



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, July 11, 2017

6:00 PM

City Council Chambers

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

I. CALL TO ORDER

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

II. 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 # 3844)

Project Updates - City Mgr. G. Broz

B. Information Item (ID # 3845)

Presentation by HR Green regarding the Wastewater Rehabilitation Project, Phase 1.

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, June 13, 2017
2. Tuesday, June 20, 2017

VII. REGULAR AGENDA

A. Regular Session

1. Ordinance (ID # 3846)

Consider an Ordinance of the City of Liberty, Texas annexing a 514 Acre (0.8 square miles) tract of land, providing for the extension of certain boundary limits of the City to include certain territory identified by Liberty County Appraisal District Records as Property ID #26828; #26830; and #26852; providing that annexed territory bears pro rata part of taxes; adopting a Service Plan for the annexed properties; authorizing the Mayor to execute Development Agreements for property identified by Liberty County Appraisal District Records as Property ID #13567 and #26853 to remain in the Extraterritorial Jurisdiction of the City; providing a savings clause; and dispensing with the requirement of Section 3.10 of the Home Rule Charter that all ordinances be read on two separate days.

2. Resolution (ID # 3847)

Consider a Resolution declaring the intention of the City of Liberty, Texas, to annex certain territory described as .68 square miles beginning at the Southeast Corner of 2017 Annexation Tract 4a, said point being in the most westerly east line of William Martin Daniel Trust Tract as recorded in Volume 1396 Page 318, Official Public Records, Liberty County, Texas, having coordinates of N:9984778.88, E:4059206.88; setting the dates, times, and places for two public hearings at which all interested parties shall have an opportunity to be heard; providing for publication of notices of such public hearings; and directing preparation of a Municipal Service Plan for the territory proposed to be annexed.

3. Council Action (ID # 3848)

Mr. Larry Brown to address the Council regarding repair of the structure located at 608 Garrett, and take any action deemed necessary.

- IMG_3079 (PDF)
- IMG_3080 (PDF)
- IMG_3081 (PDF)

4. Council Action (ID # 3849)

Mr. David Papillion, Mayor Pro Tem, City of Ames, to address the Council regarding wastewater issues, and take any action deemed necessary.

5. Council Action (ID # 3850)

Consider quotes for employee health insurance, and take any action deemed necessary.

6. Council Action (ID # 3853)

Discussion and update of the Texas Municipal Retirement System, and take any action deemed necessary.

7. Council Action (ID # 3851)

Consider quotes for employee life insurance, and take any action deemed necessary.

8. Council Action (ID # 3854)

Consider ratifying the Liberty Community Development Corporation's action to fund a joint levee project between the City of Liberty, Water Control Improvement District #5, Natural Resources Conservation Service, and take any action deemed necessary.

- NRCS Slope Repair (PDF)

9. Council Action (ID # 3855)

Consider an Interlocal Agreement with the Water Control Improvement District #5 for levee repairs, and take any action deemed necessary.

- Interlocal Agreement- WCID (PDF)

10. Council Action (ID # 3856)

Consider ratifying the Liberty Community Development Corporations' expenditure for the Liberty Municipal Park Trail Project, and take any action deemed necessary.

- Park Trail Info (PDF)

11. Council Action (ID # 3857)

Consider ratifying the Liberty Community Development Corporation's action to purchase five (5) steel poles for baseball fields at the Liberty Municipal Park, and take any action deemed necessary.

12. Council Action (ID # 3858)

Consider ratifying the Liberty Community Development Corporation's action to hire E.P. Breaux for installation of steel poles and lights at the Liberty Municipal Park, and take any action deemed necessary.

13. Council Action (ID # 3859)

Consider approval of a bid for tax Resale Property described as being a Mobile Home on Lot 1-4, Block 74, Liberty, Texas (450 Alabama).

- Tax Property-450 Alabama (PDF)
- IMG_5880 (JPG)
- IMG_5881 (JPG)
- IMG_5882 (PDF)
- IMG_5883 (PDF)

14. Council Action (ID # 3860)

Consider approval of a bid for Tax Resale Property described as Liberty Inner Blocks, Block 116, Lot PT 2 TR8 (919 Sam Houston).

- Tax Property-919 Sam Houston (PDF)
- IMG_5884 (PDF)
- IMG_5885 (JPG)
- IMG_5886 (JPG)
- IMG_5888 (PDF)

15. Information Item (ID # 3861)

Public Hearing on the 2016 Drinking Water Quality Report.

- 2016 Drinking Water Quality Report (PDF)

B. Executive Session

Gov. Code §551.072 - Deliberation Regarding Real Property

Gov. Code §551.071- Private Consultation with Attorney on all subjects or matter authorized by law:

- When the governmental body seeks the advice of its attorney about pending or contemplated litigation and/or a settlement offer.
- On a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act.
- Consider legal advice regarding items specifically listed on the agenda.

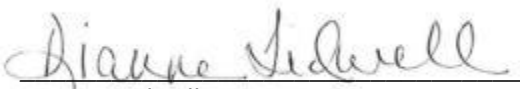
1. Real Estate - Branch Cemetery

C. Reconvene into Regular Session**1. Council Action (ID # 3852)**

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

VIII. ADJOURNMENT**A. Motion To: Adjourn**

I certify that the attached Notice of Meeting was posted on the bulletin board and in the Message Centers located on the east and west sides of the City Hall Administration Building, located at 1829 Sam Houston on the 7th day of July, 2017 at 5:00 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 _____, 2017.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

5.A

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Reports

INFORMATION ITEM (ID # 3844)

DOC ID: 3844



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

5.B

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Project Updates

INFORMATION ITEM (ID # 3845)

DOC ID: 3845



The City of Liberty City Council

Regular Meeting

~ Minutes ~

1829 Sam Houston
Liberty, TX 77575
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Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, June 13, 2017

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

The meeting was called to order on June 13, 2017 at the City Council Chambers, 1829 Sam Houston Liberty, TX at 6:00 PM by Mayor Carl Pickett.

Attendee Name	Title	Status	Arrived
Carl Pickett	Mayor	Present	
Diane Huddleston	Mayor Pro Tem	Present	
Dennis Beasley	Councilperson	Present	
Louie Potetz	Councilperson	Present	
Libby Simonson	Councilperson	Present	
David Arnold	Councilperson	Present	
Paul Glazener	Councilperson	Present	
Gary Broz	City Manager	Present	
Dianne Tidwell	City Secretary	Present	
Brandon Davis	City Attorney	Present	

II. INVOCATION

An Invocation was not offered.

III. PLEDGE OF ALLEGIANCE

The Pledge to the American and Texas flags was led by Police Chief Tom Claunch and Fire Chief Brian Hurst, respectively.

IV. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

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 reminded everyone of the City's July 3rd Fireworks Display at the Liberty Municipal Park
- Chief Brian Hurst reported on the Fire Department's Annual BBQ Fundraiser
- City Manager Gary Broz reported there would be a Noon Council Meeting on

Tuesday, June 20 for the second public hearing on Phase IVa annexation.

V. PRESENTATIONS / REPORTS

A. Information Item (ID # 3808)

Project Updates - City Mgr. G. Broz

COMMENTS - Current Meeting:

City Manager Gary Broz reported on the following:

- Wastewater Project design almost complete, Phase I to be out for bid soon
- Water Project preliminary design has received TWDB approval
- Splash Pad Project projected to be complete by the end of June
- Airport Drainage Project has begun
- New Building Inspector, Robert Stoddard has begun work
- Continuing work with FEMA and State on sinkhole reimbursements
- Budget Season in progress
- Other various activities.

B. Information Item (ID # 3809)

SRMPA Report - Mayor Pickett

COMMENTS - Current Meeting:

Mayor Pickett reported that the last meeting of the Agency was held on May 16th in Liberty, with the Board Members touring the new SRMPA office in the Norwood Building. Meetings of the Sam Raubyburn Municipal Power Agency are held on the third Tuesday of each month in Livingston, at the Livingston City Hall.

VI. CONSENT AGENDA

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

A. Minutes Approval

1. Tuesday, May 09, 2017
2. Tuesday, May 16, 2017

B. Council Action 2017-43

Consider renewal of an Interlocal Agreement between the City of Liberty and the Texas A&M Forest Service for parking Forest Service vehicles at the Public Works Service Center, and take any action deemed necessary.

Minutes Acceptance: Minutes of Jun 13, 2017 6:00 PM (Minutes Approval)

ATTACHMENTS:

- Agenda Form -Forest Service (DOCX)
- Interlocal Agreement-Forest Service (PDF)

VII. REGULAR AGENDA**A. Regular Session****1. Public Hearing (ID # 3811)**

Public Hearing on the proposed annexation of 0.8 square miles beginning at the Southeast Corner of the Baylor University Tract as recorded in Volume 1041 Page 584, Deed Records, Liberty County, Texas having coordinates of N:9988894.72, E:4053081.60; but excluding the Baylor University Tract recorded in Volume 1041 Page 584.

COMMENTS - Current Meeting:

At 6:12 p.m., Mayor Pickett opened the first of two Public Hearings on the Phase IVa annexation of property into the city' boundaries. Mr. Art Pertile, Olson & Olson, LLP was present to report on the annexation which consists of .8 square miles. Mr. Pertile reviewed a map of the proposed areas, along with those of Phases 1-3 previously annexed. Mr. Pertile further reviewed the various agreements, property owners, second public hearing to be held on Tuesday, June 20th at Noon, schedule for completing this Phase IVa annexation and other related annexation information.

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

ATTACHMENTS:

- Public Hearing Notices - Phase IVa (DOC)

2. Council Action 2017-44

Discussion of possible levee project with the Water Control District No. 5 and the National Resources Conservation Service, and take any action deemed necessary.

COMMENTS - Current Meeting:

Lengthy discussion was held regarding joint projects for rehabilitation of the pump station and the levee at Main "A". Water Control Improvement District #5 has hired Freese Nichols to develop plans for repair of two of the gravity pipes and the levee slope failure at Main "A". The repairs will be two (2) separate projects whereby WCID has received a \$2 million grant from FEMA to repair the gravity flow pipes and outfall with flag gates at the pump station. WCID also received a \$2 million grant from National Resources Conservation Service for repair of the levee.

The City is willing to assist NRCS with cash or in-kind services for levee repair. However, bidding these two issues as one project could possibly create a \$1 million savings, as well as, a time savings by use of a more aggressive repair schedule. Both grants are a 75/25 match, with each the City and WCID #5 providing for the 25% portion.

After further discussion, a motion was made to authorize moving forward with the combined project and approving an expenditure of up to \$500,000 (the City's portion of the match).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Libby Simonson, Councilperson
SECONDER:	David Arnold, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold, Glazener

3. Council Action (ID # 3812)

Receive Final Report from the 2017 Charter Review Commission, and take any action deemed necessary.

COMMENTS - Current Meeting:

Councilperson Glazener, Charter Review Commission Member, reported on the Commission's Final Report of recommended changes. After discussion of the eight suggested changes, consensus of the Council was that additional information for each change be brought back to Council at a later date.

4. Public Hearing (ID # 3814)

Public Hearing on the 2016 Drinking Water Quality Report.

COMMENTS - Current Meeting:

At 7:02 p.m., Mayor Pickett opened the Public Hearing on the 2016 Drinking Water Quality Report. Tom Warner, Public Works Director, stated that the Texas Commission on Environmental Quality requires that this report be sent to each citizen served by the City's water system, prior to July 1st. Mr. Warner reviewed the technical information on the report and stated the City's water system meets or exceeds all Federal (EPA) drinking water requirements.

After brief discussion, Mayor Pickett closed the Public Hearing at 7:03 p.m.

