

# OAK CREEK LAND TIMELINE

A	B	C	D	E	F
1	2	3	4	5	6
Month	Date	Event	Summary of event	Source Document	Notes
			<b>2015</b>		
November	28	Commitment to purchase Oak Creek land	28 November, 2015 - effective date of title policy. Commitment #1512142C, issued 30 Dec 2015	Adams Abstract company, Inc.	Promise to purchase land from Sweetwater BEFORE purchase proposal presented to Bronte City Council
<b>December</b>	<b>3</b>	Bronte City Council	Discussed purchase of 90+ acres of Oak Creek land from City of Sweetwater.	Minutes	Discussion item only. NO ACTION TAKEN.
	8	Sweetwater City Council	Voted to sell 90+ acres of Oak Creek land to City of Bronte for \$117,349.70 (\$1300/acre)	Minutes	Warranty Deed dated Dec 8, 2015. Signed & notarized.
	8	Contract	Contract of Sale for 90+ acres from City of Sweetwater to City of Bronte. Dated December 8, 2015; signed by Gerald Sandusky - Mayor and Crystal Blevins - City Secretary.	Contract - Sweetwater	recorded in Coke County 2/16/16
	30		Title commitment issued		
			<b>2016</b>		
January	14	Bronte City Council	Vote to purchase 90+ acres from City of Sweetwater. Motion to purchase; NO VOTE RECORDED IN MINUTES	Minutes	<b>NO VOTE RECORDED</b>
February	11		Title Policy issued for 90+ acres at Oak Creek	Title Policy	
March	28	Payment to Ronny Loyd	Payment by City of Bronte to Dillyn Construction (Ronnie Loyd) - \$1998.01 "Contract Services: Fence around 6.846 acre tract out of the D.L. Laughlin Survey #9 Coke County, Texas"	"Invoice #101"	1. Prior to Lease of 4/14/16; 2. No information found in prior Council Minutes to contract for fencing services. 3. No record found of advertising for bids for contract services for fencing at Oak Creek property.

## OAK CREEK LAND TIMELINE

	A	B	C	D	E	F
12	April	14	Bronte City Council	Land lease of 18.369 acres at Oak Creek to Ronny Loyd: 3-0 approved lease. Lease Terms: \$1/yr for 99 years; renewable with right of inheritance; no performance requirements.	1. Minutes, 2. Lease	1st presentation to council, no prior notice or discussion. No public notice of land lease availability.
13		15		Lease agreement signed by Ronny Loyd	Lease	
14		18		Lease agreement signed by Gerald Sandusky, Mayor	Lease	
15		22	Oak Creek land offered for sale	Public notice in Observer Enterprise. Property 1 - 1.322 and 25.585 acres; Property 2 - 6.186 and 38.807 acres. Bids accepted until 5/9/16; opened on 5/12/16.	Observer Enterprise	Minimum bid = \$1700/acre
16	May	12	Bronte City Council	Special called city council meeting, called to order at 6pm. Mayor and new council members sworn in.	Minutes	
17		12	Bids opened	Bids opened at 6:15pm. One bid submitted by Kevin Tinney for \$1837.285/acre.	Bid sheets	
18		16	Bronte City Council	Special called city council meeting. Discuss bids for Oak Creek property: no bids submitted for Property 1 (1.322 + 25.585 = 26.907 acres), will advertise in Midland, Odessa, Abilene, & Lubbock. Property #2 (6.186 + 38.807 = 44.993 acres), Kevin Tinney of Blackwell sole bidder, \$1837.285/acre, total = \$82,665 with down payment of \$16,533.00. Bidder wants 2nd water well. Council agreed to accept \$1937.285/acre for 2nd well. Bidder agreed to increase of \$100/acre. Council voted 3-0 to accept new purchase price of \$87,164.26.	Minutes	
19		31	Deed signed by Tenny	Purchase by Kevin Tinney of Oak Creek Property #2	Deed	

