Texas, as required by law.

7. Supervise the printing, execution, and delivery of the Bonds to the Texas Water Development Board, or coordinate the preparation of initial Bonds to be delivered to the Depository Trust Company ("***DTC***") in connection with DTC's book-entry-only system, as applicable.

8. When so delivered, render an opinion regarding the validity of the Bonds under Texas law and the tax exempt status of the interest thereon under federal income tax laws.

9. Provide post-issuance advice, as may be requested by the City, concerning such subjects as arbitrage and rebate matters relating to the Bonds and the application of Bond proceeds.

COMPENSATION

We would propose charging fees for performing services as Bond Counsel for the City in connection with the issuance of a series of Bonds equal to $10,000 for first $1,000,000 in principal amount, ½ of 1% of the principal amount of such Bonds for next $4,000,000, and 1/5th of 1% of the principal amount of the Bonds for amounts over $5,000,000, subject to a minimum fee of $12,500 for issues under $1,000,000, and a minimum fee of $15,000 for issues over $1,000,000.

Our fees are contingent upon the actual delivery of each series of Bonds and the release of funds from the Texas Water Development Board. No fees will be due the firm in connection with the issuance of a series of Bonds if the City does not issue and deliver such Bonds or the Texas Water Development Board does not release funds related to the project being financed with such Bonds.

We would also request to be reimbursed for reasonable out-of-pocket expenses (i.e., costs for photocopies, telecopies, long distance telephone, overnight courier and delivery services, transcript binding, travel, and publication of required notices, if any) related to the issuance of each series of Bonds, which generally do not exceed *$1,800*. In addition, state law requires the City to pay a nonrefundable examination fee to the Attorney General in connection with the issuance of a series of Bonds (see Section 1202.004, Texas Government Code, as amended) equal to 1/10th of 1% of the principal amount of such Bonds, subject to a minimum fee of $750 and a maximum fee of $9,500. At the appropriate time, we may request that the City provide a check payable to the Attorney General for such amount, but in the event that our firm pays such statutory filing fee on the City's behalf, we will request to be reimbursed for such payment. In any event, the City will be able to reimburse itself with proceeds of the Bonds for such payment to the Attorney General.

RECORDS

At your request, papers and property furnished by you will be returned promptly. All complete and final drafts of agreement(s), documents, legal memoranda, correspondence, reports, information and other data given to, prepared or assembled by us in furtherance of work performed on behalf of the City, and any other related documents or items, shall become the sole property of the City and shall be delivered to the City upon request without restriction on future use. We may make copies of any and all documents for our files, at our sole cost and expenses.

CONFLICTS

Our firm represents many political subdivisions and others who do business with political subdivisions. It is possible that during the time that we are representing the City, one or more of our present or future clients will have transactions with the City. It is also possible that we may be asked to represent, in an unrelated matter, one or more of the entities involved in other matters with the City. We do not believe such representation, if it occurs, will adversely affect our ability to represent the City as provided in this correspondence, either because such matters will be sufficiently different from the matter which is the subject of this letter agreement so as to make such representations not adverse to our representation of the City, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of this matter. However, in the event we determine there is a conflict of interest or potential conflict of interest after the representation commences, we will immediately notify the City in writing.

CONCLUSION

We greatly appreciate the opportunity to serve the City as Bond Counsel and to submit this agreement for services. If you have any questions regarding this agreement or if we can provide you with any additional information regarding our firm, please feel free to contact the undersigned.

ACCEPTANCE

If the City Council finds the terms in this letter acceptable, please indicate your acceptance and agreement of this engagement letter by signing on the line provided below.

Cordially yours,

McCALL, PARKHURST & HORTON L.L.P.

Thomas K. Spurgeon

By: Thomas K. Spurgeon
Partner

ACCEPTED AND AGREED TO:

CITY OF LIBERTY, TEXAS

By: ______________________________
Title: ____________________________
Date: ____________________________

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Water Issues

COUNCIL ACTION (ID # 3067)

DOC ID: 3067

.

FINANCIAL ADVISORY AGREEMENT

JULY 18, 2014

Honorable Mayor and City Council Members
City of Liberty, Texas
1829 Sam Houston
Liberty, TX 77575

Ladies and Gentlemen:

1. **Retention of RBC Capital Markets, LLC.** We understand that the City of Liberty, Texas ("Issuer" or "you"*)* will have under consideration the issuance of obligations evidencing indebtedness ("*Obligations*"), either in a single financing or in a series of financings relating to participation in the Texas Water Development Board financing programs, and that in connection with the issuance of such Obligations you hereby agree to retain RBC Capital Markets, LLC (*"RBC CM"*) as your municipal advisor in accordance with the terms of this municipal advisory agreement ("*Agreement*"). This Agreement shall apply to all Obligations that may be authorized and/or issued or otherwise created or assumed during the period in which this Agreement is effective. The Issuer agrees that the municipal advisory duties of RBC CM shall apply only to matters pertaining to the issuance of such Obligations and that RBC CM is not acting as your municipal advisor with respect to any other matters absent an explicit written municipal advisory agreement.

2. **Scope of Services.** As municipal advisor, we agree to perform the following services:

   (a) Analyze the financing alternatives available to the Issuer, taking into account its borrowing capacity, future financing needs, policy considerations, and such other factors as we deem appropriate to consider.

   (b) Recommend a plan for the issuance of Obligations that will include: (1) the type of bonds (current interest, capital appreciation, deferred income, etc.); (2) the date of issue; (3) principal amount; (4) interest structure (fixed or variable); (5) interest payment dates; (6) a schedule of maturities; (7) early redemption options; (8) security provisions; (9) appropriate management fee and takedown; and (10) other matters that we consider appropriate to best serve the Issuer's interests. To the extent appropriate, the plan will address strategies in addition to the issuance of obligations, such as interest rate derivative transactions.

   (c) Advise you of current conditions in the relevant debt market, upcoming bond issues, and other general information and economic data which might reasonably be expected to influence interest rates, bidding conditions or timing of issuance.