ATTACHMENTS:

- Agenda Form-Drinking Water Quality Rpt (DOCX)
- 2016 Drinking Water Quality Report (PDF)

5. Council Action 2017-45

Consider ratifying the Liberty Community Development Corporation's approval of funding improvements to the parking lots at the Liberty-Dayton Regional Medical Center, and take any action deemed necessary.

COMMENTS - Current Meeting:

Mayor Pickett reported that the parking lots at the Liberty-Dayton Regional Medical Center have been resurfaced. Mayor Pickett stated that this \$45,000 project was completed due to the generosity of two donors, Mr. Bill Sjolander, River Ranch and Angel Brothers Construction. There remained a \$14,000 bill for placement of the asphalt on the parking lots, \$11,000 of which has been paid by the hospital. Mayor Pickett requested that the Council ratify the LCDRC's action to fund the final \$3000 of this project, as the hospital provides numerous services and benefits to the citizens of the community.

A motion was made to approve funding the requested \$3000 for resurfacing of the parking lots at the Liberty-Dayton Regional Medical Center.

RESULT:	APPROVED [4 TO 3]
MOVER:	Louie Potetz, Councilperson
SECONDER:	David Arnold, Councilperson
AYES:	Carl Pickett, Diane Huddleston, Louie Potetz, David Arnold
NAYS:	Dennis Beasley, Libby Simonson, Paul Glazener

6. Public Hearing (ID # 3817)

Public Hearing on the condemnation of the structure located at 3015 Grand.

COMMENTS - Current Meeting:

This agenda item did not require a Public Hearing as the structure under discussion had been removed by the property owner.

ATTACHMENTS:

- 3015 Grand (PDF)
- IMG_2766 (JPG)

7. Council Action 2017-46

Consider an Order of Abatement for the structure located at 3015 Grand.

RESULT:	NO ACTION TAKEN
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8. Public Hearing (ID # 3819)

Public Hearing on the condemnation of the structure located at 628 Lamar.

COMMENTS - Current Meeting:

At 7:22 p.m., Mayor Pickett opened the Public Hearing on the structure located at 628 Lamar. City Attorney Brandon Davis questioned Public Works Director Tom Warner regarding the condition of the structure, if the structure meets building code requirements and whether or not the property posed a safety and health hazard to the public. The condition of the property was shown in a powerpoint presentation. The property owner was present and expressed a desire to remove the structure herself.

Mayor Pickett closed the Public Hearing at 7:36 p.m.

ATTACHMENTS:

- 628 Lamar (PDF)

9. Council Action 2017-48

Consider an Order of Abatement for the structure located at 628 Lamar.

COMMENTS - Current Meeting:

A motion was made that the structure located at 628 Lamar is found to be a public nuisance, and that the property owner be given 90 days to remove the structure, or the City is authorized to secure the demolition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Glazener, Councilperson
SECONDER:	Libby Simonson, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold, Glazener

10. Public Hearing (ID # 3821)

Public Hearing on the condemnation of the structure located at 710 Lamar.

COMMENTS - Current Meeting:

At 7:38 p.m., Mayor Pickett opened the Public Hearing on the condemnation of the structure located at 710 Lamar. City Attorney Brandon Davis questioned Public Works Director Tom Warner regarding the condition of the structure, if the structure meets building code requirements and whether or not the property posed a safety and health hazard to the public. The condition of the property was shown in a powerpoint presentation.

Mayor Pickett closed the Public Hearing at 7:41 p.m.

ATTACHMENTS:

- 710 Lamar (PDF)

11. Council Action 2017-49

Consider an Order of Abatement for the structure located at 710 Lamar.

COMMENTS - Current Meeting:

A motion was made that the structure located at 710 Lamar is found to be a public nuisance, and that the property owner be given 30 days to remove the structure, or the City is authorized to secure the demolition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dennis Beasley, Councilperson
SECONDER:	Libby Simonson, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold, Glazener

12. Public Hearing (ID # 3823)

Public Hearing on the condemnation of the structure located at Trinity and Austin.

COMMENTS - Current Meeting:

At 7:43 p.m., Mayor Pickett opened the Public Hearing on the condemnation of the structure located at Trinity & Lamar. City Attorney Brandon Davis questioned Public Works Director Tom Warner regarding the condition of the structure, if the structure meets building code requirements and whether or not the property posed a safety and health hazard to the public. The condition of the property was shown in a powerpoint presentation.

Mayor Pickett closed the Public Hearing at 7:50 p.m.

ATTACHMENTS:

- Trinity @ Austin Revised (PDF)

13. Council Action 2017-50

Consider an Order of Abatement for the structure located at Trinity and Austin.

COMMENTS - Current Meeting:

A motion was made that the structure located at Trinity & Lamar is found to be a public nuisance, and that the property owner be given 30 days to remove the structure, or the City is authorized to secure the demolition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Libby Simonson, Councilperson
SECONDER:	Dennis Beasley, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold, Glazener

14. Public Hearing (ID # 3825)

Public Hearing on the condemnation of the structure located at 419 Austin.

COMMENTS - Current Meeting:

At 7:51 p.m., Mayor Pickett opened the Public Hearing on the condemnation of the structure located at 419 Austin. City Attorney Brandon Davis questioned Public Works Director Tom Warner regarding the condition of the structure, if the structure meets building code requirements and whether or not the property posed a safety and health hazard to the public. The condition of the property was shown in a powerpoint presentation.

Mayor Pickett closed the Public Hearing at 7:53 p.m.

ATTACHMENTS:

- 419 Austin Revised (PDF)

15. Council Action (ID # 3826)

Consider an Order of Abatement for the structure located at 419 Austin.

COMMENTS - Current Meeting:

A motion was made that the structure located at 419 Austin is found to be a public nuisance, and that the property owner be given 30 days to remove the structure, or the City is authorized to secure the demolition.

16. Public Hearing (ID # 3827)

Public Hearing on the condemnation of the structure located at 2711 Grand.

COMMENTS - Current Meeting:

This agenda item did not require a Public Hearing as the structure under discussion had been removed by the property owner.

ATTACHMENTS:

- 2711 Grand (PDF)
- IMG_2764 (JPG)
- IMG_2765 (JPG)

17. Council Action 2017-47

Consider an Order of Abatement for the structure located at 2711 Grand.

RESULT:	NO ACTION TAKEN
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B. Executive Session

At 7:58 p.m., Mayor Pickett closed the open meeting and opened the Executive Session as follows:

Gov. Code §551.071 - Consultation with Attorney.

- Wastewater Contracts
- Terri Carter and Ron Carter v. City of Liberty

Gov. Code §551.072 - Deliberations Regarding Real Property

- 1309 N. Main Street, Liberty, Texas

C. Reconvene into Regular Session

At 8:47 p.m., Mayor Pickett closed the Executive Session and reconvened the open meeting.

1. Council Action 2017-51

Discussion on the sale, or other options for use, of the City property located at 1309 N. Main Street, and take any action deemed necessary.

COMMENTS - Current Meeting:

This agenda item was moved (from being Item #6 on the agenda) to the Executive Session for discussion, as authorized under Government Code §551.072-Deliberations Regarding Real Property.

A motion was made to move forward with the real estate transaction, as discussed in the Executive Session.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Libby Simonson, Councilperson
SECONDER:	Dennis Beasley, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold, Glazener

2. Council Action 2017-52

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

COMMENTS - Current Meeting:

A motion was made that the wastewater contract with the City of Hardin be terminated; said termination to be effective July 1, 2022.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Glazener, Councilperson
SECONDER:	Libby Simonson, Councilperson
AYES:	Pickett, Huddleston, Beasley, Potetz, Simonson, Arnold, Glazener

3. Council Action 2017-53

Consider and take action, if any, regarding Terri Carter & Ron Carter v. City of Liberty, as discussed in the Executive Session.

RESULT:	NO ACTION TAKEN
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VIII. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Council, Mayor Pickett adjourned the meeting at 8:50 p.m.

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Carl Pickett, Mayor

ATTEST:

Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of Jun 13, 2017 6:00 PM (Minutes Approval)



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, June 20, 2017

12:00 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

The meeting was called to order on June 20, 2017 at the City Council Chambers, 1829 Sam Houston Liberty, TX at 12:10 PM by Mayor Carl Pickett.

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

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

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

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. Public Hearing (ID # 3836)

Public Hearing on the proposed annexation of 0.8 square miles beginning at the Southeast Corner of the Baylor University Tract as recorded in Volume 1041 Page 584, Deed Records,

Minutes Acceptance: Minutes of Jun 20, 2017 12:00 PM (Minutes Approval)

Liberty County, Texas having coordinates of N:9988894.72, E:4053081.60; but excluding the Baylor University Tract recorded in Volume 1041 Page 584.

COMMENTS - Current Meeting:

At 12:14 p.m., Mayor Pickett opened the second of two Public Hearings on the Phase IVa Annexation of property into the city' boundaries. Mr. Art Pertile, Olson & Olson, LLP was present to report on the annexation which consists of .8 square miles, reviewing the property to be annexed and that there are no residents within the area to be annexed. Mr. Pertile further reviewed the various agreements and the list of affected property owners, and stated that the Ordinance adopting the annexation would be presented to Council on July 11, 2017.

At 12:19 p.m., Mayor Pickett closed the Public Hearing.

2. Council Action 2017-54

Discussion regarding the Splash Pad Project at the Liberty Municipal Park, and take any action deemed necessary.

COMMENTS - Current Meeting:

City Manager Gary Broz reported on information and the current status of the Splash Pad Project at the Liberty Municipal Park. Mr. Broz reported that the project was behind schedule due to a contractor scheduling mistake, causing the facility to open later than usual for the citizens. Mr. Broz reported on contract details, total cost and other related information. The project is now scheduled for completion by July 1st.

RESULT: NO ACTION TAKEN

IV. ADJOURNMENT

Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Council, Mayor Pickett adjourned the meeting at 12:21 p.m.

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Carl Pickett, Mayor

ATTEST:

Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of Jun 20, 2017 12:00 PM (Minutes Approval)



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.1

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Annexation

ORDINANCE (ID # 3846)

DOC ID: 3846 C

AN ORDINANCE OF THE CITY OF LIBERTY, TEXAS ANNEXING A 514 ACRE (0.8 SQUARE MILES) TRACT OF LAND, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY TO INCLUDE CERTAIN TERRITORY IDENTIFIED BY LIBERTY COUNTY APPRAISAL DISTRICT RECORDS AS PROPERTY ID #**26828 AND 26830**; PROVIDING THAT ANNEXED TERRITORY BEARS PRO RATA PART OF TAXES; ADOPTING A SERVICE PLAN FOR THE ANNEXED PROPERTIES; AUTHORIZING THE MAYOR TO EXECUTE DEVELOPMENT AGREEMENTS FOR PROPERTY IDENTIFIED BY LIBERTY COUNTY APPRAISAL DISTRICT RECORDS AS PROPERTY ID#**13567; 26852; AND 26853** FOR THE PROPERTY TO REMAIN IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY; PROVIDING A SAVINGS CLAUSE; AND DISPENSING WITH THE REQUIREMENT OF SECTION 3.10 OF THE HOME RULE CHARTER THAT ALL ORDINANCES BE READ ON TWO SEPARATE DAYS.

WHEREAS, the Texas Local Government Code Section 43.021 allows a home-rule municipality to (1) fix the boundaries of the municipality; and (2) extend the boundaries of the municipality and annex area adjacent to the municipality; and

WHEREAS, public hearings were held on June 13, 2017 and June 20, 2017 in the City Council Chambers of the City of Liberty, Texas where all interested persons were provided with an opportunity to be heard on the proposed annexation of the territory fully described in **EXHIBIT "1"** attached hereto and incorporated herein; and

WHEREAS, the above described territory lies within the extraterritorial jurisdiction of the City of Liberty, Texas; and

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

Section 1. That all of the recitals and preambles hereinabove stated are found to be true and correct and are incorporated herein and made a part of this ordinance.

