



The City of Liberty City Council

Special Called Meeting

~ Agenda ~

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

April Gilliland
City Secretary
936-336-3684

Tuesday, March 22, 2022

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 Driggers				
Council Member Dennis Beasley				
Council Member Libby Simonson				
Council Member David Arnold				
Council Member Chipper Smith				
Council Member Neal Thornton				

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

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

III. REGULAR AGENDA

A. Regular Session

1. A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT WITH CLEARGOV FOR BUDGET SOFTWARE.
2. A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING A TRANSFER FROM THE CAMBRIDGE FUND TO THE ELECTRIC RECONSTRUCTION FUND IN THE AMOUNT OF \$338,921.62.

3. A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE INDEPENDENCE DAY FIREWORKS DISPLAY.
4. A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, RATIFYING THE EXPENDITURE OF FUNDS FOR AN EMERGENCY REPAIR TO A 12" WATERLINE LOCATED WITHIN THE HIGHWAY 146 BYPASS RIGHT-OF-WAY.
5. AN ORDINANCE OF THE CITY OF LIBERTY, TEXAS SUSPENDING THE RATES PROPOSED BY CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS ("CENTERPOINT" OR "COMPANY") COMPANY'S GAS RELIABILITY INFRASTRUCTURE PROGRAM ("GRIP") FILING MADE WITH THE CITY ON MARCH 3, 2022; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT, AND DECLARING AN EFFECTIVE DATE.

B. Work Session

1. Proposed Development Related Infrastructure Improvements

C. Executive Session

1. Texas Government Code §551.071 - Private Consultation with Attorney.
 - To seek advice regarding contemplated /pending litigation.
2. Texas Government Code §551.072 - Deliberation Regarding Real Property
3. Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.
 - To discuss or deliberate regarding commercial or financial information received from a business prospect.
 - Business Proposals

D. Reconvene into Regular Session

IV. 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 18th day of March, 2022 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.

April Gilliland

April Gilliland, 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 _____, ____.

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: March 22, 2022

Agenda Wording: City Council consider a resolution authorizing the City Manager to execute a purchase agreement with ClearGov for budget software.

Department: Finance

Subject: Budget Software

Background: The preparation of the annual budget requires the Finance Department to prepare blank budget forms for each department, personnel, fixed asset, fleet and capital improvement program spreadsheets. There are approximately thirty-two funds that are budgeted for each year. These forms will be distributed to the various departments for inputting the appropriate budget amounts. The information provided by the departments is then assimilated and reviewed by the Assistant City Manager for Finance/CFO and City Manager. Proposed budget changes, for example, insurance costs, require a change to the personnel budget spreadsheet for each employee. Additionally, any short or long term forecasting for personnel, fixed assets, fleet and capital improvements are also done on an individual basis.

The ClearGov Budget software includes modules for the operational, personnel, fixed asset, fleet and capital improvement budgets. The budget module offers the Department Directors an opportunity to input the budgets directly, without having to submit forms to Finance. Also, departments or Finance may create unlimited budget scenarios, add notes and supporting materials, maintain an audit trail, build custom reports and forecast different scenarios. With each module, the City is able to prepare custom reports from inputted information for the various presentations to City Council and citizens rather than staff developing the reports on other software.

The cost of the software includes a one-time setup fee of \$3,600.00 and a pro rata fee for the remainder of this fiscal year of \$8,250.00. The annual fee for the software is \$16,500.00. The purchase of the software will be through Buy Board, a purchasing cooperative, of which the City has been a member since 2010.

Funding Source: Funds are available in the Finance Budget.

Staff Recommendation: Staff recommends approval of the resolution authorizing the City Manager to execute a purchase agreement with ClearGov for budget software.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 3/22/2022 6:00 PM

Department: Finance
Category: Resolution

Resolution

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT WITH CLEARGOV FOR BUDGET SOFTWARE.

WHEREAS, preparation of the annual budget requires the Finance Department to prepare blank budget forms for each department, personnel, fixed asset, fleet and capital improvement program spreadsheets; and

WHEREAS, there are approximately thirty-two (32) funds that are budgeted for each year; and

WHEREAS, the ClearGov budget software includes modules for the operational, personnel, fixed asset, fleet and capital improvement budgets; and

WHEREAS, the budget module offers the Department Directors an opportunity to input the budgets directly, without having to submit forms to Finance, create unlimited budget scenarios, add notes and supporting materials, maintain an audit trail, build custom reports and forecast different scenarios; and

WHEREAS, with each module, the City is able to prepare custom reports from inputted information for the various presentations to City Council and citizens rather than staff developing the reports on other software; and

WHEREAS, the cost of the software includes a one-time setup fee of \$3,600.00, a pro rata fee for the remainder of this fiscal year of \$8,250.00, and the annual fee for the software is \$16,500; and

WHEREAS, the purchase of the software will be through Buy Board.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby authorizes the City Manager to execute a purchase agreement with ClearGov for budget software.

PASSED AND APPROVED this ____ day of _____, 2022.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: March 22, 2022

Agenda Wording: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING A TRANSFER FROM THE CAMBRIDGE FUND TO THE ELECTRIC RECONSTRUCTION FUND IN THE AMOUNT OF \$338,921.62.

Department: Finance

Subject: Electric Reconstruction Fund

Background: The estimated cost for the first twenty-seven (27) projects in the Electric Reconstruction Program was \$6,502,347.29. As of January 2022, all of the projects were 100% complete. The total expenditure for all of the projects was \$6,841,268.91, for an overrun of \$338,921.62. The cause of the over/under runs was due to extending or reducing the limits of each project, repairs more or less extensive than originally anticipated and the increased cost of materials. A breakdown of the cost for each project is attached.

Funding Source: Funds are available in the Cambridge Fund.

Staff Recommendation: Staff recommends approval of the resolution authorizing a transfer from the Cambridge Fund to the Electric Reconstruction Fund in the amount of \$338,921.62.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 3/22/2022 6:00 PM

Department: Finance
Category: Resolution

Resolution

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING A TRANSFER FROM THE CAMBRIDGE FUND TO THE ELECTRIC RECONSTRUCTION FUND IN THE AMOUNT OF \$338,921.62.

WHEREAS, the estimated cost for the first twenty-seven (27) projects in the Electric Reconstruction Program was \$6,502,347.29; and

WHEREAS, as of January 2022, all of the projects were 100% complete; and

WHEREAS, the total expenditure for all of the projects was \$6,481,268.91, for an overrun of \$338,921.63; and

WHEREAS, the cause of the over/under runs was due to extending or reducing the limits of each project, repairs more or less extensive than originally anticipated and the increased cost of materials; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby authorizes the transfer from the Cambridge Fund to the Electric Reconstruction Fund in the amount of \$338,921.62.