   (d) Organize and coordinate the financing team selected by you. We will recommend qualified paying agents, escrow agents and verification agents, as the particular transaction may require, each of whom will be retained and compensated by you. In a negotiated offering, we will assist in the preparation of underwriter proposals upon request and provide assistance to you for the hiring of the underwriter(s).

   (e) Work with counsel on the transaction, including bond counsel whom you retain, who will be recognized municipal bond attorneys, whose fees will be paid by you, and who will prepare the proceedings, provide legal advice concerning the steps necessary to be taken to issue the Obligations, and issue an unqualified opinion (in a form standard for the particular type of financing) approving the legality of the Obligations and (as applicable) tax exemption of the interest paid thereon. In addition, bond counsel will issue an opinion to the effect that the disclosure document does not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements contained therein, in light of the circumstances under which they were made, not misleading. Generally, working with counsel will mean coordinating with the attorneys and assisting in the municipal advisory aspects of preparing appropriate legal proceedings and documents, including documents concerning any required election.

(f) Assist in the Issuer's preparation of the Preliminary Official Statement ("POS") and the Official Statement ("OS") or equivalent document as the particular transaction may require (such as a private placement memorandum).

(g) In connection with a competitive sale, we will:

i. coordinate the preparation of the Official Notice of Sale, the Uniform Bid Form (containing provisions recognized by the municipal securities industry as being consistent with the securities offered for sale) and other such documents which you may request or deem appropriate;

ii. submit all such documents for examination, approval, and certification by appropriate officials, employees, and agents of the Issuer, including bond attorneys;

iii. coordinate delivery of these documents to a list of prospective bidders;

iv. where appropriate, organize investor meetings;

v. coordinate the receipt of bids;

vi. advise as to the best bid, including acceptance or rejection of the best bid;

vii. if a bid is accepted, coordinate the delivery of and payment for the Obligations;

viii. assist in verification of final closing figures;

ix. provide copies of documents to the purchaser of the Obligations in accordance with the terms of the Official Notice of Sale and the Uniform Bid Form.

(h) Make recommendations as to the need for credit rating(s) for the proposed Obligations and, should the Issuer seek a rating, coordinate the process of working with the rating agency or agencies and assist in the preparation of presentations as necessary.

(i) Make recommendations as to obtaining municipal bond insurance, a liquidity facility or other credit enhancement for the Obligations and, should the issuer seek any such credit enhancement, coordinate the process and assist in the preparation of presentations as necessary.

(j) Attend meetings of governing bodies of the Issuer, its staff, representatives or committees as requested.

(k) After closing, we will deliver to the Issuer and the paying agent(s) definitive debt records, including a schedule of annual debt service requirements on the Obligations.

You acknowledge that advice and recommendations involve professional judgment on our part and that the results cannot be, and are not, guaranteed.

3. **<u>Information to be Provided to RBC CM.</u>** You agree (upon our request) to provide or cause to be provided to us information relating to the Issuer, the security for the Obligations, and other matters that we consider appropriate to enable us to perform our duties under this Agreement. With respect to all information provided by you or on your behalf to us under this Agreement, you agree upon our request to obtain certifications (in a form reasonably satisfactory to us) from appropriate Issuer representatives as to the accuracy of the information and to use your best efforts to obtain certifications (in a form reasonably satisfactory to us) from representatives of parties other than the Issuer. You acknowledge that we are entitled to rely on the accuracy and completeness of all information provided by you or on your behalf.

4. **<u>Official Statement.</u>** You acknowledge that you are responsible for the contents of the POS and OS and will take all reasonable steps to ensure that the governing body of the Issuer has reviewed and approved the content of the POS and OS. You acknowledge that you are subject to and may be held liable under federal or state securities laws for misleading or incomplete disclosure.

5. **<u>Fees and Expenses.</u>** In connection with the authorization, issuance, and sale of Obligations, you agree that our fee will be computed as shown on the "Fee Schedule" attached hereto. Our fee will become due and payable simultaneously with the delivery of the Obligations to the Purchaser. Our fee does not include and we will be entitled to reimbursement from you for any actual "out-of-pocket" expenses incurred in connection with the provision of our services, including reasonable travel expenses or any other expenses incurred on your behalf. These expenses will be due and payable when presented to the Issuer, which normally will be simultaneously with the delivery of the Obligations to the Purchaser.

6. **<u>Interest Rate Derivatives.</u>** If you decide to consider the use of interest rate derivative products as part of the financing plan for Obligations covered by this Agreement, the Scope of Services above does not include providing advice or services with respect to derivative products.

7. **<u>Other Conditions.</u>** In addition to the terms and obligations herein contained, this Agreement is subject to the following special conditions: NONE

8. **<u>Term of Agreement.</u>** This Agreement shall be for a period of 60 months (the "Term") from its date; however, this Agreement may be terminated by either party upon 30 days written notice. If neither party provides written termination prior to the end of the Term, this Agreement will automatically renew for another Term. Paragraph 5 (insofar as it relates to reimbursable expenses) shall survive any termination of this Agreement.

9. **<u>Miscellaneous Provisions.</u>** This Agreement is submitted in duplicate originals. Your acceptance of this Agreement will occur upon the return of one original executed by an authorized Issuer representative, and you hereby represent that the signatory below is so authorized. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of the Agreement, which shall remain in full force and effect. This Agreement constitutes the entire agreement between the parties as to the subject matter thereof and supersedes any prior understandings or representations. This Agreement may be amended or modified only by a writing signed by both parties. This Agreement is solely for the benefit of you and RBC CM, and no other person. RBC CM may not assign this Agreement without your prior written consent.

