



The City of Liberty City Council

Special Called Meeting

~ Minutes ~

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

April Gilliland
City Secretary
936-336-3684

Tuesday, January 24, 2023

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on January 24, 2023 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:00 p.m. by Mayor Carl Pickett.

Attendee Name	Present	Absent	Late	Arrived
Mayor Carl Pickett	X			
Mayor Pro Tem Diane Driggers	X			
Council Member Dennis Beasley	X			
Council Member Libby Simonson	X			
Council Member Chipper Smith	X			
Council Member Tommy Brents	X			
Council Member Ed Seymour	X			

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. Mayor Pickett read a letter from the United States Post Office in response to the letter written to local Postmaster regarding the removal of the outside collection box.

III. REGULAR AGENDA

A. Regular Session

1. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS ORDERING A GENERAL ELECTION TO BE HELD ON THE 6TH DAY OF MAY, 2023 FOR THE PURPOSE OF ELECTING THREE COUNCILMEMBERS; AUTHORIZING A JOINT ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT BY AND BETWEEN THE CITY OF LIBERTY, THE LIBERTY INDEPENDENT SCHOOL DISTRICT, ANY OTHER CONTRACTING ENTITIES AND THE LIBERTY COUNTY ELECTIONS ADMINISTRATOR; PROVIDING FOR EARLY

VOTING; PROVIDING FOR PUBLICATION AND NOTICE OF ELECTION; ESTABLISHING OTHER PROCEDURES FOR CONDUCT OF THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance calls for an election to be held on May 6, 2023, for the purpose of electing three (3) City Council Members. Those Council Members whose terms expire in May are: Mayor Pro Tem Diane Driggers, and Council Members Libby Simonson and Dennis Beasley. Additionally, City Council is requested to authorize the City Manager to execute an Election Services Contract with the Liberty County Elections Officer. A motion was made by Council Member Seymour to approve the ordinance ordering a general election to be held May 6, 2023 and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

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, RESCINDING THE PRIOR ORDER OF ABATEMENT ON 608 GARRETT STREET.

On April 11, 2017, City Council approved an Order of Abatement for 608 Garrett Street. The order required the property owner of the structure to "weather-in" the structure within 90 days after the order was issued and complete the interior work within 180 days after the order was issued. The owner weathered-in the structure within the 90 day period and began interior repairs. The owner was unable to complete the interior repairs for health reasons. It is not known when the interior repairs stopped. The property is currently for sale and a buyer has submitted a contract that is dependent on the Order of Abatement being rescinded. The buyers plan to renovate the structure within 45 days. A motion was made by Council Member Simonson to approve the resolution rescinding the prior order of abatement on 608 Garrett Street and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

3. First Reading - 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; SAID RESOLUTION AUTHORIZING AN AWARD AND DISBURSEMENT OF LIBERTY COMMUNITY DEVELOPMENT CORPORATION FUNDS FOR AN ECONOMIC DEVELOPMENT GRANT TO KJ CHEMICALS, LLC.

KJ Chemical plans to operate a chemical formulations facility at 4003 Beaumont. This is a new business in the City of Liberty. KJ Chemicals plans to hire no less than twelve (12) employees and, according to the owner, these jobs will pay \$20 to \$50 per hour. KJ Chemical also plans to invest at least \$3,000,000 in land, furniture, fixtures, equipment and utility upgrades. In return, LCDC will provide reimbursements for fire hydrant installations and utility upgrades in an amount not to exceed \$30,000. The work must be completed and invoices provided before any reimbursement is made. On January 17, 2023, the LCDC Board of Directors held a public hearing and voted 6-0 to approve an economic development agreement with KJ Chemical, LLC. First reading of the resolution was made by City Attorney Brandon Davis.

4. Second Reading - 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; SAID RESOLUTION AUTHORIZING AN AWARD AND DISBURSEMENT OF LIBERTY COMMUNITY DEVELOPMENT CORPORATION FUNDS FOR AN ECONOMIC DEVELOPMENT GRANT TO KJ CHEMICALS, LLC.

The second reading of the resolution was made by City Attorney Brandon Davis. A motion was made by Council Member Simonson to approve the resolution authorizing an award and disbursement of LCDC funds for an economic development grant to KJ Chemicals, LLC and seconded by Council Member Smith. The motion passed 7 to 0 with all present voting yes.

5. 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, AWARDING THE BID FOR THE FIRE HYDRANT REPLACEMENT PROJECT.

The Fiscal Year 2023 Capital Improvement Plan included \$250,000 for the Fire Hydrant Replacement Project. This project would repair/replace thirteen (13) fire hydrants in all areas of the city. On January 19, 2023, six(6) bids were received for the Fire Hydrant Replacement Project. The bids ranged from the apparent low bid of \$258,910 to the high bid of \$635,000. The low bid was submitted by Bull-G Construction, LLC., of Houston. Since this company had not previously done work for the City, Public Works contacted several of their references. The references did not indicate any issues with the company or the work they completed. The company has completed various water and wastewater projects, including fire hydrant installation, repair and replacement. The additional \$8,910 to cover the total bid cost is available in the Water/Wastewater Fund. A motion was made by Council Member Driggers to approve the resolution awarding the bid for the fire hydrant replacement project to Bull-G Construction and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

6. 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, APPROVING THE PURCHASE OF SECURITY CAMERAS AND DEVICES FROM FORD AV FOR USE AT THE ELECTRIC SUBSTATIONS AND AT THE WASTEWATER TREATMENT PLANT.

Due to recent events at various electrical substations throughout the country, it is prudent to begin installing security cameras at the Liberty, Beaumont and Boomerang Substations and the Wastewater Treatment Plant. The cameras will provide an additional level of security that currently exists at the facilities combined with increased police patrols at these facilities. The estimated cost to install multiple cameras at each of the locations ranges from \$123,000 to \$144,000. A more exact price will be provided after an in-depth review of the design plans and specifications, a determination of the specific labor to be performed as well as the quantity, description, manufacturer and model of the materials selected for use. The cameras will be purchased from the company that installed the cameras at City Hall through BuyBoard, a purchasing cooperative. Additionally, the cameras and monitoring software system for these locations is the same as what currently exists at City Hall and eliminates the cost for new or additional licenses. A motion was made by Council Member Simonson to approve the resolution approving the purchase of security cameras and devices from Ford AV for use at the Electric substations and Wastewater Treatment Plant and seconded by Council Member Beasley. The motion passed 7 to 0 with all present voting yes.

B. Executive Session

At 6:28 p.m., Mayor Pickett closed the open meeting and opened the Executive Session as authorized by Title 5, Chapter 551 of the Texas Government Code.

- 1. Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.**
- 2. Texas Government Code §551.074 - Personnel Matters.**
To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
- 3. Texas Government Code §551.071 - Private Consultation with Attorney**
Discussion with attorney regarding contemplated/pending litigation and/or regarding matters protected by attorney/client privilege.

C. Reconvene into Regular Session

At 6:53 p.m., Mayor Pickett closed the Executive Session and reconvened the open meeting.

IV. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, Mayor Pickett adjourned the meeting at 6:53 p.m.

Carl Pickett, Mayor

ATTEST:

April Gilliland, City Secretary