PASSED AND APPROVED this ____ day of _____, 2022.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

Electric Department Project Expenditure

Project	Total Cost	Estimated Cost	Difference
Pine Place Subdivision	\$ 29,705.70	\$29,735.70	\$30.00
Featherstone Subdivision	\$ 62,781.76	\$62,865.56	\$83.80
Whittington Subdivision	\$ 170,415.46	\$166,133.99	-\$4,281.47
Live Front Transformer	\$ 281,384.20	\$270,000.00	-\$11,384.20
UG Primary	\$ 146,612.53	\$190,000.00	\$43,387.47
OH Transformer Platform	\$ 42,281.18	\$64,819.41	\$22,538.23
Regency Place	\$ 208,062.80	\$192,178.09	-\$15,884.71
Travis Park	\$ 326,051.58	\$323,197.70	-\$2,853.88
Street Light	\$ 202,173.91	\$300,000.00	\$97,826.09
Beaumont #2 Laterals	\$ 993,403.07	\$750,000.00	-\$243,403.07
Beaumont #3 Laterals	\$ 485,324.84	\$450,000.00	-\$35,324.84
Beaumont #4 Laterals	\$ 450,177.30	\$443,417.05	-\$6,760.25
Beaumont #5 Laterals	\$ 481,486.79	\$375,000.00	-\$106,486.79
Liberty #1 Laterals	\$ 78,243.80	\$59,279.50	-\$18,964.30
Liberty #2 Laterals	\$ 147,759.43	\$175,000.00	\$27,240.57
Liberty #3 Laterals	\$ 67,063.68	\$126,266.00	\$59,202.32
Liberty #4 Laterals	\$ 307,708.30	\$330,000.00	\$22,291.70
Forest Hills Subdivision	\$ 147,462.61	\$222,180.00	\$74,717.39
Ridgewood Subdivision	\$ 109,609.52	\$204,380.00	\$94,770.48
Tree Top Terrace Subdivision	\$ 114,201.01	\$168,515.00	\$54,313.99
Layl Drive	\$ 198,779.05	\$130,000.00	-\$68,779.05
knife Blade Replacement	\$ 147,851.40	\$165,800.00	\$17,948.60
Beaumont Double Circuit	\$ 170,620.53	\$187,250.00	\$16,629.47
Beaumont Feeder #1	\$ 220,719.57	\$200,000.00	-\$20,719.57
Beaumont Feeder #4	\$ 380,077.93	\$222,554.29	-\$157,523.64
Beaumont Feeder #5	\$ 330,006.51	\$250,000.00	-\$80,006.51
Beaumont Feeder #6	\$ 541,304.45	\$443,775.00	-\$97,529.45
Total Expenditures	\$ 6,841,268.91	\$6,502,347.29	-\$338,921.62

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: March 22, 2022

Agenda Wording: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE INDEPENDENCE DAY FIREWORKS DISPLAY.

Department: Administration

Subject: Fireworks 2022

Background: The City of Liberty schedules an Independence Day Celebration each year at the Liberty Municipal Park with a fireworks display. The Fiscal Year 2022 General Fund Budget included \$12,000.00 for the fireworks display. Pyro Shows of Texas, the city's fireworks provider, recently notified the City of a 20% price increase for the same show as in 2021. The current cost of the show is \$14,300.

Funding Source: General Fund Budget

Staff Recommendation: Staff recommends approval of the resolution authorizing the expenditure of funds for the Independence Day Fireworks Display.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 3/22/2022 6:00 PM

Department: Administration
Category: Resolution

Resolution

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE INDEPENDENCE DAY FIREWORKS DISPLAY.

WHEREAS, the City of Liberty schedules an Independence Day Celebration each year at the Liberty Municipal Park with a fireworks display; and

WHEREAS, the Fiscal Year 2022 General Fund Budget included \$12,000.00 for the fireworks display; and

WHEREAS, Pyro Shows of Texas, the City's fireworks provider, recently notified the City of a 30% price increase for the same show as in 2021; and

WHEREAS, the current cost of the show is \$14,300.00.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby authorizes the expenditure of funds for the Independence Day Fireworks Display.

PASSED AND APPROVED this ____ day of _____, 2022.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: March 22, 2022

Agenda Wording: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, RATIFYING THE EXPENDITURE OF FUNDS FOR AN EMERGENCY REPAIR TO A 12" WATERLINE LOCATED WITHIN THE HIGHWAY 146 BYPASS RIGHT-OF-WAY.

Department: Water, Wastewater

Subject: Emergency Waterline Repair Hwy 146 Bypass

Background: Approximately one month ago, there was a slope failure along Hwy 146 Bypass near the Abbott's Creek crossing that resulted in the exposure of the City's 12" waterline. City crews repaired the slope failure to prevent the waterline from failing. After recent rains, the pipe has now been exposed at the bottom of the ditch. Due to the size and type of pipe, emergency repairs are necessary to permanently fix the issue and prevent the waterline pipe from failing. The loss of this waterline would result in numerous customers being without water and the City having to potentially issue a boil water notice. The proposed work includes the installation of two valves, one on each side of the ditch (beyond the slope failure) and boring a new waterline between the new valves and below the flowline of the ditch. The estimated cost of repairs is \$89,000. Typical a project of this amount would require the City to solicit for formal bids. However, since this is an emergency situation, a contractor has been granted approval to start the work immediately. The lead time on the valves is approximately 7 to 10 ten days with work beginning immediately after their delivery.

Funding Source: Funds are available in the Water/Wastewater Fund.

Staff Recommendation: Staff recommends approval of the resolution ratifying the expenditure of funds for an emergency repair to a 12" waterline located within the Hwy 146 Bypass right-of-way.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 3/22/2022 6:00 PM

Department: Water, Wastewater
Category: Resolution

Resolution

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, RATIFYING THE EXPENDITURE OF FUNDS FOR AN EMERGENCY REPAIR TO A 12" WATERLINE LOCATED WITHIN THE HIGHWAY 146 BYPASS RIGHT-OF-WAY.

WHEREAS, approximately one (1) month ago, there was a slope failure along the Highway 146 Bypass near the Abbott's Creek crossing that resulted in the exposure of the City's 12" waterline; and

WHEREAS, City crews repaired the slope failure to prevent the waterline from failing; and

WHEREAS, after additional rainfall, the pipe has now been exposed at the bottom of the ditch; and

WHEREAS, due to the size and type of pipe, emergency repairs were necessary to permanently fix the issue and prevent the waterline pipe from failing; and

WHEREAS, the loss of this waterline would result in numerous customers being without water and the City having to potentially issue a boil water notice; and

WHEREAS, the proposed work includes the installation of two (2) valves, one (1) on each side of the ditch (beyond the slope failure) and boring a new waterline between the new valves and below the flowline of the ditch; and

WHEREAS, the estimated cost of repairs is \$89,000.00; and

WHEREAS, typically, a project of this amount would require the City to solicit formal bids; and

WHEREAS, however, since this is an emergency situation, a contractor has been granted approval to start the work immediately; and

WHEREAS, the lead time on the valves is approximately seven (7) to ten (10) days with work beginning immediately after their delivery.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby ratifies the expenditure of funds for an emergency repair to a 12" waterline located within the Highway 146 Bypass right-of-way.

PASSED AND APPROVED this ____ day of _____, 2022.

Mayor

City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: March 22, 2022

Agenda Wording: AN ORDINANCE OF THE CITY OF LIBERTY, TEXAS SUSPENDING THE RATES PROPOSED BY CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS ("CENTERPOINT" OR "COMPANY") COMPANY'S GAS RELIABILITY INFRASTRUCTURE PROGRAM ("GRIP") FILING MADE WITH THE CITY ON MARCH 3, 2022; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT, AND DECLARING AN EFFECTIVE DATE.