Section 2. That the following described land and territory lying adjacent to and adjoining the City of Liberty, Texas, except for the properties identified by the Liberty County Appraisal District records as Property ID #13567; 26852; and #26853 as provided for and described herein in **EXHIBIT “4,”** pursuant to Sections 43.035 and 212.171 of the Texas Local Government Code, is hereby added and annexed to the City of Liberty, Texas, and said territory hereinafter described shall hereafter be included within the boundary limits of the City of Liberty, Texas, and the present boundary limits of such city, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Liberty, Texas, to-wit:

SEE ATTACHED EXHIBIT “2”

Section 3. That the above described territory is so annexed and shall be a part of the City of Liberty, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Liberty, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Liberty, Texas except for the properties identified by the Liberty County Appraisal District records as Property ID #13567; 26852; and #26853 as provided for and described herein in **EXHIBIT “4,”** pursuant to Sections 43.035 and 212.171 of the Texas Local Government Code. The service plan attached hereto as **EXHIBIT “3”** is hereby adopted as part of the annexation of the property annexed to the City as provided for and now described in **EXHIBIT “2.”**

Section 4. That properties identified by the Liberty County Appraisal District records as Property ID #13567; 26852; and #26853 are excluded from annexation and shall remain in the extraterritorial jurisdiction of the City, as provided for and described herein in **EXHIBIT “4”** pursuant to Sections 43.035 and 212.171 of the Texas Local Government Code. The Mayor is hereby authorized to execute the agreements entered into pursuant to Sections 43.035 and 212.171 of the Texas Local Government Code. Copies of said Agreements are attached hereto in **EXHIBIT “4”** and are incorporated herein.

Section 5. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable as to any territory, such unconstitutionality, illegality, invalidity, or ineffectiveness of such sections or part shall in no wise affect, impair, or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions, the same shall be and remain in full force and effect.

Section 6. Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Liberty, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to all of the remainder of the area. If there is included within the general description of territory set out in Section 3 of this Ordinance to be annexed to the City of Liberty any lands or area which are presently part of and included within the limits of the City of Liberty, or which are presently part of and included within the limits of any other city or within the extraterritorial jurisdiction of any other city, or which are not within the City of Liberty's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed as fully as if such excluded and excepted area were expressly described herein.

Section 7. That the requirement contained in Section 3.10 of the Home Rule Charter of the City of Liberty, Texas that all ordinances be read on two separate days is hereby dispensed with.

PASSED AND APPROVED in Liberty, Texas this ____ day of July, 2017.

CITY OF LIBERTY, TEXAS

Carl Pickett, Mayor

ATTEST:

Dianne Tidwell, City Secretary

Ordinance (ID # 3846)
Page 4

City Council Meeting

July 11, 2017

CITY OF LIBERTY, TEXAS

Carl Pickett, Mayor

STATE OF TEXAS §
 §
COUNTY OF LIBERTY §

This instrument was acknowledged before me on the ____ day of _____, 2017 by, Mayor Carl Pickett of the City of Liberty, Texas.

Notary Public, State of Texas

Notary's Printed Name

Commission Expires: _____

Please Return Recorded Copy to:
Dianne Tidwell, City Secretary
City of Liberty
1829 Sam Houston
Liberty, Texas 77575

EXHIBIT 1

PROPOSED ANNEXATION TERRITORY (.8 SQUARE MILES)

EXHIBIT 2

PROPERTIES ACTUALLY ANNEXED

EXHIBIT 3

SERVICE PLAN FOR PROPERTIES ANNEXED

ANNEXATION SERVICE PLAN

The City of Liberty, Texas will provide for the extension of municipal services into the territory annexed in accordance with the following schedule:

1. POLICE PROTECTION: Provided immediately upon annexation. Service will be provided to all residents of the annexed area on the same basis as those residents currently living within the City limits.

2. FIRE PROTECTION: Provided immediately upon annexation. Service will be provided to all residents of the annexed area on the same basis as those residents currently living within the City limits.

3. WATER AND WASTE WATER: Water and wastewater services will be provided to the annexed area on the same basis as those residents currently living within the City limits.

4. EMERGENCY MEDICAL SERVICES: Provided immediately upon annexation. Service will be provided to all residents of the annexed area on the same basis as those residents currently living within the City limits.

5. SOLID WASTE COLLECTION: Residents and business may continue to use their current solid waste provider.

6. PARKS, PLAYGROUNDS AND SWIMMING POOLS: The City parks and all recreational facilities will be available for use by residents of the annexed area, beginning on the effective date of the annexation ordinance.

7. CODE ENFORCEMENT SERVICES:

a. Enforcement of the City's ordinances will be provided within the annexed area on the effective date of the annexation ordinance. These ordinances and other regulations will be enforced using existing personnel.

b. Complaints of ordinance violations or other code violations within the annexed area will be answered and investigated by existing personnel on the effective date of the annexation ordinance.

c. Animal Control services will be provided to those areas within the annexed area on the effective date of the annexation ordinance using existing personnel and equipment.

d. Vector control services will be provided to those areas within the annexed area on the effective date of the annexation ordinance using existing personnel and equipment.

8. MISCELLANEOUS: General municipal administration and administrative services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.

9. LIBRARY SERVICES: The City Library and facilities will be available for use by residents of the annexed area, beginning on the effective date of the annexation ordinance.

EXHIBIT 4

**AGREEMENTS FOR PROPERTIES EXCLUDED FROM ANNEXATION BUT
INCLUDED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY PURSUANT
TO SECTIONS 43.035 AND 212.171 OF THE TEXAS LOCAL GOVERNMENT CODE:
LIBERTY COUNTY APPRAISAL DISTRICT RECORDS
(LCAD) ID #13567; 26852; AND #26853**



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.2

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Annexation Issues

RESOLUTION (ID # 3847)

DOC ID: 3847 A

A RESOLUTION DECLARING THE INTENTION OF THE CITY OF LIBERTY, TEXAS, TO ANNEX CERTAIN TERRITORY DESCRIBED AS .68 SQUARE MILES BEGINNING AT SOUTHEAST CORNER OF 2017 ANNEXATION TRACT 4a, SAID POINT BEING IN THE MOST WESTERLY EAST LINE OF WILLIAM MARTIN DANIEL TRUST TRACT AS RECORDED IN VOLUME 1396 PAGE 318, OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY, TEXAS, HAVING COORDINATES OF N:9984778.88, E:4059206.88; SETTING THE DATES, TIMES, AND PLACES FOR TWO PUBLIC HEARINGS AT WHICH ALL INTERESTED PARTIES SHALL HAVE AN OPPORTUNITY TO BE HEARD; PROVIDING FOR PUBLICATION OF NOTICES OF SUCH PUBLIC HEARINGS; AND DIRECTING PREPARATION OF A MUNICIPAL SERVICE PLAN FOR THE TERRITORY PROPOSED TO BE ANNEXED.

* * * * *

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS:

Section 1. The City Council of the City of Liberty, Texas (the "City") hereby declares its intention to annex to the City the territory described in **Exhibit "A"** attached hereto and made a part hereof, by the passage of an ordinance of annexation extending the general corporate limits of the City for all purposes to include such territory.

Section 2. The City Council of the City hereby calls two public hearings at which all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territory described above. The first public hearing shall be held in the City Council Chambers, located at 1829 Sam Houston, Liberty, Texas, 77575 at 12:00 p.m. on Tuesday, August 15, 2017, and the second public hearing shall be held in the City Council Chambers, located at 1829 Sam Houston, Liberty, Texas, 77575 at 6:00 pm on Tuesday, August 22, 2017. The annexation proceeding, of which notice of intention

to annex is given by this Resolution, shall be instituted not less than twenty (20) days nor more than forty (40) days subsequent to such public hearings.

Section 3. City Staff is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not more than twenty (20) days nor less than ten (10) days prior to the day of that public hearing.

Section 4. City Staff is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territory that is proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the Texas Local Government Code.

PASSED AND APPROVED in Liberty, Texas this _____ day of _____, 2017.

CITY OF LIBERTY, TEXAS

Carl Pickett, Mayor

ATTEST:

Dianne Tidwell, City Secretary

EXHIBIT "A"

METES AND BOUNDS OF TERRITORY TO BE ANNEXED



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.3

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Demolition

COUNCIL ACTION (ID # 3848)

DOC ID: 3848









The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.4

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Wastewater Issues

COUNCIL ACTION (ID # 3849)

DOC ID: 3849



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.5

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Insurance

COUNCIL ACTION (ID # 3850)

DOC ID: 3850



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.6

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Misc.

COUNCIL ACTION (ID # 3853)

DOC ID: 3853



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.7

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Insurance

COUNCIL ACTION (ID # 3851)

DOC ID: 3851



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.8

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Misc. Projects

COUNCIL ACTION (ID # 3854)

DOC ID: 3854



NRCS Funded Slope Repair

CITY OF LIBERTY, EMERGENCY WATERSHED
PROTECTION FY17 PROJECT #5102

June 13, 2017

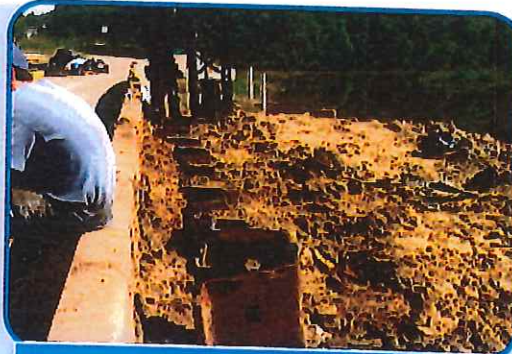
Location



Background (Pump Station Site A and FNI Involvement)



May 2015: Memorial Day Flooding



May 2015: Emergency Repairs of Gravity Structure Failure



August 2015: FNI, WCID #5, and FEMA meeting and discussion



September 2015 – March 2016:
Condition Assessment for Pump
Stations A and B



September 2015: FNI assisted WCID
#5 with preliminary design concepts
and cost estimates



September 2015 – May 2016:
Hydrology and Hydraulics Analysis
for Pump Stations A and B and
drainage studies for portions of City
of Liberty

Background (West Slope Failure)



May 11, 2016: Rubble riprap placed to "fill" sloughed slope from Sta. 2+45 to Sta. 2+85



June 3, 2016: FNI called due to progressive failure of slope. FNI recommendations to temporarily arrest movement using sheet pile



June 2016: Sheet pile cofferdam from Sta. 2+45 to Sta. 2+85 at failed portion of levee shortly



August 2016: Geotechnical Investigation of levee at Pump Station Site A

2017

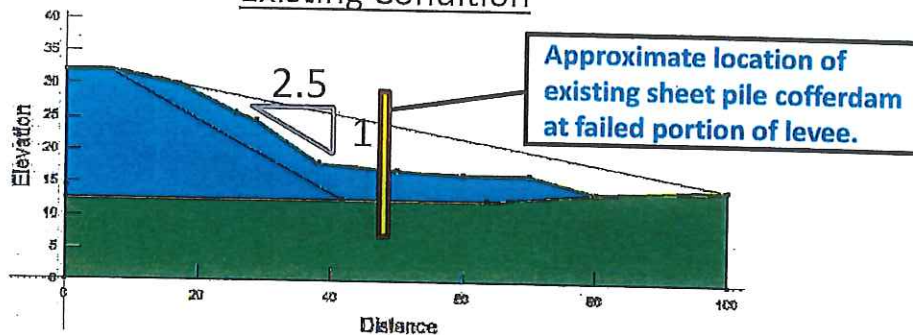
January 6, 2017: FNI engaged by WCID #5 to develop contract documents to contract repairs associated with damages to gravity structure at Pump Station A