RBC CAPITAL MARKETS, LLC

By: ____

Name: Robert V. Henderson

Title: Managing Director

Date: July 18, 2014

ACCEPTANCE

ACCEPTED this ______ day of July, 2014

By: ____

Name:

Title: Mayor, City of Liberty, Texas

Date: ____

Attest:

By: ____

Name:
Title:

Date: ____

FEE SCHEDULE

In consideration for the services rendered by RBC Capital Markets, the Issuer agrees that our fee for each issue of Obligations will be as follows:

Base Fee - Any Issue up to $1,000,000:			$17,000	
Plus				
$ 6.25 per	$1,000 next	$ 1,500,000 or	$26,375 for	$ 2,500,000 Bonds
Plus				
$ 3.00 per	$1,000 next	$ 2,500,000 or	$34,500 for	$ 5,000,000 Bonds
Plus				
$ 2.25 per	$1,000 next	$ 5,000,000 or	$45,750 for	$10,000,000 Bonds
Plus				
$1.00 per	$1,000 over	$10,000,000		

For any issue of refunding Obligations and/or other Obligations involving escrow Agreements, Revenue Bonds or Bonds issued to State or Federal Agencies, our fees shall be as computed from the above schedule, plus 25% (or 125% of the scheduled amount). It is also understood and agreed that, we will charge a document preparation fee to be negotiated on a case-by-case basis, not to exceed $7,500.00.

It is also understood and agreed that when appropriate under the circumstances (depending on time and resources expended in the transaction), we will charge an additional fee to be negotiated on a case-by-case basis, not to exceed 25% of the scheduled Financial Advisory fee set out above.

RBC Capital Markets will bill the Issuer at Closing for each issue of Obligations a net amount which will include a fee calculated on the above schedule as well as any "out-of-pocket" expenses incurred on behalf of the Issuer.

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Misc.

COUNCIL ACTION (ID # 3068)

DOC ID: 3068

.

| FORD CREDIT

Municipal Finance Department
1 American Road, MD 7500
Dearborn, Michigan 48126

July 24, 2014

B J Ford Mercury nc.
Attn: Roy Poindexter
email: roy@bjford.com

Re: Ford Credit Municipal Finance Program Quotation for **City of Liberty, Bid #79960**

Please review the following Ford Credit Municipal Finance quotation.

All required documentation, municipality's first payment to Ford Credit, and the delivery of the vehicle(s) and/or equipment must take place by 10/31/2014. Otherwise, rates and payments are subject to change.

Option A: One (1) 2014 Ford F150 4x2 Super Crew XLT at $24,285.64
Funded Range: $10,000 - $24,999

Total Amount Financed	No of Pymts	Payment Timing	Rate	Factor	Payment Amount
$24,710.64	36	Monthly in Advance	5.15%	0.02991	$739.10

Option B: One (1) 2014 Ford Edge SE at $22,000.89
Funded Range: $10,000 - $24,999

Total Amount Financed	No of Pymts	Payment Timing	Rate	Factor	Payment Amount
$22,425.89	36	Monthly in Advance	5.15%	0.02991	$670.76

Note: To calculate payment amount, multiply total amount funded by the payment factor.

Financing is Subject To:

- Municipality's most recent audited financial statement
- Credit approval
- Mutually acceptable documentation
- Confirmation from the dealer of actual selling price.

Ford Credit Municipal Finance Program

- An underwriting fee of $425 is required per transaction, not per unit. It can be paid at time of delivery or funded over the term (included above).
- There is no security deposit, no prepayment penalty, and no mileage penalty
- Non-recourse to the dealer. The same as a cash sale from the dealer to the municipal customer.
- At inception, the new equipment title/registration indicates the municipality as Registered Owner, and designates Ford Credit, 1 American Road-MD7500, Dearborn, MI 48126, as first lien holder.
- At term end, the municipality buys the equipment for $1.
- The municipality, as owner of record, is eligible for Ford Governmental Price Concessions or other discounts, to reduce product cost

If you need additional information, please contact me at (800) 241-4199, option 1. Thank you for your interest in the Ford Credit Municipal Finance Program.

Sincerely,

Ann F. Creviston

Ann F. Creviston
Marketing Coordinator
acrevist@ford.com

BJ FORD
Liberty

3560 Hwy 90 • P.O. Box 2080 • Liberty, Texas 77575
(936) 336-2215 • (800) 374-7646 • Fax: (936) 336-2503 • bjford.com

July 29th, 2014

City Of Liberty
1829 Sam Houston
Liberty, TX 77575

Attn: Gary Broz

One (1) 2014 Ford Edge SE FWD
3.5L V-6 Engine
Electronic Six Speed Automatic Transmission with Tow Haul
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Tilt Steering
Speed Control
Air Conditioner
Cloth Front Bucket Seats
Sync Voice Activated Communications
17" Aluminum Wheels
3:16 Axle Ratio
Am/Fm Stereo with CD
P235/65R17 BSW All Season Tires

Roy W Poindexter
B J Ford
3560 Highway 90
Liberty, TX 77575
(936) 336-2215

BJ FORD
3560 Hwy 90 • P.O. Box 2080 • Liberty, Texas 77575
(936) 336-2215 • (800) 374-7646 • Fax: (936) 336-2503 • bjford.com

July 29th, 2014

City Of Liberty
1829 Sam Houston
Liberty, TX 77575

Attn: Gary Broz

One (1) 2014 Ford F-150 SuperCrew 145" Wheel Base 2 Wheel Drive
3.7L V-6 Engine
Electronic Six Speed Automatic Transmission with Tow Haul
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Tilt Steering
Speed Control
Air Conditioner
40/20/40 Cloth Front Bench Seat
Sync Voice Activated Communications
17" Aluminum Wheels
3:73 Regular Axle Ratio
Am/Fm Stereo with CD
P255 OWL All Season Tires

Roy W Poindexter
B J Ford
3560 Highway 90
Liberty, TX 77575
(936) 336-2215

CHRYSLER
CAPITAL

DYNAMIC LEASE WORKSHEET

Date ____________

Dealer Name LIBERTY-DAYTON DCJR	Personal ☐	Business ☐	Sign & Drive *(1st Payment Waived)* ☐	County
Lessee CITY OF LIBERTY	Garaging Address			
Co-Lessee	Physical Address LIBERTY			
Term 36 / Model Year 2014	Make JEEP	Model GRAND CHEROKEE	VIN	
Tax Rate 6.25			Money Factor 0.00057	