Department: Administration

Subject: CenterPoint Energy GRIP rate increase

Background: On March 3, 2022, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint" or "Company") filed a Gas Reliability Infrastructure Program ("GRIP") adjustment factor with each of the communities in the Beaumont/East Texas Division of the Company. The Company is authorized to make annual GRIP rate change requests pursuant to Texas law passed in 2003, Gas Utility Regulatory Act, Tex. Util. Code § 104.301 ("GRIP Statute") also see Section 7.7101 of the Railroad Commission of Texas ("Commission") Gas Services Division Rules. The GRIP Statute authorizes gas utility companies to request annual rate increases associated with year-to-year changes in incremental investment. The changes in investment are not subject to reasonableness review in the GRIP filing. Instead, all amounts collected under a GRIP filing are considered interim rates subject to review and refund in the Company's next base rate proceeding. The GRIP Statute provides that the proposed GRIP rate surcharge will become effective 60 days from the date of the Company's filing or May 2, 2022, unless suspended by the cities. Cities may suspend the GRIP rate increase for an additional 45 days beyond the Company's proposed effective date of May 2, 2022, while reviewing the GRIP application. This Rate Ordinance will suspend the GRIP rate effective date until June 16, 2022. If the city wishes to suspend the proposed rates, action must be taken by passing the Rate Ordinance prior to May 2, 2022. Otherwise, the Company's requested rates will go into effect on May 2, 2022. The review process of a GRIP filing is generally a ministerial review limited to ensuring that the GRIP filing complies with the GRIP Statute. During the suspension period, any issues related to whether the GRIP filing complies with the GRIP filing rules can be reviewed so cities may make a final decision on this GRIP proposal.

Funding Source: na

Staff Recommendation: Staff recommends approval of the ordinance suspending CenterPoint Energy Resources Group Annual GRIP Adjustment for an additional forty-five(45) days beyond the Company's proposed effective date of May 2, 2022



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 3/22/2022 6:00 PM

Department: Administration
Category: Ordinance

Ordinance

AN ORDINANCE OF THE CITY OF LIBERTY, TEXAS SUSPENDING THE RATES PROPOSED BY CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS (“CENTERPOINT” OR “COMPANY”) COMPANY’S GAS RELIABILITY INFRASTRUCTURE PROGRAM (“GRIP”) FILING MADE WITH THE CITY ON MARCH 3, 2022; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT, AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on or about March 3, 2022, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas (“CenterPoint” or “Company”) filed an Annual GRIP adjustment for the Beaumont/East Texas Service Area with the City of Liberty (“City”) to increase gas rates in the Beaumont/East Texas Service Area pursuant to Gas Utility Regulatory Act, TEX. UTIL. CODE (“Gas Utility Regulatory Act”) § 104.301; and

WHEREAS, the Company proposed an effective date of May 2, 2022, for the rate increase; and

WHEREAS, City has exclusive original jurisdiction over the rates, operations and services of a gas utility in areas in the municipality pursuant to Gas Utility Regulatory Act § 103.001; and

WHEREAS, Gas Utility Regulatory Act § 104.301 requires a streamlined process for the recovery of the costs of incremental investment by a gas utility; and

WHEREAS, the City’s review of CenterPoint’s GRIP filing is limited to a ministerial review of the filing for compliance with the statute; and

WHEREAS, the City finds the need to suspend the effective date of CenterPoint’s proposed rate increase for forty-five (45) days beyond the Company’s proposed effective date until June 16, 2022 in order to review the Company’s filing for compliance with Gas Utility Regulatory Act § 104.301; and

WHEREAS, the reasonableness of the Company’s investment will be reviewed in CenterPoint’s subsequent base rate case where all costs included in CenterPoint’s GRIP filing will be subject to refund.

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

Section 1. That the statement and findings set out in the preamble to this ordinance are hereby in all things approved and adopted.

Section 2. The effective date of the Company’s proposed GRIP rate increase, and the proposed tariffs related thereto, are hereby suspended until June 16, 2022.

Section 3. To the extent the City finds that the rates proposed by CenterPoint’s filing comply with Gas Utility Regulatory Act § 104.301, then the rates will become effective by operation of law on June 16, 2022.

Section 4. The meeting at which the ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 5. This Ordinance shall become effective from and after its passage.

PASSED AND APPROVED this 22nd day of March, 2022.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: March 22, 2022

Agenda Wording: Proposed Development Related Infrastructure Improvements

Department: Administration

Subject:

Background:

Funding Source:

Staff Recommendation:

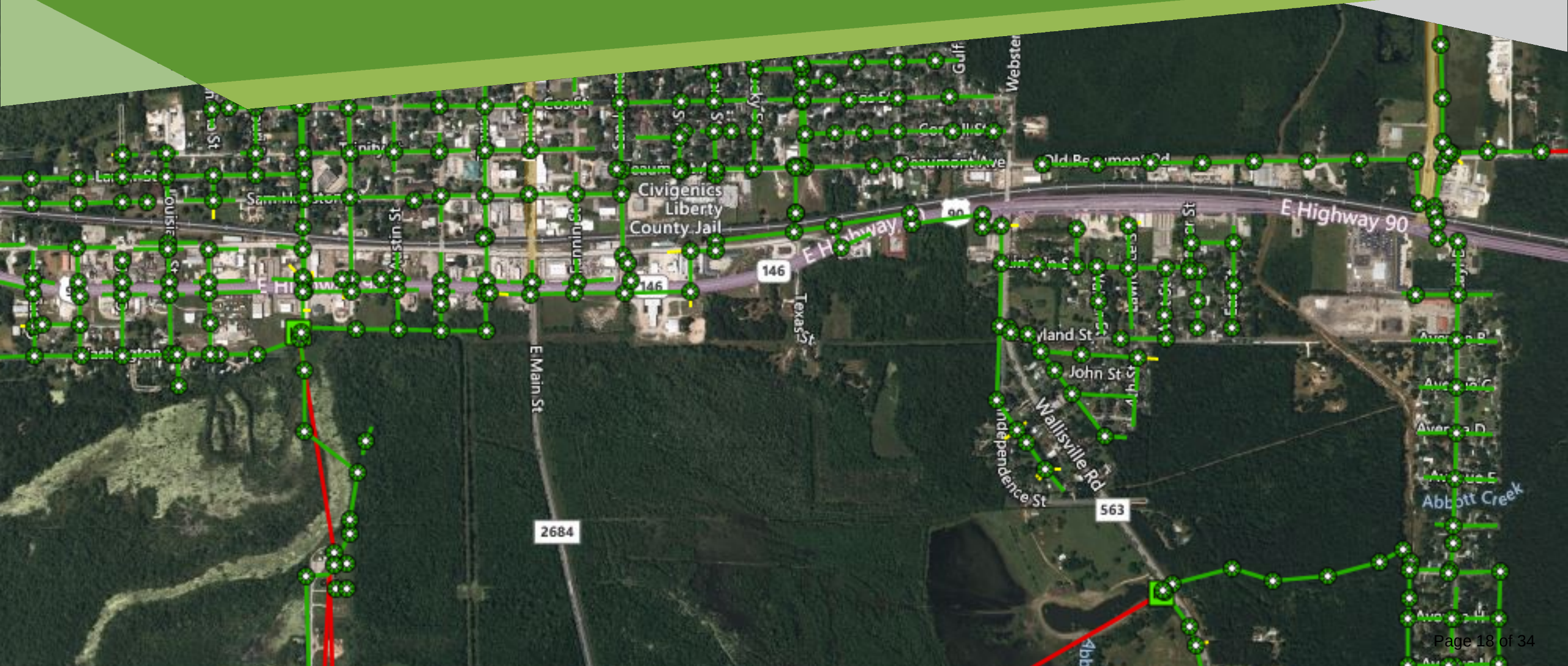


Building Communities.
Improving Lives.