May 16, 2017: NRCS approves funds for west levee repairs at Pump Stations Site A

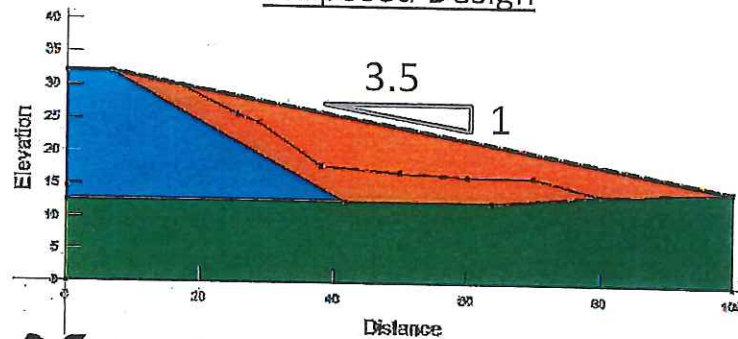
Geotechnical Investigation Soil Data

- Approximately 18-feet of fat clay (blue) from top (crest) of levee
- Silty Sand (green) beneath fat clay layer with gravel at approximately 35-feet below top (crest) of levee
- Groundwater encountered at approximately 16-feet below top (crest) of levee

Existing Condition



Proposed Design



LOG OF BORING

PROJECT: Liberty County WCID #5
Liberty County
Liberty, Texas

CLIENT: Frosco & Nichols, Inc.
Houston, Texas

BORING NO. _____
PROJECT NO. 2
DATE 8-
SURFACE ELEVATION _____
NORTH _____
EAST _____

FIELD DATA

LABORATORY DATA

DRILLING METHOD(S):
Continuous Flight Auger (CFA)

GROUNDWATER INFORMATION:

Groundwater Reading: 10.5' during drilling operations and 15' after 15 m

DESCRIPTION OF STRATUM

0-5 Limestone with SAND

Very stiff to firm, dark gray, gray FAT CLAY

18.0

Medium dense to very dense, light gray SILTY SAND

-with Gravel

40.0

N - STANDARD PENETRATION TEST RESISTANCE

T - TORVANE

P - POCKET PENETROMETER RESISTANCE

R - PERCENTAGE OF ROCK CORE RECOVERY

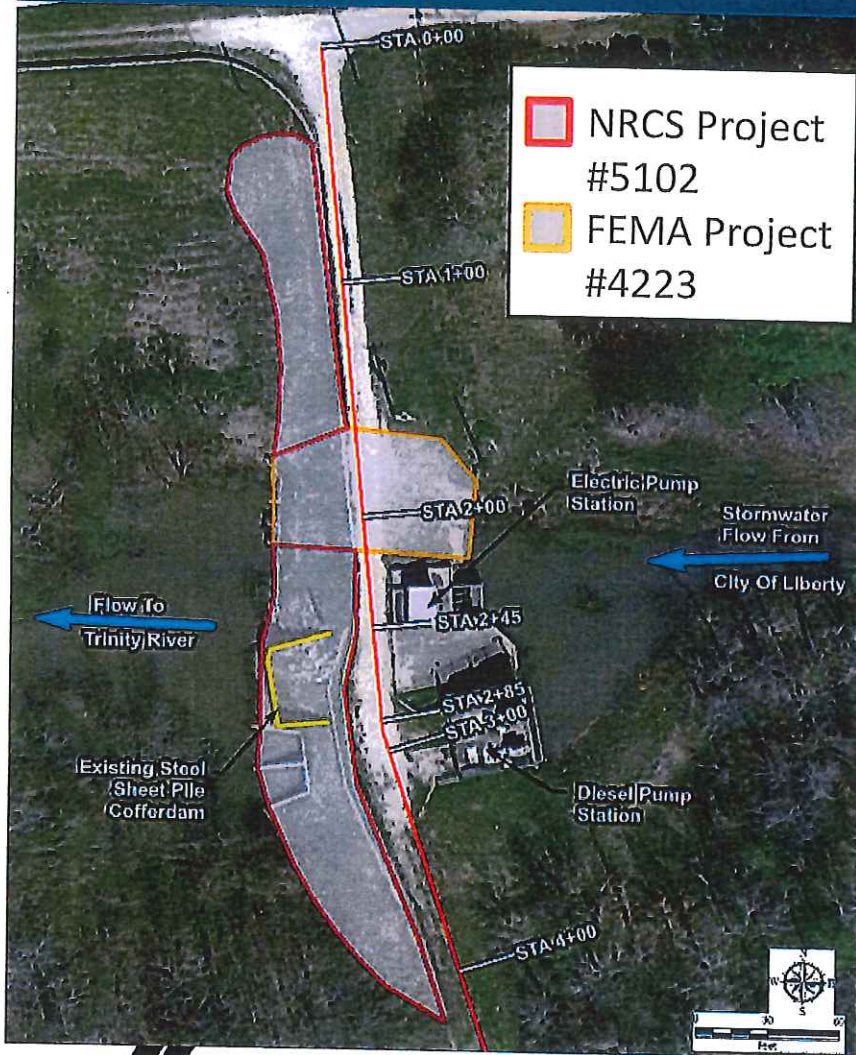
ROD - ROCK QUALITY DESIGNATION

Kenall Inc.
Commercial Earthmoving & Heavy Industries

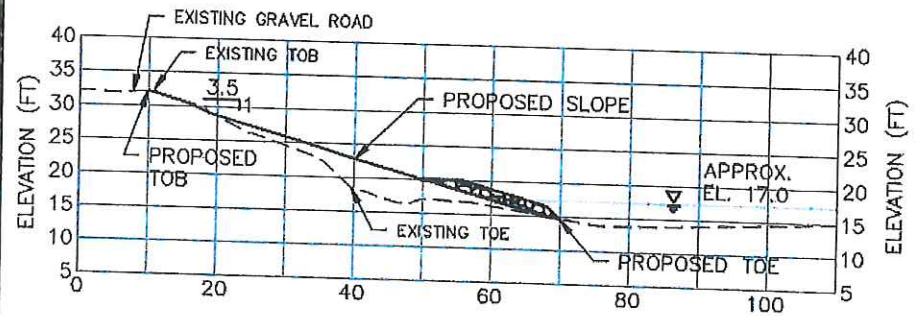
LOG OF BORING 2007 - KENALL FORM-108-CF-1 KENALL 0007 B7116



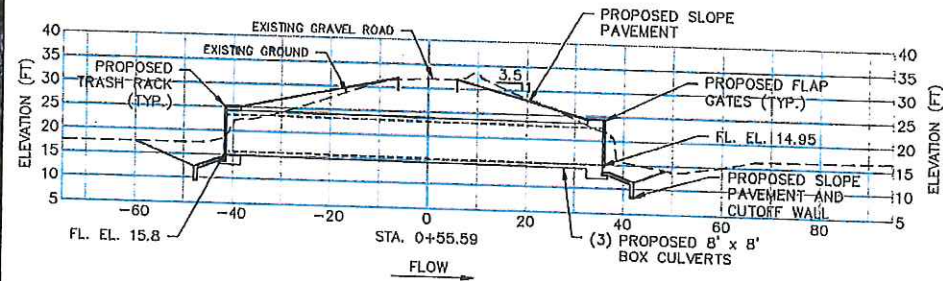
Site Plan



NRCS Repair Cross Sections



FEMA Project Cross Section



Projects



FEMA (Project #4223) = ~\$2,117,019
Construction Duration = ~2 years

- **Schedule**
 - 60% Documents: 6/30/17
 - 90% Documents: 9/15/17
 - IFB Documents: 10/30/17
 - Estimated Notice to Proceed: 1/30/18
 - Estimated Construction Date: 2/30/18
 - Estimated Completion End of 2018
- **Scope**
 - (3) 8'x8' precast Reinforced Concrete Box (RCB) Culverts
 - (3) cast iron flap gates situated on Trinity side of levee
 - Trash racks situated on Liberty side of levee
 - Paved concrete slopes on levee face above and below RCB culverts

NRCS (Project #5102) = ~\$2,137,740.73
Construction Duration = 220 days

- **Schedule**
 - 220 days (design, procurement and construction) from Notice to Proceed date
- **Scope**
 - Earthwork associated with West Levee (Trinity side) at Pump Station Site A
 - Riprap situated at toe of new levee
 - Extend outfall pipes of electric pump station to match new levee grade extension
 - Elevate diesel pump outfall structure to match new levee grade elevation



Advantages

- **Cost Savings** opportunities could be recognized between the FEMA funded repairs (Project #4223) and the NRCS funded slope repairs (Project #5102). Key items include:
 - Single Contractor
 - Mobilization of Equipment
 - Care of Water
 - Material savings due to quantity
 - Minimizing future construction interfaces
 - Save Procurement Costs
- **Time/Schedule:** minimize total project duration to approximately 220 to 270 days (as opposed to 1.5 years).





The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.9

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Agreements

COUNCIL ACTION (ID # 3855)

DOC ID: 3855

INTERLOCAL AGREEMENT FOR NRCS GRANT

This agreement ("Agreement") is made and entered into between the **City of Liberty**, a home rule municipal corporation of the State of Texas ("Liberty"), acting by and through **Carl Pickett**, its duly authorized City Mayor, and the **Liberty County Water Control and Improvement District #5 ("WCID")**, acting by and through **James K. Leonard**, its duly authorized President, together ("Parties").

RECITALS

This Agreement is made under the authority granted to the governmental entities pursuant to the Texas Government Code, Chapter 791, known as the INTERLOCAL COOPERATION ACT.

WHEREAS, both WCID and Liberty recognize that a working levee is vital for protection of both individuals and property within the City of Liberty; and

WHEREAS, both Liberty and WCID acknowledge that slope erosion at a pump station embankment is threatening outlet pipes and other facilities at the levee; and

WHEREAS, both Liberty and WCID agree that maintaining the levee and its pumps is a joint effort between Liberty and the WCID; and

WHEREAS, the WCID has received a 75/25 grant in the amount of \$1,763,636.11 from the Natural Resources Conservation Service ("NRCS") for slope erosion repairs (the "Project"); and

WHEREAS, Liberty has agreed to fund the WCID's 25% share of the grant up to an amount equal to \$534,435.18; and

WHEREAS, due to the fact that the WCID is the grant recipient the WCID will be responsible for managing the grant and project.

NOW, THEREFORE, the City of Liberty contracts with the Liberty County Water Control and Improvement District # 5 for the payment and management of the NRCS grant for Slope Erosion, in exchange for consideration of the mutual covenants, promises and agreements herein expressed, the parties agree as follows:

AGREEMENT

1.

The WCID has received a 75/25 grant from the NRCS in the amount of \$1,763,636.11 for repairs to the levee caused by slope erosion. Liberty agrees to fund the WCID's 25% share of the grant up to an amount equal to \$534,435.18. Liberty's payments shall be made on a monthly basis upon being invoiced by the WCID for

qualifying work performed and billed by WCID's contractors, engineers, and professionals under the grant contract at that time.

In consideration for the funds provided by Liberty, WCID agrees that it is responsible for managing the grant and the project. The WCID shall hire a competent engineer and contractor for the Project that has previously designed and built similar systems. Additionally, the WCID must hire a grant administrator, approved by Liberty, which will be responsible for handling all paperwork related to the grant.

WCID agrees to share any information obtained from the engineers, contractors, sub-contractors, or grant administrator with Liberty. Liberty shall also be included in all discussions and communications between the engineer and WCID regarding the Project, and Liberty shall be allowed access to the Project site during construction.

The Parties acknowledge and agree that with the exception of Liberty paying the 25% match up to \$534,435.18, the WCID shall be responsible for any and all other duties and responsibilities included in the grant agreement between the WCID and NRCS, including but not limited to selecting and paying the engineers, contractor, and grant administrator. Liberty's liability and responsibility with this project shall be solely limited to reimbursing the WCID for the 25% match.