1. CAPITALIZED COST DATA

a.	AGREED UPON VALUE OF VEHICLE	=$ 34,580.00
b.	Upfront Sales Tax	+$ 2,181.25
c.	Title Fee	+$ 253.23
d.	Initial License & Registration	+$
e.	Dealer Doc Fee	+$
f.	Acquisition Fee	+$ 595.00
g.	Service Contract / Extended Warranty	+$
h.	Credit Health & Life	+$
i.	Maintenance Contract	+$
j.	Tire & Wheel	+$
k.	Negative Equity	+$
l.	Upfront Tax on Cap Cost Reduction (If applicable)	+$
m.	Other:	+$
n.	Other:	+$
p.	GROSS CAPITALIZED COST (Sum: a thru n)	=$ 37,609.48
q.	Cap. Cost Reduction: Cash	-$
r.	Cap. Cost Reduction: Trade	-$
s.	Cap. Cost Reduction: Rebate	-$
t.	Cap. Cost Reduction: Non-Cash Credits	-$
u.	TOTAL CAP COST REDUCTION (Sum: q thru t)	=$ 0.00
v.	ADJUSTED CAPITALIZED COST (p - u)	=$ 37,609.48

2. MAXIMUM END OF TERM - RESIDUAL

a.	MSRP	$ 34,580.00
b.	Total Approved Value Adds	+$
c.	Adjusted MSRP (a + b) Cannot exceed MRM	=$ 34,580.00
d.	Residual %	55%
e.	Residual Value (c x d)	=$ 19,019.00
f.	Excess Mileage Adjustment ($0.20 per) $ ____ x ____ total excess miles	-$ 0.00
g.	Inception Mileage Adj. (over 500 miles, $0.20 per) $ ____ x ____ miles over 500	-$ 0.00
h.	TOTAL ALLOWABLE RESIDUAL (e-f-g)	=$ 19,019.00

3. PAYMENT CALCULATION

a.	Gross Capitalized Cost (1p)	$ 37,609.48
b.	Cap Cost Reduction (1u)	-$ 0.00
c.	Adjusted Cap Cost (1v)	=$ 37,609.48
d.	Residual Value (2h)	-$ 19,019.00
e.	DEPRECIATION (c-d)	=$ 18,590.48
f.	Term	(mos) 36
g.	Monthly Depreciation (e ÷ f)	=$ 516.40
h.	Adj Cap Cost + Residual (c + d)	=$ 56,628.48
i.	Money Factor	x 0.00057
j.	Monthly Rent Charge (h x i)	=$ 32.28
k.	Base Payment (g + j)	=$ 548.68
l.	Monthly Sales Tax	+$
m.	TOTAL MONTHLY PAYMENT (k+l)	=$ 548.68

4. INITIAL CHARGES DUE AT SIGNING

a.	Cap Cost Reduction (1u)	$ 0.00
b.	First Monthly Payment (include taxes) (3m)	+$ 548.68
c.	Single Payment	+$
d.	Security Deposit (nearest $25)	+$
e.	License & Registration Fees	+$
f.	Title Fee	+$
g.	Acquisition Fee	+$
h.	Documentation Fee	+$
i.	Upfront Sales Tax on Vehicle	+$
j.	Service Contract/Warranty & Maint Contract	+$
k.	Other:	+$
l.	Other:	+$
m.	Other:	+$
n.	Other:	+$
o.	Other:	+$
p.	TOTAL (Sum a thru o)	=$ 548.68

5. OFFICIAL FEE CALCULATION

a.	Capitalized Cost Reduction Tax	$
b.	(Title Fee) + (Lic & Reg Fee) x (Term in years)	+$
c.	Upfront Tax	+$
d.	Sales Tax (Monthly Tax) x (Term in months)	+$ 0.00
e.	Property Tax (if applicable)	+$
f.	TOTAL ESTIMATED FEES (sum: a thru e)	=$ 0.00

6. NET DEALER PROCEEDS / TOTAL ADVANCE

a.	Adjusted Capitalized Cost (1v)	$ 37,609.48
b.	Dealer Participation on Money Factor and/or Flat	+$
c.	Acquisition Fee (1f) or (4g)	-$
d.	Security Deposit (4d)	-$
e.	First Monthly Payment (4b - unless 1st pmt waived)	-$
f.	Single Payment (4c)	-$
g.	Upfront Taxes Remitted by Lender - KY, LA Only	-$
h.	Other:	-$
i.	TOTAL ADVANCE	=$ 37,609.48

Trade Description

Year ____________ Make ____________

Trade Allowance $ ____________ Trade Payoff ____________

Incentivized Money Factor?	
Yes	Desc:

ADDITIONAL INFORMATION

Ensure the following is printed on Lease Agreement: Excess Miles = $0.25, Purchase Option = $350, Disposition Fee = $395, Vehicle Return Fee = $495

Note: In NY, Vehicle Return Fee is listed as "Additional Early Termination Charge"

MIKE SMITH CHRYSLER JEEP DODGE RAM
1945 INTERSTATE 10 S
BEAUMONT, TX 777014762

Priced Order Confirmation (POC)

Date Printed:	2014-07-24 10:55 AM	VIN:	1C4RJEAG5EC573270	Quantity:01	
Estimated Ship Date:	2014-07-03 1:00 AM	VON:	30548702	Status:	KZ - Released by p invoiced
Date Ordered:	2014-01-08 3:25 PM	Ordered By:	S58330K		