# OAK CREEK LAND TIMELINE

	A	B	C	D	E	F
20	June	9	Bronte City Council	Bid accepted from sole bidder James Sanderson of Sanderson Family Properties, LTD of Blackwell for 26.907 acres (\$1400/acre) = \$37,670.00. Down payment of \$7534. Bidder requested Reservation from Conveyance and restrictive Covenants to apply to Property #1 of 2 (1.322 acres) and not Property 2 of 2 (25.585 acres). Council accepted bid along with bidders request. Voted 4-0 to pass motion.	1. Minutes, 2. Deed	Deed signed by Sanderson
21		30	Tenny: Closing date	Closing on sale of Property # 2 Oak Creek	Closing documents, title policy	Surety Title, Robert Lee
22	July	11	Title Policy	Title policy issued for Property #1 Oak Creek, Sanderson	Title Policy	Surety Title, Robert Lee
23	August	4	Sanderson: Closing	Closing on sale of Property # 1 Oak Creek	closing documents, title policy	
24	December	8	Bronte City Council	Council voted to terminate lease with Ronny Loyd.	Observer Enterprise article	
25		29	Sea container delivered	Sea container delivered to leased property at Oak Creek		

INVOICE #101

# Dillyn Construction

March 28, 2016

City of Bronte

P.O. Box 370  
Bronte, Texas 76933  
325.473.3501

Contract Services

Fence around 6.846 acre tract  
out of the D.L. Laughlin Survey  
#9 Coke County, Texas

DESCRIPTION	AMOUNT
6 Rolls - Red Brand Woven Field Fence	\$894.00
3 Rolls - Barbwire Fence	\$194.94
120 - 6.5' Steel T-Posts	\$532.80
4 Bags - T-Post Ties	\$116.00
Pipe Joints	\$108.00
	SUBTOTAL \$1,845.74
	TAX RATE 8.25%
	OTHER \$0.00
	TOTAL \$1,998.01

Make all checks payable to Dillyn Construction.

**THANK YOU FOR YOUR BUSINESS!**

50360

CHECK NO. 50360

FIRST NATIONAL BANK OF BRONTE  
BRANCH OF THE FIRST NATIONAL BANK  
OF BRONTE CITY  
BRONTE, TEXAS 78020  
94-7287113

CITY OF BRONTE  
GENERAL FUND  
P.O. BOX 370  
BRONTE, TEXAS 78033

DATE 3/28/2010 AMOUNT \$1,998.01

*Sub Acct*  
*[Signature]*

\*\* One Thousand Nine Hundred Ninety-Eight And 01/100 \*\*

Dylan Construction  
431 Lake Dam Road  
Blackwell, TX 78806

PAY  
TO THE  
ORDER  
OF

*[Handwritten mark]*



Stormy,

We received your request for records pursuant to the Freedom of Information Law on January 5, 2017 for the following:

- Copy of the Termination of Land Lease Agreement, by and between, The City of Bronte and Ronny Loyd.
- Copy of the Letter to Vacate that was mailed regular mail and certified mail giving notice to Ronny Loyd to vacate the Leased premises.

This agency does not maintain or possess the records you have requested.

We received your request for records pursuant to the Freedom of Information Law on January 5, 2017 for the following:

- The sea container that was delivered to said Lease property on December 29, 2016. I want to know if the City of Bronte or its Council Member or Mayor paid for said sea container, or if it was donated to the City of Bronte and by whom?
- I want to know who put the No Trespassing signs (I believe there are at least 3) on said Lease premise?
- If Ronny Loyd paid for said sea container in which he signed for at delivery, if a police report has been issued for legal trespassing or will be effective immediately? Ronny Loyd did sign for delivery of the sea container that is now located on the Lease property, which was delivered and moved behind a locked gate and fence in which he has no rights to be in or on the property since the Lease was terminated on December 8th.

The Act does not require a governmental body to create new information, to do legal research, or to answer questions.