Wastewater System Update

Liberty, Texas

March 2022



City's Wastewater System

- HR Green completed Preliminary Engineering Report (PER) in May 2016
- Phase I improvements from PER were completed in 2021.
 - Replacement of 58 manholes,
 - Rehabilitation of sewer line along Travis St., Hwy 90, Texas St., East of N. Travis St.,
 - Replacement of Beaumont Lift Station (LS) and McGuire LS,
 - Rehabilitation of Bypass LS,
 - Elimination of Lakeland LS and Johnson LS
- Review/update model and improvements with proposed developments (e.g., Hwy 146 Extension Phase I and Phase II)

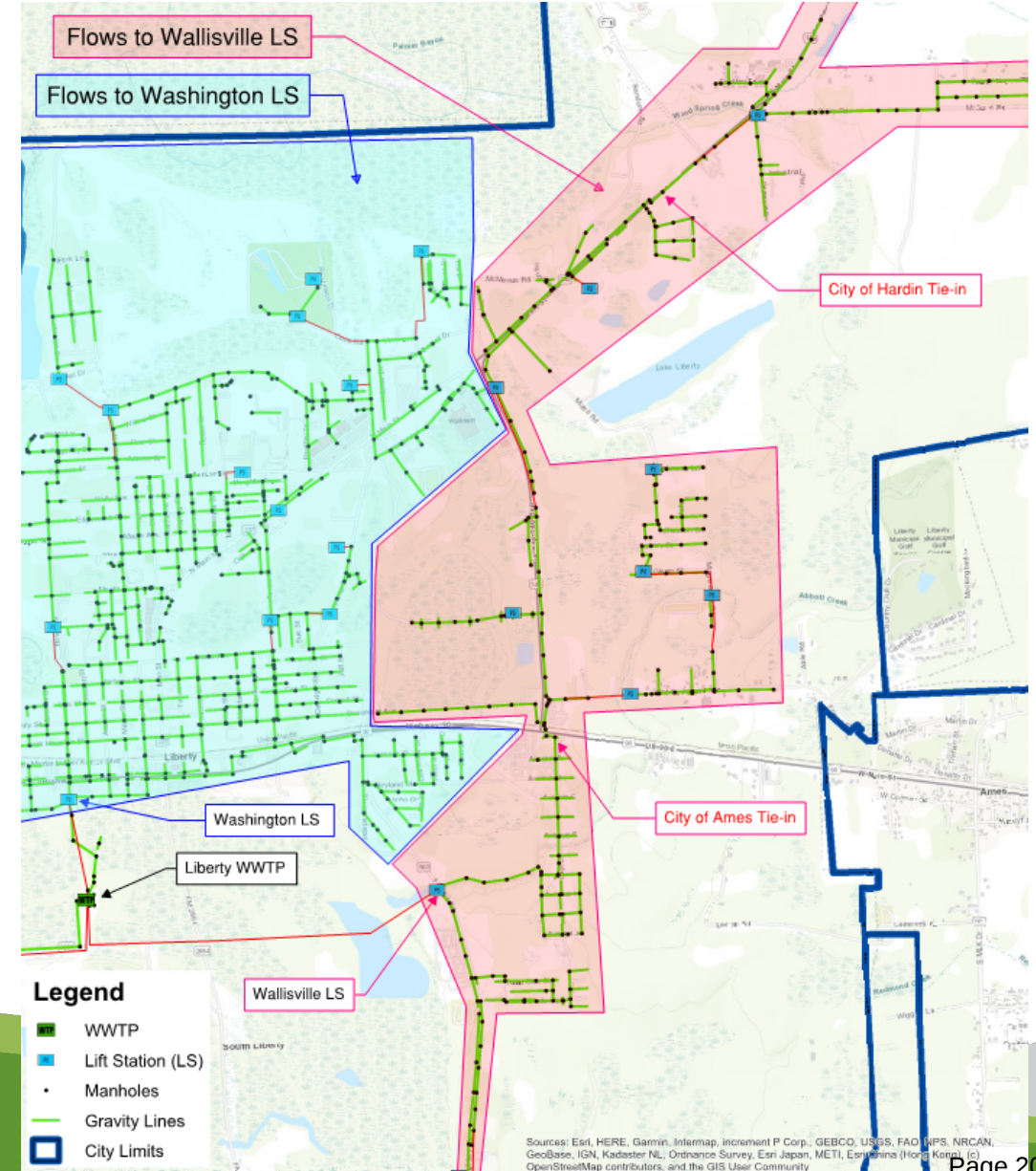