Sold to:
MIKE SMITH CHRYSLER JEEP DODGE RAM (44743)
1945 INTERSTATE 10 S
BEAUMONT, TX 777014762

Ship to:
MIKE SMITH CHRYSLER JEEP DODGE RAM (44743)
1945 INTERSTATE 10 S
BEAUMONT, TX 777014762

Vehicle: **2014 GRAND CHEROKEE LAREDO 4X2 (WKTH74)**

	Sales Code	Description	MSRP(USD)
Model:	WKTH74	GRAND CHEROKEE LAREDO 4X2	29,495
Package:	23E	Customer Preferred Package 23E	1,600
	ERB	3.6L V6 24V VVT Engine	0
	DFL	8-Spd Auto 845RE Trans (Make)	0
Paint/Seat/Trim:	PXR	Brilliant Black Crystal Pearl Coat	0
	APA	Monotone Paint	0
	*F7	Cloth Low Back Bucket Seats	0
	-XL	Black/Lt Frost Beige	0
Options:	NAS	50 State Emissions	0
	AHX	Trailer Tow Group IV	795
	AEX	18" Wheel and 8.4" Radio Group	1,695
	YG1	7.5 Additional Gallons of Gas	0
	XKN	Flex Fuel Vehicle	0
	4EX	Sales Tracking	0
Group Funds:	L36	DALLAS - PPA/EB-PF	0
Destination Fees:			995

HB:	1,008	Total Price:	34,580
FFP:	32,977		
EP:	31,647		

Order Type:	Retail	PSP Month/Week:	
Scheduling Priority:	4-Dealer Order	Build Priority:	99

CHRYSLER CAPITAL

DYNAMIC LEASE WORKSHEET

Date ____________

Dealer Name LIBERTY-DAYTON DCJR	Personal ☐	Business ☐	Sign & Drive (1st Payment Waived) ☐	County:
Lessee CITY OF LIBERTY	Garaging Address LIBERTY , TX	Stock # 7711		
Co-Lessee	Physical Address			
Term 36 / Model Year 2014	Make RAM	Model RAM	VIN 1500 CREW CAB	
Tax Rate 6.25		Money Factor 0.00056		

1. CAPITALIZED COST DATA

a.	AGREED UPON VALUE OF VEHICLE	=$	35,010.00
b.	Upfront Sales Tax	+$	2,188.13
c.	Title Fee	+$	254.13
d.	Initial License & Registration	+$	
e.	Dealer Doc Fee	+$	
f.	Acquisition Fee	+$	595.00
g.	Service Contract / Extended Warranty	+$	
h.	Credit Health & Life	+$	
i.	Maintenance Contract	+$	
j.	Tire & Wheel	+$	
k.	Negative Equity	+$	
l.	Upfront Tax on Cap Cost Reduction (If applicable)	+$	
m.	Other:	+$	
n.	Other:	+$	
p.	GROSS CAPITALIZED COST (Sum: a thru n)	=$	38,047.26
q.	Cap. Cost Reduction: Cash	-$	
r.	Cap. Cost Reduction: Trade	-$	
s.	Cap. Cost Reduction: Rebate	-$	
t.	Cap. Cost Reduction: Non-Cash Credits	-$	
u.	TOTAL CAP COST REDUCTION (Sum: q thru t)	=$	0.00
v.	ADJUSTED CAPITALIZED COST (p - u)	=$	38,047.26

2. MAXIMUM END OF TERM - RESIDUAL

a.	MSRP	$	35,010.00
b.	Total Approved Value Adds	+$	
c.	Adjusted MSRP (a + b) Cannot exceed MRM	=$	35,010.00
d.	Residual %		55%
e.	Residual Value (c x d)	=$	19,255.50
f.	Excess Mileage Adjustment ($0.20 per) $ ____ x ____ total excess miles	-$	0.00
g.	Inception Mileage Adj. (over 500 miles, $0.20 per) $ ____ x ____ miles over 500	-$	0.00
h.	TOTAL ALLOWABLE RESIDUAL (e-f-g)	=$	19,255.50

3. PAYMENT CALCULATION

a.	Gross Capitalized Cost (1p)	$	38,047.26
b.	Cap Cost Reduction (1u)	-$	0.00
c.	Adjusted Cap Cost (1v)	=$	38,047.26
d.	Residual Value (2h)	-$	19,255.50
e.	DEPRECIATION (c-d)	=$	18,791.76
f.	Term	(mos)	36
g.	Monthly Depreciation (e ÷ f)	=$	521.99
h.	Adj Cap Cost + Residual (c + d)	=$	57,302.76
i.	Money Factor	x	0.00056
j.	Monthly Rent Charge (h x i)	=$	32.09
k.	Base Payment (g + j)	=$	554.08
l.	Monthly Sales Tax	+$	
m.	TOTAL MONTHLY PAYMENT (k+l)	=$	554.08

4. INITIAL CHARGES DUE AT SIGNING

a.	Cap Cost Reduction (1u)	$	0.00
b.	First Monthly Payment (include taxes) (3m)	+$	554.08
c.	Single Payment	+$	
d.	Security Deposit (nearest $25)	+$	
e.	License & Registration Fees	+$	
f.	Title Fee	+$	
g.	Acquisition Fee	+$	
h.	Documentation Fee	+$	
i.	Upfront Sales Tax on Vehicle	+$	
j.	Service Contract/Warranty & Maint Contract	+$	
k.	Other:	+$	
l.	Other:	+$	
m.	Other:	+$	
n.	Other:	+$	
o.	Other:	+$	
p.	TOTAL (Sum a thru o)	=$	554.08

5. OFFICIAL FEE CALCULATION

a.	Capitalized Cost Reduction Tax	$	
b.	(Title Fee) + (Lic & Reg Fee) x (Term in years)	+$	
c.	Upfront Tax	+$	
d.	Sales Tax (Monthly Tax) x (Term in months)	+$	0.00
e.	Property Tax (if applicable)	+$	
f.	TOTAL ESTIMATED FEES (sum: a thru e)	=$	0.00

6. NET DEALER PROCEEDS / TOTAL ADVANCE

a.	Adjusted Capitalized Cost (1v)	$	38,047.26
b.	Dealer Participation on Money Factor and/or Flat	+$	
c.	Acquisition Fee (1f) or (4g)	-$	
d.	Security Deposit (4d)	-$	
e.	First Monthly Payment (4b - unless 1st pmt waived)	-$	
f.	Single Payment (4c)	-$	
g.	Upfront Taxes Remitted by Lender - KY, LA Only	-$	
h.	Other:	-$	
i.	TOTAL ADVANCE	=$	38,047.26

Trade Description

Year ____________ Make ____________

Trade Allowance $ ____________ Trade Payoff ____________

Incentivized Money Factor?	
Yes	Desc:

ADDITIONAL INFORMATION

Ensure the following is printed on Lease Agreement: Excess Miles = $0.25, Purchase Option = $350, Disposition Fee = $395, Vehicle Return Fee = $495

Note: In NY, Vehicle Return Fee is listed as "Additional Early Termination Charge"

LIBERTY-DAYTON CHR
320 HWY 146 BYPASS
LIBERTY, TX 775759557

Priced Order Confirmation (POC)

Date Printed:	2014-07-24 11:05 AM	**VIN:**	1C6RR6KTXES135271	**Quantity:**	01
Estimated Ship Date:	2013-09-05 1:00 AM	**VON:**	29449399	**Status:**	KZ - Released by pla invoiced
Date Ordered:	2013-07-12 12:49 PM	**Ordered By:**	S16969H		
Date Modified:	2013-07-12 12:50 PM	**Modified By:**	S16969H		

Sold to:
LIBERTY-DAYTON CHRYSLER-DODGE-JEEP, INC (67263)
320 HWY 146 BYPASS
LIBERTY, TX 775759557

Ship to:
LIBERTY-DAYTON CHRYSLER-DODGE-JEEP, INC (67263)
320 HWY 146 BYPASS
LIBERTY, TX 775759557

Vehicle: **2014 1500 TRADESMAN / EXPRESS CREW CAB 4X2 (140 in WB 5 FT 7 IN box) (DS1L98)**

	Sales Code	Description	MSRP(USD)
Model:	DS1L98	1500 TRADESMAN / EXPRESS CREW CAB 4X2 (140 in WB 5 FT 7 IN box)	31,375
Package:	25C	Customer Preferred Package 25C	660
	EZH	5.7L V8 HEMI MDS VVT Engine	1,150
	DG1	6-Spd Automatic 65RFE Transmission	0
Paint/Seat/Trim:	PW7	Bright White Clear Coat	0
	APA	Monotone Paint	0
	*V9	Cloth 40/20/40 Bench Seat	0
	-X8	Black/Diesel Gray	0
Options:	RH1	Single Disc Remote CD Player	195
	NAS	50 State Emissions	0
	AJY	Popular Equipment Group	535
	YGE	5 Additional Gallons of Gas	0
	4EX	Sales Tracking	0
Discounts:	3C7	Group Discount	0
Destination Fees:			1,095

HB:	1,017	**Total Price:**	35,010
FFP:	32,275		
EP:	30,974		

Order Type:	Retail	**PSP Month/Week:**	
Scheduling Priority:	4-Dealer Order	**Build Priority:**	99
Customer Name:			
Customer Address:			

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Employee Issues

COUNCIL ACTION (ID # 3069)

DOC ID: 3069

.

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Property Sale

COUNCIL ACTION (ID # 3070)

DOC ID: 3070

.

BID QUOTATION AND CERTIFICATION

QUOTATION

LIBERTY INNER BLOCK No. 127, TRACT NO. 1, NO. 2, & NO. 3, 2.092 ACRES AND IMPROVEMENTS

Liberty County, Texas

Grand Total $ 150,000.00

CERTIFICATION OF BID

The undersigned affirms that they are duly authorized to execute this contract, that this bid has not been prepared in collusion with any other bidder, and that the contents of this bid have not be communicated to any other bidder prior to the official opening of this bid. Additionally, the undersigned affirms that the firm is willing to sign the enclosed Real Estate Sales Contract.

Signed by: ____________ Title: President

Typed Name: Mike Mobley Company Name: Texas Quality Well Serv, LLC

Phone No. 979-543-0117 Fax Number: 979-543-4765

Email: mm77437@yahoo.com Federal Tax ID No.: 46-5288686

Address: P.O. Box 922 El Campo, TX 77437

Date: 8-6-14

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM
Department: Administration
Category: Misc.

COUNCIL ACTION (ID # 3071)

DOC ID: 3071

.

BRAVE / ARCHITECTURE B/A

6 May 2014

Proposed Carl

Carl Pickett
Pickett & Pickett, P.C.
P. O. Box 10225
524 Travis
Liberty, Texas 77575

RE: Proposal for Architectural Services for "New Liberty Bell Tower, Landscaping and Parking" for the City of Liberty, Texas

Dear Carl,

We are happy to submit this proposal for architectural services for your consideration in connection with the new Liberty Bell Tower Project for your city. As we have completed the preliminary design for this project, this proposal addresses completion of the Schematic Design through the Construction Documents phases of the project in preparation for obtaining a permit from the City of Liberty, negotiating a Construction Contract with the General Contractor of your choice, and performing Construction Administration through the completion of construction of the project.

We are prepared to begin work upon approval of this proposal and will prepare a more formal AIA contract for this work.

SCOPE OF WORK

We understand from our conversations with you that our work will be limited to Areas A+B of the approved design, A-Tower and Landscaping and B-New Parking Area.

We also understand that the City of Liberty may have an existing relationship with a Civil Engineer who could provide a current survey of the property and a Geotechnical Engineer who could provide a current geotechnical report on the property. We will coordinate our work with those professionals.

Our proposal, based on the previous 'Probable Construction Costs' submitted to you on 2/11/2014, provides allowances for all required consultants. A revised copy, labeled 'Professional Fee Structure + Estimate of Probable Construction Costs- Areas A+B' is attached to this proposal.