Crystal L. Blevins  
City Secretary & Municipal Judge

City of Bronte, Texas

COPY

**City of Bronte, Texas  
Regular City Council Meeting  
Thursday, December 3, 2015 6:30 P.M.**

Gerald Sandusky, Mayor  
Misti Bedford, Mayor Pro Tem  
Jodie Arrott, Council Member  
Paul Gohman, Council Member  
Martin Lee, Council Member  
Wade Stautzenberger, Council Member

Crystal L. Blevins, City Secretary  
Ricky Royall, Utilities Director  
Nicholas E. Arrott II, City Attorney

<http://www.brontetexas.org/>

City Council Chambers, 114 South Washington Street, Bronte, Texas

Persons with disabilities who would like special assistance or need special accommodations to participate in the meeting should contact the City Secretary's Office at (325) 473-3501 or write to P.O. Box 370 Bronte, Texas 76933 at least 48 hours in advance of the meeting.

*Note: On occasion the City Council may consider agenda items out of order.*

**1. Proclamations and Presentations**

- 1.1. Pledges of Allegiance
- 1.2. Prayer

**2. Citizen Comments - Any citizen wishing to appear before a regular meeting of the City Council shall do so no later than seventy-five (75) hours prior to the start of the meeting at which the citizen wishes to appear by either:**

Notifying the City Secretary's Office of that fact; or

Sign up to speak at the City Council meeting itself, with regard to any item posted on the City Council agenda.

**3. Minutes**

- 3.1. November 12, 2015, City Council Meeting

**4. Consent Agenda**

- 4.1. Monthly Report
- 4.2. List of Bills to Pay
- 4.3. Budget Comparison
- 4.4. Delinquent Bills
- 4.5. Animal Report
  - 2 skunks
  - 6 cats
  - 5 raccoon

- COPY
- 1 possum
  - 5 dogs
  - 4.6. Police Report
  - 4.7. Grants
  - HOME – Proposals received
  - 4.8. Livestock Permit:  
Dan Stone

5. **Regular Agenda**

- 5.1. **Budget Amendment Ordinance 2nd Reading – Finance:** Ordinance #15-01 amending the FY 2014-15 Operating Budget as of September 30, 2015.
- 5.2. **Ordinance 2nd Reading – Streets:** Ordinance #15-02 regulating the speed of vehicles north and within the City of Bronte.
- 5.3. **Resolution – Finance:** Resolution for an agreement with ARC Services of San Angelo, Texas for collection services of delinquent and/or unpaid accounts due to the City of Bronte.
- 5.4. **Resolution – Finance:** Discussion and action on awarding administration and construction management for the TDHCA HOME Contract and Reservation agreement.
- 5.5. **Discussion:** Purchase 90.269 acres of land at Oak Creek in the amount \$117,349.70 with Water Debt Funds.

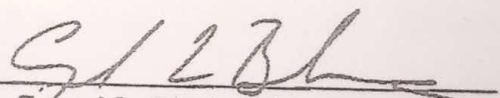
6. **Executive Session** - The City Council will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, Section 551.071, to receive advice from legal counsel, to discuss matter of land acquisition, litigation, and personnel matters as specifically listed on the Council Agenda. Council will take subsequent action in an open meeting as listed on the agenda.

Hold an executive session in accordance with the Texas Government Code, Section 551.074, to discuss personnel matters.

- 6.1. Utilities Director
- 6.2. City Secretary
- 6.3. Mayor
- 6.4. Councilmembers

PURSUANT TO THE OPEN MEETINGS ACT, THE COUNCIL CAN NOT TAKE ANY ACTION OR DISCUSS ANY TOPICS NOT POSTED ON THE AGENDA.

Notice: I hereby certify that the above notice of meeting was posted on the bulletin board and door facing out of the City Hall on the 30<sup>th</sup> day of November, 2015, at 5:16 p.m.

  
Crystal L. Blevins, City Secretary



COPY

City of Bronte, Texas  
Regular City Council Meeting  
Thursday, November 12, 2015 6:30 P.M.

The City Council of the City of Bronte, Texas met in regular session on the 1<sup>st</sup> of October, 2015 in City Council Chambers, City Hall, 114 S. Washington Street, Bronte, Texas at 6:30 p.m.