HRGreen®

Wastewater System Update
Liberty, Texas

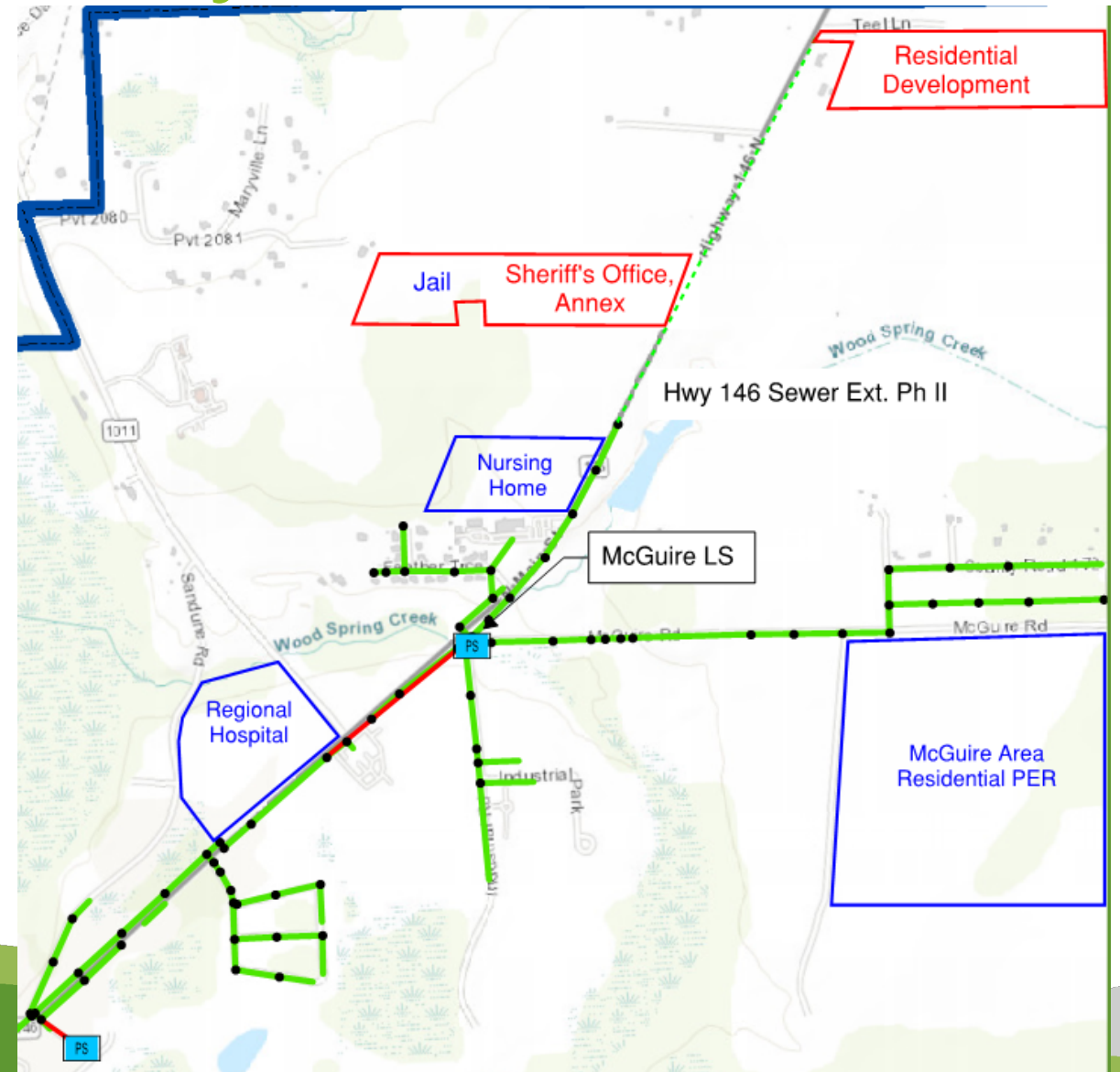
City's Wastewater System

- City's WWTP is permitted for 2.5 mgd (ADF) and 7.5 mgd (Peak)
- City divided into two service areas that pump directly to the WWTP: Washington LS and Wallisville LS
- Hardin and Ames tie in upstream of Wallisville LS
- Development and City growth mostly on east side (Wallisville LS)



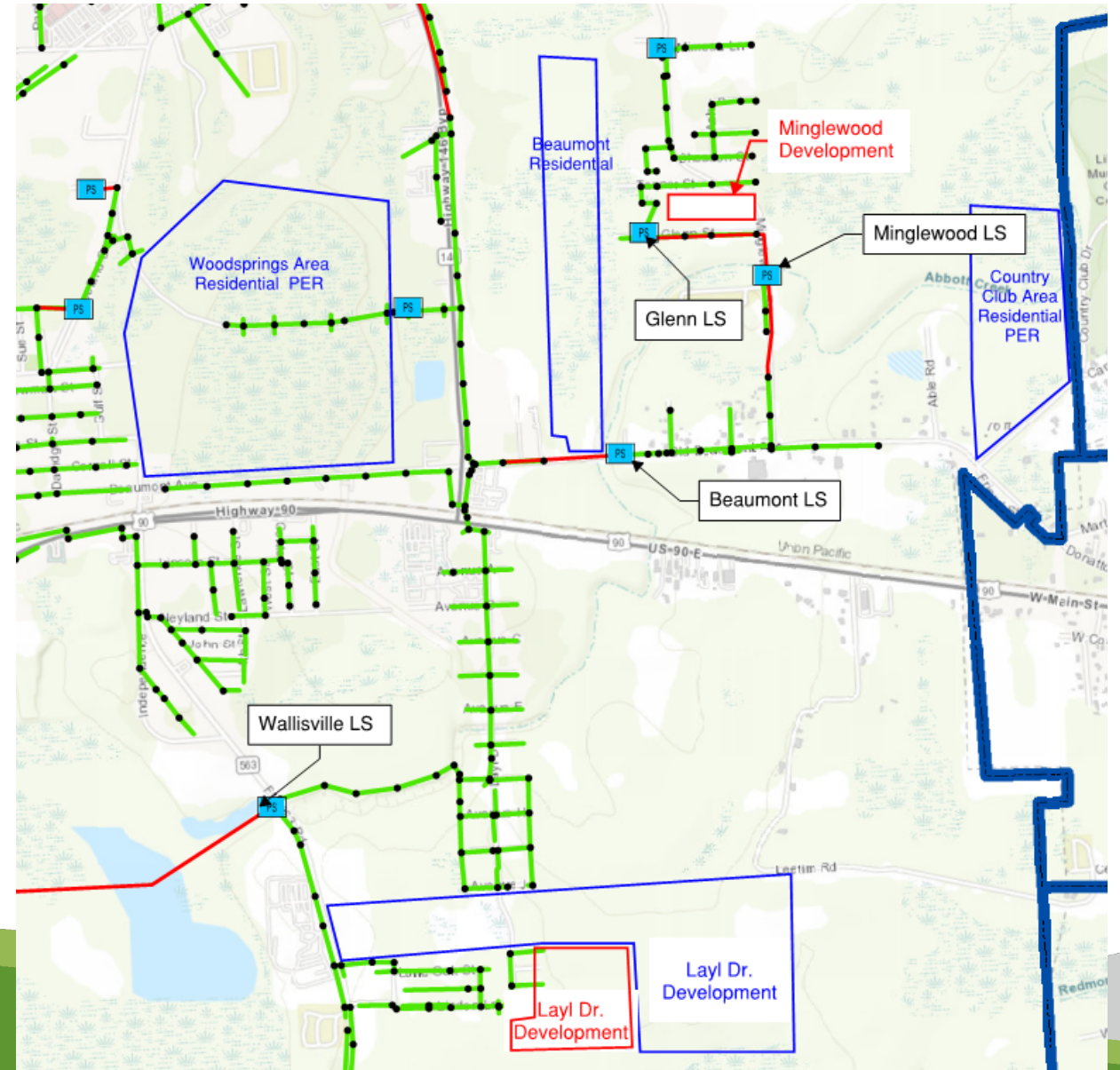
Development - Highway 146

- Residential Development
- Sheriff's office, Annex
- Jail
- Nursing home
- McGuire residential area
- Regional hospital