2.

The term of this Agreement is for a period beginning on _____, and lasting until the Project is completed. Either party may terminate this contract at any time upon giving 30 days written notice to the other City.

3.

Liberty and WCID covenant and agree that in the event either party fails to comply with, or breaches, any of the terms and provisions of this Agreement, each party shall provide written notice to the other as soon as reasonably possible after the non-breaching party becomes aware of the failure to comply or breach of contract. In the event that the breaching party fails to cure or correct such breaches within a reasonable time following the receipt of notice, such reasonable time not to exceed 15 days, the non-breaching party shall have the right to declare this agreement immediately terminated, and neither party shall have further responsibility or liability hereunder.

4.

Liberty and WCID covenant that neither they nor any of their respective officers, members, agents, employees, program participants, or subcontractors, while engaged in performing this Agreement shall, in connection with the employment, advancement, or discharge of employees, or in connection with the terms, conditions or privileges of their employment, discriminate against persons because of their age, except on the basis of a bona fide occupational qualification, retirement plan, or statutory requirement.

5.

The Parties, in the execution, performance or attempted performance of this Agreement, will not discriminate against any person or persons because of sex, race, religion, age, disability, color, national origin, or familial status, nor will Contractor permit its agents, employees, subcontractors or program participants to engage in such discrimination.

6.

The provisions of this Agreement are severable and if for any reason a clause, sentence, paragraph or other part of this Agreement shall be determined to be invalid by a court or federal or state agency, board or commission having jurisdiction over the subject matter thereof, such invalidity shall not affect other provisions which can be given effect without the invalid provision.

7.

The failure of either Party to insist upon the performance of any term or provision of this Agreement or to exercise any right herein conferred shall not be construed as a waiver or relinquishment to any extent of Liberty's or WCID's right to assert or rely upon any such term or right on any future occasion.

8.

Should any action, whether real or asserted, at law or in equity, arise out of the execution, performance, attempted performance or non-performance of this Agreement, venue for said action shall lie in Liberty County, Texas.

9.

The governing bodies of Liberty and the WCID have approved the execution of this Agreement, and the persons signing the Agreement have been duly authorized by the governing bodies to sign this Agreement on behalf of the governing bodies.

10.

This written instrument constitutes the entire agreement by the parties hereto concerning the property and services to be transferred and performed hereunder, and any prior or contemporaneous, oral or written agreement which purports to vary from the terms hereof shall be void.

11.

The parties agree that this agreement may be executed in duplicate originals.

IN WITNESS WHEREOF, the parties hereto have executed this agreement to multiples in Liberty County, Texas, this ____ day of _____, A.D. 2017.

ATTEST:

WCID # 5

James K. Leonard
President

ATTEST:

CITY OF LIBERTY

City Secretary

Carl Pickett
Mayor, City of Liberty



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.10

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Park Issues

COUNCIL ACTION (ID # 3856)

DOC ID: 3856



July 7, 2017

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

Attn: Mr. Gary Broz
City Manager

Re: City of Liberty
Trail Repaving – Municipal Park
Recommendation of Award

Gentlemen,

Three bids were received on the above project on July 6, 2017, and are summarized on the enclosed Bid Tabulation. Schaumburg & Polk, Inc. has reviewed the submitted bids and recommends the project be awarded for the Base Bid and Alternate Bid A to Hayden Paving, Inc., Houston, Texas for a total contract amount of \$305,335.88.

If you have any questions or require any additional information please contact me.

Sincerely,
Schaumburg & Polk, Inc.


Ricky J. Bourque, P.E.
Vice President

Cc: File 19015-Bid

R:\2_Projects\19015 City of Liberty Park Trail Overlay\Bid\ROA.docx

8865 College Street, Suite 100 | Beaumont, TX 77707
P 409.866.0341 | F 409.866.0337

www.SPI-ENG.com

**BID TABULATION
CITY OF LIBERTY
LIBERTY COUNTY, TEXAS
TRAIL REPAVING - MUNICIPAL PARK**

BID OPENING DATE: THURSDAY, 7/6/2017, 2:00PM

Item	Qty	Unit	Description	HAYDEN PAVING 4710 Windsong Trail Houston, TX 77084		CFG INDUSTRIES, LLC 22535 Magnolia Hills Dr. Magnolia, TX 77354		OLD CASTLE 12987 US Highway 90 Beaumont, TX 77713	
				Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
1.	1	LS	MOBILIZATION COSTS, INCLUDING PAYMENT BOND, PERFORMANCE BOND, INSURANCE, JOB TRAILER, & MOVING EQUIPMENT TO PROJECT, ALL IN STRICT ACCORDANCE WITH PLANS & SPECIFICATIONS; DO NOT EXCEED 3% OF BASE PROJECT BID, FOR	\$7,956.51	\$7,956.51	\$15,000.00	\$15,000.00	\$6,300.00	\$6,300.00
2.	105	STA	ROW PREP (CLEARING AND GRUBBING FOR TRAIL OVERLAY), COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$75.00	\$7,875.00	\$5.43	\$570.15	\$162.00	\$17,010.00
3.	1	LS	SWPS AND EROSION CONTROL, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$1,000.00	\$1,000.00	\$2,025.00	\$2,025.00	\$5,800.00	\$5,800.00
4.	1,010	SY	PREPARATION FOR BASE (INCLUDING EXCAVATION, SCARIFYING, SHAPING, AND COMPACTION), COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$4.07	\$4,110.70	\$10.80	\$10,908.00	\$13.00	\$13,130.00
5.	448	TN	FL BS (TY A GR 1-2), COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$70.21	\$31,454.08	\$60.00	\$26,880.00	\$64.00	\$28,672.00
6.	1,152	TN	TY-D HMAC PAVING (INCLUDING TRAIL OVERLAY, PARKING LOT, ROAD, AND BENCHES), COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$125.45	\$144,518.40	\$75.00	\$86,400.00	\$102.50	\$118,080.00
7.	209	LF	REF PAV MRK (W) (4") (SLD), COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$11.07	\$2,313.63	\$5.00	\$1,045.00	\$2.90	\$606.10
8.	118	LF	REF PAV MRK (W) (12") (SLD), COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$17.73	\$2,092.14	\$5.00	\$590.00	\$9.00	\$1,062.00
9.	152	LF	REF PAV MRK (W) (24") (SLD), COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$24.84	\$3,775.68	\$13.00	\$1,976.00	\$18.00	\$2,736.00
10.	1	EA	REF PAV MARK (W) (SYMBOL), COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$863.50	\$863.50	\$250.00	\$250.00	\$310.00	\$310.00
11.	14	EA	SIGN, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$883.14	\$12,363.96	\$500.00	\$7,000.00	\$230.00	\$3,220.00
12.	7	EA	CONCRETE WHEEL STOP, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$75.00	\$525.00	\$125.00	\$875.00	\$103.00	\$721.00
13.	8	EA	TRASH RECEPTACLES, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$1,181.66	\$9,453.28	\$2,400.00	\$19,200.00	\$1,400.00	\$11,200.00
14.	5	EA	PICNIC TABLES, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$2,194.90	\$10,974.50	\$4,700.00	\$23,500.00	\$2,350.00	\$11,750.00
15.	5	EA	BENCHES, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$2,047.50	\$10,237.50	\$4,500.00	\$22,500.00	\$1,550.00	\$7,750.00
16.	60	TN	BOULDERS MATERIAL, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$160.00	\$9,600.00	\$400.00	\$24,000.00	\$79.00	\$4,740.00
17.	100	EA	BOULDERS, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$25.00	\$2,500.00	\$400.00	\$40,000.00	\$105.00	\$10,500.00
18.	50	LF	PEDESTRIAN HANDRAIL, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$70.40	\$3,520.00	\$150.00	\$7,500.00	\$128.00	\$6,400.00
19.	1	EA	GATE, FURNISHED AND INSTALLED, COMPLETE IN PLACE AS PER THE PLANS AND SPECIFICATIONS, FOR	\$360.00	\$360.00	\$2,025.00	\$2,025.00	\$5,600.00	\$5,600.00
20.	1	LS	MODIFICATION OF CULVERT 4, FURNISHED AND INSTALLED, COMPLETE IN PLACE AS PER THE PLANS AND SPECIFICATIONS, FOR	\$2,964.00	\$2,964.00	\$10,000.00	\$10,000.00	\$13,900.00	\$13,900.00
21.	1	LS	MODIFICATION OF CULVERT 5, FURNISHED AND INSTALLED, COMPLETE IN PLACE AS PER THE PLANS AND SPECIFICATIONS, FOR	\$1,790.00	\$1,790.00	\$5,000.00	\$5,000.00	\$9,600.00	\$9,600.00
22.	1	LS	MODIFICATION OF CULVERT 15, FURNISHED AND INSTALLED, COMPLETE IN PLACE AS PER THE PLANS AND SPECIFICATIONS, FOR	\$4,838.00	\$4,838.00	\$3,000.00	\$3,000.00	\$5,200.00	\$5,200.00
ALTERNATE BID A: BOULDERS									
A1.	150	TN	BOULDERS MATERIAL, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$160.00	\$24,000.00	\$300.00	\$45,000.00	\$79.00	\$11,850.00
A2.	250	EA	BOULDER PLACEMENT, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$25.00	\$6,250.00	\$300.00	\$75,000.00	\$105.00	\$26,250.00
ALTERNATE BID B: POST/CABLE SYSTEM									
B1.	1,800	LF	PROVIDE WOOD 6"x8" CRT POSTS AT 6'-3" INTERVAL AND 1/4" 304 STAINLESS STEEL CABLE WITH TURNBUCKLES AND TERMINALS, COMPLETE IN PLACE AS PER PLANS AND SPECIFICATIONS, FOR	\$35.00	\$63,000.00	\$25.00	\$45,000.00	\$24.50	\$44,100.00
TOTAL BASE BID:				\$275,085.88		\$310,244.15		\$284,287.10	
TOTAL ALTERNATE BID A:				\$30,250.00		\$120,000.00		\$38,100.00	
TOTAL ALTERNATE BID B:				\$63,000.00		\$45,000.00		\$44,100.00	
Bonding Company Information				x		x		x	
Bid Bond				x		x		x	
Bid Schedule				x		x		x	
Non-Collusion Affidavit of Prime Contractor				x		x		x	
Vendor Compliance Statement				x		x		x	
Qualification Statement/Financial Statement				x		x		x	

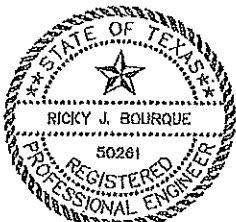
The Bid Proposals submitted have been reviewed, and to the best of my knowledge this is an accurate tabulation of the Bids received.

Signature

Ricky J. Bourque

Date

7-7-2017





The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.11

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Park Issues

COUNCIL ACTION (ID # 3857)

DOC ID: 3857



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.12

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Park Issues

COUNCIL ACTION (ID # 3858)

DOC ID: 3858



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.13

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Property Sale

COUNCIL ACTION (ID # 3859)

DOC ID: 3859

We have an offer on the following property:

Account numbers 005900-000359-009 (PID #120356)

BEING Mobile Home on Lot 1-4, Block 74, Liberty, Label #TRA0226166, and being further identified in the Tax Rolls of Liberty County as Account # 005900-000359-009.