6:30 P.M. City Council Convened  
City Council Chambers, 114 S. Washington, Street, Lubbock, Texas

Present: Mayor Gerald Sandusky City Secretary Crystal L. Blevins  
Mayor Pro Tem Misti Bedford Utilities Director Ricky Royall  
Council Member Jodie Arott  
Council Member Paul Gohman  
Council Member Martin Lee  
Council Member Wade Stautzenberger

Absent: Deputy City Secretary Leah Akins

1. Proclamations and Presentations

1.1. Pledges of Allegiance were given by those in Council Chambers.

1.2. Prayer by Council Member Paul Gohman

2. Citizen Comments - Any citizen wishing to appear before a regular meeting of the City Council shall do so no later than seventy-five (75) hours prior to the start of the meeting at which the citizen wishes to appear by either:

Notifying the City Secretary's Office of that fact; or

Sign up to speak at the City Council meeting itself, with regard to any item posted on the City Council agenda.

Sanitation Rates:  
Marty Boyd

USDA Grant/Loans:  
Jason Luna  
Steve Salmon  
Bill Torres  
Martin Delagarza  
Russell Johnson

3. **Minutes**

3.1. October 1 2015, City Council Meeting

Motion by Council Member Wade Stautzenberger, seconded by Council Member Paul Gohman.

Vote: 6 – 0 Motion carried

4. **Consent Agenda - Items considered to be routine and enacted by one motion without separate discussion. If the City Council desires to discuss an item, the item is removed from the Consent Agenda and considered separately.**

Motion by Council Member Paul Gohman, seconded by Council Member Wade Stautzenberger to approve items 4.1-4.9

Vote: 6 – 0 Motion carried

4.1. Monthly Report

4.2. List of Bills to Pay

4.3. Budget Comparison

4.4. Delinquent Bills  
No delinquent bills

4.5. Animal Report  
7 skunks  
7 cats  
14 raccoon  
8 possum

4.6. Fire Department Report

4.7. Police Report  
7 Service Calls  
4 Verbal Warnings  
0 Written Warnings  
1 Citations

4.8. Grants  
HOME – Request for proposal advertised in Friday, November 13<sup>th</sup> Observer-Enterprise Newspaper.

- 4.9. Livestock Permit  
Kinley Pritchard

5. **Regular Agenda**

- 5.1. **Sanitation:** Service options for recycling center.

Council agreed to no longer accept plastic containers at the Bronte Recycling Center.

- 5.2. **Emergency Services:** Monthly service fee for Fire and Ambulance services.

Council agreed to pay the Bronte Volunteer Fire Department and the Coke County Ambulance Service a monthly fee of \$50 instead of \$3 per person that attends their monthly meetings.

- 5.3. **Water Utilities:** Land purchase on Oak Creek Lake.

Council agreed to purchase the land near Oak Creek Lake.

- 5.4. **Audit:** FY 2014-15 Audit Schedule

No action.

- 5.5. **Human Resources:** Staff holidays for 2016.

No action.

- 5.6. **Resolution – Economic Development Corporation:** Consider a resolution approving the Bronte Economic Development Corporation 4A and 4B 2015-16 Budget.

Motion by Council Member Martin Lee, seconded by Council Member Paul Gohman.

Vote: 6 – 0 Motion carried

- 5.7. **Budget Amendment Ordinance 1<sup>st</sup> Reading – Finance:** Consider an ordinance amending the FY 2014-15 Operating Budget as of September 30, 2015.

Motion by Mayor Pro Tem Misti Bedford, seconded by Council Member Jodie Arrott.

Vote: 6 – 0 Motion carried

- 5.8. **Ordinance 1<sup>st</sup> Reading – Streets:** Consider an ordinance regulating the speed of vehicles north and within the City of Bronte.

Motion by Council Member Martin Lee, seconded by Council Member Wade Stautzenberger.

Vote: 6 – 0 Motion carried

6. **Executive Session**

The meeting was not called into a closed public session, under the provisions of Section 551, Texas Government Code.

- 6.1 Hold an executive session in accordance with V.T.C.A. Government Code, Section 551.074 (a)(1), to discuss personnel matters and take appropriate action.

6.1.1. Utilities Director

6.1.2. City Secretary

6.1.3. Mayor

6.1.4. Council Members

There being no further business, at 8:13 p.m. meeting adjourned.

\_\_\_\_\_  
Gerald Sandusky, Mayor

ATTEST:

\_\_\_\_\_  
Crystal L. Blevins, City Secretary