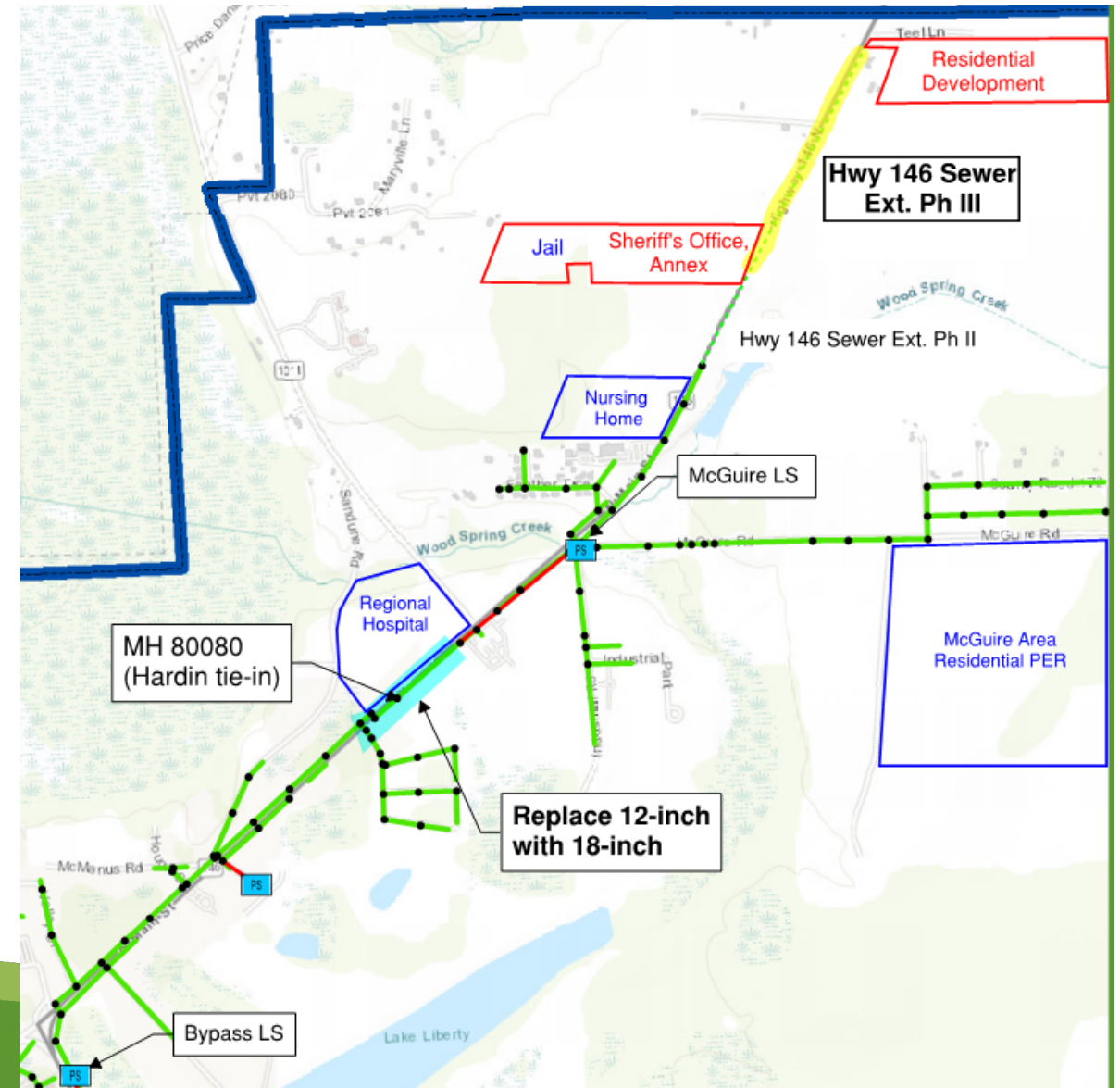
Development – Bypass and FM 563

- Woodsprings residential
- Beaumont residential
- Minglewood residential
- Country Club residential
- Layl Dr. residential



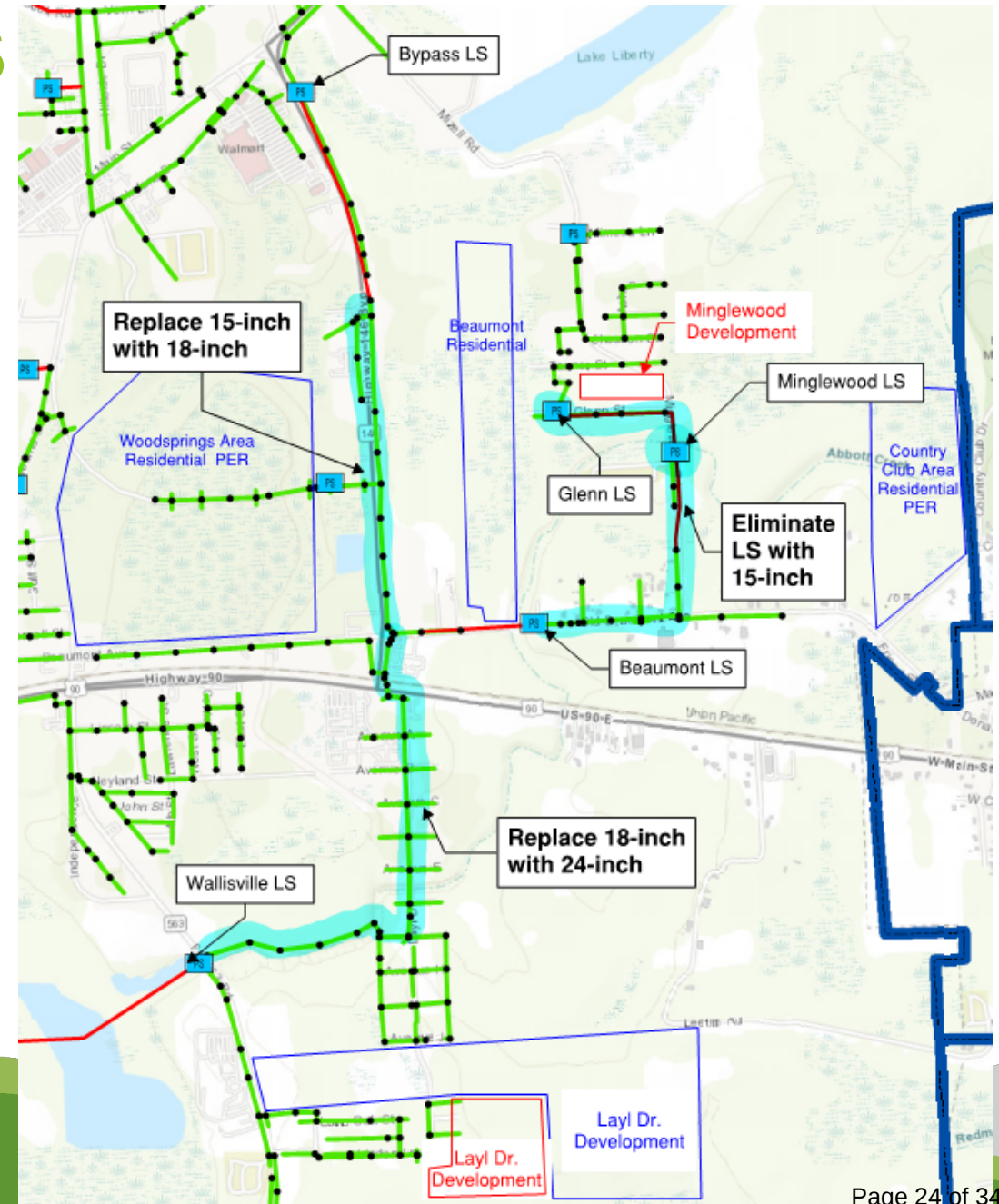
System Improvements

- Hwy 146 Sewer Extension, Phase III
- Upsize 12-inch to 18-inch
- Replace MH 80080 (Hardin tie-in location)
- Replace/Upsize 4-inch forcemain from McGuire LS to improve capacity



