



The City of Liberty City Council

Regular Meeting

~ Minutes ~

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

April Gilliland
City Secretary
936-336-3684

Tuesday, September 26, 2023

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on September 26, 2023 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:00 p.m. by Mayor Carl Pickett.

A.	Attendee Name	Present	Absent	Late	Arrived
	Mayor Carl Pickett	X			
	Mayor Pro Tem Chipper Smith	X			
	Council Member Dennis Beasley	X			
	Council Member Libby Simonson	X			
	Council Member John Hebert, Jr.	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 spoke to the Council about the letter to Heights Baptist Church. City Manager Tom Warner advised council about the Ground Breaking Ceremony for Fire Station 2 to be held on Monday, October 2, 2023 at 10 a.m. Mayor Pickett presented a retirement plaque to Dana Abshier, Library Director, who is retiring after 29 years of service.

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, APPROVING CHANGE ORDERS NUMBER 6 AND 7 FOR THE FIRE STATION NO. 1 RENOVATION PROJECT

On February 21, 2023, the Fire Station No.1 Renovation Project was awarded to Construction Managers of Southeast Texas (CMOST) in the amount of \$1,176,300.00. The architect's opinion of the probable cost of the project was \$1,185,318.00. Five previous change orders have been approved and are summarized below:

- Change Order No. 1 was approved by the City Council on June 14, 2023, for the amount of \$1,859.00 and was for replacing rusted studs and drywall and to replace a metal interior wall with sheetrock.
- Change Order No.2 was approved by the City Council on July 11, 2023, for the amount of \$13,517.90 and was for the installation of a sink in the EMS Supply Room and the installation of a 4ft x 35 ft ramp leading from the interior area of the building into the apparatus bay.
- Change Order No. 3 was approved on July 3, 2023, with no increase in the contract price and was for hardware, relocation of television controls in the day room, repairing an exterior door, constructing a new furr-out and rerouting of the supply air and louver from the kitchen hood due to structural steel conflicts. The total of this change order was \$5,334.00 and was taken from the contingency allowance.
- Change Order No. 4 was approved on August 16, 2023, with no increase in the contract price and was for the installation of electrical service for a new monument sign, installation of a wall mounted air compressor for the dry sprinkler system, installation of additional backerboard, tile and grout in the showers, installation of wall protection in the Watch Room and the Lobby, replacement of rusted metal studs near rear door and installing new tile in the lobby. The total of this change order was \$14,784.00 and was taken from the contingency allowance.
- Change Order No. 5 was approved by the City Council on August 14, 2023, for the amount of \$19,777.72 and was for the removal of the existing building at Station No.2.
- Change Order No. 6 is for the installation of an underground drainage system from the three existing roof drains that will drain across existing and/or new sidewalks. The cost of this change order is \$28,225.00.
- Change Order No. 7 is to provide a fire alarm connection to the dry fire suppression system, a new circuit to power the dry fire suppression system, the addition of a new cabinet to the watch room and the addition of a light in the sleeping quarters. The cost of this change order is \$8,544.00.

Change Orders No. 1 through 7 will add a total of \$71,923.62 to the renovation project cost of \$1,176,300.00 for a new construction cost of \$1,248,223.62.

Although Change Order No. 5 was included in this project, it will be paid from the Fire Station No. 2 Project Budget, thus reducing the total Fire Station No. 1 Renovation Project total to \$1,128,445.90.

With the roof retrofit contract of \$361,850.00 and the renovation contract price, including Change Orders No. 1, 2, 6, & 7, of \$52,145.90, this will leave a contingency for both projects of \$105,952.10.

A motion was made by Council Member Simonson to approve the resolution approving change orders number 6 and 7 for the Fire Station No. 1 Renovation project in the total amount of \$36,769 and seconded by Council Member Seymour. 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, AWARDED THE BID FOR THE CITY PARK SANITARY SEWER PROJECT

The City Park Sewer System Project includes the installation of a 6" sewer line, connecting services, installation of manholes and a new lift station. This project will remove the baseball fields, T-ball fields and park office from the existing septic system. Once the project is complete, the septic sewer system will be removed. On September 21, 2023, five (5) bids were received, ranging from the apparent low bid of \$186,040.00 to a high bid of \$586,500. The low bid was submitted by Eastex Utility Construction of Beaumont. The engineer's estimate of probable cost for the project was \$250,000.00.

A motion was made by Council Member Brents to approve the resolution awarding the bid for the City Park Sanitary Sewer Project to Eastex Utility Construction of Beaumont in the amount of \$186,040 and seconded by Council Member Simonson. The motion passed 7 to 0 with all present voting yes.

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, RATIFYING A LIBERTY COMMUNITY DEVELOPMENT CORPORATION EXPENDITURE FOR SIGNS AT PALMER PARK AND LAMAR PARK

The staff received a bid from Image 360 for the design, fabrication and installation of one new sign at Palmer Park and one new sign Lamar Park. These parks currently do not have any signage identifying the parks. The new signs will be identical to the signs installed at Magnolia Park, Canfield Park and the Airport. These signs were installed by Image 360 and the Airport sign was paid for by LCDC in June 2019.

On September 19, 2023, the LCDC Board of Directors held a public hearing and voted 6-0 to approve an expenditure for signage at Palmer and Lamar Park.

A motion was made by Council Member Simonson to approve the resolution ratifying a Liberty Community Development Corporation expenditure for signs at Palmer Park and Lamar Park in the amount of \$4,759.90 and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

B. Executive Session

At 6:21 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 §551.071 - Private Consultation with Attorney**
Discussion with attorney regarding contemplated/pending litigation and/or regarding matters protected by attorney/client privilege.
- 2. Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.**

C. Reconvene into Regular Session

At 7:09 p.m., Mayor Pickett closed the Executive Session and reconvened the open meeting.

1. Consider and take possible action on legal matters discussed in executive session.

No action was taken.

2. Consider and take possible action on economic development matters discussed in executive session.

No action was taken.

IV. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, Mayor Pickett adjourned the meeting at 7:10 p.m.

Carl Pickett, Mayor

ATTEST:

April Gilliland, City Secretary