SCOPE OF BASIC SERVICES

A. Schematic Design and Design Development

1. Develop plans, elevations and sections indicating dimensions, materials, and finishes of the tower, surrounding areas, and parking

2. Structural design, with Structural Engineer and Steel Tower fabricator, based on information in the Geotechnical Report
3. Develop electrical and plumbing systems with Consulting MEP Engineers
4. Develop landscape plan with Landscape Architect
5. Develop final site design with your Civil Engineer, based on a current survey
6. Code analysis to ensure compliance and accessibility
7. Progress review meetings with you

B. Permitting, Bidding and Construction Documents Phases

1. Produce site plan/site details, floor plans, tower elevations, wall sections, details and schedules, and any and all other drawings and details deemed appropriate by us to illustrate the scope of work
2. Completion of Structural, Electrical and Plumbing drawings
3. Completion of site design in coordination with your Civil Engineer
4. Completion of landscape and irrigation design with Landscape Architect
5. Incorporate building department comments in documents based on city plan review
6. Progress review meetings with you
7. Submit the Project to required State of Texas officials for an Accessibility Review [*This submission is a State requirement and both the Architect and the Client are obligated to comply with it. The City of Liberty will be responsible for paying the State's plan reviewer for the cost of this Accessibility Review and associated State review and inspection fees, and are not included in this proposal.*]

C. Construction Contract Administration

1. Assistance will be provided to you as needed while negotiating the project with your selected General Contractor.
2. Provide written interpretation and clarification of documents and distribution of Addenda as required
3. Evaluating pricing presented by the General Contractor
4. Conduct pre-construction conference with the Client, the Architect, the Consulting Engineers, the General Contractor and major trade sub-contractors
5. Interpret and clarify construction documents for execution and progress of work
6. Review shop drawings and submittals as required by the plans and specifications after the General Contractor has reviewed them for conformance with the terms of the contract for construction
7. Review and process the monthly pay requests as needed
8. Provide review of each shop drawing, product data item, sample, and other submittals
9. Provide visits to the site over the duration of the Project during construction
10. Provide Construction Contract Administration services for the Project from authorization to proceed to General Contractor to Substantial Completion

COMPENSATION

The fees in this proposal are based on the current preliminary design.

Architectural Services

1. Architecture 35,200

2. Tower Construction Design and Management	8,800
Consultants Services (allowances)	
1. Structural Engineering	9,900
2. Electrical and Plumbing Engineering	8,800
3. Landscape Architecture	16,500
Fees	**$79,200**

Owner-Provided Consultants (allowances, not included in Fees above)

1. Geotechnical Investigation,	3,267
2. Civil Engineering	7,260

REIMBURSABLE EXPENSES

Reimbursable Expenses are in addition to the compensation for basic and additional services and include actual expenditures made by the Architect and his consultants in the interest of the project. Reimbursable Expenses will be billed at a rate of cost plus fifteen percent (15%). Reimbursable expenses may include, but are not limited to, the expenses listed below:

1. Transportation in connection with the Project @ current standard IRS rate
2. Fees paid for securing approval of authorities having jurisdiction over the Project
3. Reproductions, plots, standard form documents, postage, handling, and delivery of instruments of service
4. Other similar direct project-related expenditures

ADDITIONAL SERVICES

Additional Services, if required, will be estimated in advance for the Client's approval and will be invoiced monthly. The Architect would not proceed with Additional Services unless the Client issues written authorization.

PAYMENTS

Payments on account of services rendered and for reimbursable expenses incurred will be made monthly by the Client upon receipt of the Architect's invoice or statement of services in accordance to the percentage of work completed.

Amounts unpaid thirty (30) calendar days after the invoice date shall bear interest at the legal rate.

QUALIFICATIONS

1. The Architect will provide the services stated above
2. Consultants listed above are included in the scope of work and/or fee in this proposal as allowances
3. Civil engineering and/or surveying are excluded from this proposal; the Architect will coordinate the work of the Client's Civil and Geotechnical Engineers

4. Consultants not included in this proposal can be added to the Architect's scope of work at cost plus 10%
5. Permitting fees are not included in this proposal
6. An AIA agreement shall be in place before commencement of work

For: **BRAVE / ARCHITECTURE**

5/6/14

Val Glitsch, FAIA
Principal

Date

Professional Fee Structure +
Estimate of Probable Construction Costs - Areas A & B

Liberty Bell Tower, Landscaping and Parking, Liberty, TX
05/06/14

Area A - Tower and Landscaping	Architecture Soft Costs	Owner Soft Costs	Construction Cost Estimate
Steel Tower Construction & Erection			
Steel Tower Construction & Erection			$160,000
Tower Foundation			$20,000
Tower Construction Design (Shop Drawings)			$24,000
Hardscape			
Ramps & Walks			$27,000
Curved Concrete Walls			$38,000
Steps			$10,000
Base			$8,000
Lighting Allowance			$12,000
Irrigation Meter Allowance			$3,000
Landscape			
Trees			$6,000
Shrubs & Groundcover			$18,500
Turf			$1,000
Irrigation			$12,000
Irrigation Meter Allowance			$3,000
Contingency			
10% on Construction Costs			$34,250
Professional Fees			
Architecture	$30,800		
Tower Construction Design Assist & Management Fee	$8,800		
Structural Engineering Allowance	$9,900		
Electrical and Plumbing Engineering Allowance	$8,800		
Landscape Architecture Allowance	$13,200		
Owner-Provided Consultants			
Geotechnical Investigation		$3,267	
Civil Engineering Allowance (Areas A & B)		$7,260	
Subtotal: Area A	**$71,500**	**$10,527**	**$376,750**
Area B - New Parking Area			
Construction			
Selective Demolition			$15,000
Paving (+/- 18 to 20 spaces)			$40,000
Ramps & Walks			$9,000
Miscellaneous Landscaping			$6,000
Lighting not included			
Contingency			
10% on Construction Costs			$7,000
Professional Fees			
Architecture	$4,400		
Landscape Architecture Allowance	$3,300		
Subtotal: Area B	**$7,700**		**$77,000**
GRAND TOTAL	**$79,200**	**$10,527**	**$453,750**

Attachment: Bell Tower Proposal (3071 : Architectural Agreement-Bell Tower)

FIRST LIBERTY NATIONAL BANK

LIBERTY FINANCIAL CENTER
1900 SAM HOUSTON AVE.
PO BOX 10109
LIBERTY, TEXAS 77575-7609
PHONE 936-336-6471

DAYTON FINANCIAL CENTER
109 EAST U.S. HWY 90
PO BOX 2109
DAYTON, TEXAS 77535-6109
PHONE 936-257-9700

FAX 936-336-3390
FLNB.com

August 8, 2014

Gary Broz
City Manager
City of Liberty
1829 Sam Houston Ave.
Liberty, Texas 77575

Dear Mr. Broz:

Per the request of Mayor Carl Pickett, I am writing you concerning the $50,000 pledge the First Liberty National Bank has made to the City of Liberty for the Liberty Bell Tower. The Bank has paid $10,000 in June 2013. The Bank is prepared to make the final payment of $40,000 when the City of Liberty has executed the Brave Architecture's proposal for Architectural Services for the "New Liberty Bell Tower, Landscaping and Parking" for the City of Liberty, Texas.