System Improvements

- Eliminate Glenn LS and Minglewood LS with gravity line to Beaumont LS (recommended in PER)
- Replace 15-in north of Hwy 90 with 18-in (recommended in PER)
- Replace 18-in south of Hwy 90 with 24-in (recommended in PER)



New Flows to Wallisville LS and WWTP

- Based on planned developments, estimated additional
 - 1.44 mgd (ADF) and 2.52 mgd (Peak)
- Wallisville LS has estimated firm capacity of 1,840 gpm and approx. 8,500 ft forcemain (12-inch diameter) to WWTP
- WWTP Annual Average Flows (permit 2.5 mgd, ADF)

2019	2020	2021
1.95 mgd	2.00 mgd	1.97 mgd

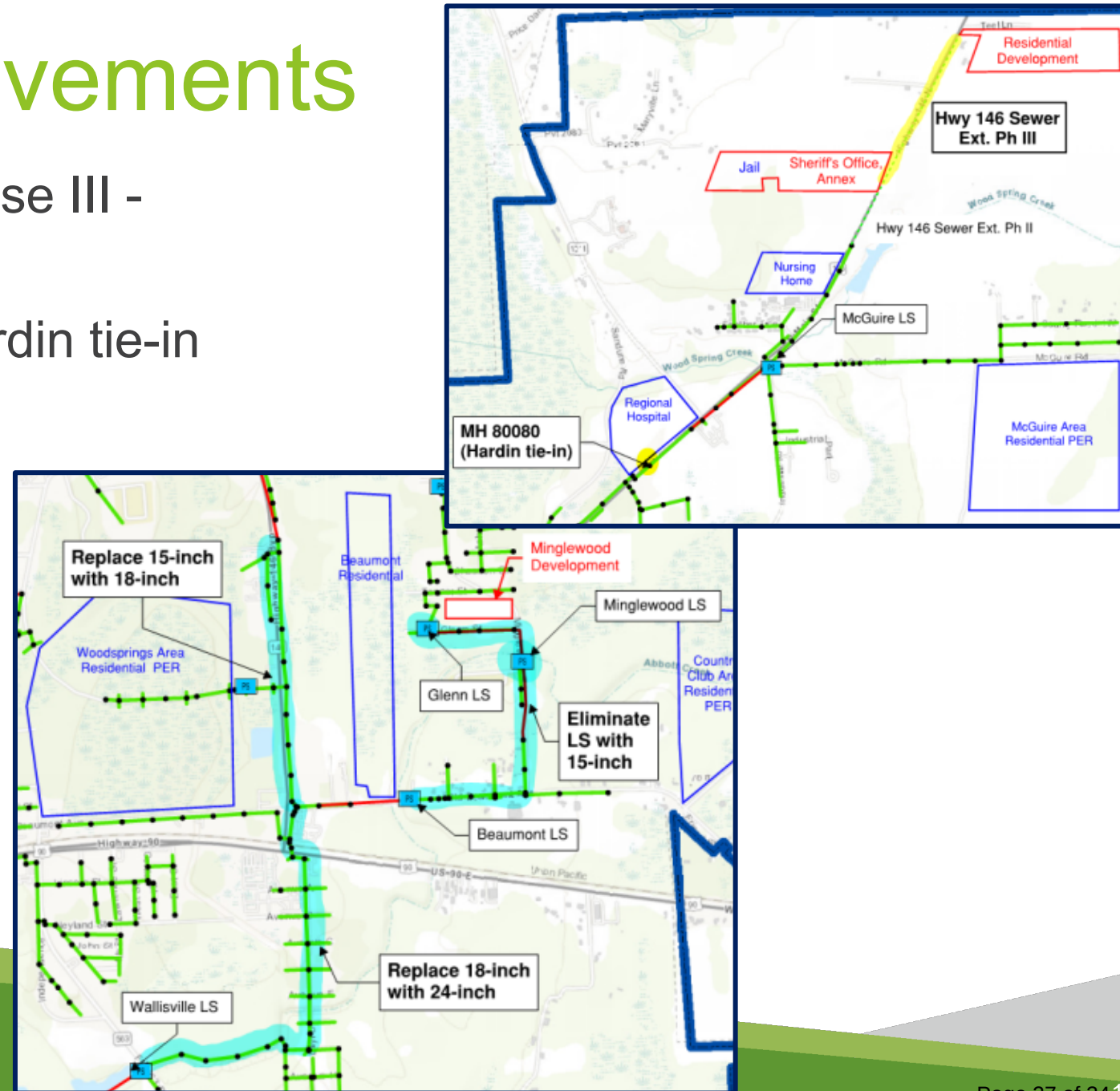
- TCEQ 75%/90% rule for ADF to start planning improvements at 75% capacity and construction to start at 90% capacity

Next Steps for Wallisville LS and WWTP

- Assessment of WWTP, determine if can accommodate additional flows, identify possible improvements or expansion if needed
- Assessment of Wallisville LS and possible improvements to accommodate flows (upsized or parallel forcemain, pump replacement)
- Other alternatives to be determined

Immediate Improvements

- Hwy 146 Sewer Extension, Phase III - \$130,000 (Engr/Admin)
- Replace/Upsize MH 80080 (Hardin tie-in location) - \$83,000
- Eliminate Glenn LS and Minglewood LS with gravity line to Beaumont LS - \$1.7M
- Upsize sewer along Hwy 146 Bypass and Layl - \$4.65M