Offeror: Rene' Flores
6303 Nachita Dr.
Houston, Texas 77049
832-332-0693

Tax owed:	to Liberty ISD	\$ 7,067.58	=	36.69 %
	to City of Liberty	\$ 5,512.92	=	28.63 %
	to County	\$ 6,681.46	=	34.68 %

Total taxes owed: \$ 19,261.96

Offer:	\$ 2,000.00
Less court costs CV68550	\$ 0.00
Deed Filing Fee	\$ 24.00
Amount to be distributed:	\$ 1,976.00

Amount to be received by Liberty ISD	\$ 724.99
Amount to be received by City of Liberty	\$ 565.73
Amount to be received by County	\$ 685.28
	\$1,976.00

Per cent recovered by Liberty ISD, City of Liberty, and County	10.26 %
---	---------

Base Tax Amount	\$ 7,387.03
-----------------	-------------

Percent of base amount recovered	26.75 %
----------------------------------	---------

CAD value (PID #120356)	\$ 9,010.00
-------------------------	-------------

Percent of CAD value recovered	21.93 %
--------------------------------	---------

Liberty County Strike Off Property

RESALE BIDDERS INFORMATION FORM

BUYER INFORMATION

Name: Rene FloresAddress: 6303 Nachita dr
Houston TX 77049

Phone Number: _____

PROPERTY INFORMATION

Suit # CV68550Account # 005900-000359-009Legal Description: Mobile Home on Lot 1-4 Blk 74

PROPOSED BID INFORMATION

Amount of Bid: 2000

A publication fee of \$250.00, \$24.00 for fee to file the deed and the amount of Court Costs will be deducted from this figure first and then the remaining amount is the figure to be distributed to the taxing authorities.

**** The acceptance of this proposed bid sheet does not warranty nor guarantee that the proposed bid will be approved by the taxing entities****

Return completed form to

David Taylor
Fielder, Gunter & Davis
1517 Trinity St
Liberty, TX 77575
Phone (936) 776-6985

Attachment: Tax Property-450 Alabama (3859 : Tax Resale Property)

**LIBERTY COUNTY
TAX ASSESSOR - COLLECTOR
RICHARD L BROWN**



**P.O. BOX 1810
LIBERTY, TX 77575
(936) 336-4633**

ACCOUNT: 005900-000359-009

2016+ Tax Statement

Statement Date: 06/06/2017	Property Location: 0000450 ALABAMA
Owner: LIBERTY ISD TRUSTEE	Acres: 0
Mailing Address: 1600 GRAND AVE LIBERTY TX 77575-4725	Legal Description: MOBILE HOME ON LOT 1-4, BLK 74 , LIBERTY, LABEL# TRA0226166

Exemptions:

IMPROVEMENT VAL	APPRAISED VALUE				
9,010	9,010				
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
CITY OF LIBERTY		9,010	0	0.610000	0.00
LIBERTY COUNTY		9,010	0	0.578800	0.00
LIBERTY CO HD #1		9,010	0	0.090000	0.00
NAVIGATION SOUTH		9,010	0	0.018000	0.00
LIBERTY ISD		9,010	0	1.404000	0.00
WATER DISTRICT #5		9,010	0	0.059700	0.00
LAWSUIT: CV68550				TOTAL BASE TAX	0.00

PRIOR YEARS 19,261.96

Total Amount Due 19,261.96

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE LIBERTY COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE LIBERTY COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

*LAWSUIT HAS BEEN FILED ON DELINQUENT TAXES. CALL (936) 336-4633 FOR ADDITIONAL AMOUNT DUE.

↓ Detach ↓

Detach and return this portion with your check payable to:

Liberty County
P.O. Box 1810
Liberty, TX 77575
(936) 336-4633

Delinquent Date: 02/01/2017

NOTE: LAWSUIT FILED AGAINST DELINQUENT TAXES. CALL (936) 336-4633.

2016 +Tax Statement
06/06/2017

Property Account Number
005900-000359-009

Total Amount Due \$19,261.96

OWNER: LIBERTY ISD TRUSTEE

PIDN: 120356

FID:
CV68550



LIBERTY ISD TRUSTEE
1600 GRAND AVE
LIBERTY TX 77575-4725

IF PAID IN	AMOUNT DUE
JUL	19,346.72
AUG	19,431.49
SEP	19,516.40
OCT	19,601.10
NOV	
DEC	

Packet Pg. 60

Attachment: Tax Property-450 Alabama (3859 : Tax Resale Property)

Server: LIBERTYTAX

Database: LIBERTYCOUNTY

User: TAXOFCBACK09152\Owner

Form: Account Status

Date: 6/6/2017 2:42:30 PM

Account	0030002000593000	AD #	120356	I	N
Legal	MOBILE HOME ON LOT 1-4, BLK 74 LIBERTY, LABEL# TRA0226166	Owner	LIBERTY ISD TRUSTEE 1600 GRAND AVE LIBERTY, TX 77575-472	Stat	S
Refresh				Sup	

A Val	9,010	S Def		Deed		Acres	0.000000	Frozen Information		Fiduciaries	Unpaid
L Val	0	E Def		Vol	0	Sq Ft	0	No Frozen		Exemptions	MISC
I Val	9,010	Ag Def	0	Page	0	Inst	0	Roll	MH	NonBilled	Found
Loc	0000450 ALABAMA	Map#				06/06/2017		Today		Override P&I	Paid 06/30/2014

Receivables	Detail	Audit	Owner ID: 2005837	Owner %: 100
-------------	--------	-------	-------------------	--------------

☐ Current/Due ☐ Prior Years ☒ All ☐ Select...

Current/Due						Prior Years		All		Select...		MH	Values	Year, Unit, Type	
Year	Status	Rec. Bal.	Pen. Due	Int. Due	Col. Pen	Total Due	Paid	Refund							
TOTAL		7,387.03	886.44	8,493.70	2,494.79	19,261.96	3,455.87	.00							
2016		.00	.00	.00	.00	.00	.00	.00							
2015		104.99	12.60	17.85	.00	135.44	.00	.00							
2014		118.83	14.25	34.46	25.14	192.68	.00	.00							
2013	S	.00	.00	.00	.00	.00	174.13	.00							
2012	S	564.96	67.79	299.42	139.83	1,072.00	.00	.00							
2011	S	580.14	69.62	377.10	154.04	1,180.90	.00	.00							
2010	S	584.14	70.10	449.70	165.01	1,269.64	.00	.00							
2009	S	684.50	82.14	609.21	206.38	1,582.23	.00	.00							
2008	S	682.84	81.94	689.66	218.16	1,672.60	.00	.00							
2007	S	649.41	77.93	733.82	219.17	1,680.33	.00	.00							
2006	S	708.44	85.02	885.56	251.86	1,930.88	.00	.00							
2005	S	754.98	90.59	1,034.31	281.98	2,161.86	.00	.00							
2004	S	.00	.00	.00	.00	.00	716.18	.00							
2003	S	707.50	84.90	1,139.08	289.71	2,221.19	.00	.00							
2002	S	685.16	82.22	1,185.33	292.92	2,245.63	.00	.00							
2001	S	561.14	67.34	1,038.11	249.99	1,916.58	.00	.00							
2000		.00	.00	.00	.00	.00	424.03	.00							
1999		.00	.00	.00	.00	.00	532.22	.00							

Attachment: Tax Property-450 Alabama (3859 : Tax Resale Property)

LIBERTY COUNTY SHERIFF'S OFFICE
2400 BEAUMONT AVENUE
LIBERTY, TX 77575
CIVIL DIVISION: 936-258-2036
BOBBY RADER, SHERIFF

BILL OF SALE PERSONAL PROPERTY

2 PGS
BOS

2015023399

THE STATE OF TEXAS

*

COUNTY OF LIBERTY

*

KNOW ALL MEN BY THESE PRESENTS

*

THAT WHEREAS, by virtue of a certain Order of Sale numbered TX11100907 issued out of the District Courts of the County of Liberty, Texas, in favor of **Liberty Independent School District, et al** as Plaintiff, and against **Loretta M. Baldwin, et al**, Defendant(s), on a certain judgment rendered on June 27, 2011, and directed and delivered to me as Sheriff of Liberty County, Texas, on September 30, 2015, commanding me of the goods and chattels, land and tenements of the said Order of Sale to make certain moneys, in said Writ specified; I, Bobby Rader, Sheriff, as aforesaid, did, on the 1st day of December, 2015, at or about 10:00a.m., within the hours of 10:00a.m. and 4:00p.m. as prescribed by law, at the door of the Liberty County Courthouse, Liberty, TX, offer said property at public vendue, when the same was bid-off to **Liberty Independent School District**, Trustee, in trust for the use and benefit of itself, and for the City of Liberty, Chambers Liberty Counties Navigation District, Water District #5, Liberty County Hospital District #1 and Liberty County, Texas, there being no bid for as much as the adjudged fair value of the said property or the amount of the taxes, interest, penalties and costs.

NOW THEREFORE, in consideration of the premises as aforesaid, and there being no monies received nor exchanged is hereby acknowledged; I, Bobby Rader, Sheriff, as aforesaid, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto said **Liberty Independent School District**, Trustee, in trust for the use and benefit of itself, and for the City of Liberty, Chambers Liberty Counties Navigation District, Water District #5, Liberty County Hospital District #1 and Liberty County, Texas, all the estate, right, title and interest which the said Defendant(s) had in such suit on the 30th day of September, 2015, or at any time afterwards in and to the following described premises, viz:

Property Description:

IMPROVEMENT ONLY: Consisting of a Mobile Home on Lots 1, 2, 3, and 4, Block 74, located in Liberty County, Texas (Account No. 005900-000359-009).

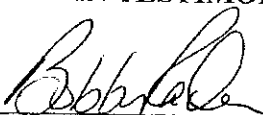
TO HAVE AND TO HOLD the above described premises unto the said **Liberty Independent School District**, Trustee, in trust for the use and benefit of itself, and for the City of Liberty, Chambers Liberty Counties Navigation District, Water District #5, Liberty County Hospital District #1 and Liberty County, Texas, its, their, successors and assigns forever, as fully and as absolute as I, as aforesaid, can convey by virtue of said Bill of Sale, subject, however, to the Defendant's right to redeem the same in the manner prescribed by law.

Attachment: Tax Property-450 Alabama (3859 : Tax Resale Property)

THIS conveyance, pursuant to the terms of the hereinabove referenced and described Judgment and Order of Sale, is expressly subject to the right of the above described defendant(s), **Loretta M. Baldwin, et al**, her, his, their heirs, assigns or legal representatives, to redeem said property under provision of Sec. 34.21, Property Tax Code of Texas.

THIS instrument was prepared from information furnished by the parties to this suit and no examination has been made and no opinion has been given by the office preparing this instrument as to the title or the description of the property involved except as herein above stated.

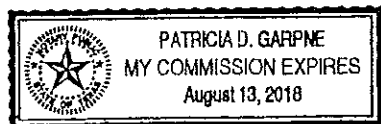
IN TESTIMONY WHEREOF, I have hereunto set my hand this 5th day of December, 2015.

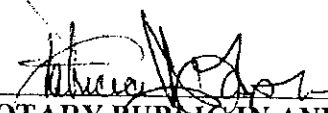

BOBBY RADER, SHERIFF
LIBERTY COUNTY, TX

THE STATE OF TEXAS
COUNTY OF LIBERTY

BEFORE ME, the undersigned authority, on this day personally appeared **BOBBY RADER**, SHERIFF OF LIBERTY COUNTY, TEXAS, to me well known to be the person whose name is signed to the foregoing instrument, and acknowledged that he executed the said instrument for the purposes, considerations, and in the capacity therein set forth and expressed.

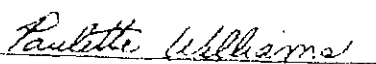
WITNESS MY HAND AND SEAL OF OFFICE at Liberty, Texas, this 15th day of December, 2015.




NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS




Paulette Williams, County Clerk
Liberty County, Texas

December 28, 2015 09:29:57 AM

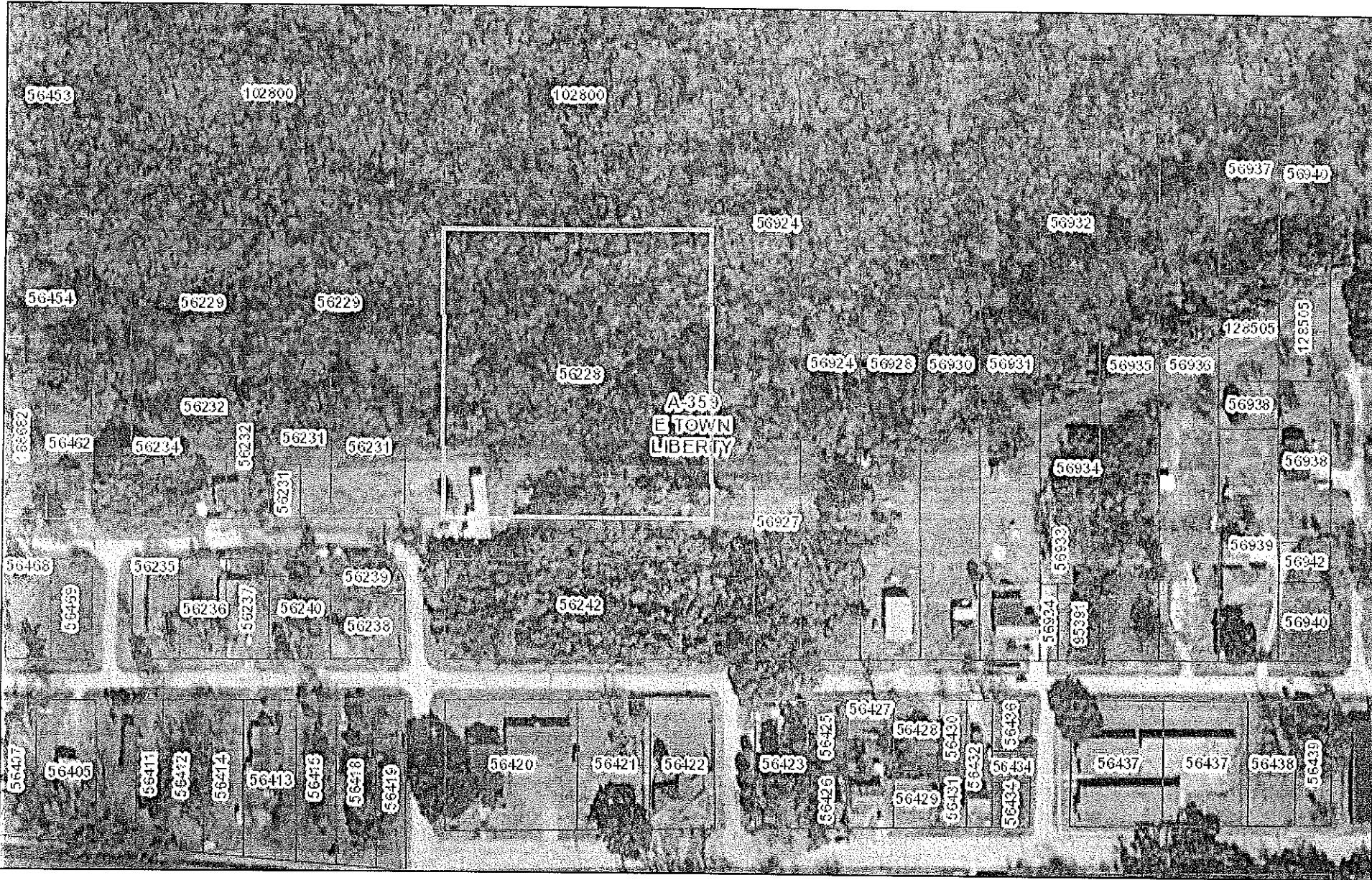
FEE: \$0.00 CMACIAS
 BOS

2015023399

Return To:
 Fielder Randolph & Gunter, PLLC
 Mr. Mike Fielder
 P. O. Box 1265
 Dayton, TX 77535-1265
 Cause No. TX11100907

Attachment: Tax Property-450 Alabama (3859 : Tax Resale Property)

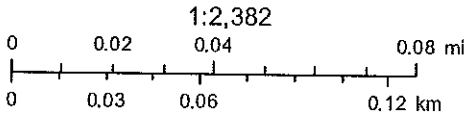
005900-000359-009



June 7, 2017

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

- ☐ Parcels
- ☐ Abstracts



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





Attachment: IMG_5881 (3859 : Tax Resale Property)





The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.14

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Property Sale

COUNCIL ACTION (ID # 3860)

DOC ID: 3860

We have an offer on the following property:

Account numbers 005900-000520-003 (PID # 56431)

BEING described as Liberty Inner Blocks, Block 116, Lot PT 2 TR 8, and being further identified in the Tax Rolls of Liberty County as Account # 005900-000520-003.

Offeror: Name: Ana Guadalupe Salinas
 Address: 410 Georgia St
 Liberty, Texas 77575
 Phone #: 701-690-0397

Tax owed:	Liberty ISD	\$ 9,390.92	=	47.11 %
	City of Liberty	\$ 4,824.42	=	24.20 %
	County	<u>\$ 5,717.73</u>	=	28.69 %

Total taxes owed: \$ 19,933.07

Offer:	\$ 15,250.00
Less court costs TX11101100	\$ 669.50
Publication Fee	\$ 250.00
Deed Filing Fee	<u>\$ 24.00</u>
Amount to be distributed:	\$ 14,306.50

Amount to be received by Liberty ISD	\$ 6,739.79
Amount to be received by the City of Liberty	\$ 3,462.17
Amount to be received by County	<u>\$ 4,104.54</u>
	\$ 14,306.50

Total per cent recovered by 71.77 %

Total Base Tax \$ 7,150.69

Per cent of base amount recovered >100 %

CAD value (PID #56431) \$ 21,150.00

Percent of CAD value recovered 67.64 %

Liberty County Strike Off Property

RESALE BIDDERS INFORMATION FORM**BUYER INFORMATION**Name: Ana Guadalupe SalinasAddress: 410 Georgia St
Liberty TX 77575Phone Number: 701-696-0397**PROPERTY INFORMATION**Suit # TX 11101100Account # 005900 - 000520 - 003Legal Description: Liberty Inner Blocks, Block 116, Lot PT 2 TR 8**PROPOSED BID INFORMATION**Amount of Bid: 15,250

A publication fee of \$250.00, \$24.00 for fee to file the deed and the amount of Court Costs will be deducted from this figure first and then the remaining amount is the figure to be distributed to the taxing authorities.

**** The acceptance of this proposed bid sheet does not warranty nor guarantee that the proposed bid will be approved by the taxing entities****

Return completed form to

David Taylor
Fielder, Gunter & Davis
1517 Trinity St
Liberty, TX 77575
Phone (936) 776-6985

Attachment: Tax Property-919 Sam Houston (3860 : Tax Resale Property)

**LIBERTY COUNTY
TAX ASSESSOR - COLLECTOR
RICHARD L BROWN**



**LIBERTY, TX 77575 7.A.14.a
(936) 336-4633**

ACCOUNT: 005900-000520-003

2016+ Tax Statement

Statement Date: 05/12/2017	Property Location: 0000919 SAM HOUSTON
Owner: CITY OF LIBERTY TRUSTEE ETAL	Acres: 0
Mailing Address: 1829 SAM HOUSTON ST LIBERTY TX 77575	Legal Description: LIBERTY INNER BLOCKS, BLOCK 11 6, LOT PT 2 TR 8

Exemptions:

LAND VALUE	IMPROVEMENT VAL	APPRAISED VALUE			
1,320	20,150	21,470			
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
CITY OF LIBERTY		5,221	16,249	0.610000	99.12
LIBERTY COUNTY		5,221	16,249	0.578800	94.05
LIBERTY CO HD #1		5,221	16,249	0.090000	14.62
NAVIGATION SOUTH		5,221	16,249	0.018000	2.92
LIBERTY ISD		5,221	16,249	1.404000	228.14
WATER DISTRICT #5		5,221	16,249	0.059700	9.70
LAWSUIT: TX11101100				TOTAL BASE TAX	448.55

PENALTY & INTEREST 58.30
COLLECTION FEE 76.03
PRIOR YEARS 19,350.19

Total Amount Due 19,933.07

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE LIBERTY COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE LIBERTY COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

*LAWSUIT HAS BEEN FILED ON DELINQUENT TAXES. CALL (936) 336-4633 FOR ADDITIONAL AMOUNT DUE.

↓ Detach ↓

Detach and return this portion with your check payable to:

Liberty County
P.O. Box 1810
Liberty, TX 77575
(936) 336-4633

Delinquent Date: 02/01/2017

NOTE: LAWSUIT FILED AGAINST DELINQUENT TAXES. CALL (936) 336-4633.



CITY OF LIBERTY TRUSTEE ETAL
1829 SAM HOUSTON ST
LIBERTY TX 77575

2016 +Tax Statement
05/12/2017

Property Account Number
005900-000520-003

Total Amount Due \$19,933.07

OWNER: CITY OF LIBERTY TRUSTEE ETAL
PIDN: 56431
FID:
TX11101100

IF PAID IN	AMOUNT DUE
JUN	20,018.84
JUL	20,109.72
AUG	20,190.27
SEP	20,270.95
OCT	20,351.53
NOV	20,432.03

User: TAXOFCBACK09152\Owner

Form: Account Status

Date: 5/12/2017 10:30:30 AM

Account	005900-000520-003	AD #	58431	I	N
Legal	LIBERTY INNER BLOCKS, BLOCK 11 6, LOT PT 2 TR 8	Owner	CITY OF LIBERTY TRUSTEE ETAL 1829 SAM HOUSTON ST LIBERTY, TX 77575		
Refresh		Stat	J		
		Sup			

A Val	21,470	S Def		Deed		Acres	0.000000	Frozen Information	2010	Fiduciaries	None
L Val	1,320	E Def		Vol	0	Sq Ft	0			Exemptions	MISC
I Val	20,150	Ag Def	0	Page	0	Inst	0	Roll	R	NonBilled	None
Loc	0000919 SAM HOUSTON	Map#				05/12/2017		Today		Override P&I	Paid 12/15/2011

Receivables | Detail | Audit | Owner ID: 2025532 Owner %: 100

☐ Current/Due
☐ Prior Years
☒ All
☐ Select...

Values | Year, Unit Type

Year	Status	Rec. Bal.	Pen. Due	Int. Due	Col. Pen	Total Due	Paid	Refund
TOTAL		7,006.56	827.35	9,499.19	2,599.97	19,933.07	101.63	.00
2016	J	448.55	40.36	17.94	76.03	582.88	.00	.00
2015	J	627.77	75.34	100.44	120.53	924.08	.00	.00
2014	J	555.34	66.64	155.50	116.63	894.11	.00	.00
2013	J	555.33	66.64	222.14	126.62	970.73	.00	.00
2012	J	550.86	66.11	286.45	135.51	1,038.93	.00	.00
2011	J	550.25	66.04	352.16	145.28	1,113.73	.00	.00
2010	J-F	25.82	3.10	19.62	7.28	55.82	.00	.00
2009	J-F	25.82	3.10	22.72	7.75	59.39	.00	.00
2008	J	.00	.00	.00	.00	.00	25.82	.00
2007	J	.00	.00	.00	.00	.00	25.81	.00
2006	J	25.82	3.10	32.02	9.14	70.08	.00	.00
2005	J	186.71	22.40	253.92	69.46	532.49	.00	.00
2004	J	158.55	19.03	234.65	61.83	474.06	.00	.00
2003	J	152.95	18.35	244.71	62.39	478.40	.00	.00
2002	J	152.60	18.31	262.46	65.00	498.37	.00	.00
2001	J	328.81	39.46	605.00	145.99	1,119.26	.00	.00
2000	J	331.82	39.62	650.37	153.30	1,175.31	.00	.00
1999	J	331.55	39.35	600.00	153.15	1,124.05	.00	.00

2 PGS
DEED

2016018369

DEED UNDER ORDER OF SALE IN TAX SUITS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFER AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

(Language pursuant Section 11.008 of the Texas Property Code)

Date: October 4, 2016

Grantor: Sheriff Bobby Rader, Liberty County, Texas

Grantee(s): City of Liberty, Trustee for itself and for Liberty County Hospital District #1, Liberty County Water District #5, Liberty Independent School District, Navigation District South and Liberty County

Consideration/High Bid: Taxes, penalties, interest and cost owing.

Land and Premises: Tract 8, Part of Lot 2, Block 116 and Tract 1, Part of Lot 1, Block 205, Liberty Inner Blocks, more fully described in Vol. 1180, Page 238 and Vol. 1180, Page 236 of the Deed Records of Liberty County, Texas, (Account Nos. 005900-000520-003 and 005900-000568-005).

LCAD number: #005900-000520-003 and 005900-000568-005

Sheriff: Sheriff Bobby Rader, Liberty County, Texas

Order of Sale in Tax Suit: That Order of Sale issued on August 10, 2016 out of the 75th Judicial District Court of Liberty County, Texas, pursuant to a judgment and decree of sale in Cause No. TX11101100; CITY OF LIBERTY vs. MAURICE LEDBETTER ET AL, rendered on: March 21, 2016.

Newspaper: Liberty Vindicator
Dates of publications: September 8, 2016, September 15, 2016 and September 22, 2016

Levy Date: August 11, 2016

Defendant(s): Maurice Ledbetter et al

Date of Sale: October 4, 2016, being the first Tuesday of the month therein.

By virtue of that certain **Order of Sale** described above and further directed and delivered to me as Sheriff on the above stated **Levy Date**, commanding me to seize and sell the land and premises described in the **Order of Sale**, I did advertise for sale the said land and premises described in the **Order of Sale**, by having a notice of the sale published in the English language once a week for three consecutive weeks preceding the **Date of Sale** in the above-described **Newspaper**, a newspaper published in Liberty County, Texas, the first publication appearing not less than twenty days immediately preceding the day of the sale, containing a statement of the authority by virtue of which the sale is to be made, time and place of sale; also a brief description of the property to be sold by stating the number of acres and the original survey; if the property was located in a platted subdivision or addition the name by which the land is generally known with reference to that subdivision or addition; or by adopting the description of the land as contained in the judgment. Also, a copy of the Notice of Sale was mailed to the last known address of the above named **Defendant(s)**.

On the **Date of Sale** stated above, between the hours of ten o'clock a.m. and four o'clock p.m., I offered the above described land and premises at public venue in the County of Liberty, State of Texas, at the door of the Courthouse of said Liberty County, Texas, and said land and premises were struck off to the taxing units, for the sum stated above.

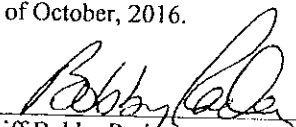
Attachment: Tax Property-919 Sam Houston (3860 : Tax Resale Property)

Accordingly, and in consideration that no monies were received nor exchanged, which is hereby acknowledged, I hereby convey to the Grantee(s) all of the right title and interest owned by the **Defendants** in the property described above.

This deed is given expressly subject to the right of Defendant's to redeem the land and premises within the time and in the manner provided by law.

This instrument was prepared from information furnished by the parties to this suit and no examination has been made and no opinion has been given by the office preparing this instrument as to the title or the description of the property involved except as herein above stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 14th day of October, 2016.


Sheriff Bobby Rader
Liberty County, Texas

THE STATE OF TEXAS

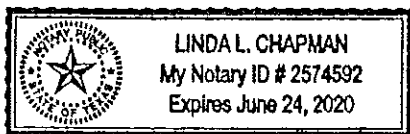
COUNTY OF LIBERTY

§
§
§

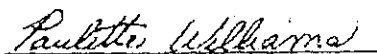
BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Sheriff Bobby Rader, Liberty County, Texas, known to be to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Sheriff Bobby Rader, Liberty County, Texas, for the purposes and consideration, and in the capacity therein expressed.

GIVEN under my hand and seal of office, this 14th day of October, 2016.


NOTARY PUBLIC, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Paulette Williams, County Clerk
Liberty County, Texas

October 20, 2016 11:25:36 AM

FEE: \$0.00 KCOLLINS
DEED

2016018369



Return To:
Fielder, Randolph & Gunter, PLLC
Attn: Mr. Mike Fielder
P. O. Box 1265
Dayton, TX 77535-1265
Cause No. TX11101100

Attachment: Tax Property-919 Sam Houston (3860 : Tax Resale Property)

005900-000520-003

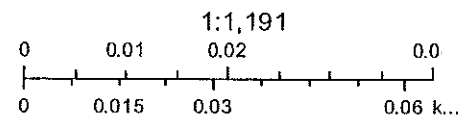


Attachment: Tax Property-919 Sam Houston (3860 : Tax Resale Property)

April 20, 2017

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

- ☐ Parcels
- ☐ Abstracts



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Packet Pg. 76





Attachment: IMG_5885 (3860 : Tax Resale Property)







The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.A.15

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Water Issues

INFORMATION ITEM (ID # 3861)

DOC ID: 3861

City of Liberty 2016 Drinking Water Quality Report

Special Notice for the ELDERLY, INFANTS, CANCER PATIENTS, people with HIV/AIDS or other immune problems:

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. The EPA/Centers for Disease Control and Prevention (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

Our Drinking Water Meets or Exceeds All Federal (EPA) Drinking Water Requirements

This report is a summary of the quality of the water we provide our customers. The analysis was made by using the data from the most recent U.S. Environmental Protection Agency (EPA) required tests and is presented in the attached pages. We hope this information helps you become more knowledgeable about what's in your drinking water. **WATER SOURCES:** The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals, and in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water before treatment include: microbes, inorganic contaminants, pesticides, herbicides, radioactive contaminants, and organic chemical contaminants. Some more knowledgeable about what's in your drinking water.

En Español Este informe incluye información importante sobre el agua potable. Si tiene preguntas o comentarios sobre éste informe en español, favor de llamar al tel. (936)336 - 3684 - para hablar con una persona bilingüe en español.

Where do we get our drinking water?

Our drinking water is obtained from GROUND water sources. It comes from the following Lake/River/Reservoir/Aquifer: Gulf Coast Aquifer. A Source Water Susceptibility Assessment for your drinking water sources(s) is currently being updated by the Texas Commission on Environmental Quality and will be provided to us this year. The report will describe the susceptibility and types of constituents that may come into contact with your drinking water source based on human activities and natural conditions. The information contained in the assessment will allow us to focus our source water protection strategies. For more information on source water assessments and protection efforts at our system, please contact us.

ALL drinking water may contain contaminants.

When drinking water meets federal standards there may not be any health based benefits to purchasing bottled water or point of use devices. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (1-800-426-4791).

Secondary Constituents

Many constituents (such as calcium, sodium, or iron) which are often found in drinking water, can cause taste, color, and odor problems. The taste and odor constituents are called secondary constituents and are regulated by the State of Texas, not the EPA. These constituents are not causes for health concern. Therefore, are not required to be reported in this document but they may greatly affect the appearance and taste of your water.

Water Loss

In the water loss audit submitted to the Texas Water Development Board for the time period of Jan-Dec 2015, our system lost an estimated 128,978,619 gallons of water. If you have any questions about the water loss audit please call PWS phone number.

Public Participation Opportunities

July 11, 2017 at 6:00pm at City Hall in the Council Chambers.

City of Liberty
1829 Sam Houston
Liberty, TX 77575

About the Following Page

The page that follows list all of the federally regulated or monitored contaminants which have been found in your drinking water. The U.S. EPA requires water systems to test for up to 97 contaminants.

Important Drinking Water Definitions:

TT: Treatment Technique: A required process intended to reduce the level of a contaminant in drinking water.

MRDLG: Maximum Residual Disinfectant Level Goal: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination.

MRDL: Maximum Residual Disinfectant Level: The highest level of disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MCLG: Maximum Contaminant Level Goal: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

MCL: Maximum Contaminant Level: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

AL: Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

ALG: The level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.

Collection Date	Violation	Inorganic Contaminant	Highest Level Detected	Range of detected levels	MCL	MCLG	Unit of Measure	Source of Constituent
2016	N	Arsenic	4	4-4	10	0	ppb	Erosion of natural deposits; runoff from Orchards; runoff from glass and electronics productions waste
2016	N	Barium	.398	0.398 -0.398	2	2	ppm	Discharge of drilling wastes; discharge from Metal Refineries; erosion of natural deposits
2015	N	Fluoride	.24	.24-.24	4.0	4	ppm	Erosion of natural deposits; Water additive which promotes strong teeth; discharge from fertilizer & aluminum factories
2016	N	Nitrate	0.01	0.00-0.01	10	10	ppm	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
Collection Date	Violation	Radioactive Contaminants	Highest Level Detected	Range of Levels Detected	MCLG	MCL	Unit of Measure	Source of Contamination
11/05/2012	N	Combined Radium 226/228	2.8	2.8-2.8	0	5	pCi/L	Erosion of natural deposits
2016	N	Selenium	3.8	3.8-3.8	50	50	pCi/L	Erosion of natural deposits
Collection Date	Violation	Disinfectant	Highest Level Detected	Range of Level	MCLG	MCL	Unit of Measure	Source of Chemical
		Total		0-1.3	NO GOAL			By-product of drinking water disinfection
Date Sampled	Violation	Contaminant	90 th Percentile	Exceeding Action Level	Action Level	MCLG	Unit of Measure	Source of Contaminant
09/13/2016	N	Lead	.835	0	15	0	ppb	Corrosion of household plumbing systems; erosion of natural deposit
09/13/2016	N	Copper	.0871	0	1.3	1.3	ppm	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Total Coliform								
Violation Type				Violation Begin	Violation End	Violation Explanation		
Lead Consumer Notice				12/30/16	1/27/17	We failed to provide the results of lead tap water monitoring at the location water was tested. These were supposed to be provided no later than 30 days after learning the results.		

Total Coliform: Total coliform bacteria are used as indicators of microbial contamination of drinking water because testing for them is easy. While not disease-causing organisms themselves, they are often found in association with other microbes that capable of causing disease. Coliform bacteria are more hardy than many disease-causing organisms; therefore, their absence from water is a good indication that the water is microbiologically safe for human consumption

MFL: million fibers per liter (a measure of asbestos)

Disinfection Byproducts: Not reported or none detected

NTU: Nephelometric turbidity units (a measure of turbidity)

Na: not applicable

AVG: Regulatory compliance with some MCLs are based on running annual average of monthly samples.

pCi/L: Picocuries per liter (a measure of radioactivity)

Organic Contaminants: Testing waived, not reported, or none detected

Abbreviations

ppm-parts per million, or milligrams per liter (mg/L)

ppb-parts per billion, or micrograms per liter (mg/L)

ppt-parts per trillion, or nanograms per liter (ng/L)

ppq-parts per quadrillion, or pictograms per liter (pg/L)

For more information contact:

City of Liberty Attn: Mark Reed 1829 Sam Houston Liberty, Texas 77575 936-336-2910 mreed@cityofliberty.org



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

7.C.1

Meeting: 07/11/17 06:00 PM

Department: Administration
Category: Executive Session Items

COUNCIL ACTION (ID # 3852)

DOC ID: 3852