Please let me know when the proposal is to be executed so that we can complete our donation.

Sincerely,

Paul J. Henry
President

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Budget

WORK SESSION (ID # 3072)

DOC ID: 3072

.

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Budget Issues

COUNCIL ACTION (ID # 3073)

DOC ID: 3073 A

EXPLANATION:
The governing body of a municipality is required to hold a public hearing on the proposed budget before any tax levy ordinance can be passed. The hearing must be at least fifteen days after the date the proposed budget is filed with the City Secretary and prior to the date that the Council passes the tax levy ordinance. The budget must be passed before the tax levy ordinance can be passed. Texas LGC §102.006. Any person may attend and/or participate in the hearing.

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CITY OF LIBERTY
2014 BUDGET AND TAX RATE SCHEDULE

July 22 (Tuesday) – City Manager shall submit a proposed budget to City Council between 60-90 days prior to end of FY.

Proposed budget filed with City Secretary – not less than 30 days before tax rate is adopted
Post proposed budget on website

August 8 (Friday) – Call Carol to SAVE SPACE for public hearing notices for publication on August 14

August 12 (**Tuesday)** – **Regular Called Meeting**
Set date, time and place for Public Hearing on the Budget (Aug. 26)
(PH date on budget to be at least 15 days after filing the CS)
Vote on **Proposed** Tax Rate
Set date, time and place for Public Hearings on the Tax Rate
(Aug. 26 & Sept. 2)

Email public hearing notices to Carol @ The Vindicator

(Tax Rate – 2nd P.H. held not sooner than 3 days nor later than 14 days after P.H. #1)

(Publication on Budget – 10 days prior to Public Hearing)
(Publication on Tax Rate – 7 days prior to Public Hearing)

Post Public Hearing notices for budget and tax rate on the Web

August 14 (Thursday)- Notice of Public Hearing on the Budget in paper this day
Notice of Public Hearing on Tax Revenue Increase in paper this day

August 26 (Tuesday) – **Special Called Meeting**
Public Hearing on the Budget
Postponement of final vote on FY 12/13 budget until Sept. 9
1st Public Hearing on the Tax Rate
Budget Work Session

August 29 (Friday) – Call Carol to SAVE SPACE for Tax Revenue Increase publication on Sept. 5

Sept. 2 (Tuesday) – **Special Called Meeting**
2nd Public Hearing on the Tax Rate
Budget Work Session OR Discussion of FY 12/13 budget related issues??

Sept 1 (Monday)– Give notice to the paper for Tax Rate publication on Sept. 4
(Notice of Tax Revenue Increase)

Sept. 4 (Thursday) – Notice of Tax Revenue Increase in paper this day

Sept 9 (Tuesday) – Regular Called Meeting
Ordinance adopting the budget (15 days prior to Oct. 1)
Ratify the property tax revenue increase reflected in the FY 12 Budget
Ordinance adopting the tax rate for FY 13
Ordinance regarding tax roll approval and the tax levy

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Tax Rate

COUNCIL ACTION (ID # 3074)

DOC ID: 3074

.

The City of Liberty
City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 08/12/14 06:00 PM

Department: Administration
Category: Tax Rate

COUNCIL ACTION (ID # 3075)

DOC ID: 3075

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CITY OF LIBERTY
2014 BUDGET AND TAX RATE SCHEDULE

July 22 (Tuesday) – City Manager shall submit a proposed budget to City Council between 60-90 days prior to end of FY.

Proposed budget filed with City Secretary – not less than 30 days before tax rate is adopted
Post proposed budget on website

August 8 (Friday) – Call Carol to SAVE SPACE for public hearing notices for publication on August 14

August 12 (**Tuesday)** – **Regular Called Meeting**
Set date, time and place for Public Hearing on the Budget (Aug. 26)
(PH date on budget to be at least 15 days after filing the CS)
Vote on **Proposed** Tax Rate
Set date, time and place for Public Hearings on the Tax Rate
(Aug. 26 & Sept. 2)

Email public hearing notices to Carol @ The Vindicator

(Tax Rate – 2nd P.H. held not sooner than 3 days nor later than 14 days after P.H. #1)

(Publication on Budget – 10 days prior to Public Hearing)
(Publication on Tax Rate – 7 days prior to Public Hearing)

Post Public Hearing notices for budget and tax rate on the Web

August 14 (Thursday)- Notice of Public Hearing on the Budget in paper this day
Notice of Public Hearing on Tax Revenue Increase in paper this day

August 26 (Tuesday) – **Special Called Meeting**
Public Hearing on the Budget
Postponement of final vote on FY 12/13 budget until Sept. 9
1st Public Hearing on the Tax Rate
Budget Work Session

August 29 (Friday) – Call Carol to SAVE SPACE for Tax Revenue Increase publication on Sept. 5

Sept. 2 (Tuesday) – **Special Called Meeting**
2nd Public Hearing on the Tax Rate
Budget Work Session OR Discussion of FY 12/13 budget related issues??

Sept 1 (Monday)– Give notice to the paper for Tax Rate publication on Sept. 4
(Notice of Tax Revenue Increase)

Sept. 4 (Thursday) – Notice of Tax Revenue Increase in paper this day

Sept 9 (Tuesday) – Regular Called Meeting
Ordinance adopting the budget (15 days prior to Oct. 1)
Ratify the property tax revenue increase reflected in the FY 12 Budget
Ordinance adopting the tax rate for FY 13
Ordinance regarding tax roll approval and the tax levy