Questions



Rebekkah Sandt, PE

rsandt@hrgreen.com or 713-338-8013



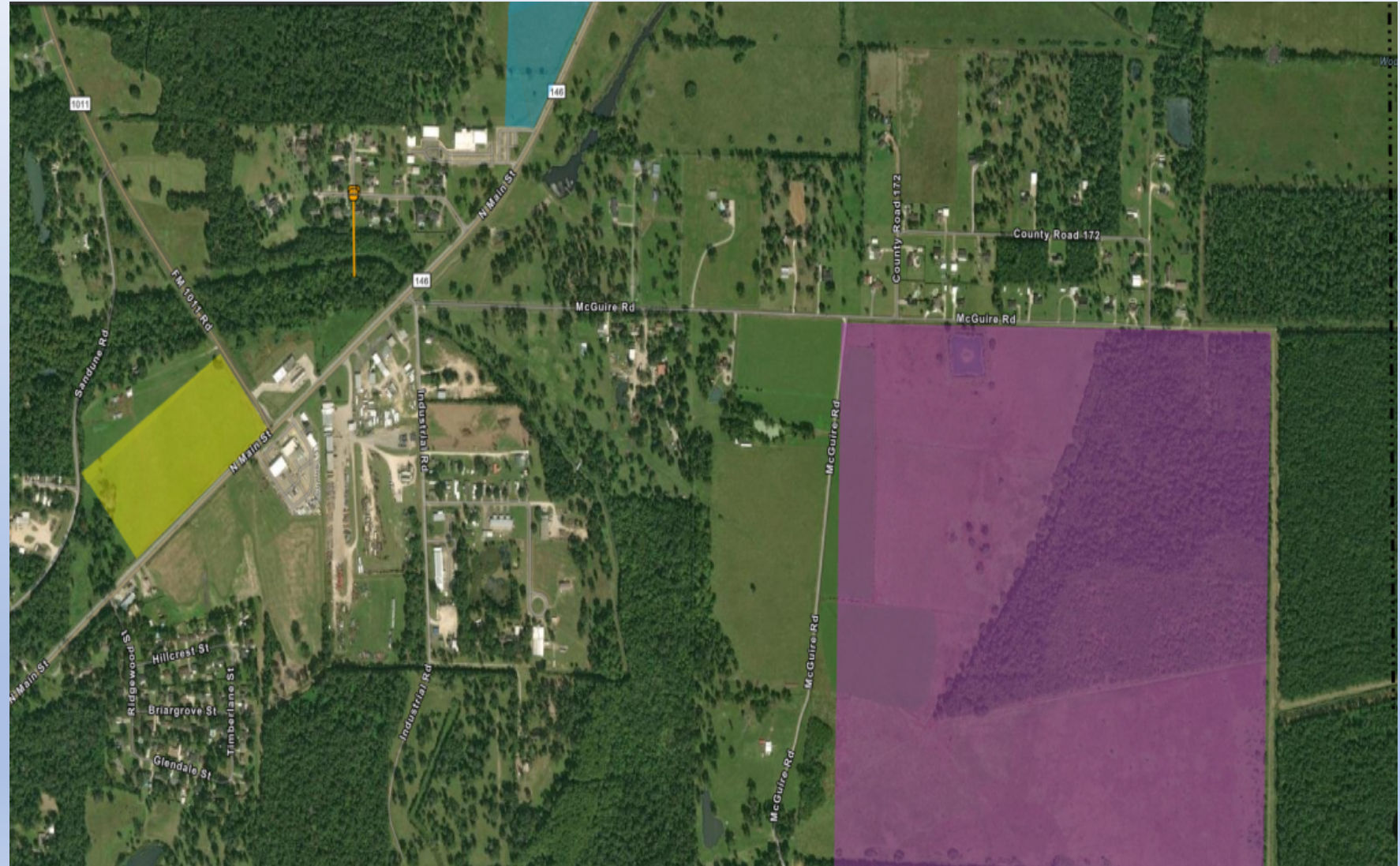
Wastewater System Update
Liberty, Texas

PROPOSED ELECTRICAL SYSTEM UPGRADES

Hwy 146 North

Electrical System

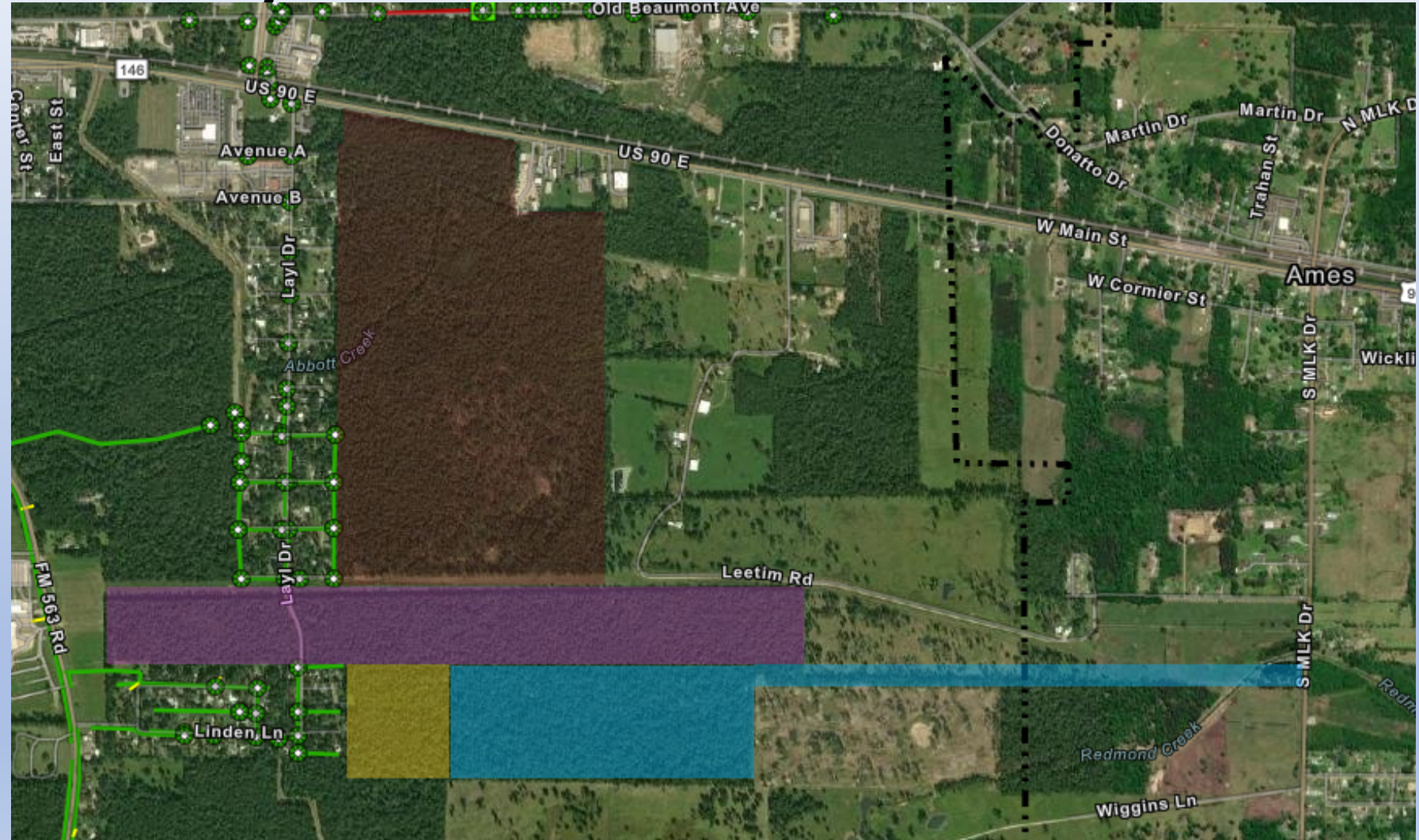
- Service on Hwy 146 North will need to be upgraded to serve any development north of Ridgewood on Hwy 146 N and FM 1011.
- Potential development sites include:
 - Nursing Home
 - On the east side of Hwy 146 across from the proposed nursing home.
 - McGuire Road
 - Southeast corner of Hwy 146N & FM 1011.
- Estimated cost \$800,000.



Layl Drive Area

Electrical System

- Existing electrical system sufficient to serve proposed Pine Place Addition.
- Electrical system to serve other developments will require upgrades from US 90 then south on FM 563 to the proposed developments.
- Estimated cost \$1.5 million.



CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: March 22, 2022

Agenda Wording: Texas Government Code §551.071 - Private Consultation with Attorney.

- To seek advice regarding contemplated /pending litigation.

Department: Administration

Subject:

Background:

Funding Source:

Staff Recommendation:

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: March 22, 2022

Agenda Wording: Texas Government Code §551.072 - Deliberation Regarding Real Property

Department: Administration

Subject:

Background:

Funding Source:

Staff Recommendation:

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: March 22, 2022

Agenda Wording: Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.

- To discuss or deliberate regarding commercial or financial information received from a business prospect.
 - Business Proposals

Department: Administration

Subject:

Background:

Funding Source:

Staff Recommendation: