



The City of Liberty City Council

Regular Meeting

~ Agenda ~

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

April Gilliland
City Secretary
936-336-3684

Tuesday, July 8, 2025

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 John Hebert, Jr.				
Mayor Pro Tem Tommy Brents				
Council Member Ed Seymour				
Council Member Ross Ward				
Council Member Debbie Dugger				
Council Member Bruce Bell				
Council Member Nick Dennis				

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. City Manager's Report - City Manager Bryan Kendrick - Includes various updates of interest to our community.
- B. Department Reports
- C. Sam Rayburn Municipal Power Agency - Mayor Hebert
- D. Mayor, Council and Staff Comments

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. June 10, 2025
2. June 17, 2025

B. 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 AND APPROVING A CHANGE ORDER TO THE PARK LIGHTING CONTRACT**VII. REGULAR AGENDA****A. Regular Session**

1. Consider and take possible action regarding the Liberty Parks Master Plan presented by Burditt.
2. City Council hold a public hearing on the condemnation of two (2) hazardous and unsafe structures to determine if the structures should be repaired or demolished: 722 Maryland and 209 Chesson.
3. Consider and take possible action regarding the abatement of and possible demolition and removal of structures located at 722 Maryland and 209 Chesson as discussed in the hearings held before City Council on July 8, 2025.
4. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, AMENDING THE MASTER FEE SCHEDULE BY ADDING HANGAR DEPOSITS TO THE LIBERTY MUNICIPAL AIRPORT FEES; PROVIDING FOR AN EFFECTIVE DATE.**
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, APPROVING THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR THE CHRISTMAS PARADE IMPROVEMENTS.**
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 LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR A CONTRACT WITH PLACER.AI**
7. **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 NEGOTIATE AND EXECUTE AN AGREEMENT WITH LIBERTY INDEPENDENT SCHOOL DISTRICT REGARDING A CONTRACT FOR THE PROVISION OF FOUR SCHOOL RESOURCE OFFICERS.**
8. **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, EXTENDING THE DISASTER RECOVERY, DEBRIS MANAGEMENT AND DISPOSAL SERVICES CONTRACT WITH DRC EMERGENCY SERVICES.**
9. **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 A CONTRACT WITH HR GREEN TO PERFORM A DRAINAGE FEASIBILITY STUDY ON PORTIONS OF THE CITY

10. **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 NEGOTIATE AND EXECUTE AN AGREEMENT WITH ROADWAY ASSET SERVICES, LLC FOR PAVEMENT MANAGEMENT SERVICES.**

B. Work Session

1. Discussion with SRMPA, Bruce Mintz, regarding trends and potential future costs in the industry.

C. Executive Session

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 §551.074 - Personnel Matters.**
To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
3. **Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.**
Discussion regarding economic development negotiations.

D. Reconvene into Regular Session

1. Consider and take possible action on legal matters discussed in executive session.
2. Consider and take possible action on personnel matters discussed in the executive session.
3. Consider and take possible action on economic development matters discussed in 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 3rd day of July 2025 at 5:00 p.m. This notice will remain 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

Meeting Date: July 8, 2025

Agenda Wording: City Manager's Report - City Manager Bryan Kendrick - Includes various updates of interest to our community.

Department: Administration

Subject: City Manager's Report

Background: This agenda item provides an opportunity for the City Manager to update the City Council and the public on key ongoing and upcoming City projects and initiatives.

Recloser Installation Update:

We received the first batch of the blade switches, and Elite began work on June 24th. The remainder of the switches should be delivered next week and we anticipate this project will be completed soon.

Water System Maintenance:

Our crews continue to address water leaks on a maintenance-response basis, resolving issues as they arise. As of last week, there were two active leaks throughout the city. Should the volume exceed our internal capacity to respond in a timely manner, we will bring in outside contractors to assist as needed.

Forest Hills Water Line Improvements:

This project is currently 75% complete and slightly ahead of schedule. We remain confident that the work will be completed by mid-August as originally projected.

Strategic Planning Workshop:

Even though we ran short on time, I believe the City Council Strategic Planning Workshop was a good productive meeting. We are still planning on bringing the remaining items for discussion at future meetings.

Funding Source: n/a

Staff Recommendation: n/a

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

Agenda Wording: Department Reports

Department: Administration

Subject: Department Reports

Background: Attached are reports compiled by various City departments regarding facts about projects, situations and activities of the individual department. These reports are submitted on a monthly basis.

Funding Source:

Staff Recommendation:

Airport Operations

Snapshot Local Time

Start Date06/01/2025 00:00 LT

End Date06/30/2025 23:59 LT

Creation

User

Customer ID

08:09

Summary

Landings		Take-Offs		Totals	
Single Engine	331	Single Engine	325	Single Engine	656
Single Engine Turbine	12	Single Engine Turbine	12	Single Engine Turbine	24
Multi Engine	8	Multi Engine	9	Multi Engine	17
Multi Engine Turbine	4	Multi Engine Turbine	4	Multi Engine Turbine	8
Helicopter	9	Helicopter	15	Helicopter	24
TOTAL	364	TOTAL	365	TOTAL	729

FAA AAC/ADG Summary

Landings		Take-Offs		Totals	
A1	315	A1	305	A1	620
B1	2	B1	3	B1	5
B2	17	B2	17	B2	34
HEL	12	HEL	22	HEL	34
UKN	18	UKN	18	UKN	36
TOTAL	364	TOTAL	365	TOTAL	729

Operations by Aircraft Type

Single Engine		Single Engine Turbine		Multi Engine		Multi Engine Turbine		Business Jet	Jet 2	Jet NB	Jet 4	Jet WB	Helicopter	
AA1	8	AT6T	22	B200	4	B300	2						R44	4
AA5	56	PA28	2	B58	2	B350	4						Others	20
B407	8			C421	3	BE30	2							
BE33	2			PA30	4									
BE35	12			PA44	4									
BE36	10													
BEAR	2													
C150	4													
C170	25													
C172	76													
C175	2													
C180	2													

Airport Operations
Snapshot Local Time
Start Date 06/01/2025 00:00 LT
End Date 06/30/2025 23:59 LT

Creation 08:09
User
Customer ID

Table with 10 columns: Single Engine, Single Engine Turbine, Multi Engine, Multi Engine Turbine, Business Jet, Jet 2, Jet NB, Jet 4, Jet WB, Helicopter. Rows include aircraft types and counts: C182 (109), C206 (2), C210 (10), F1 ROCKET (2), H269 (2), Lancair (2), M20 (23), MAC-145B (2), MT (10), P28R (2), PA22 (2), PA24 (2), PA28 (200), PA32 (3), R66 (22), RV10 (10), RV4 (4), RV7 (4), SR20 (5), SR22 (1), TB10 (4), Others (28).

Activity Summary

Table with 2 columns: Activity, Count. Rows: LANDING RWY 16 (334), LANDING RWY 34 (30), TAKEOFF RWY 16 (323), TAKEOFF RWY 34 (42), T&G RWY 16 (79), T&G RWY 34 (8).

AIRPORT OPERATIONS REPORT SUMMARY

	Landings	Take-Offs	Totals	Totals - B2 Only
October 2024	520	530	1050	18
November 2024	285	287	572	14
December 2024	243	252	495	10
January 2025	337	347	684	55
February 2025	289	301	590	6
March 2025	492	496	988	10
April 2025	503	503	1006	35
May 2025	435	431	866	10
June 2025	364	365	729	34
July 2025				
August 2025				
September 2025				
Total	3468	3512	6980	192

CODE ENFORCEMENT MONTHLY REPORT

JUNE 1, 2025 to JUNE 30, 2025

<u>Case #</u>	<u>Case OPEN Date</u>	<u>Owner (Last name)</u>	<u>Owner (First name)</u>	<u>Address</u>	<u>Violation Type</u>	<u>Contact/Notification</u>	<u>Follow Up Date & Notes</u>	<u>Report Status</u>
LITTER								
23-078	9/11/23	Hugaboon	James	1511 Maple Liberty, TX 77575	LITTER	NOV- Reinspection	3/24/25	READY FOR ABATEMENT
25-008	1/29/25	Mosley	Mary	Beaumont-ID#55217 Liberty, TX 77575	LITTER	3rd NOV & POSTED	4/14/25	READY FOR ABATEMENT
25-019	3/31/25	Boudreaux	Joe	118 Ohio Liberty, TX 77575	LITTER	3rd NOV & POSTED		CLOSED
25-036	4/28/25	Arreola	Maria	64 Navigation Liberty, TX 77575	LITTER	2nd NOV-Mail		CLOSED
25-029	5/15/25	Gerardo	Julio	103 Louisana St. Liberty, TX 77575	LITTER	1st NOV- HANGER		CLOSED
25-051	5/22/25	Sandles	Delores	900 MLK Liberty, TX 77575	LITTER	2nd NOV-Mail	6/13/25	OPEN
25-052	5/22/25	Inglesia	de Cristo	3301 Beaumont Liberty, TX 77575	LITTER	1st NOV- Mail		CLOSED- CLEARED BY OWNER
25-065	6/23/25	Gonzalez	Perfecto	215 Cedarwood Liberty, TX 77575	LITTER	1st NOV- HANGER	6/30/25	OPEN
25-066	6/26/25	Valderas	Mayra	1811 N Travis Liberty, TX 77575	LITTER	1st NOV- HANGER	7/4/25	OPEN
HIGH GRASS								
21-140	9/22/21	King	Alric	Navigation- ID# 56378 Liberty, TX 77575	HIGH GRASS	NOV- Reinspection	5/15/25	READY FOR ABATEMENT
24-052	7/9/24	MW 2000	Trust	1710 Hwy. 90 Liberty, TX 77575	HIGH GRASS	NOV- Reinspection		CLOSED- CLEARED BY CITY

24-071	8/14/25	Bun & Chenda	Property LLC	123 Milam Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	7/10/25	OPEN
25-002	1/9/25	Escobar	Felix	Santa Anna-ID# 56377 Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	5/15/25	READY FOR ABATEMENT
25-003	1/9/25	Green	Darryl	Alabama-ID#56379 Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	5/15/25	READY FOR ABATEMENT
25-007	1/27/25	Stuckey	Jan	Ave. E-ID# 55695 Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	5/15/25	READY FOR ABATEMENT
25-020	4/3/25	Woods	W G	Woods ID#75782 Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	7/30/25	READY FOR ABATEMENT
25-021	4/3/25	Semien	A W	1021 Washington Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	6/23/25	READY FOR ABATEMENT
25-024	4/14/25	Mosley	Mary	611 Palmer Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	6/30/25	READY FOR ABATEMENT
25-025	4/14/25	Johnson	Elizabeth	1203 Lamar Liberty, TX 77575	HIGH GRASS	VERBAL		CLOSED- CLEARED BY OWNER
25-026	4/14/25	John	Roy	502 Independence Liberty, TX 77575	HIGH GRASS	1st NOV- Mail		CLOSED- CLEARED BY OWNER
25-030	4/21/25	Lazenby	Patricia	2232 Centennial Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	6/26/25	READY FOR ABATEMENT

25-032	4/22/25	Davis	Phelix	2629 Beaumont Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	6/26/25	READY FOR ABATEMENT
25-033	4/22/25	Loera	Denise	2729 Newman Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	6/26/25	READY FOR ABATEMENT
25-045	5/16/25	Lopez	Euillermina	Alabama-ID#56419 Liberty, TX 77575	HIGH GRASS	1st NOV- Mail		CLOSED- CLEARED BY OWNER
25-046	5/20/25	Wiggleton	Michael	1814 Magnolia Liberty, TX 77575	HIGH GRASS	1st NOV- HANGER		CLOSED- CLEARED BY OWNER
25-047	5/20/25	Hidden	Holdings	2001 Magnolia Liberty, TX 77575	HIGH GRASS	1st NOV- HANGER		CLOSED- CLEARED BY OWNER
25-048	5/20/25	Purple Sage	Trust	1507 Magnolia Liberty, TX 77575	HIGH GRASS	1st NOV- HANGER		CLOSED- CLEARED BY OWNER
25-050	5/21/25	Stephens	Brady	110 Church St. Liberty, TX 77575	HIGH GRASS	2nd NOV-Mail	6/16/25	OPEN
25-054	5/2/25	Williams	Donald	623 Garrett Liberty, TX 77575	HIGH GRASS	2nd NOV-Mail		CLOSED- CLEARED BY OWNER
25-055	5/22/25	Quest	Trust Co.	2207 Maple Liberty, TX 77575	HIGH GRASS	1st NOV- HANGER		CLOSED- CLEARED BY OWNER
25-058	5/29/25	D L Foster	Holdings	3210 Hwy. 90 Liberty, TX 77575	HIGH GRASS	1st NOV- Mail		CLOSED- CLEARED BY OWNER

25-059	6/5/25	Bismuth Bridge	Propco LLC	1707 N San Jacinto Liberty, TX 77575	HIGH GRASS	1st NOV- HANGER	6/16/25	OPEN
25-060	6/5/25	Williams	Debra	Hwy. 146-ID#46105 Liberty, TX 77575	HIGH GRASS	1st NOV- Mail		CLOSED- CLEARED BY OWNER
25-064	6/23/25	Twin Oaks	Parks Inc.	3802 N Main Liberty, TX 77575	HIGH GRASS	1st NOV- Mail	7/2/25	OPEN
25-067	6/30/25	Calhoun	Brandon	1108 N Travis Liberty, TX 77575	HIGH GRASS	1st NOV- HANGER	7/10/25	OPEN
STOP WORK ORDER								
23-003	1/6/23	Contreras	Manuel	2701 Webster Liberty, TX 77575	STOP WORK	Issued citation	4/11/25	OPEN
24-062	7/18/2024	Ortiz	Omar	422 Maplewood Liberty, TX 77575	STOP WORK	VERBAL	3/11/2025	OPEN
24-091	9/6/24	Lindsey	Jim	317 Tennesse Liberty, TX 77575	STOP WORK	VERBAL	12/23/24	OPEN
25-027	4/17/2025	Multiple	Owners	205 Riverbend Rd. Liberty, TX 77575	STOP WORK	1st NOV- Mail	6/13/2025	OPEN
25-043	5/16/2025	Montes	Diana	210 Avenue E Liberty, TX 77575	STOP WORK	1st NOV- HANGER	5/30/2025	OPEN
25-044	5/16/25	Rivera	Maximilian o	2755 Cornell Liberty, TX 77575	STOP WORK	TAGGED	5/30/25	OPEN
25-049	5/20/2025	Baelos	Fidel	1100 Milam Liberty, TX 77575	STOP WORK	VERBAL	5/30/2025	OPEN
25-062	6/16/25	KL O'Brien	Properties	950 Milam Liberty, TX 77575	STOP WORK	1st NOV- HANGER	6/26/25	OPEN
RV VIOLATIONS								

23-109V	7/20/23	Multiple	Owner	311 Riverbend Rd. Liberty, TX 77575	LIVING IN RV	3rd NOV & POSTED	6/23/25	OPEN
23-163V	11/21/23	CTL Sales	of Texas	610 Port Dr. Liberty, TX 77575	RV- AT COMMERCIAL LOCATION	VERBAL	1/30/25	OPEN
25-005V	6/11/25	Falke	George	3023 Grand Liberty, TX 77575	LIVING IN RV	VERBAL	7/14/25	OPEN
25-009V	6/16/25	Diaz	Mario	502 Missouri Liberty, TX 77575	RV-VACANT LOT	1st NOV- HANGER	6/27/25	OPEN

DILAPIDATED PROPERTY

23-067	4/18/23	AM Capitol	Solutions LLC	Cs. #CT182058-01 1610 Texas Liberty, TX 77575	DILAPIDATED PROPERTY	2nd NOV-Mail	3/11/25	OPEN
23-120	7/25/23	Moore	Juanita	209 Chesson Liberty, TX 77575	DILAPIDATED PROPERTY	Working on Warrant	7/8/25	OPEN
23-130	8/24/23	AZK	LLC	205 & 209 Independence Liberty, TX 77575	DILAPIDATED PROPERTY	1st NOV- Mail	3/11/25	OPEN
24-095	10/3/24	Winni's	Hair Studio	120 Alabama Liberty, TX 77575	DILAPIDATED PROPERTY	Working on Warrant	9/9/25	OPEN
24-096	10/3/24	Scheller	Margret	722 Maryland Liberty, TX 77575	DILAPIDATED PROPERTY	Working on Warrant	7/8/25	OPEN
25-006	1/13/25	Smith	Arthur	4106 N Main Liberty, TX 77575	DILAPIDATED PROPERTY	2nd NOV-Mail	4/4/25	OPEN

25-016	3/20/25	Jackson	Justin	2214 N Main Liberty, TX 77575	DILAPIDATED PROPERTY	1st NOV- Mail	5/23/25	OPEN
25-040	5/15/25	Mitchell	Aurelia	311 Riverbend Rd. Liberty, TX 77575	DILAPIDATED PROPERTY	1st NOV- Mail	6/16/25	OPEN
25-061	6/10/25	Gholson	Connie	712 Austin Liberty, TX 77575	DILAPIDATED PROPERTY	VERBAL	7/1/25	OPEN

SIGN ORDINANCE VIOLATIONS

MULTIPLE VIOLATIONS

25-012	3/12/25	Locke	Charlie	103 East St. Liberty, TX 77575	MULTIPLE VIOLATIONS	NOV- Reinspection	6/30/25	OPEN
25-017	3/25/25	Cain III	Chap	2104 N Main Liberty, TX 77575	MULTIPLE VIOLATIONS	1st NOV- Mail	5/26/25	OPEN
25-034	4/25/25	SSE	Partners	1905 Webster Liberty, TX 77575	MULTIPLE VIOLATIONS	1st NOV- Mail	5/26/25	OPEN
25-038	5/12/25	Inflata	Test	422 Wallisville Liberty, TX 77575	STOP WORK	1st NOV- Mail	5/23/25	OPEN
25-042	5/16/25	Weems	Angela	1415 Holly Liberty, TX 77575	MULTIPLE VIOLATIONS	1st NOV- Mail		CLOSED
23-134	9/12/23	Jenkins	Laurice	507 Trinity Liberty, TX 77575	HIGH GRASS & LITTER	NOV- Reinspection	5/5/25	READY FOR ABATEMENT
25-041	5/15/25	White	Jerry	2740 Cos Liberty, TX 77575	HIGH GRASS & LITTER	2nd NOV-Mail	6/16/25	OPEN
25-056	5/27/25	Chavez	Enrique	2101 Magnolia Liberty, TX 77575	MULTIPLE VIOLATIONS	1st NOV- HANGER		CLOSED
25-057	5/29/25	Peters	Derek	3500 Lincoln Liberty, TX 77575	MULTIPLE VIOLATIONS	1st NOV- HANGER		CLOSED

25-063 6/20/25 Baker Troy 1122 N Travis
Liberty, TX 77575 STOP WORK 1st NOV- HANGER

CLOSED

JUNK MOTOR VEHICLE (JMV)-PRIVATE PROPERTY

JMV Case #	Case OPEN Date	Last reg.	Owner (Last name)	Owner (First name)	Follow up date & Notes	Vehicle Location	License Plate #	Status
23-119V	9/1/23		Martinez	Jose	1/5/25	Cs.#CT182130 2731 Cos Liberty, TX 77575		OPEN
23-146V	10/9/23	Oct-15	Baldwin	Sandra	7/25/2025	Cs.#CT182161 609 Bowie Liberty, TX 77575	DYY6122	OPEN
23-165V	1/8/24	Mar-02	New Bern	Transport Corp.	12/4/2024	Cs.#CT182184 Port Dr.-ID#56907 Liberty, TX 77575	2DA281	OPEN
23-166V	1/8/24	Apr-12	Texas	Sabal Corp.	12/4/2024	Cs.#CT182185 Port Dr.-ID#56907 Liberty, TX 77575	TONLY05	OPEN
23-181V	3/27/24					Cs.#CT182206 1973 Wallisville Dr. Liberty, TX 77575		OPEN
25-003V	5/20/25	Jan-25	Perez	Oscar		1101 Jarrett Liberty, TX 77575	RZR9998	CLOSED- CLEARED BY OWNER
25-004V	5/28/25	Nov-24	Melonson	Shala	7/18/2025	516 Garrett Liberty, TX 77575	THP5709	OPEN
25-006V	6/4/25		Terrell	Craig		924 Sam Houston Liberty, TX 77575		OPEN
25-007V	6/4/25	Jul-18	Maciel	Mario	7/21/2025	406 Independence Liberty, TX 77575	HRD1139	OPEN
25-008V	6/2/25	Aug-23	Moody	Vanita	7/18/2025	1905 Holly Liberty, TX 77575	BP1D994	OPEN
25-010V	6/16/25	Jun-11	Orebo	Ruby	7/28/2025	4103 N Main Liberty, TX 77575	74YNC6	OPEN

25-011V	6/18/25	Feb-20	Maciel	Mario	7/21/2025	406 Independence Liberty, TX 77575	BXL8779	OPEN
25-012V	6/17/25	Apr-24	Dorsey	Betty	7/18/2025	528 Garrett Liberty, TX 77575	RTV3265	OPEN

<u>Case Type</u>	<u>Began</u>	<u>Closed</u>	<u>OPEN</u>
LITTER	9	4	5
HIGH GRASS	25	11	14
STOP WORK ORDER	8		8
RV VIOLATIONS	4		4
DILAPIDATED PROPERTY	9		9
SIGN ORDINANCE VIOLATIONS	0		0
MULTIPLE VIOLATIONS	10	4	6
JUNK MOTOR VEHICLE	13	1	12
			0
TOTAL CASES	78	20	58

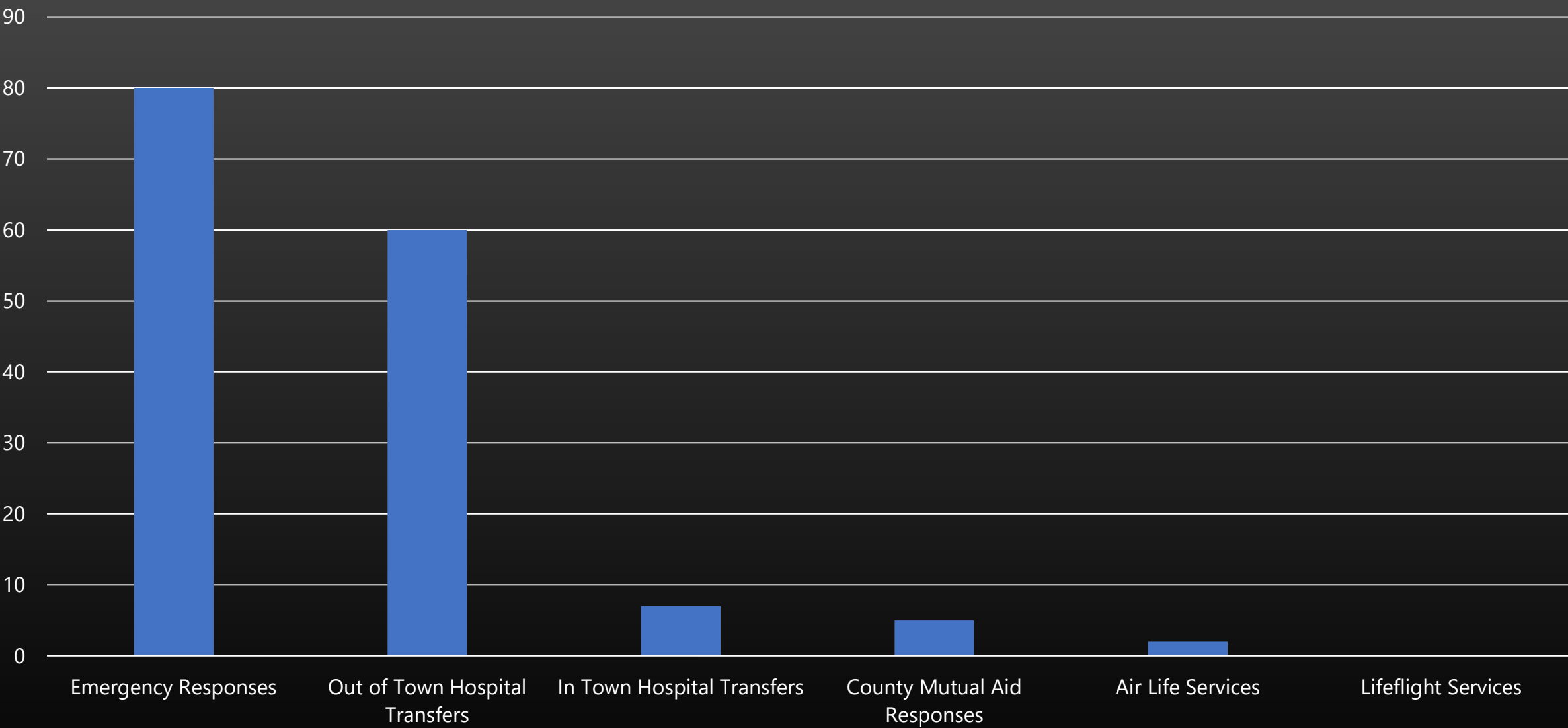
<u>Bandit signs collected this month:</u>	20
<u>Number of citations issued this month:</u>	0



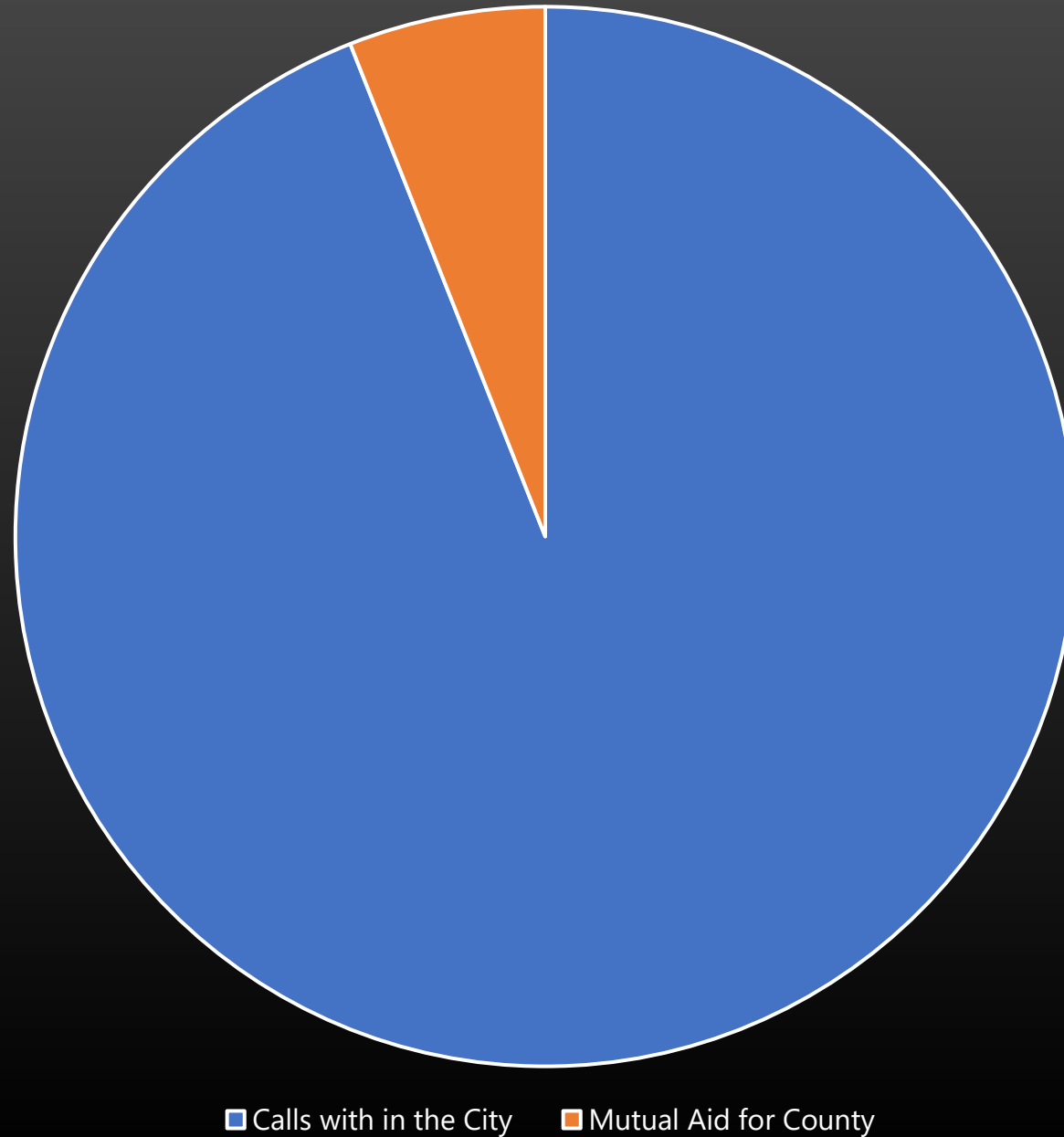
Liberty Fire

- June Monthly
- Report

EMS Calls: 188



Fire Calls: 50





"A" Shift

- Fire at Oil Field
- Station Tour
- Gas Leak
- Community Outreach Fire call



"B" Shift

- **Fill the Boot for MDA**
- **Boat operations training.**
- **Snow cones with the Library**

"C" Shift

- MVA Jefferson
 - RV Fire
 - House Fire





Fire Marshal

- **Total Inspections: 35**
- **New Inspections: 18**
- **Reinspections: 17**
- **Food Truck Inspections: 12**
- **Inspection Man Hours: 23**
- **Violations found: 109**
- **Burn Permits: 3**



Most common violations found during June

- Exit Signs not working properly and/or not in place
- Fire extinguishers not inspected and tagged by licensed technician annually
- Open junction boxes / missing cover plates



- My name is Blake Holland, and I was recently promoted to the position of Lieutenant for the Liberty Volunteer Fire Department. I have been a volunteer with the department since 2008. I volunteer because I like helping those in the community and want to show new volunteers that anyone can do this, you just need to get involved. I grew up around the department when my mom, Misty Dulaney, started working in 2004. So now that I have two children, Coy and Sawyer, they are involved with the department as well, assisting with fundraisers and special events that the department hosts. I am a full-time 911 dispatcher and in my spare time I like to play basketball and volunteer at my kid's school.



GOLF COURSE MONTHLY REPORT - June 2025

Maintenance Activities

Targeted spraying for weed control.

Tree cleanup from windstorms. (Lost 3 trees this month)

Bunker repairs after storms.

Mowing necessity has kicked into high gear with the arrival of warm weather. Every day, mowing rotations all day.

Sales Report (June 1 – June 30)

The Pro Shop is slowly but surely getting more merchandise in. We are expecting quite a bit more to be delivered in June. Our daily sales receipts per OPEN day for the month is approx. \$3,900.

New merchandise sales are doing well. Some apparel started arriving this month and we have sold approx. \$1,750 in shirts in the last 2 weeks of the month. Club fittings are starting to happen. We have taken orders for 2 full sets of custom clubs that have arrived and will be delivered in the next week. This is not reflected in this month's sales. (\$4,500)

Concession sales were approx. \$1500 for the month.

We also booked 2 fairly large tournaments for the upcoming months. Houston Rodeo (Go Texan) fundraiser being one of them.

Also, we have booked a new tournament for the first weekend in August that should eventually look like the old Burnam tournament. This group will do 2 two-day events minimum each year.

MONTH	FY25 SALES REPORT (UNITS/QUANTITY)				
	Green Fees (Rounds Sold)	Cart Fees	Range Fees	Merchandise & Accessories	Sales Tax Collected
October 2024 [1]	1,583	1,519	541	396	\$4,248.37
November 2024 [2]	1,189	1,120	439	341	\$3,078.91
December 2024	1,011	888	321	238	\$2,500.89
January 2025 [3]	888	814	330	168	\$2,537.95
February 2025 [4]	1,145	1,036	444	250	\$3,238.07
March 2025	1,785	1,612	687	394	\$4,845.10
April 2025	1,860	1,670	766	383	\$5,419.32
May 2025 [5]	1,815	1,609	768	476	\$6,682.89
June 2025 (6)	1,875	1,657	652	448	\$5,542.34
July 2025					
August 2025					
September 2025					
TOTAL	13,151	11,925	4,948	3,094	\$38,093.84

[1] Closed for half day on October 30 and 31 due to rain

[2] Closed for 10 days due to weather and holiday (including half days and full days)

[3] Closed 11 full days and 4 half days due to weather, including Winter Storm Enzo

[4] Closed for 13 days in February due to the weather.

[5] Closed 4 complete days and 6 half days due to weather.

[6] Closed equivalent of 6 days in June due to weather.

Liberty Municipal June 2025 Report

After a rainy start, the sun came out just in time for the library to host the summer pre-launch party. The Fire and Police departments visited the library on June 12th for our first event of the summer. The crowds were a little down this year due to thunderstorms that covered the area. However, the weather did not stop the event from proceeding as planned. The police and fire continued their “friendly” competition against each other by seeing who had the best sirens. The competition was so realistic that the library was receiving calls to check on the library. Thanks to First Liberty Bank’s lending of their snow cone trailer, the library was able to make treats for all 160 people in attendance.



The 2025 summer reading program, “Color Our World” started on Monday, June 16 at the Liberty Municipal Library. Orbit brought an outer space experience to the Liberty Center. Orbit was a success once again with 165 children and 84 adults in attendance for the official launch of the library’s summer reading program.



A notice was received this month from the Texas State Library and Archives Commission that the library will be receiving accreditation once again. This accreditation allows the library access to databases, supplies, and grant opportunities. The library also received notice of E-Rate funding for this year. E-Rate allows the library access to reduced internet rates for the internet provided to the public.

The new outside outlets and lighting for the flags are up and running this month.



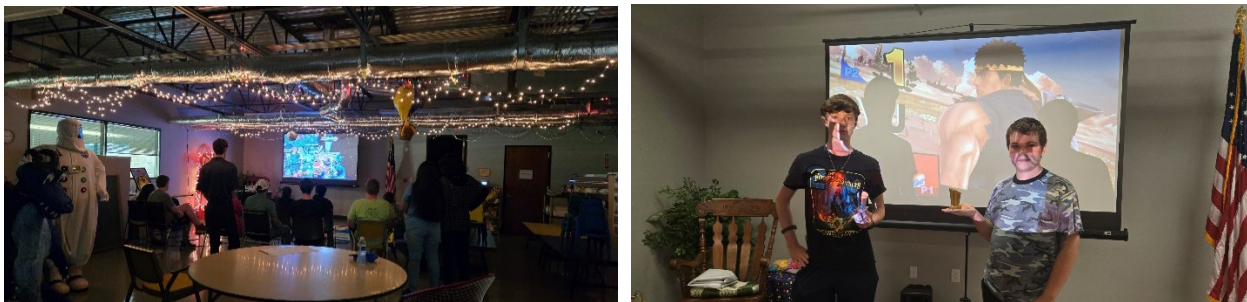
Children and parents had fun on June 26 at Craft Day. 98 children and 52 adults were in attendance. Children 7 and below had fun creating butterfly windchimes, butterfly rings, pinwheels, spin art, abstract dot painting, and wall art. Children aged 8 through 12 crafted upstairs creating galaxy bottles, painted bird houses, and either painted a planter or a macrame plant hangers.



The teen's summer reading began on Friday, June 20 with Laser Tag in the Library with a total of 17 teens participating in the event. The teen's played several rounds in teams with the final rounds having the teens go up against the staff. Everyone who participated had a great time.



The second teen event, Smash Brothers Tournament, also had 17 teen participants. The top 3 winners of the tournament received a gold, silver, and bronze 3D printed trophy. The teens enjoyed the event. The top place winner stated that it was the “first thing he ever won” and was very excited.



The first summer reading adult program at the Liberty Municipal Library opened on June 30. Adult patrons came in to pick up their reading logs and instructions for the program. The first week event for adult programming, a scavenger hunt, also began on June 30 and will run until July 5. 25 adults picked up their “buddy” to take around the city as they try to find the scavenger hunt locations on the first day of the program.



Liberty Municipal Library Monthly Report January through June 2025						
Circulation	January	February	March	April	May	June
Spanish Materials Circulation	41	80	88	61	38	103
Total Adult, Teen & YA Circulation All Formats	1,354	1,411	1,337	1,183	1,238	1688
Total Juvenile Circulation All Formats	782	991	1,140	1,154	1,358	3228
Total Circulation All Formats	2,136	2,402	2,477	2,337	2,596	4916
Reference Services						
In-house Reference	170	150	207	135	133	208
Telephone Reference	121	130	103	98	75	118
Public Computer Assistance	108	104	159	102	87	130
Collection Statistics						
Total Volumes in Collection	49,041	48,998	49,109	49,193	49,306	49,266
Total Titles in Collection	68,452	68,446	68,721	68,844	69,002	69,132
Cataloging						
Books Cataloged	256	159	60	44	120	81
DVD/ Blu-Rays Cataloged	0	0	0	0	0	1
Audiobooks & Music CDs Cataloged	0	0	0	0	0	0
Periodicals Cataloged	29	26	75	32	59	32
Building Use/ Programs/Public Relations						
Meeting Room/Pavilion Use	9	20	17	21	13	13
Story Time Programs	1	3	3	4	4	0
Story Time Attendance	7	43	25	40	30	0
Misc. Children's Programs/Tours	0	6	3	5	0	3
Msc. Children's Programs/Tours Attendance	0	322	306	397	0	559
Adult Programs Attendance	23	37	36	34	29	48
YA/Teen Programs Attendance	0	0	0	0	0	34
Patron Count/ Volunteers						
Total Active Accounts In-City Patrons	2,536	2,505	2,453	2,425	2,426	2,436
Total Active Accounts Out-of-City Patrons	3,998	3,963	3,897	3,868	3,869	3,862
Total Volunteers	0	13	10	3	3	5
Total Volunteer Hours	0	32	61.5	13.5	11.5	10
Patron Visits Count	1,706	2,736	2,369	2,640	2,207	3,096
Public Use Technology						
Wireless Users	0	0	0	0	3	0
Public Computers Users This Month	160	184	190	210	251	255
Hours of Patron Computer Use	123	131	132	137	160	130
Website Sessions: Online Catalog	1,563	1,876	1,751	1,680	1,661	2,089
Social Media Sessions: Facebook, Instagram	695	854	1,031	625	24,761	2,185

	Liberty Municipal Library Volunteer Report for the Month of June 2025																																																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	Total																									
Daniel, Hannah																									2						2																									
Davis, Beverly																															0																									
Harbour, Cathy																2															2																									
Hammer, Theresa																									2						2																									
Kemper, Sharon																															0																									
Lawrence, Lindsay																															0																									
Marshall, Matraca																										2					2																									
Pickett, Sandy																															0																									
Stratton, Gloria																															0																									
Sundgren, Gary																															0																									
Sundgren, Josh																															0																									
Sundgren, Stacy																															0																									
Ursprung, Heather																2										2					4																									
Total for month																															12.00																									

CITY OF LIBERTY
INSPECTION AND PERMIT DEPARTMENT MONTHLY REPORT
JUNE 2025

PLAN REVIEW

of Plans Reviewed

BUILDING PERMITS

Commercial Building Permits - New	
Commercial Building Permits - Renovation/Remodel	2
Commercial Building Permits - Addition/Expansion	
Residential Building Permits- New (Manufactured Homes)	1
Residential Building Permits - New (Single Family)	1
Residential Building Permits - New (Multi-Family)	
All Other Permits Issued	
	63

CERTIFICATE OF OCCUPANCY

Commercial C of O's Issued	2
TOTAL PERMITS:	69

FEE REVENUE

Permit Fee Revenue	\$8,334.15
Tap Fee Revenue	\$8,325.00

PERMITS FEES TOTAL:	\$16,659.15
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CITY OF LIBERTY
INSPECTION AND PERMIT DEPARTMENT MONTHLY REPORT
JUNE 2025

BUSINESS NAME	ADDRESS	PERMIT TYPE
TWILA LABUFF	1001 DR MLK	MECHANICAL
CITY OF LIBERTY	5001 RICHARD E VINSON	ELECTRICAL
WAFFLE HOUSE	1711 HWY 90	DEMOLITION
PLC	4997 HWY 146 N	GENERATOR ELECTRICAL PLUMBING BUILD OUT/REMODEL
SOUTHERN BLINK	1810 SAM HOUSTON	CERTIFICATE OF OCCUPANCY
CLEVELAND PARTLOW HOUSE	2131 GRAND	DRIVEWAY
RT WIRELESS	2303 N MAIN	REMODEL/ INTERIOR BUILD OUT
BEAUSOLIEL APARTMENTS	2704 N MAIN	ELECTRICAL
DUNHALL PARTNERS	2303 N MAIN	MECHANICAL
TRAVELERS INN	2501 HWY 146	REROOF
ESCAPE LIBERTY	2718 N MAIN	CERTIFICATE OF OCCUPANCY
CHILIS	2125 HWY 146	FIRE ALARM
T-MOBILE	4611 SANDUNE	CELL TOWER
REPUBLIC CLEANERS	1400 N MAIN	SIGN
CROWN CASTLE	100 COUNTRY CLUB RD	CELL TOWER

LIBERTY POLICE DEPARTMENT

- MONTHLY REPORT
- June 2025





LIBERTY POLICE DEPARTMENT

CALLS FOR SERVICE	2093
OFFENSES REPORTED	49
OFFENSES CLEARED	12
TRAFFIC CITATIONS	73
WARNING TICKETS	283
TRAFFIC ACCIDENTS	29
ARRESTS	6
ANIMALS HANDLED	74
ALARM CALLS	51
AMOUNT RECOVERIES	\$ 1000.00

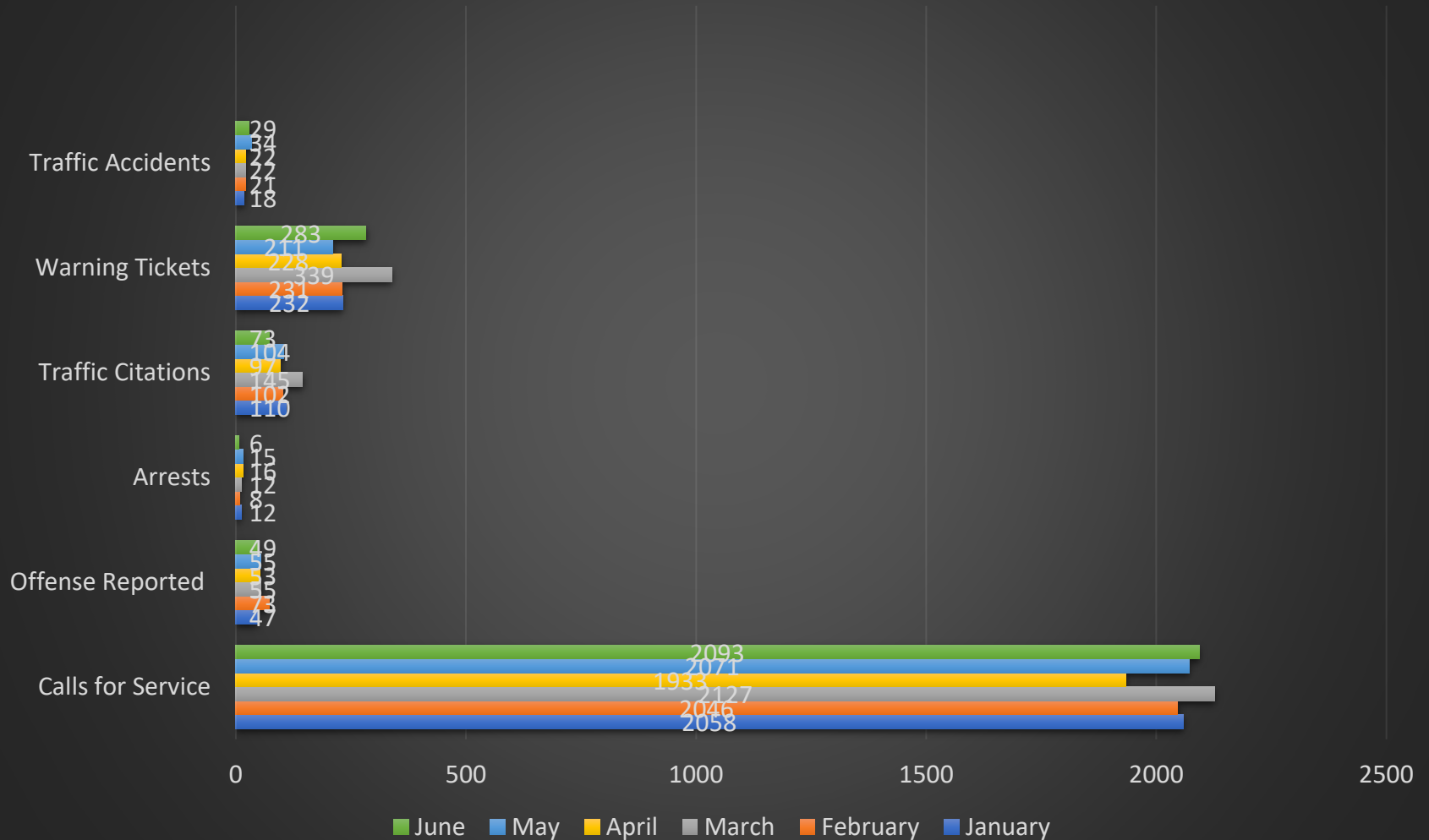


LIBERTY POLICE DEPARTMENT

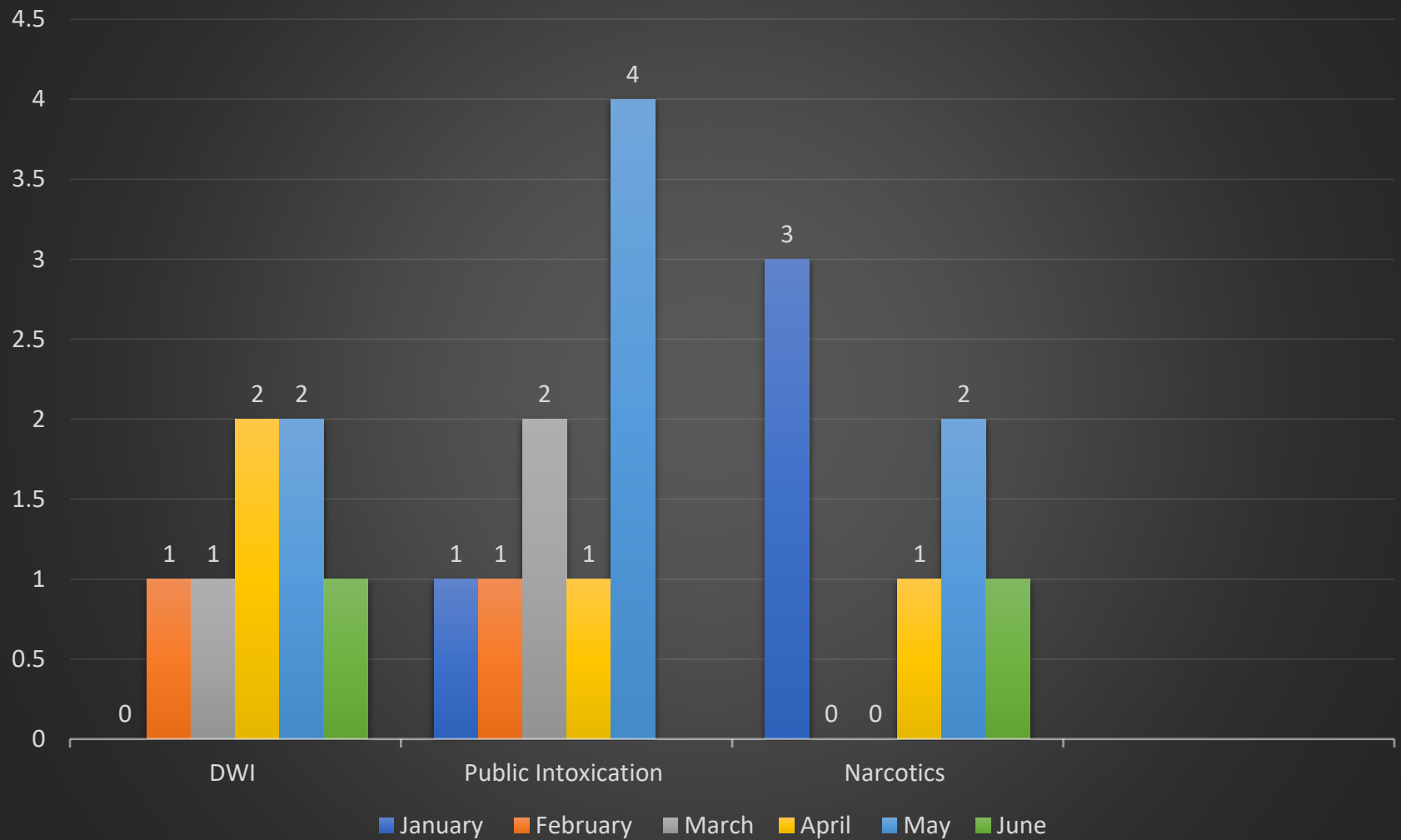
- We have just completed our first round of Alerrt Active Shooter Training at San Jacinto Elementary School.
- Our Officers have been completing required TCOLE training as the Training Cycle comes to an end August 31, 2025.
- We're working diligently with Tyler Public Safety, TLETS, Alamo Collision, Liberty Computer Systems as we prepare to implement the Mobile Data Terminals (MDT's) in our Patrol Units.
- We're working with Tyler Public Safety in install our E911 service which will be another tool Dispatch can utilize to be more efficient to better assist the community.
- Our Records/Evidence Clerk has began working and is adjusting to her role. She is learning the responsibilities regarding Evidence Lab.
- We have completed a 100% Audit of the Evidence Room.



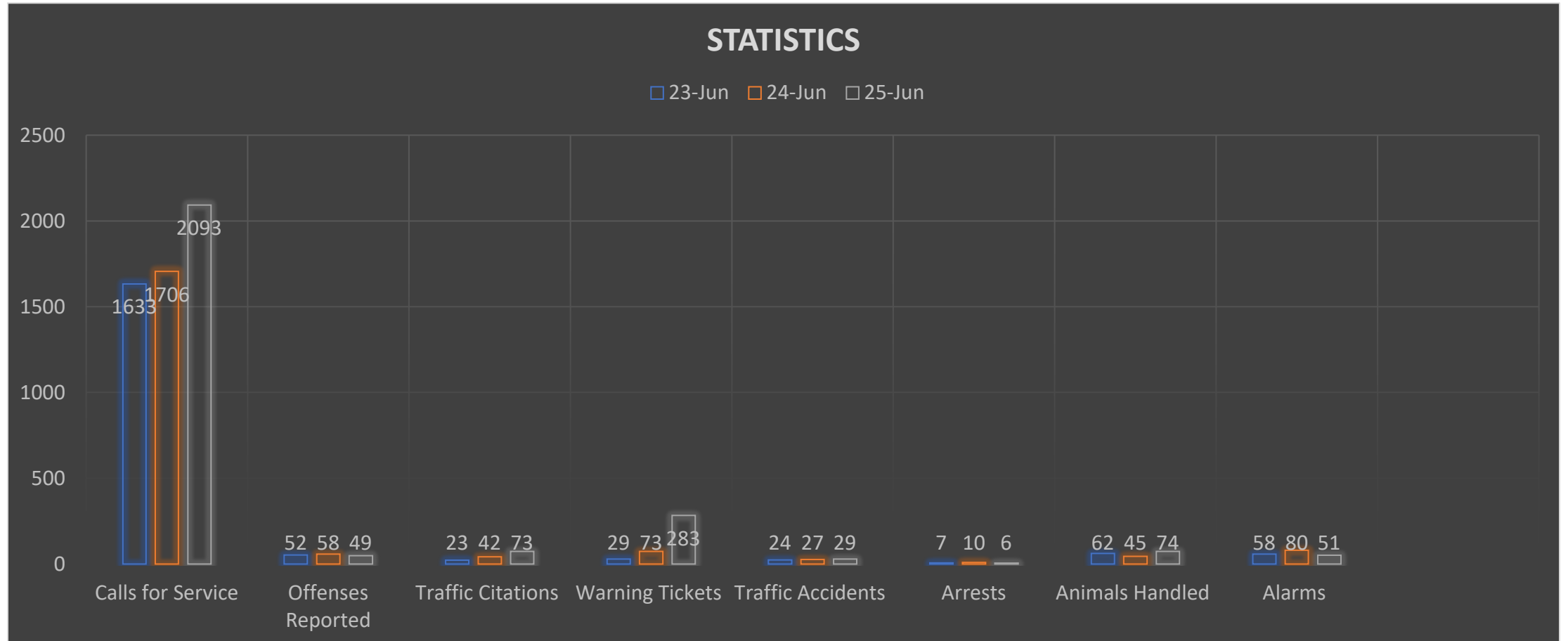
Police Department Monthly Stats



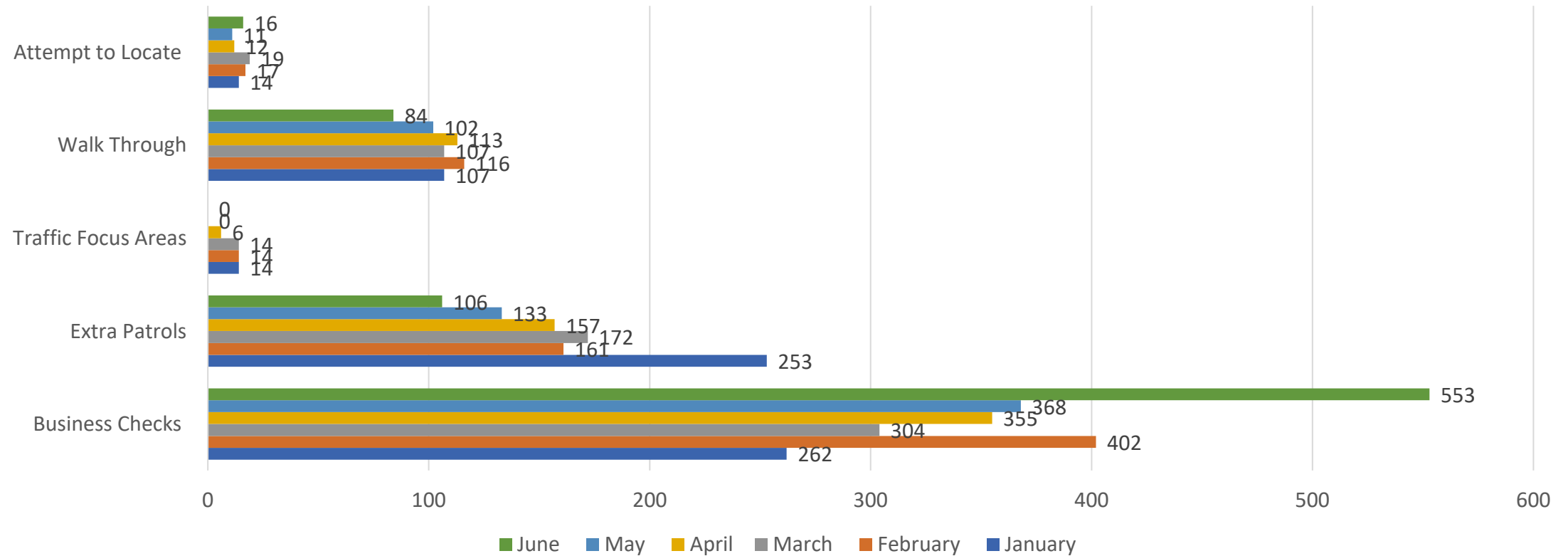
ALCOHOL/NARCOTICS RELATED ARRESTS



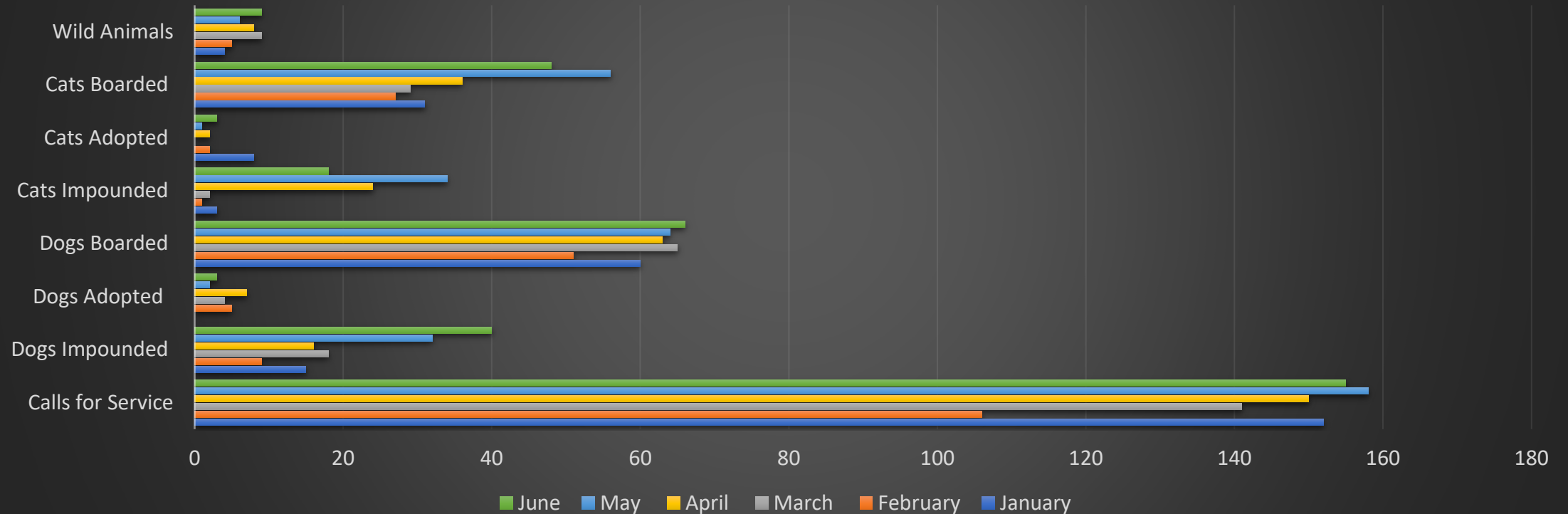
YEAR BY YEAR COMPARISON



PROACTIVE POLICING

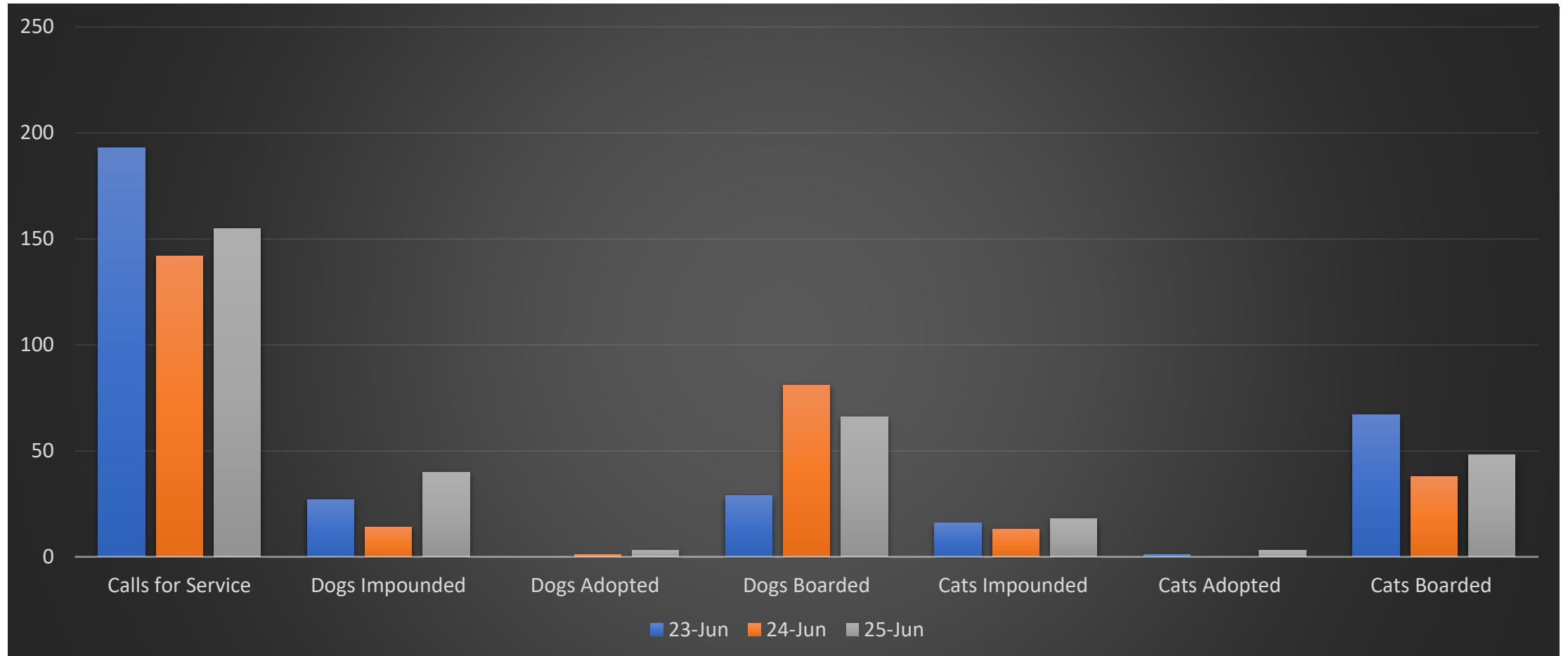


ANIMAL SHELTER MONTHLY STATS



Animal Shelter

Year by Year Comparison



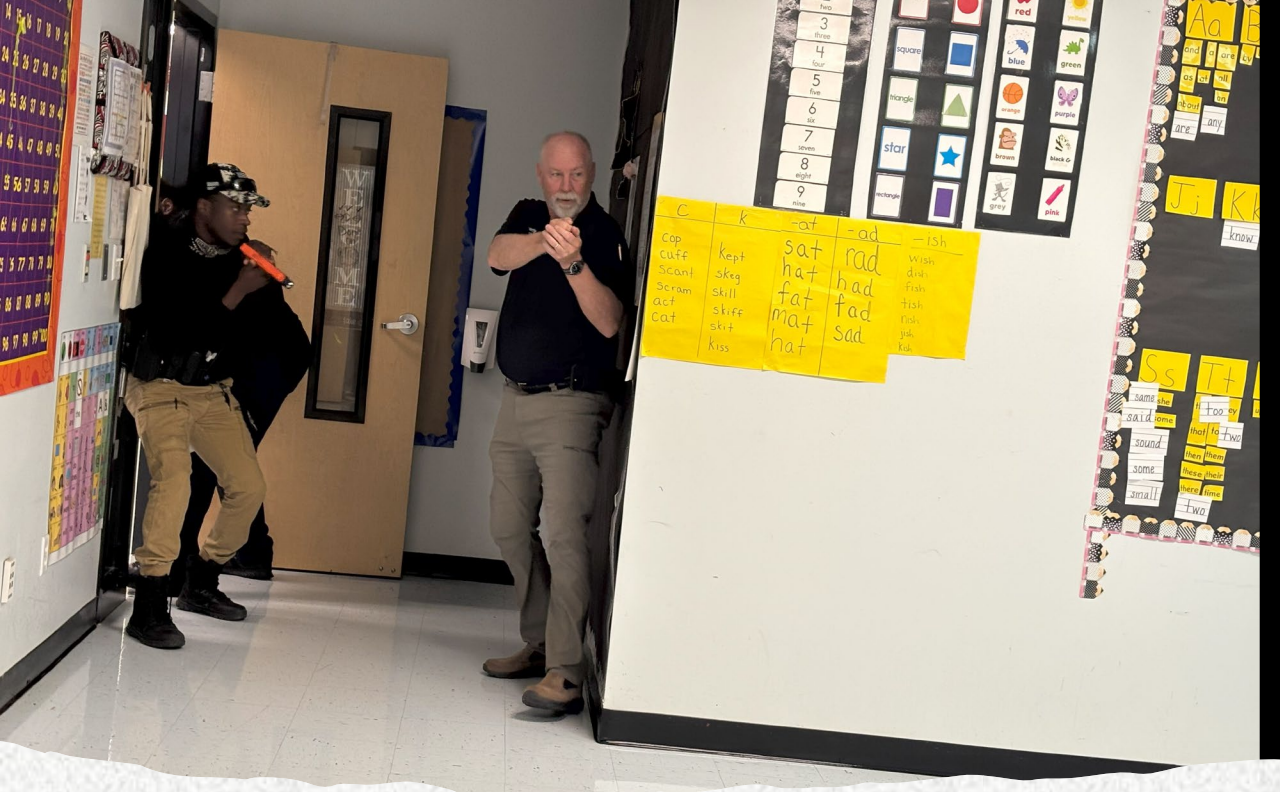
Summer Reading Program





Community Policing – Future Officers





ALERT TRAINING SAN JACINTO ELEMENTARY



Public Information Monthly Activity Report June 2025



Facebook Insights

Views: 346,885

The number of times our content was played or displayed.

Reach: 91,330

This metric counts reach from the organic distribution of our Facebook content. It also includes reach from other sources, such as tags, check-ins and Page or profile visits.

Content

Interactions: 2,732

The number of likes or reactions, saves, comments, shares and replies on your content.

Follows: 209

The number of followers our page gained over the month. That is an increase of 3.7% in one month.

LinkedIn Insights



- First post was created on March 24th
- LinkedIn will never have the social media impact of Facebook, due to the professional niche nature of the platform. However, it is one tool of many to get information out.

Impressions: 51

Reach: 13

Clicks: 1

+Followers: 1



"X" (Formerly Twitter)

We have created the account and began posting. However, X wants us to pay to receive a "verified" badge and insights at a rate of \$84-\$395/year. We do not currently see the value in that, perhaps as we grow the page that view might change.

PUBLIC WORKS MONTHLY REPORT

STREETS DEPARTMENT -THE ROAD TO SUCCESS IS ALWAYS UNDER CONSTRUCTION

This Month's Notes

JAMES REDDING – STREETS

NOTES:

- Swept streets
- Repaired street cuts
- Patched around town
- Trimmed limbs around stop signs
- Replaced street name signs
- Mowed on route
- Removed tree from Woodsprings Dr.
- Poured street cut on Hollywood
- Dug out street collapse on Travis and backfilled for Water Dept.
- Cleaned inlets
- Put Barricades out on Hwy 90 for fuel leak
- Picked tractor up from shop
- Cleaned grates at Main A and B
- Cut and removed tree from Pin oak
- Ran diesel pumps at Main A
- Formed up and poured gutter on Jarrett
- Picked knuckle boom from shop
- Trimmed limbs in Regency
- Sent 2 people to park to help them get ready for fireworks show (week and a half)
- Repaired sinkhole on Austin and MLK
- Started spraying mosquitos on the 30th. Will spray half the town each morning excluding Saturday and Sunday.

FIXING THESE STREETS

Streets:						
	Graded:					Miles
	Swept:				50	Hours
	Street cut repairs:				5	Each
	Curb & Gutter Repair:				8	Feet
Drainage:						
	Ditch Cleaning:					Feet
	Culvert Installation:					Feet
	Catch Basin/inlets cleaned:				672	Each
	Levee Inspection:				Yes	
	Flap Gate Debris Removal					
Spraying:						
	Herbicide:					Gallons
	Mosquito:				31	Miles
Signs:						
	Installed					Each
	Repaired/ Replaced				19	Each

PARKS DEPARTMENT

MEASURE TWICE, CUT ONCE!!!

Work completed

Fields:

Work Performed: Picked up trash and maintained as needed. Mowed 5 times and weedeated as needed.

Restrooms:

Work Performed: Washed all restrooms twice a week and cleaned and swept as needed. Replaced toilet paper and other things as needed also. Disinfected restrooms every other day.

Concession Stands:

Work Performed: Picked up trash and debris around concession stands as needed every day. Weedeated as needed.

Splash Pad:

Work Performed: Pressure washed, and surface cleaned the pad. Backwashed and filled chemicals every day.

Jogging Trail:

Work Performed: Picked up limbs and trash as needed also, weedeated around trees and rocks as needed. Sprayed the trail sides with weed killer throughout the park.

Playground Equipment:

Work Performed: Checked and made sure all playground equipment was in good working order. Pick up trash and other debris around them. Swept and removed leaves and other debris from around the playground.

Pocket Parks:

Work Performed: Picked up trash and other debris every day. Changed trash barrels as needed in all pocket parks.

Trees:

Work Performed: Cut up trees and picked up limbs throughout park.

Flags:

Work Performed: Had big flag worked on and changed out all other flags.

Notes:

1. Filled holes throughout the park.
2. Picked up limbs throughout the park.
3. Cut up trees that had fallen in the park.
4. Fixed hog ruts throughout the park.
5. Filled in ruts that were made by vandals through the park.
6. Cleaned leaves and limbs off the roof of the gazebo and around the playgrounds
7. Put up 10 new lights and poles 6 at T-ball complex and four on field D at girl's complex.
8. Waiting for the change order to begin installing on the remaining lights to be installed.
9. They moved bleachers to the basketball pavilion for the July fireworks.
10. Built a temporary fence for 500ft. boundary marker for people to park.

MARK REED – WATER / WASTEWATER MANAGER

Power Outages June 2025

Date	Location	Time Called Out	Time Power Restored	Response Time (min)	Outage Time (mins)	Cause of Outage
3	Brookshire Brothers	3:45 AM	4:30 AM	15	45	main disconnect turned off in the night, attempt to steal wire
3	Tractor Supply	4:41 AM	5:05 AM	14	84	main disconnect turned off in the night, attempt to steal wire from panel at hearing aid center
7	2323 N Main	8:15 AM	9:30 AM		75	main disconnect off
7	2325 N Main	1:30 AM	2:00 AM	15	60	main disconnect off
8	Austin St.	1:00 PM	5:00 PM	60	240	unknown
16	504 Independence	5:36 PM	6:30 PM	39	54	outage caused by tree limb hitting cut out
16	117 Briar	4:26 PM	5:45 PM	12	76	outage caused by tree limb on wire next to line fuses @ 212 Wallisville
21	1834 N Main	6:47 AM	7:45 AM	13	58	Partial power due to blown line fuse
21	Bowie@ Grand	1:52 PM	3:00 PM	18	68	bird making nest on cutout bracket at underground dip pole for San Jacinto Elementary
21	616 Crockett	4:45 PM	5:00 AM	15	85	Blown line fuse due to vegetation
22	201 Valley	10:35 AM	10:55 AM	20	55	power turning on and off. Found connections where meter plugs were spread open and unable to make ground contact
25	2205 Grand Ave.	7:54 PM	10:45 PM	16	171	transformer went bad and was leaking oil
28	610 Wallisville	7:25 AM	8:15 AM	15	50	Blown transformer fuse due to bird making a nest
28	3011 Lincoln	5:15 PM	7:30 PM	15	120	1 secondary lead on transformer was burned in clear at weak point
AVERAGE				21	89	

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

Agenda Wording: Sam Rayburn Municipal Power Agency - Mayor Hebert

Department: Administration

Subject: SRMPA Report

Background: The Sam Rayburn Municipal Power Agency supplies the wholesale electrical energy needs of the member cities of Liberty, Jasper and Livingston. Mayor Hebert is a Board Member of the Sam Rayburn Municipal Power Agency and desires to provide the Council and the public with updates on the Agency's projects and activities.

Funding Source:

Staff Recommendation:

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

Agenda Wording: Mayor, Council and Staff Comments

Department: Administration

Subject: Mayor, Council and Staff Comments

Background: This agenda item relates to expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary recognitions of City officials, employees or other citizens; reminders about upcoming events organized or sponsored by the City or other entity, that are scheduled to be attended by City officials or employees; inquiry of staff regarding specific factual information or existing policies.

Funding Source:

Staff Recommendation:



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, June 10, 2025

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on June 10, 2025, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:00 p.m. by Mayor John Hebert.

A.	Attendee Name	Present	Absent	Late	Arrived
	Mayor John Hebert, Jr.	X			
	Mayor Pro Tem Tommy Brents	X			
	Council Member Ed Seymour	X			
	Council Member Ross Ward	X			
	Council Member Debbie Dugger	X			
	Council Member Bruce Bell	X			
	Council Member Nick Dennis	X			

II. INVOCATION

Invocation was given by Council Member Bruce Bell.

III. PLEDGE OF ALLEGIANCE

The Pledge to the American Flag was led by Police Chief Richard Ashe and the pledge to the Texas Flag was led by Assistance Fire Chief Eric McDaniel.

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.

Mayor Hebert welcomed guests and visitors, opening the floor for public comment to those individuals wishing to address the Council. Dillion Rawlinson requested to speak before the Council regarding the alligators at the municipal park.

V. PRESENTATIONS / REPORTS

A. Proclamation - Reagan Davis

Reagan Davis was present to receive a proclamation for her fundraising efforts for the Liberty Municipal Library that was read aloud and presented by Mayor Hebert.

B. City Manager's Report - City Manager Bryan Kendrick - Includes various updates of interest to our community.

City Manager Bryan Kendrick reported on the following updates:

- Park Master Plan
- Recloser Installation Update
- Water System Maintenance
- Forest Hills Water Line Improvements
- Strategic Planning Workshop

C. Department Reports

Monthly reports are submitted by departments and are attached to the agenda for the council to review and to comment on or ask questions that they may have.

D. Sam Rayburn Municipal Power Agency - Mayor Hebert

Mayor Hebert, Board Member of the Sam Rayburn Municipal Power Agency, stated that there was no meeting last month. The next meeting is being held on June 17, 2025, in Livingston to handle standard business matters.

E. Mayor, Council and Staff Comments

Mayor Hebert conveyed a message of thanks from FLB President Kelly Stretcher, expressing appreciation for how Public Works addressed the issue on Travis Street in front of the Ott Hotel and ensured continued access to the bank for both employees and customers.

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 motion was made by Council Member Brents to approve all items on the consent agenda and seconded by Council Member Ward. The motion passed 7 to 0 with all present voting yes.

A. Minutes Approval

1. May 13, 2025

VII. REGULAR AGENDA**A. Regular Session**

1. Conduct a Public Hearing on the 2024 Drinking Water Consumer Confidence Report (CCR).

At 6:20 p.m., Mayor Hebert opened the Public Hearing on the 2024 Drinking Water Quality Report. City Manager Bryan Kendrick reported that this report is required to be provided to the City's water system customers on an annual basis as part of the Safe Drinking Water Act monitored by the Texas Commission on Environmental Quality. The report summarizes data regarding legal limits of contaminants in the water, compliance issues and other information. The report shows that the city meets or exceeds all Federal drinking water requirements. No citizens spoke during the Public Hearing.

Mayor Hebert closed the Public Hearing at 6:21 p.m.

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 HIGHWAY 146 WATER WELL TO HYDRO RESOURCES MID-CONTINENT, INC.

On May 28, 2025, two (2) bids were received for the Highway 146 Water Well Project. The bids ranged from an apparent low bid of \$1,977,730 to a high bid of \$2,413,540. The apparent low bidder was Hydro Resources Mid-Continent, Inc of Creedmoor, Texas. The engineer's estimate of the probable construction cost for the project was \$2,200,000. The funding for this project is part of the Community Development Block Grant - Mitigation (CDBG-MIT) Program through the Texas General Land Office.

A motion was made by Council Member Seymour to approve the resolution awarding the bid for the highway 146 water well to Hydro Resources Mid-Continent Inc. and seconded by Council Member Dugger. The motion passed 7 to 0 with all present voting yes.

8. AN ORDINANCE APPROVING AMENDMENTS TO THE CITY OF LIBERTY'S FISCAL YEAR 2024 – 2025 BUDGET.

The City Council voted to approve a budget for FY 2024-2025 in September 2024 and would like to make improvements to the Liberty Municipal Park that will be beneficial to the citizens of Liberty. The proposed projects being funded out of the earmarked \$1,200,000 in Cambridge Funds are as follows:

1. Replace the Splashpad at Liberty Municipal Park
2. Repair or replace the restrooms at the baseball and softball fields
3. Repair or replace the concession stands at the baseball and softball fields

Shall the City Council approve amending the FY 2024/2025 budget to approve spending up to \$1,200,000 in Cambridge Funds to be used to fund the projects set forth in the preamble above at Liberty Municipal Park. The City shall refund the Cambridge Fund annually a percentage of said costs for the improvements in order to replenish the Cambridge fund over the useful life of the improvements.

A motion was made by Council Member Brents to adopt the ordinance amending the Fiscal Year 2024-2025 budget for improvements to the Liberty Municipal Park and seconded by Council Member Ward. The motion passed 7 to 0 with all present voting yes.

9. 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 A CONTRACT WITH KRAFTSMAN FOR A NEW SPLASH PAD AT THE LIBERTY MUNICIPAL PARK

The existing splash pad at Liberty Municipal Park has reached the end of its serviceable life, as demonstrated by frequent breakdowns and repeated closures. City staff obtained a proposal from Kraftsman to install a new splash pad to replace the current one. The estimated cost for the project, procured from Kraftsman through HGAC Buyboard, is \$586,403.55. This amount includes the demolition of the existing splash pad and the installation of the new facility.

Council Member Dugger made a motion to approve the contract with Kraftsman for the new splash pad at Liberty Municipal Park. The motion was seconded by Council Member Dennis and passed unanimously, with all seven members present voting in favor.

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, APPROVING REPLACEMENTS AND REPAIRS TO THE THEATER AT THE HUMPHREYS CULTURAL CENTER

At the March 11, 2025, Council Meeting, the Valley Players addressed the Council regarding lighting problems in the Humphreys-Burson Theater, located within the Humphreys Cultural Center, which also houses the Liberty Municipal Library. The group has obtained estimates for repairing and replacing the theater's lighting system and is requesting Council approval for project funding totaling \$83,310.99.

A motion was made by Council Member Brents to approve the resolution for replacements and repairs to the theater at the Humphreys Cultural Center and seconded by Council Member Seymour. The motion passed 7 to 0 with all present voting yes.

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, APPROVING THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S LAMAR PARK IMPROVEMENTS PROJECT AND APPROVING THE EXPENDITURE OF FUNDS FOR SAME.

On February 11, 2025, the City Council purchased the lot at 1100 Trinity. This lot is located next to Lamar Park and will be incorporated into the park.

The city plans to clean up the lot, re-fence the park to incorporate the new lot, repair the broken walk gate and add a double swing gate for lawn equipment. The city has received two bids for the proposed work.

Lot Clearing:

Brush Masters - \$8,430.40

Precision Lawns - \$4,878.71

Fencing:

Greak Fence and Deck - \$26,779.00

Bay Area Fence Company – No Bid

On May 20, 2025, LCDC voted 5-0 to approve an expenditure of \$31,657.71 for the proposed Lamar Park improvements on the condition of holding the fence portion until after the park master plan is final.

A motion was made by Council Member Dugger to approve the resolution ratifying LCDC's expenditure for Lamar Park Improvement Project and seconded by Council Member Bell. The motion passed 6 to 0 to 1 with Council Member Brents abstaining.

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, APPROVING OFFER FOR THE PURCHASE OF DELINQUENT TAX TRUST PROPERTY.

A tax foreclosure was done on the following property:

Property	Offeror	Offer Amount	CAD Value	Taxes Owed	City to Receive
Liberty Outer Blocks, Block 19, Lot 1 TR 28 - 2218 Webster	Charles McGuire	\$67,925.25	\$97,010.00	\$65,731.59	\$15,544.46

A motion was made by Council Member Brents to approve the resolution accepting the offer for the purchase of delinquent tax trust property and seconded by Council Member Ward. 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 A CONTRACT WITH GO GREEN ENVIRONMENTAL SERVICES FOR MOWING AND GROUNDS MAINTENANCE AT THE LIBERTY MUNICIPAL AIRPORT

Bids for the airport mowing project were opened on Tuesday, May 27. Five (5) bids were received. The Airport Advisory Board reviewed the bids and made a recommendation to award the bid to Go Green Environmental Services of Dayton, Texas.

A motion was made by Council Member Seymour to approve the resolution awarding a contract to Go Green Environmental Services for Mowing and Grounds Maintenance at the Liberty Municipal Airport and seconded by Council Member Ward. The motion passed 7 to 0 with all present voting yes.

7. 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, AMENDING THE CITY'S AIRPORT HANGAR LEASE AGREEMENT.

The Airport Advisory Board (AAB) met three times to review and discuss the city's t-hangar lease agreement. On May 22, 2025 the AAB voted 5-0 to recommend changes to the lease agreement. The key changes are identified below:

1. Clarify that the lease agreement applies to community hangar tenants and t-hangar tenants (simplify the process by having one lease agreement for both types of tenants)
2. Contact information given to the City will be shared with the Airport Manager and when contact information is changed, that change must be shared with the City or Airport Manager (keep up-to-date contact information for all tenants)
3. Fees for re-keying and/or cleaning the hangar will be deducted from the tenant's deposit
4. The City will be responsible for internal lighting (for safety)
5. The City has the right to perform scheduled or unscheduled inspections of hangars (for safety and for enforcing all provisions of the lease agreement)
6. Deposit and first month's rent will be required prior to occupying the hangar
7. Keeping an inoperable aircraft for ninety (90) consecutive days and not correcting the issues after another ninety (90) days could result in the tenant's lease agreement being terminated (the intent is to keep the airport active and not have hangars used for storage)

The AAB also recommended posting the lease agreement online.

A motion was made by Council Member Bell to approve the resolution amending the City's Airport hangar lease agreement and seconded by Council Member Seymour. The motion passed 7 to 0 with all present voting yes.

13. Consider approving two variances to the RV ordinance for the property located at 1415 Holly.

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 TWO VARIANCES TO THE RV ORDINANCE FOR THE PROPERTY LOCATED AT 1415 HOLLY STREET.

The city's current RV Ordinance allows electric to be connected to an RV as long as the electric is coming from a structure or an accessory structure (3.08.128). Ms. Wiggins has installed a temporary pole (t-pole) and would like to use that to connect her RV to electric. Ms. Wiggins' home was damaged by fire in January of this year.

The city's RV Ordinance also prohibits occupancy of an RV unless the RV is in an approved RV Park or unless the occupancy is a result of a natural disaster (3.08.127). Due to the fire damage of her home, Ms. Wiggins is requesting temporary occupancy (not to exceed 1-year) while her home undergoes renovation and repair.

The Planning Commission met on Wednesday, June 4 and voted 4-0 to approve the variances.

A motion was made by Council Member Brents to approve the resolution approving two variances to the RV Ordinance for the property located at 1415 Holly Street and seconded by Council Member Dennis. The motion passed 7 to 0 with all present voting yes.

10. Discussion and possible action related to the Light Up Liberty Christmas Light Program

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 CREATION OF A CHRISTMAS FESTIVAL COMMITTEE AND ALLOCATING FUNDS FOR SAID FESTIVAL.

A motion was made by Council Member Bell to approve the resolution creating a Christmas festival committee and allocating funds for the festival and seconded by Council Member Ward. The motion passed 7 to 0 with all present voting yes.

B. Executive Session

At 7:31 p.m., Mayor Hebert 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 §551.074 - Personnel Matters.**
To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - Liberty Community Development Corporation
 - Planning and Zoning Commission
3. **Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.**
Discussion regarding economic development negotiations.

C. Reconvene into Regular Session

At 9:13 p.m., Mayor Hebert closed the Executive Session and reconvened the open meeting.

11. Consider approving a request to increase the number of units at the N Main Manufactured Home Park from 28 to 32.

This item was passed on at the request of the property owner.

12. Consider approving a variance and a request to increase the number of units at the Sandune Manufactured Home Park from 19 to 25.

This item failed due to lack of a motion.

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

No action was taken

2. Consider and take possible action on personnel matters discussed in the executive session.

- Appointments to the Liberty Community Development Corporation
- Appointments to the Planning and Zoning Commission

A motion was made by Council Member Ward to re-appoint Katherine McCarty, Dan Van Deventer, and Mark Campbell to the Liberty Community Development Corporation and seconded by Council Member Brents. The motion passed 7 to 0, with all present members voting yes.

A motion was made by Council Member Seymour to re-appoint Tyler Jackson to the Planning and Zoning Commission and seconded by Council Member Dennis. The motion passed 7 to 0, with all present members voting yes.

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

No action was taken

VIII. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, Mayor Hebert adjourned the meeting at 9:23 p.m.

John Hebert, Jr., Mayor

ATTEST:

April Gilliland, City Secretary



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, June 17, 2025

9:00 AM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on June 17, 2025, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 9:00 a.m. by Mayor John Hebert.

Attendee Name	Present	Absent	Late	Arrived
Mayor John Hebert, Jr.	X			
Mayor Pro Tem Tommy Brents	X			
Council Member Ed Seymour	X			
Council Member Ross Ward			X	9:19 AM
Council Member Debbie Dugger	X			
Council Member Bruce Bell	X			
Council Member Nick Dennis	X			

II. REGULAR AGENDA

A. Regular Session

1. Consideration and possible action related to the McGuire Road Utility and Paving Improvement Project.

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, REJECTING ALL BIDS FOR THE MCGUIRE ROAD STREET AND UTILITY PROJECT.

City Manager Bryan Kendrick advised the council that the recommendation was to reject all current bids and revise the project plans. This decision followed a meeting with the project's engineers, during which it was discovered that the initial data provided was incomplete and failed to account for future development in the area. As a result, the proposed upgrades and repairs would only be effective for 4 to 6 years and would not provide a long-term solution. In the meantime, a proposal is in place to address immediate issues while a more permanent plan is developed.

A motion was made by Council Member Brents to reject all bids received for the McGuire Road Utility and Paving Improvement Project and seconded by Council Member Dennis. The motion passed 6 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, APPROVING THE SALE OF ITS FIBER RING TO HIGHLINE.**

The City of Liberty recently completed the installation of a fiber ring connecting all city facilities, with one of its primary goals being to reduce future internet costs. Highline, a provider of high-speed internet services in and around Liberty County, has submitted a proposal to purchase and manage the city's existing fiber ring infrastructure. The proposal includes a purchase price of \$300,000 and a commitment to provide free high-speed internet access in perpetuity to the original city-owned locations served by the fiber ring.

Under the proposed agreement, the city would retain the interdepartmental connectivity it originally invested in, while transferring responsibility for the operation and maintenance of the fiber assets to Highline. Highline plans to map the fiber ring in its plant management software to ensure rapid response to any outages or failures. Additionally, as part of its obligations under the BOOT II program, Highline is required to construct a fiber network that overlaps with the city's existing ring. By purchasing the City's fiber infrastructure, Highline can avoid the disruptions to residents and government operations that would otherwise come with new easement acquisitions and construction.

This acquisition will enable Highline to deliver high-speed fiber internet to Liberty residents more efficiently. The City Council of Liberty has determined that partnering with Highline for the sale of the fiber ring is in the best interest of its citizens.

A motion was made by Council Member Brents to approve the resolution authorizing the mayor to execute a contract with Highline for the sale of the fiber ring for \$300,000, along with the provision of free, perpetual high-speed internet service to the originally intended city-owned facilities and seconded by Council Member Ward. The motion passed 7 to 0 with all present voting yes.

III. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, Mayor Hebert adjourned the meeting at 9:21 a.m.

John Hebert, Jr., Mayor

ATTEST:

April Gilliland, City Secretary



The City of Liberty City Council

Work Session Meeting

~ Minutes ~

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

April Gilliland
City Secretary
936-336-3684

Tuesday, June 17, 2025

9:05 AM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on June 17, 2025, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 9:21 a.m. by Mayor John Hebert.

Attendee Name	Present	Absent	Late	Arrived
Mayor John Hebert, Jr.	X			
Mayor Pro Tem Tommy Brents	X			
Council Member Ed Seymour	X			
Council Member Ross Ward	X			
Council Member Debbie Dugger	X			
Council Member Bruce Bell	X			
Council Member Nick Dennis	X			

II. WORK SESSION AGENDA

A. Introduction and purpose of the work session

City Manager Bryan Kendrick went over the work session agenda to provide the council with a preview of what items would be discussed with them.

B. State of the Departments

1. Water, Wastewater, Electric, Streets, Parks & Recreation

Interim Public Works Director Mark Reed, Street and Drainage Manager James Redding, Water Supervisor Dale Pitts, and Wastewater Treatment Plant Supervisor Russell Crawley provided the Council with an overview of their respective departments, including staff, current projects, and a review of both current and anticipated future expenditures.

2. Pavement Management Services with Roadway Asset Services

Dan White and Bart Williamson of Roadway Asset Services, LLC, presented their software and program to the Council, demonstrating how it can assess the current condition of each road in the City of Liberty. They explained the process of data collection, how the information is analyzed, and how the software can be used by the City to prioritize street repairs.

III. EXECUTIVE SESSION

At 12:14 p.m., Mayor Hebert closed the open meeting and opened the Executive Session as authorized by Title 5, Chapter 551 of the Texas Government Code.

A. Texas Government Code §551.074 - Personnel Matters.

To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

IV. RECONVENE INTO WORK SESSION

At 1:30 p.m., Mayor Hebert closed the Executive Session and reconvened the open meeting.

2. Police Department

Police Chief Richard Ashe, Lieutenant Cedric McDuffie, Lieutenant Ramiro Lozano, and Dispatch Supervisor Selena Rodriguez provided the Council with an overview of their respective departments, including staff, current projects, and a review of both current and anticipated future expenditures.

3. Fire Department

Fire Chief Brian Hurst, Assistant Fire Chief Eric McDaniel and Fire Marshall Ashley Pate provided the Council with an overview of their respective departments, including staff, current projects, and a review of both current and anticipated future expenditures.

4. Development Services, Economic Development, Library, and Golf Course

Pro Shop Manager Scott Neal and Library Director Amber Ursprung provided the Council with an overview of their respective departments, including staff, current projects, and a review of both current and anticipated future expenditures.

5. Public Information

Administrative Assistant/Public Information Officer Madi Key provided the Council with an overview of her respective department, current projects, and a new software, TextMyGov, that will be introduced to citizens to help with distributing emergency, advisory and community messages.

C. Upcoming Bids/Renewals and Considerations

With the discussions running a little longer than anticipated, other departments and agenda items will be discussed at a future meeting.

1. Upcoming Bid and Renewals: Electric Maintenance Services, Solid Waste Management, Employee Health Insurance, Tree Trimming, Debris Removal, and Mowing Services.

3. Discussion on use of Half Cent Sales Tax

4. Legal Clarification on requirements of Charter section 8.02 "Department of city planning and zoning"

5. Wayfinding Discussion

6. Alligator Removal and Relocation Services

7. Engagement of Marketing for Naming Rights

6. Administrative Services and Finance

D. Establishing a City Mission Statement and consider updating the Vision Statement from 2016

E. Establish City Council's Strategic Priorities for the Next Five (5) Years

V. ADJOURNMENT

A. Motion To Adjourn

With no further business to discuss, Mayor Hebert adjourned the meeting at 4:43 p.m.

Joh Hebert, Jr., Mayor

ATTEST:

April Gilliland, City Secretary

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

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 AND APPROVING A CHANGE ORDER TO THE PARK LIGHTING CONTRACT

Department: Administration

Subject:

Background: After a discussion with the contractor at the park regarding the current light pole replacement at the ball fields, we looked at some options, but we are going to have to do casings on the remaining pole foundations at the park because of the soil conditions. We were able to make 10 of the small foundations without the casings which have been completed, but will have to use the casings on the additional 20 pole foundations. We have a contingency amount of \$45,250 for the project. Our contractor has provided an additional cost of \$81,250. That leaves a remaining cost of \$36,000 that is needed.

Funding Source:

Staff Recommendation: Staff recommends approval of the resolution ratifying the expenditure of funds for the ballpark lighting



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 7/8/2025 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, RATIFYING AND
APPROVING A CHANGE ORDER TO THE PARK LIGHTING
CONTRACT**

WHEREAS, the City Council previously voted to install new lighting at the baseball and softball fields at the City Park; and

WHEREAS, while performing the work, the City's contractor discovered soil conditions at the park were not conducive to the pole installations as prepared; and

WHEREAS, the Contractor has proposed a change order to the contract in the amount of \$81,250 for the installation of casings around the poles in order to make them safe and secure; and

WHEREAS, the current contract includes a contingency in the amount of \$45,250, leaving a remaining balance of \$36,000; and

WHEREAS, the City Council finds that it is necessary and appropriate to approve the change order and the additional expenditure of funds for the light poles at the park.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby ratifies and approves the change order for the light pole installation at the City Park in the amount of \$81,250.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas



DRAFT - July 1, 2025

CITY OF LIBERTY, TX

PARKS, OPEN SPACE, & TRAILS MASTER PLAN



CITY OF LIBERTY

PARKS, OPEN SPACE, & TRAILS MASTER PLAN

“The environment is where we all meet; where we all have a mutual interest; it is the one thing all of us share. It is not only a mirror of ourselves, but a focusing lens on what we can become.”- Lady Bird Johnson



Parks, Open Space, & Trails Master Plan

Acknowledgements

Mayor & City Council

Mayor - John Hebert, Jr.

Mayor Pro Tem - Libby Simonson

Council Member - Dennis Beasley

Council Member - Tommy Brents

Council Member - Debbie Dugger

Council Member - Ed Seymour

Council Member - Ross Ward

City Administration

Bryan Kendrick, City Manager

Madi Key, Assistant City Manager

City Staff

Tom Tullock, Manager of Parks and Recreation

Production Team

Charles Burditt, Resource Planner

Paul Howard, Project Manager

Claudia T Walker, PLA, LI, ASLA

Phillip Kelly, Landscape Designer

Reiss Pleasant, Landscape Designer

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II Executive Summary

01 Inventory & Analysis

- Project Overview
- Methodology
- Community Profile
- Parks Inventory
- Level of Service
- 10-Minute Walk Analysis
- Recreation by Others

02 Demand Assessment

- Community Engagement
- Online Survey
- Community Workshop/ Open House

03 Trails & Connectivity

- Bike & Pedestrian Activity

04 Priority Projects

05 Implementation

- Where to Begin
- Funding Opportunities
- Opinion of Probable Costs



The City of Liberty oversees the maintenance and operation of various parks, facilities, and green spaces for residents and visitors. As part of their initiative to enhance community involvement and promote recreational activities, the City developed a Parks, Open Space, and Trail Master Plan.

Typically, a parks and recreation master plan has a lifespan of 5 to 10 years before updates are necessary. The planning process generally focuses on the upcoming 5 years while maintaining a long-term vision for the park system. This effort aims to assess existing parks and recreation facilities to identify areas for improvements and additions, as well as to locate new park and facility opportunities to meet the recreation needs of Liberty residents.

Burditt Consultants, LLC was commissioned by the City to develop a Parks, Open Space, and Trail Master Plan that addresses current and future recreational needs by incorporating stakeholder input. The following methodologies were utilized in developing the master plan:

Standards-Based Approach: Utilizing traditional park standards and evaluating current trends.

Demand-Based Approach: Gathering input from staff, Council, working groups, sports leagues, and residents to identify current and future needs and preferences.

Resource-Based Approach: Leveraging available land, natural features, rights-of-way, and city facilities to enhance park and recreation opportunities.

The following studies were conducted in developing the master plan:

- Inventory of existing parks and facilities
- Evaluation of growth and demographic data, trends, and projections
- Analysis of stakeholder input conducted by the City, including survey input, public

workshops and guidance from City Staff, and Elected Officials

- Identification of Priority Projects
- Development of concepts for new and renovated facilities
- Probable cost estimation for priority projects
- Evaluation of cost impacts per household

Existing Parks and Facilities

Liberty maintains six parks and green spaces. Each Liberty manages six parks and green spaces, each serving diverse functions such as league sports, community events, passive recreation, environmental quality, and wildlife habitat. These parks and facilities are generally well-maintained, though their age and operational status vary. Additionally, the City oversees the Liberty Municipal Golf Course.

Liberty Municipal Park emerged as the most frequently visited park, with 65% of respondents visiting at least a few times per week, whereas fewer than 1% reported rarely or never using the park. Martin Daniel Park and Pavilion adjacent to City Hall was identified as the second most visited park, with 23% noting monthly visits; however, 53% reported rarely or never visiting. The other parks had lower visitation percentages:

- Lamar Park (21%)
- Magnolia Park (33%)
- Canfield Park and Dog Park (25%)
- Palmer Park (14%)

A significant 82% of respondents indicated that enhancing features in existing parks should be the priority. Specifically, 30% identified trail development as a key focus. Moreover, 33% believed the City should prioritize creating new programs and events, while approximately 14% felt that acquiring land for developing new parks is important. Key priorities identified through stakeholder outreach include:

- Playgrounds (37%)
- Hike and Bike Trails (36%)

- Splashpad (22%)
- Pickleball Courts (22%)
- Outdoor Fitness (22%)

The planning process combined stakeholder input with on-site evaluation to identify projects that enhance recreational opportunities and meet specified goals. Projects were divided into “Priority Projects” and “Targeted Improvements.” Comprehensive Initiatives include conceptual designs and estimated costs, while Targeted Improvements recommend smaller-scale projects.

Priority Projects

1. Comprehensive revitalization of Liberty Municipal Park with key upgrades to sports expanded trail connections, upgraded playground and splashpad areas, additional parking, and new amenities such as pavilions, amphitheater, picnic spaces, restrooms, and pickleball courts.
2. Retro-design Canfield Park and Dog Park with enhancements including expanded off leash areas, upgraded playground and basketball court facilities, new pavilions, picnic areas, benches, and designated parking.
3. Enhancing Vara Faye Martin Daniel Park as a neighborhood gathering space with new spray play area, stage, plaza, picnic tables, and benches, while maintaining the existing gazebo.

Targeted Improvements

1. Add Practice Sports Fields on city-owned property
2. Update Lamar, Magnolia, and Palmer neighborhood parks with new play equipment, shaded seating, picnic spaces improved basketball courts, nature features like butterfly gardens and sensory paths, and perimeter fencing repair fencing/gates

Inventory & Analysis



01

Inventory &
Analysis

02

Demand
Assessment

03

Trails &
Connectivity

04

Priority
Projects

05

Implementation

Project Overview

The Benefits of Parks and Open Space

Parks and open spaces are important for the health, sustainability, and identity of a community. As public infrastructure, they provide various benefits beyond recreation—supporting physical and mental well-being, strengthening social connections, enhancing environmental resilience, and contributing to economic vitality.

Accessible and well-planned parks promote active lifestyles, reduce stress, and serve as gathering places for residents of all ages and backgrounds. They can improve neighborhood safety and help define the character of a city. Environmentally, parks play a role in storm water management, air and water purification, urban cooling, and the preservation of biodiversity.

Economically, parks can increase surrounding property values, stimulate local spending, and reduce long-term infrastructure costs through the benefits of green systems. “The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to parks and open space areas than for a home that does not offer this amenity,” writes John L. Crompton, a professor at Texas A&M University who has published research on parks and recreation.

Park Inventory and Standards

Traditional park and recreation planning techniques have used standards established by the National Recreation and Parks Association (NRPA) to determine the quantity and type of amenities a city should provide. An example of such standards commonly provided by the NRPA is the overall recommendation for park acreage by population.

The NRPA suggests a median of 12.9 acres of park land per 1,000 population in Cities of less than 20,000. This standard would suggest that the City of Liberty should provide approximately 116 acres of park land for its residents. Currently the City provides six developed parks with a total of approximately 131 acres of dedicated park land. Additionally, the Liberty Municipal Golf Course provides approximately 107 acres for visitors to enjoy.

Another popular standard used is parkland as a percentage of city area. The national median of medium to low density cities is 8.3%. The City of Liberty currently provides 0.8% of its land for dedicated park space.

Planning History

The City of Liberty has made some investments in its parks and recreational facilities, demonstrating a commitment to enhancing the quality of life for its residents. Notable improvements include the construction of a new concession stand and press box with restrooms at Liberty Municipal Park, along with plans for upgraded ball field lighting, new splashpad, and additional park amenities. The city also renovated the Liberty Municipal Golf Course—formerly Magnolia Ridge Country Club—which now features an improved driving range, putting green, and overall course enhancements.

Most recently, the City of Liberty engaged Burditt Consultants for the development of its first comprehensive Parks, Open Spaces, and Trails Master Plan to guide future improvements and ensure recreational amenities continue to meet the evolving needs of the community.



Methodology

Inventory & Analysis 01

The Master Plan was developed using a three-fold technique that follows general methodologies accepted by TPWD for local park master plans and by the Department of the Interior for local park system Recovery Action Plans (RAP). The following approaches were implemented:

1. Standard-Based Approach – uses standards established by the City to determine the quantity of park facilities required to meet the City’s population. Standards are usually expressed as the quantity of park facilities needed to adequately serve every 1,000 citizens of the City. Standards are established to provide the level of service that the City believes is most responsive to the amount of use and interests of its citizens. This plan establishes individual standards for the City.

2. Demand-Based Approach – uses public meetings, participation rates, league usage data, and surveys to determine how much the population uses and desires certain types of recreation facilities.

3. Resource-Based Approach – is based on the usefulness of available physical resources to provide recreation opportunities. For example, the City’s street rights-of-way, floodplains, and drainage corridors provide opportunities for trail connections.

All three methods are important in their own manner, but individually do not represent the entire picture. The assessment component of the project utilizes all three methods to determine what types of recreation facilities and park requirements are needed.

Typical assessments evaluate Level of Service (LOS). While this is important, we believe it is

also critical to also understand and evaluate the Quality of Service. QOS evaluation requires intense community involvement and yields critical information of how the facility or park amenity is performing according to the expectations of citizens overall. Quality of Service is most easily identified through conversation. Engaging park users is the most direct method of understanding the user experience for a given facility.

As national guidelines and standards are based on demographic trends rather than specific local desires, they must be fine-tuned to meet local conditions. It is important to recognize that national standards are simply guidelines or benchmarks that are intended to serve as a starting point for park planning. Each city has its own unique geographic, demographic, and socio-economic composition, and as such, the arbitrary application of national standards, as is often done, would not necessarily meet the needs of Liberty.

Inventory and Analysis

The inventory phase includes inspection of the City’s existing parks and recreation facilities to determine overall condition, maintenance needs, and opportunities for additions/improvements. Observations of site, equipment and facility conditions are noted.

In addition to the City’s facilities, recreational facilities provided by other entities are noted to identify service gaps, duplication of service and to gather a complete picture of recreation in Liberty.

Demographics, Growth and Trends

A key component of any master plan is understanding patterns of growth in the community and region. The city’s proximity to Houston and Beaumont, combined with a relatively low cost of

living and small-town appeal, continues to attract both new residents and businesses.

According to Liberty County Development Corporation, the City of Liberty is experiencing modest but steady population growth, projected to increase to nearly 9,800 by 2029—an 8.6% rise. This growth signals a gradual uptick in housing and infrastructure demand, including parks and recreational amenities.

With ongoing development and aging infrastructure, the city can direct efforts and resources toward improving existing parks and facilities. Additionally, acquiring more properties to expand and develop future parks and connections throughout the community will be important.

Priority Projects and Implementation

The results of data collection, analysis and stakeholder input result in the identification of priority projects for enhancement of Liberty’s parks and recreation system. Some of these projects are recommended to provide upgrades and improvements to existing facilities, whereas others are opportunities to add new features to the parks system that address growing needs for recreation.

Priority Projects have been studied to determine feasibility and probable costs to the level of detail appropriate at the conceptual level. Further study during a “design development” phase with a planning and design consultant will be needed to further vet the details, programming and costs for a given project.

Community Profile

Located in Southeast Texas, the City of Liberty spans approximately 45 square miles and serves as the county seat of Liberty County. Established in 1831 and incorporated in 1837, Liberty is one of the oldest towns in Texas, with a population of about 8,500 residents. Over the past five years, Liberty has experienced modest population growth. According to the 2020 U.S. Census, the city's population was 8,302. However, more recent estimates indicate the population reaching approximately 9,000 by 2025, reflecting a 9.47% increase since 2020 and an annual growth rate of about 1.76%. This growth underscores Liberty's resilience and its role as a central hub within Liberty County, supported by its strategic location and community amenities.

The city maintains its historical roots and small-town attributes while continuing to develop as part of a broader regional network. It is bordered by Ames to the southeast and is in proximity to several other municipalities, including Dayton, Hardin, Daisetta, and Devers, as well as unincorporated communities such as Raywood, Hull, and Moss Bluff. These neighboring areas contribute to Liberty's development through shared infrastructure, economic connections, and regional connectivity, reinforcing the city's role within Liberty County.

Liberty provides a range of businesses, sports facilities, hotels, medical services, and dining establishments that cater to the needs of residents and attract visitors. Key amenities such as Liberty Municipal Park, the Liberty Municipal Golf Course, along with other neighborhood parks and green spaces, offer recreational opportunities, while local businesses and healthcare services support the city's economy and social structures. This positions Liberty as both a cultural and economic center for the region where historical character,

modern amenities, and community collaboration contribute to growth and quality of life.

The City tends to maintain a stable and diverse economic foundation. Property taxes account for approximately 50% of the city's revenue, while sales taxes contribute nearly 30%. Additional funds are sourced from various avenues, including franchise fees, service charges, permits, and fines, collectively comprising the remaining revenue. This balanced strategy ensures the provision of essential city services and infrastructure, demonstrating Liberty's commitment to fiscal responsibility and sustainable development.



Life in Liberty

Liberty's residents encompass a diverse and multigenerational demographic, embodying a strong sense of identity, family values, and commitment to civic engagement. The community is deeply rooted in tradition, ensuring a welcoming and inclusive environment for all.

Educational opportunities include a comprehensive suite of programs from early childhood through high school, courtesy of the Liberty Independent

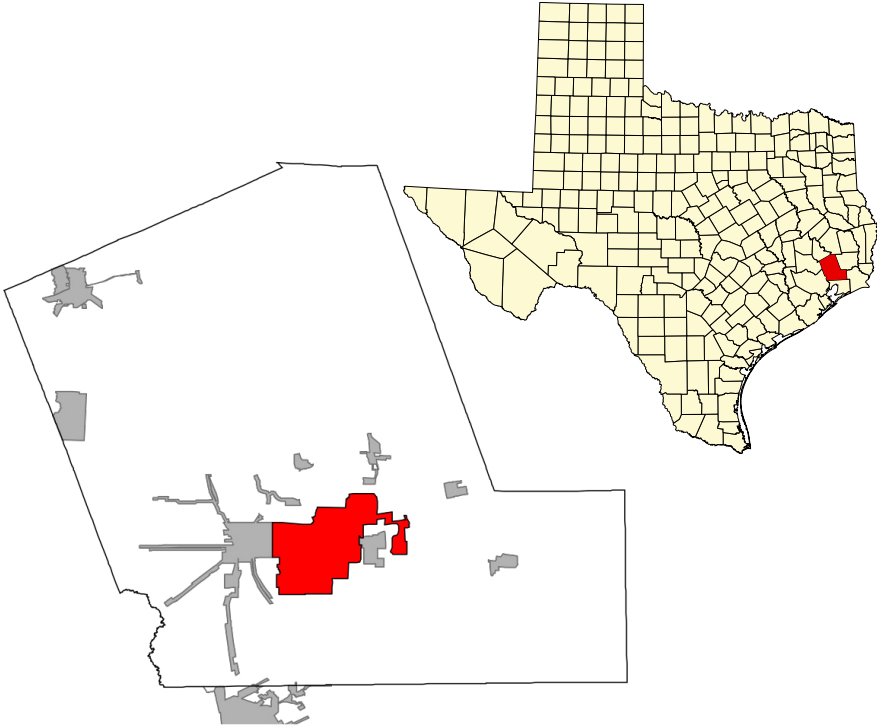
School District. The city also boasts the Liberty Municipal Library, home to an extensive collection of books, digital resources, and community programs. Adding to the cultural fabric of the community is the historic Liberty Opry, a theater that regularly hosts performances and events.

The quiet, residential ambiance of Liberty is complemented by local businesses, recreational amenities, and public services that promote an active and healthy lifestyle for residents.

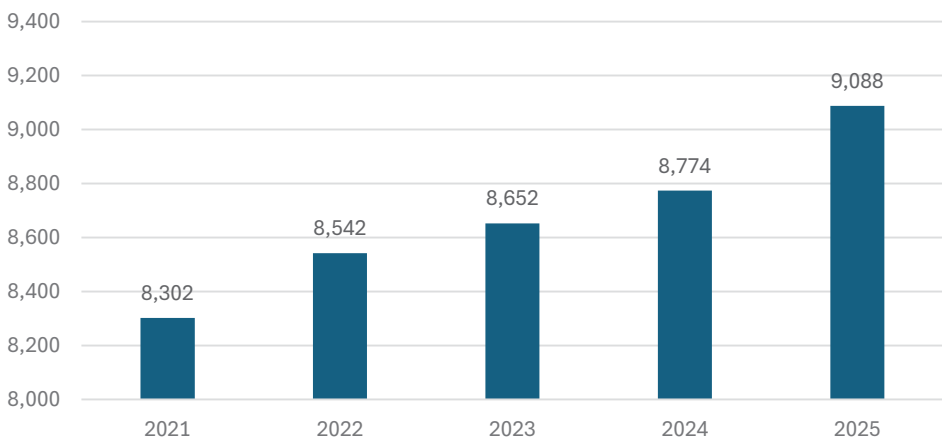
Community events, such as the Liberty Jubilee, which includes live music, food vendors, and family-friendly activities, foster social cohesion among residents and visitors throughout the year. The city also organizes holiday parades, craft fairs, and seasonal festivals, solidifying Liberty's reputation as a friendly and welcoming community.

As Liberty continues to plan for the future through its first Parks, Open Spaces, and Trails Master Plan, it remains dedicated to enhancing the quality of life for all who call it home.



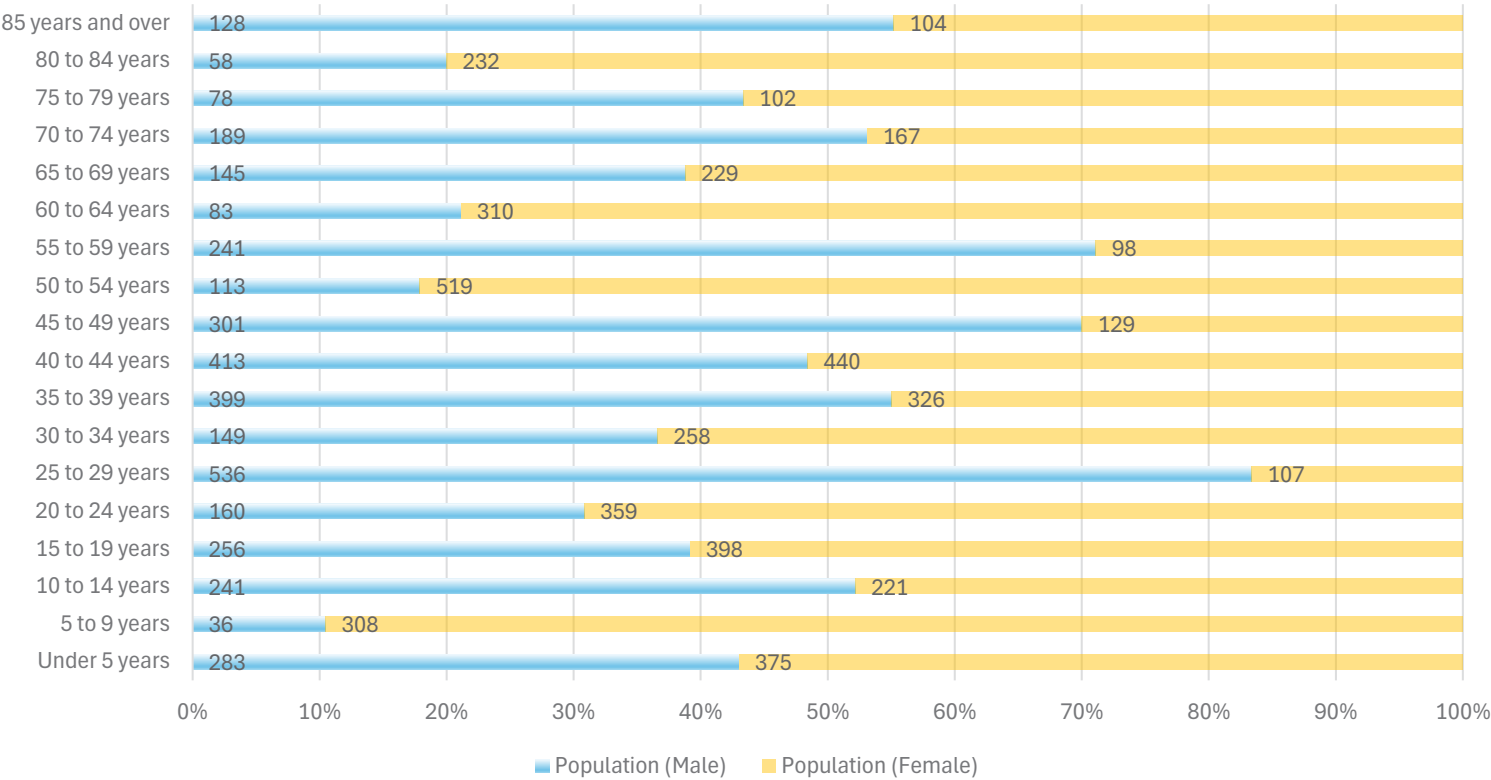


City of Liberty Population - Past 5 Years



Liberty’s population was 8,302 in 2020, with ACS 5-year estimates predicting it will be around 9,000 by 2025. This represents a 9.47% increase with an annual growth rate of 1.76%.

Liberty Population by Age and Gender



The median age in Liberty is 39.2, as per 2019-2023 ACS 5 -Year Estimates. Of the total population, 17.24% were under the age of 15, 21.38% aged 15 to 29, 44.50% aged 30 to 64, 14.13% aged 65 to 84, and 2.73% were 85 years of age and older.(<https://www.neilsberg.com/insights/liberty-tx-population-by-year/>)

Parks Inventory

A key component to the master planning process involves evaluating the current conditions of each park, including the quality and functionality of amenities, circulation routes for pedestrians and vehicles, overall space utilization, and opportunities for improvement or expansion.

Comprehensive assessments were conducted for Liberty Municipal Park, Canfield Park, Liberty Neighborhood Park, Palmer Park, and Magnolia Park. In addition, properties, such as those located along Monta Street and potential land adjacent to Liberty Municipal Park, were reviewed for potential expansion and recreational use.

Overall Park Conditions

The condition of Liberty’s park system varies from fair to good, with several amenities throughout the system showing signs of aging and needing replacement. In the last 10 years, improvements to parks and recreational facilities have focused on the following:

Liberty Municipal Park:

- Completed Palmer Bayou Boardwalk (2016)
- Repaved 2-mile trail and installed benches, water fountains, interpretive signage, and trailhead kiosk (2016)
- Completed two-story concession and restroom building with elevated press box at baseball fields (2023)
- Made extensive repairs to the Splash Pad (2023)
- Install new lighting at ball fields (underway)
- Splashpad replacement (2025)

Liberty Municipal Golf Course:

- Completed comprehensive renovation that included reconstruction of all greens, new irrigation system, improved drainage, expanded cart paths, and the addition of bunkers and new tee boxes. (2023).

Neighborhood Parks:

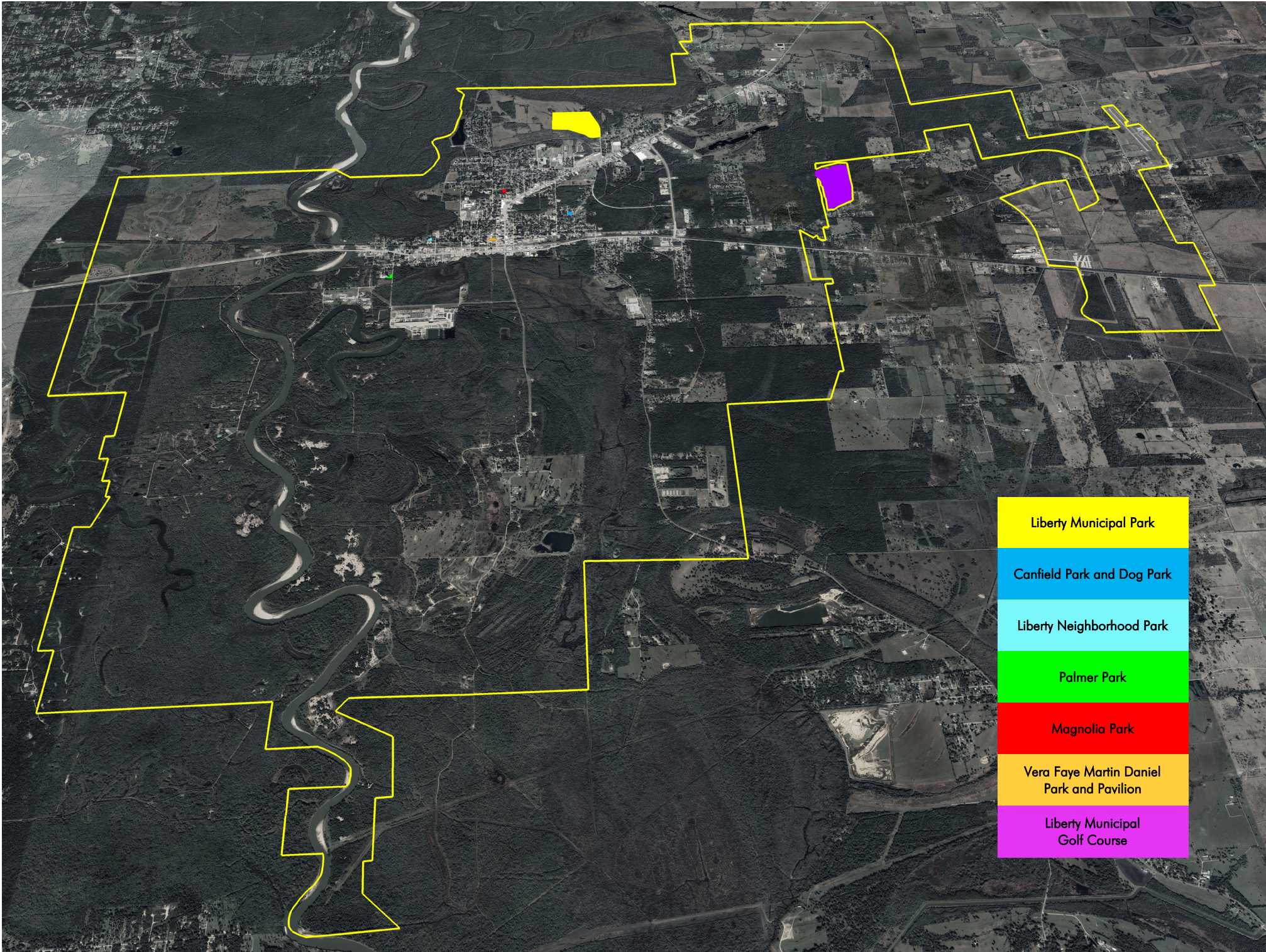
- Palmer Park and Liberty Neighborhood Park received minor updates, including new signage in 2023. Liberty Neighborhood Park also underwent lot clearing and received new fencing.

Significant capital investments have been directed towards Liberty Municipal Park and the golf course, and there are numerous other opportunities to maintain and enhance public recreation spaces for the community.

Park Name	Address	Acreage	Park Classification	Path/Trail (miles)	ADA Accessible	Drinking Fountains	Trash Cans	Benches	Fishing	Basketball Court	Playground	Swingset	Play equipment	Picnic Areas	Gazebo / Pavilion	Charcoal Grills	Splash Pad	Restrooms	Baseball/ Softball	Soccer	Pet Watering station	Pet Waste Station	Dog Play Structure
Liberty Municipal Park	501 R.E. Vinson Dr. Liberty, Tx. 77575	126	Community Park	2	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X			
Canfield Park & Dog Park	Grand & Canfield St. Liberty, Tx. 77575	0.83	Neighborhood Park				X	X		X		X		X						X	X	X	X
Lamar Park	Lamar/ Ohio St. Liberty, Tx. 77575	0.45	Neighborhood Park				X	X		X		X	X	X									
Palmer Park	Palmer/ Navigation St. Liberty, Tx. 77575	1.7	Neighborhood Park					X		X		X	X	X									
Magnolia Park	Magnolia/ Browning St. Liberty, Tx. 77575	1.6	Neighborhood Park				X	X		X	X	X											
Vara Faye Martin Daniel Park & Pavilion	Magnolia/ Browning St. Liberty, Tx. 77575	0.42	Pocket Park		X			X							X							X	
Liberty Municipal Golf Course	100 Country Club Liberty, Tx. 77575	106.82	Golf Course		X	X	X	X							X			X					
				237.82	2																		

Liberty currently has seven city-owned parks and open spaces with a total of 237.53 acres of park land. Liberty Municipal Park, Liberty Municipal Golf Course, Canfield Park and Dog Park, Liberty Neighborhood Park, Palmer Park, Magnolia Park and Martin Daniel Park and Pavilion are the primary parks with developed amenities that serve recreation needs for residents. In addition, the park system has a total of 2 miles of trails for recreation. Sidewalks are available throughout the community, along with working plans to expand for additional recreation and connectivity, but were not counted in the total trail mileage.

MAP OF EXISTING CITY PARKS



Liberty Municipal Park

Often considered the crown jewel of the local parks system, Liberty Municipal Park has served the community for over four decades. Originally developed with funding from the Texas Parks & Wildlife Department and the U.S. Department of the Interior, the park continues to be a treasured green space that blends natural beauty with recreational function.

A scenic asphalt roadway framed by live oaks leads visitors into the heart of the park, where mature water oaks, ash, and gum trees create a shaded canopy ideal for picnicking, jogging, and wildlife observation. This hardwood overstory not only enhances the park's visual appeal but also provides vital habitat and a sense of seclusion.

With its sandy loam soils and natural drainage channels, the park remains accessible and resilient even after significant rainfall. Meandering creeks support drainage while adding to the landscape's charm. Regular upkeep by park staff ensures the grounds are clean, safe, and welcoming.

The park offers a wide array of amenities, including baseball and softball fields, soccer facilities, a large pavilion, a fenced splash pad (scheduled for replacement after the 2025 summer season), and multiple playground structures. Additional features include restroom and concession buildings, a maintenance shop and office, a swing set, picnic tables, a paved trail network, and a flagpole plaza featuring a reproduction of the Liberty Bell.

While some infrastructure reflects the park's age, Liberty Municipal Park remains a vital community asset. It offers a well-rounded mix of nature and recreation, supporting wellness, play, and community pride.



Liberty Municipal Park
501 Richard E. Vinson
Liberty, Texas 77575

Park Features

Trails

Restrooms

Swing Set

Playgrounds

Splashpad

Picnic Tables

Pond

Soccer Fields

Covered Basketball Court

300' Baseball Field (3)

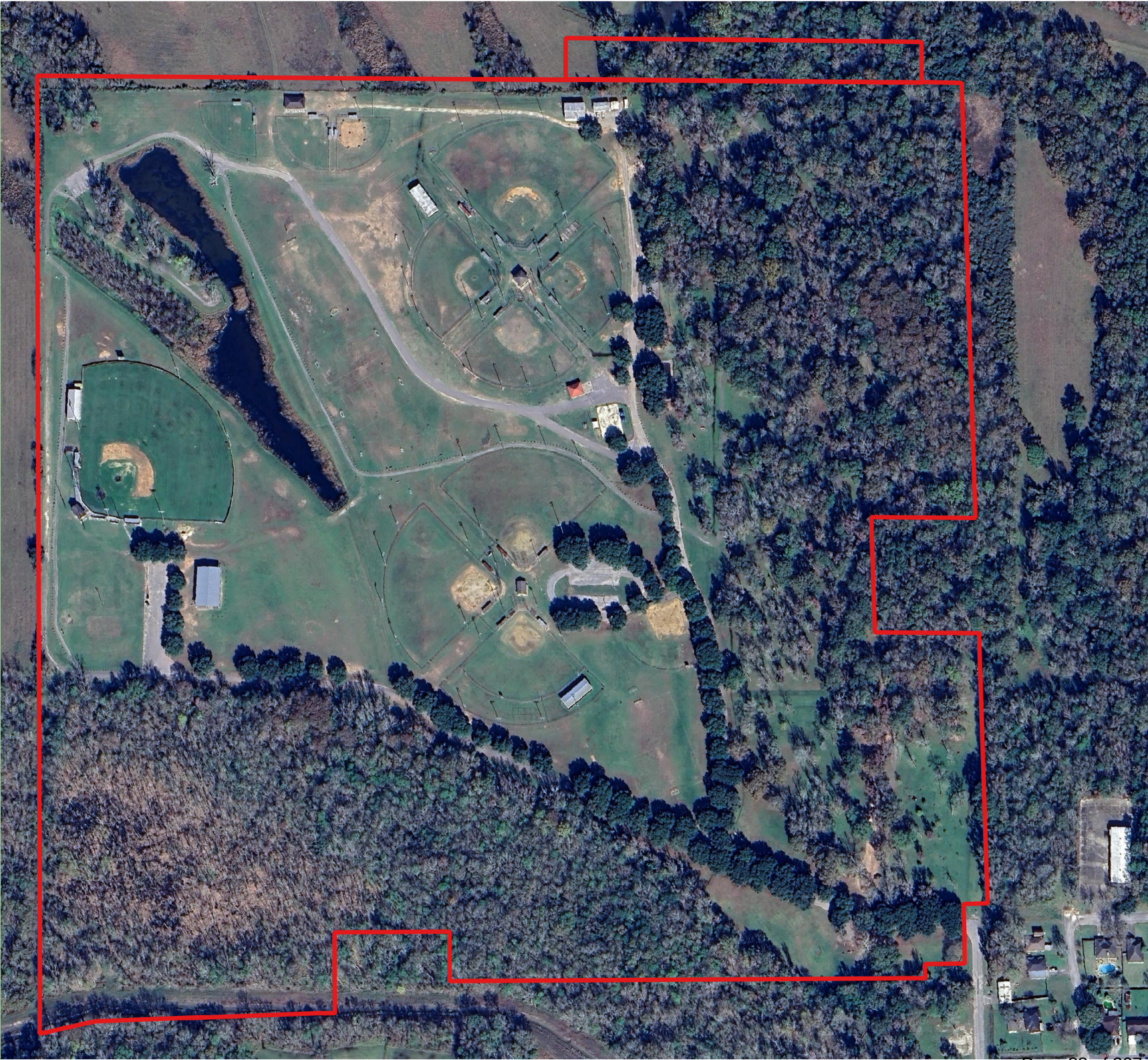
270' Baseball Field (3)

200' Baseball Field (3)

Tee Ball Field (4)

Concession Stand

Batting Cages



Lamar Park (Liberty Neighborhood Park)

Also known as Liberty Neighborhood Park, Lamar Park is quietly tucked within a residential area at the corner of Lamar Street and Ohio Street. This modest yet meaningful green space offers a wide open lawn, ideal for unstructured play, neighborhood gatherings, and casual family recreation. Mature trees encircle the area, providing shade and contributing to the park's tranquil, community-focused atmosphere.

Amenities include a vintage swing set, monkey bars, a sandbox, and a half basketball court with a single goal. Though these elements show signs of age, they reflect a classic park experience and present clear opportunities for revitalization. Two concrete picnic tables offer a place for relaxed outdoor meals or a rest stop for caregivers.

The fully fenced perimeter enhances safety, especially for families with young children. The park is consistently well-kept, with regular mowing and general upkeep that help maintain a clean and welcoming appearance. A recently installed park sign demonstrates the city's ongoing efforts to strengthen visual identity across the parks system.

While some of the features, including fencing, playground equipment, and trees show natural age and wear, they highlight the park's longstanding service and underscore the need for thoughtful investment. With foundational amenities already in place, Lamar Park remains a valuable neighborhood asset with strong potential for future enhancements that honor its charm and expand its role in the community.



Liberty Neighborhood Park
Lamar St. at Ohio St.
Liberty, Texas 77575

Park Features

Swing Set

Bench

Monkey Bars

Sand Box

Basketball Goal (mini court)

Large open lawn

Picnic Tables



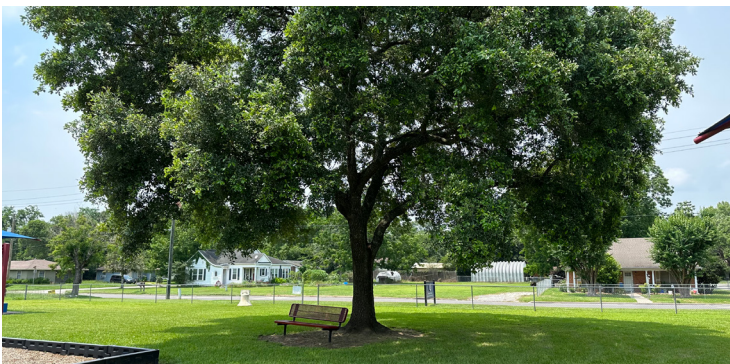
Magnolia Park

Situated at the intersection of Magnolia and Browning Streets, Magnolia Park offers a peaceful green space nestled within a residential neighborhood. Sponsored by the Rotary Club, this small but meaningful park is centered around a stately water oak, under which visitors can relax on a quiet bench shaded by its broad canopy.

The park features two picnic tables in patriotic red, white, and blue, each beneath a dedicated shade structure—an inviting setup for small gatherings and casual family outings. Two compact play areas, a traditional playground and a swing set, are safely enclosed with polyvinyl borders and cushioned with wood chip surfacing.

A half-court basketball area, paired with a shaded bench beneath a mature live oak, broadens the park’s recreational appeal. The entire space is secured by a chain-link fence, offering a safe environment for families and young children. Routine maintenance, including regular mowing, ensures that the grounds remain tidy and welcoming.

While modest in scale, Magnolia Park benefits from natural charm. With strategic enhancements, it holds the potential to become an even more inclusive and dynamic neighborhood space. Its blend of shade, simplicity, and accessibility makes it a valued asset within the local parks system.



Magnolia Park
Magnolia St. at Browning St.
Liberty, Texas 77575

Park Features

Swing Set

Benches

Playground (small)

Basketball Goal (mini court)

Canopied Picnic Tables



Canfield Park

Located at the corner of Grand Avenue and Canfield Street, Canfield Park honors the legacy of Ruth Canfield, whose passion for nature inspired generations. In recent years, support from community groups like the Rotary Club has helped transform this space into a welcoming environment for both families and pet owners, making it one of Liberty’s more unique neighborhood parks.

The park features a small play area with swings, benches, picnic tables, and a half basketball court, providing a setting for casual recreation and family-friendly gatherings. Shaded pockets throughout the park offer relief from the sun, enhancing comfort for visitors. While equipment shows signs of age, the amenities remain functional and continue to support everyday play and community interaction. A newly installed sign at the entrance improves visibility and strengthens the park’s identity.

A standout feature is the fully fenced dog park, thoughtfully divided into areas for large and small dogs. It includes agility structures, seating for pet owners, waste disposal stations, and dog watering stations—demonstrating a clear focus on inclusivity for pet-loving residents.

Although the absence of sidewalks presents some accessibility challenges, the park’s open layout and diverse offerings contribute to a relaxed, versatile atmosphere. With some re-imagining of the space and targeted upgrades, Canfield Park and Dog Park is well-positioned to grow into a valued community asset, reflecting Liberty’s broader commitment to providing engaging, inclusive outdoor spaces for all.



**Canfield Park & Dog Park
Grand Ave. at Canfield St.
Liberty, Texas 77575**

Park Features

Swing Set

Benches

Basketball Goal (mini court)

Soccer Goals

Dog Park (agility equipment)

Large Lawn

Picnic Tables



Palmer Park

Nestled at the intersection of Palmer Street and Navigation Street on Liberty’s south side, Palmer Park serves as a quiet neighborhood green space offering a peaceful setting for informal recreation and community connection. Its open lawn area invites unstructured play, casual gatherings, or simply a moment of outdoor relaxation.

The park features classic play elements, including a swing set, monkey bars, spring riders, a sandbox, a bench, and a picnic table. Though modest and somewhat dated, these amenities continue to support traditional outdoor play experiences. With targeted improvements, they offer opportunities for modernization that could enhance both safety and appeal.

A canopy of established trees provides natural shade, contributing to the park’s calming atmosphere. Mowing and grounds-keeping is regularly maintained, keeping the space clean and welcoming. A recently installed park sign improves visibility and reflects the city’s broader effort to unify park branding.

While small in scale, Palmer Park holds potential for future development without losing its charm. Its simplicity and natural setting make it a valued neighborhood retreat, and with modest enhancements, it could evolve into a more dynamic and inclusive recreational space for the surrounding community.



Palmer Park
Palmer St. at Navigation St.
Liberty, Texas 77575

Park Features

- Swing Set
- Bench
- Monkey Bars
- Spring Riders
- Sand Box
- Basketball Goal (mini court)
- Large Lawn
- Picnic Table



Vara Faye Martin Daniel Park & Pavilion

Commonly known as Daniel Park, Vara Faye Martin Daniel Park & Pavilion is a thoughtfully designed green space located in the heart of Liberty. With its peaceful atmosphere and accessible layout, this small urban park serves as an inviting spot for quiet reflection, informal gatherings, and community events.

At the center of the park is the Daniel Pavilion, a charming, covered structure surrounded by shade trees and seating areas. The pavilion and its surroundings are fully ADA-compliant, ensuring accessibility for visitors of all mobility levels. Two additional bench seating areas provide comfortable places for rest, conversation, or enjoying the outdoors.

While it lacks playground equipment or sports facilities, Daniel Park fills a unique niche within the parks system as a serene, passive-use space. Its well-maintained grounds and tranquil setting make it especially appealing for seniors, families, and those seeking a break from busier recreational areas.

Positioned adjacent to City Hall, the park also serves as a symbolic civic anchor. Named in honor of Vara Faye Martin Daniel, the space reflects the city's appreciation for local heritage and those who have shaped its community life. Daniel Park demonstrates how small-scale green spaces can have a meaningful impact, offering an accessible, restful environment that supports community well-being. With thoughtful expansion and design upgrades, this space has the potential to become a dynamic hub for public engagement and civic pride.



Vara Faye Martin Daniel Park & Pavilion
Sam Houston St. at City Hall
Liberty, Texas 77575

Park Features

- Gazebo/Pavilion
- Benches
- Picnic Tables
- Large Lawn



Sam Houston St.

Liberty Municipal Golf Course

The Liberty Municipal Golf Course is a vital part of the city's recreational landscape, offering residents and visitors a scenic, well-maintained space for outdoor leisure and sport. This nine-hole public course provides an accessible and enjoyable experience for golfers of all skill levels, serving as a year-round destination for active living.

The course features multiple tee boxes to accommodate a range of play styles, from casual outings to more competitive rounds. Tree-lined fairways, smooth greens, and strategically placed sand bunkers contribute to both the visual appeal and level of challenge. Supporting amenities include a pro shop, golf cart rentals, practice areas, and paved cart paths—enhancing convenience and player experience.

Renovated and reopened in 2023, the course reflects Liberty's ongoing investment in high-quality recreational amenities. It complements nearby public assets such as Liberty Municipal Park, trails, and athletic fields, helping to diversify the city's portfolio of outdoor spaces.

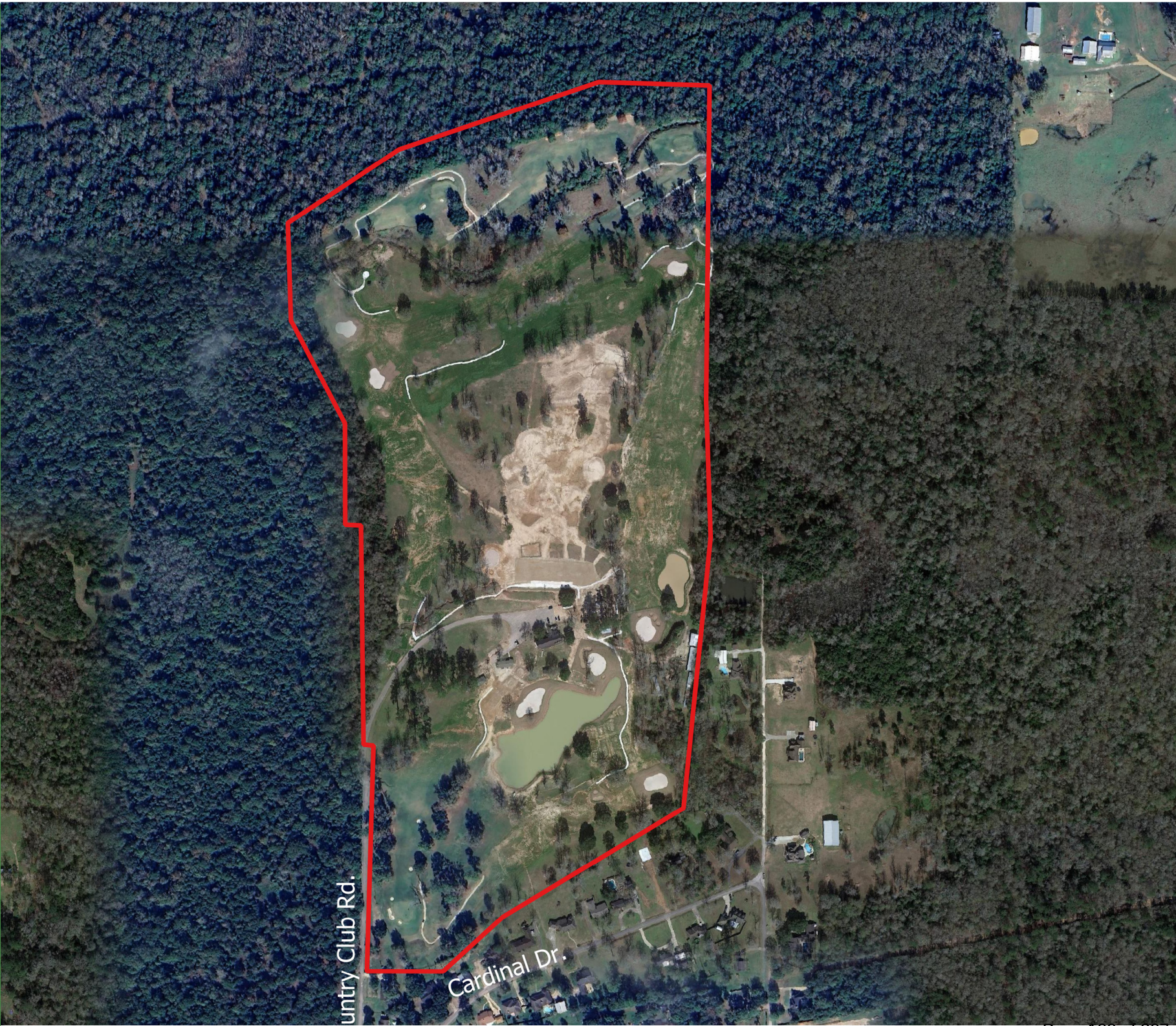
Beyond golf, the course offers a peaceful environment that fosters social interaction, wellness, and community connection. With its welcoming atmosphere and thoughtfully designed layout, Liberty Municipal Golf Course stands as a valued resource that supports the city's broader goals for recreation, health, and quality of life.



Liberty Municipal Golf Course
100 Country Club Rd.
Liberty, Texas 77575

Park Features

- 9-Hole Golf Course**
- Pro Shop**
- Cart Rentals**
- Practice Areas**
- Paved Cart Paths**



Level of Service

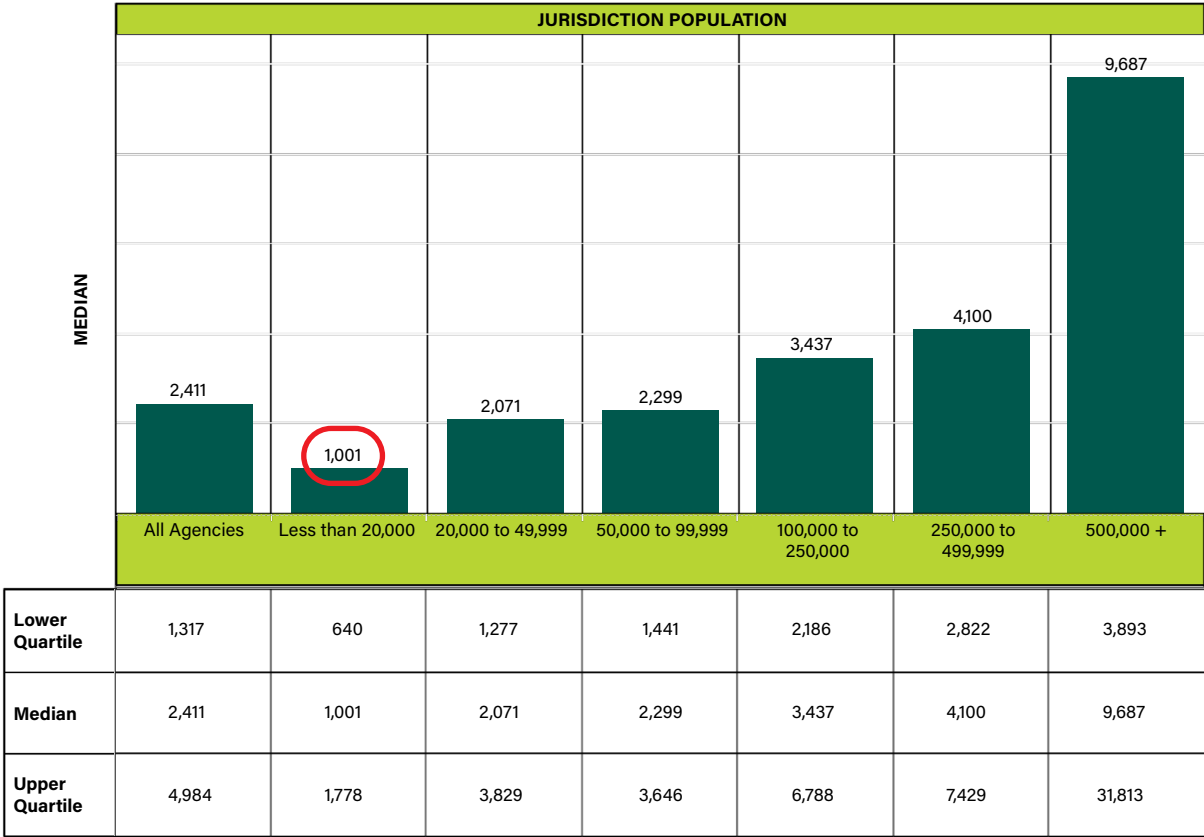
The purpose of a level of service (LOS) analysis is to determine how well the existing City of Liberty Parks and Recreation system is meeting the needs of City residents. According to the National Recreation and Parks Association (NRPA), the basic definition of LOS is expressed as an allocation mechanism for the delivery of park and recreation facilities throughout a community. By adopting LOS standards, a community in essence says that all residents, regardless if they pay taxes or use the parks and recreation facilities, have equal opportunity to share in the basic services in the standards.

Park Land

The City of Liberty has a total of approximately 237.82 acres of land (including Liberty Municipal Golf Course) dedicated to parks and open space through out the city. Park land is typically measured in terms of ‘developed park land’, which generally includes all maintained parks and open space. This allows a community to compare their total park land to that of comparable communities.

The National Recreation and Parks Association (NRPA) has conducted surveys of park agencies across the country to depict the condition of parks level of service. The survey results from NRPA measure “Residents per Park” and “Park Acreage per 1,000 residents”. The 2025 NRPA Agency Performance Review reports a national median of 1,001 residents per park for jurisdictions with a population of less than 20,000. Liberty is in the mid-upper quartile with 1,298 residents per park.

Another popular method is to measure park land acreage as percentage of city area. The Trust for Public Land’s 2024 City Park Facts indicates that the medium to low-density cities have an average of 8.3% of a city’s total area in park land. Liberty’s park land is .08% of the city area. This number is in a low-medium range as compared with similar density cities in Texas.



A typical park and recreation agency has one park for every 2,411 residents. For cities with a population less that 20,000, the average is one park for every 1,001 residents. (NRPA 2025 Agency Review)

	Residents per Park	Park Acreage per 1,000 Residents	Population	Number of parks
National Median of jurisdiction population of less than 20,000	1,001	12.90		
Elgin, TX	1,426	8.03	12,831	9
Gonzales, TX	715	52.59	7,149	10
Liberty, TX	1,269	26.77	8,883	7
Pampa, TX	717	18.32	16,484	23
Hillsboro, TX	2,791	12.06	8,373	3
Jasper, TX	1,326	7.99	6,630	5
Bonham, TX	1,530	6.82	10,709	7
La Grange, TX	1,498	6.01	4,493	3
Alpine, TX	1,197	5.51	5,987	5
Jacinto City, TX	3,121	1.60	9,364	3

Liberty Parks Level of Service by acre per 1,000 residents compared to cities of similar population and density. (Trust for Public Land 2024)

	Parkland as percent of city area	Parkland Acreage	City Limits Acreage
National Median of medium low density cities	8.30%		
Gonzales, TX	9.6%	376	3,917
Pampa, TX	5.2%	302	5,773
Elgin, TX	2.4%	103	4,237
Hillsboro, TX	1.5%	101	6,957
Jacinto City, TX	1.4%	15	1,088
Bonham, TX	1.2%	73	6,240
Alpine, TX	1.1%	33	3,072
La Grange, TX	1.0%	27	2,752
Liberty, TX	0.8%	237.53	28,493
Jasper, TX	0.8%	53	6,656

Comparison of park level of service as a percent of city area. (Trust for Public Land 2024)

Park Facilities

NRPA also measures the number of residents served by specific facilities and population size. The table to the right compares parks and recreation facilities in Liberty with the national median for cities with a population of less than 20,000. It not only identifies Liberty’s current level of service with facilities compared to the median but also provides a glimpse of some of the most common facilities provided by cities across the nation that are similar in population.

It is important to note that each city is unique in demand, and some types of facilities (such as recreation centers and community centers) are often only found in larger cities. The table is only for comparison to the national average and does not imply that Liberty has a deficit due to a lack of a given facility. However, it may assist the city with future planning when considering national trends compared to stakeholder input. Identifying opportunities that fit the specific demand of Liberty is the overarching goal gathered during the community engagement process.

Liberty City Hall serves the community not only as the City Council Chambers but also as a venue for small public and private events. The City does not have a designated event venue such as an amphitheater; instead, most events are held at Liberty Municipal Park or downtown, as in the case of the Liberty Jubilee.



Type of Facility		Median number of Residents per Facility (Less than 20,000 population)	Residents per Facilities in Liberty	Number of Facilities Owned by the City
Outdoor	Playgrounds	1,990	1,818	5
	Basketball courts	4,366	1,818	5
	Diamond fields: baseball/ softball	4,366	757	12
	Rectangular fields: multi-purpose	2,492	1,818	5
	Dog park	10,327	9,088	1
	Splash Pads	12,756	9,088	1
	18-Hole Courses	11,904	9,088	1
	Walking Loops	5,459	9,088	1
	Disc Golf Courses	9,402		
	Tennis courts	3,074		
	Pickleball Courts	3,390		
	Swimming pools (outdoor only)	9,500		
	Community gardens	8,800		
	Exercise Stations	8,233		
	Skate park	11,284		
Indoor	Community centers	8,908		
	Recreation centers (including gyms and fitness centers)	9,685		
	Senior centers	14,286		
	Nature centers	9,430		

Recreation Facilities per Residents in Liberty. (NRPA 2025 Agency Performance Review.



10-MinuteWalk Anaylsis

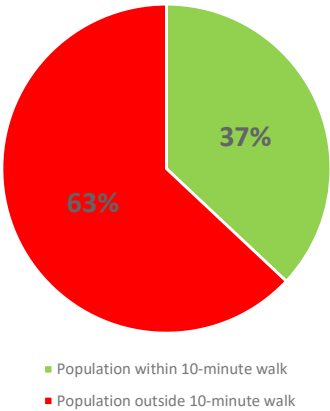
A Park Within a 10-Minute Walk from Home

A collaborative initiative between The Trust for Public Land, the Urban Land Institute, and the National Recreation and Park Association launched a campaign titled “10 Minute Walk,” aiming to ensure that every person in every neighborhood and city across America has access to a park within a 10-minute walk. This movement encourages mayors to commit to this goal within their communities. Cities can participate in the initiative by registering online at 10minutewalk.org.

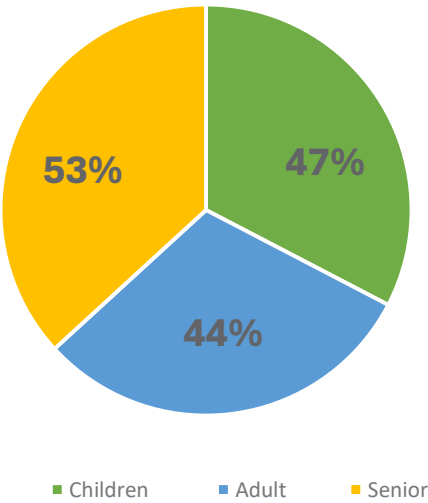
According to the latest data from Parkserve™, the 10 Minute Walk database managed by The Trust for Public Land (TPL), 37% of Liberty’s population (3,287 residents) live within a 10-minute walk to a park, while 63% reside further away. Detailed analysis reveals that of those living within a 10-minute walk, 47% are children ages 19 and

below, 44% are adults ages 20-64, and 53% are seniors ages 65 and over.

This data was utilized to compare Liberty’s 10-minute walk service level with other cities, indicating that Liberty falls within a low-medium range compared to cities with similar population density in Texas. The TPL data is derived from ESRI Demographic Forecast Block Groups data.



Breakdown by Age of Population Served within 10-Minute Walk to a Park



City Name	2024 Population	Number of Residents live in 10-minute walk to parks area	Population within 10-minute walk	Population outside 10-minute walk
Hillsboro, TX	8,373	2,177	26%	74%
Jasper, TX	6,630	2,188	33%	67%
La Grange, TX	4,493	1,707	38%	62%
Bonham, TX	10,709	4,284	40%	60%
Jacinto City, TX	9,364	4,495	48%	52%
Liberty, TX	8,883	3,287	37%	63%
Alpine, TX	5,987	3,712	62%	38%
Elgin, TX	12,831	8,084	63%	37%
Gonzales, TX	7,149	4,861	68%	32%
Pampa, TX	16,484	12,363	75%	25%

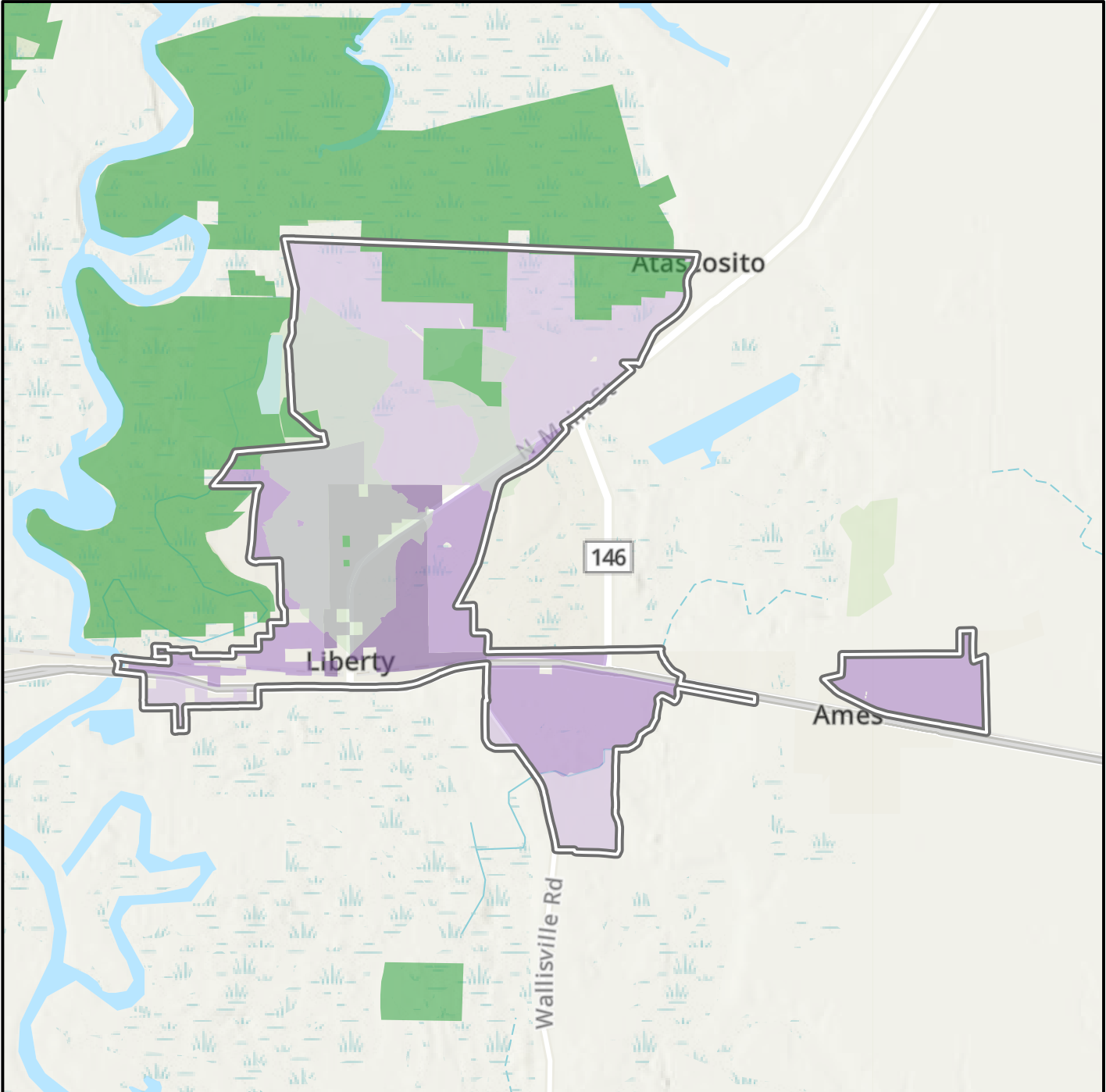
Comparison of Texas cities’ 10 minute walk level of service. Source: Parkserve™ by the Trust for Public Land, <https://parkserve.tpl.org/mapping/#/?CityID=4842568>

Legend

- Urban Area
- Parks
- Service Areas
- Priority areas for new parks
 - Very high priority
 - High priority
 - Moderate priority

Based on population density and current parks available, TPL Parkserve™ data can identify areas where parks and green spaces can be considered to increase the population served within a 10-minute walk level of service. The map provided is specific to the city of Liberty and shows current parks and service areas, along with current gaps and prioritized locations for future park development.

Although the data is used for the 10-minute walk analysis, it can help policymakers understand the existing distribution of green spaces and their impact on community well-being. This enables city planners to make informed decisions about where new parks will have the greatest positive effect on residents' quality of life.



Source: Parkserve™ by the Trust for Public Land, <https://parkservetpl.org>.

Recreation by Others

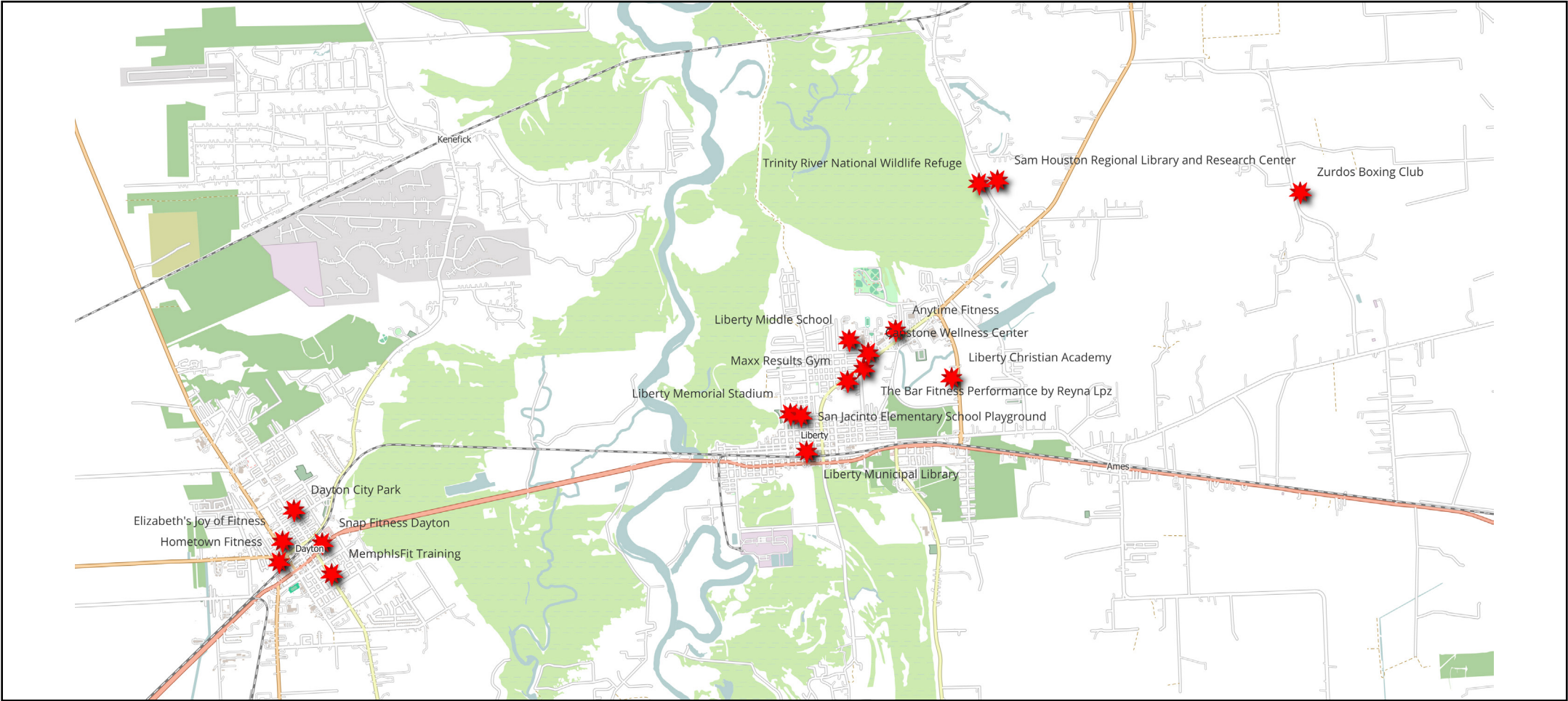
Recreational opportunities extend beyond the parks, facilities, and programs offered by the City of Liberty. Various other groups and entities within the region also provide fitness activities, athletic fields, training sessions, and classes. These opportunities are essential for promoting overall well-being and community engagement, as they cater to diverse interests and age groups.

To gain a comprehensive understanding of the available resources, an inventory was conducted to map out these recreational options, though it is not exhaustive. This inventory serves as a reference for identifying gaps in local recreational

needs by offering an account of available recreation resources, including yoga studios, sports fields, courts, parks, and more. These providers encompass adjacent communities, gyms and fitness companies, other municipalities, and government agencies.

In total, 17 recreational opportunities provided by other entities were identified within and around Liberty. Understanding the recreational offerings in the area is crucial to determine which types of facilities and activities the City should provide and which ones are best provided by other entities.

In addition, specific athletic opportunities exist that go beyond the offerings of the City of Liberty. Local clubs, schools, and private organizations provide programs catering to various age groups and interests, from competitive sports like baseball, soccer and football to unique experiences like martial arts. These diverse options ensure that everyone can find an activity that suits their preferences, whether for high-level competition or recreational enjoyment.



Map of recreation offerings from other entities both public and private within and around Liberty, Texas.

Athletic Programs in Liberty



Liberty Area Soccer Club

- Activity: Soccer
- Age: ages 5-13
- Contact: Website
- Location: Liberty Municipal Park
- Office: 1600 Grand Ave, Liberty, TX
- Website: www.libertyareasoccerclub.com



Liberty Jiu-Jitsu Academy

- Activity: Martial Arts
- Age: children and adults
- Contact: (936) 346-4922
- Location: 621 Main St, Liberty, TX
- Website: www.libertytxjiujitsu.com



Liberty Dixie Youth Baseball

- Activity: Baseball
- Age: 3-12
- Contact: liberty.lyba@gmail.com
- Location: Liberty Municipal Park
- Website: www.libertyball.com



Liberty Youth Football

- Activity: Football
- Age Groups: Youth
- Contact: (936) 776-1251
lyfpanthers@gmail.com
- Website: www.lyfpanthers.com



Liberty Independent School District Athletics

- Activity: Football, basketball, volleyball, baseball, softball, track & field, cross country, tennis, and golf
- Age Groups: grades 7-12
- Contact: (936) 336-7213
- Location: 1600 Grand Avenue, Liberty, TX
- Website: www.libertyisd.net

Demand Assessment



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Community Engagement

The primary component of parks and recreation planning is to involve community stakeholders to identify their goals and needs. This involves recognizing opportunities for improvements and new programs driven by residents, City Staff, and City Leadership. Implementing the plan successfully requires support from residents. Several engagement activities were conducted during the development of this plan, including a community survey, a Community Workshop and Open House.

Online Survey

An online survey was conducted from November 5, 2024, through May 30, 2025. It was distributed online via the City’s website and Facebook page to advertise the survey and upcoming meetings. A total of 813 responses were received for a survey of ten questions about subjects such as park visitation, desired amenities, events, and how Liberty should focus Parks and Recreation efforts. Respondents also had the opportunity to provide additional comments.

With Liberty’s population at 8,874, the number of responses provided a statistically significant sample with a 99.72% confidence level and a 3.27% margin of error. Key results highlighted:

- Liberty Municipal Park is the most popular park.
- Playgrounds, trails, and splash pads are the most desired outdoor amenities.
- Strong emphasis on family gatherings, holiday celebrations, and neighbor connections, including sports leagues.
- Focus efforts on new and improved features to existing parks.
- High priority for upgrades and maintenance of existing features, including restrooms.

Residents value their parks as gathering places but see opportunities for upgraded amenities, additional connectivity, and better overall maintenance while ensuring thoughtful spending.

Parks and Recreation Preference

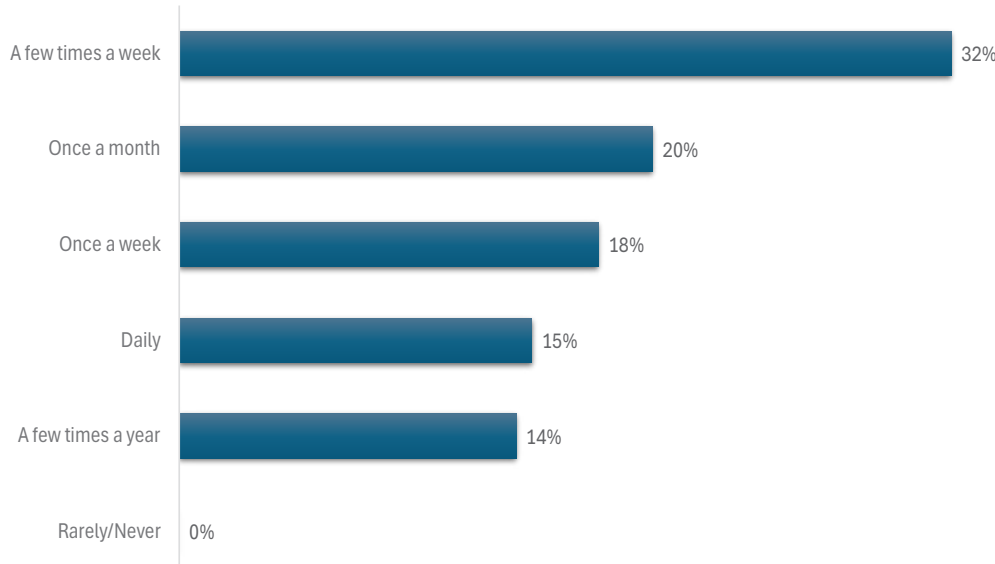
The survey aimed to understand recreational behavior and park visitation patterns in Liberty. Respondents indicated their frequency of visits to each park.

Liberty Municipal Park was identified as the most frequently visited park, with 65% of respondents visiting at least a few times per week, while less than 1% reported rarely or never using the park. Martin Daniel Park and Pavilion next to City Hall was the second most visited park, with 23% noting monthly visits; however, 53% reported rarely or never visiting. Remaining parks have higher percentages of infrequent visits:

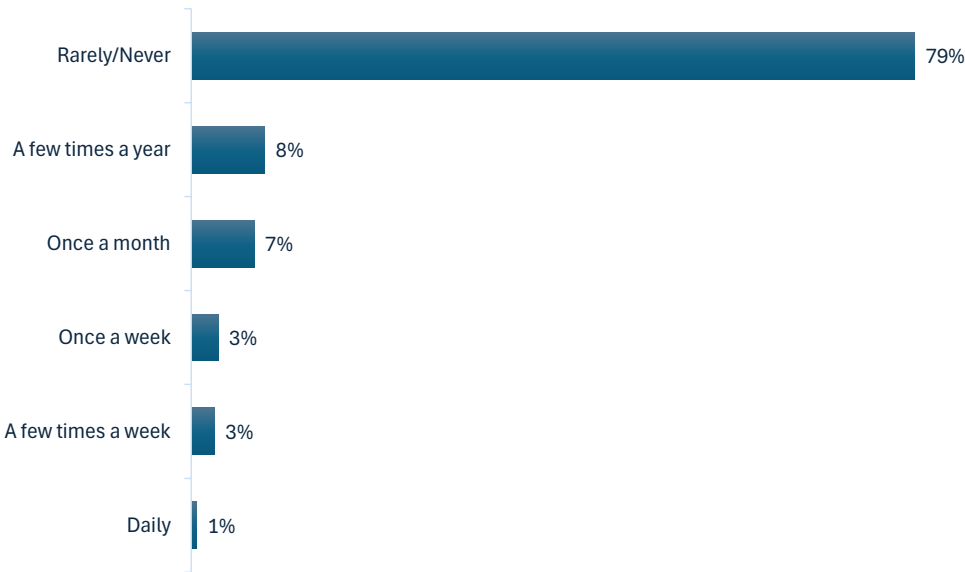
- Lamar Park (79%)
- Magnolia Park (67%)
- Canfield Park and Dog Park (75%)
- Palmer Park (86%)

The following graphics show each park in comparison.

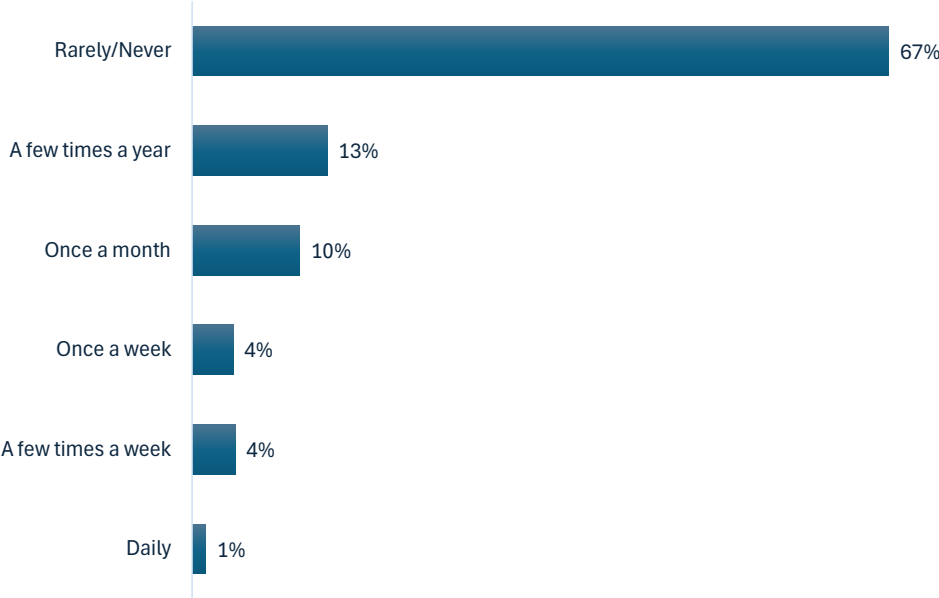
Liberty Municipal Park



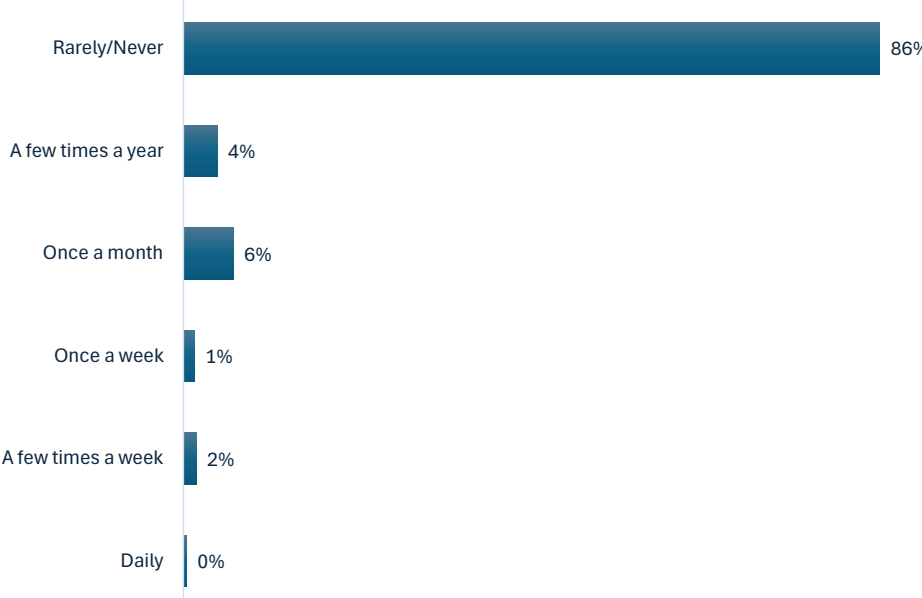
Lamar Neighborhood Park



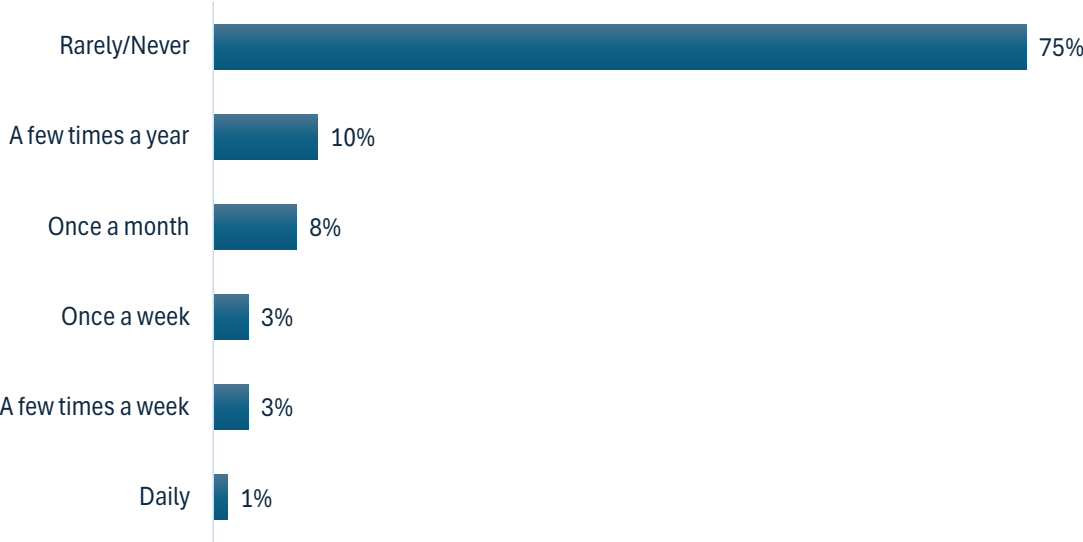
Magnolia Park



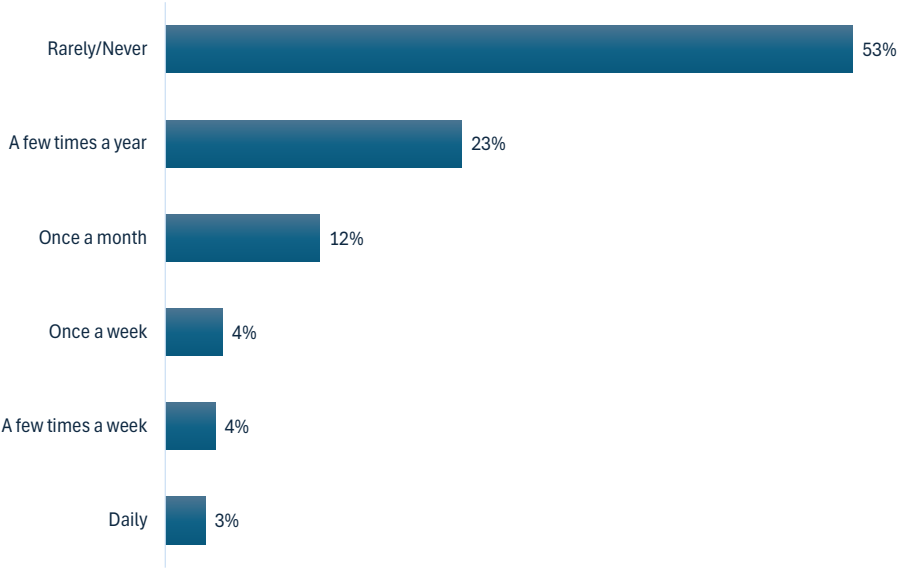
Palmer Park



Canfield Park and Dog Park



Martin Daniel Park and Pavilion

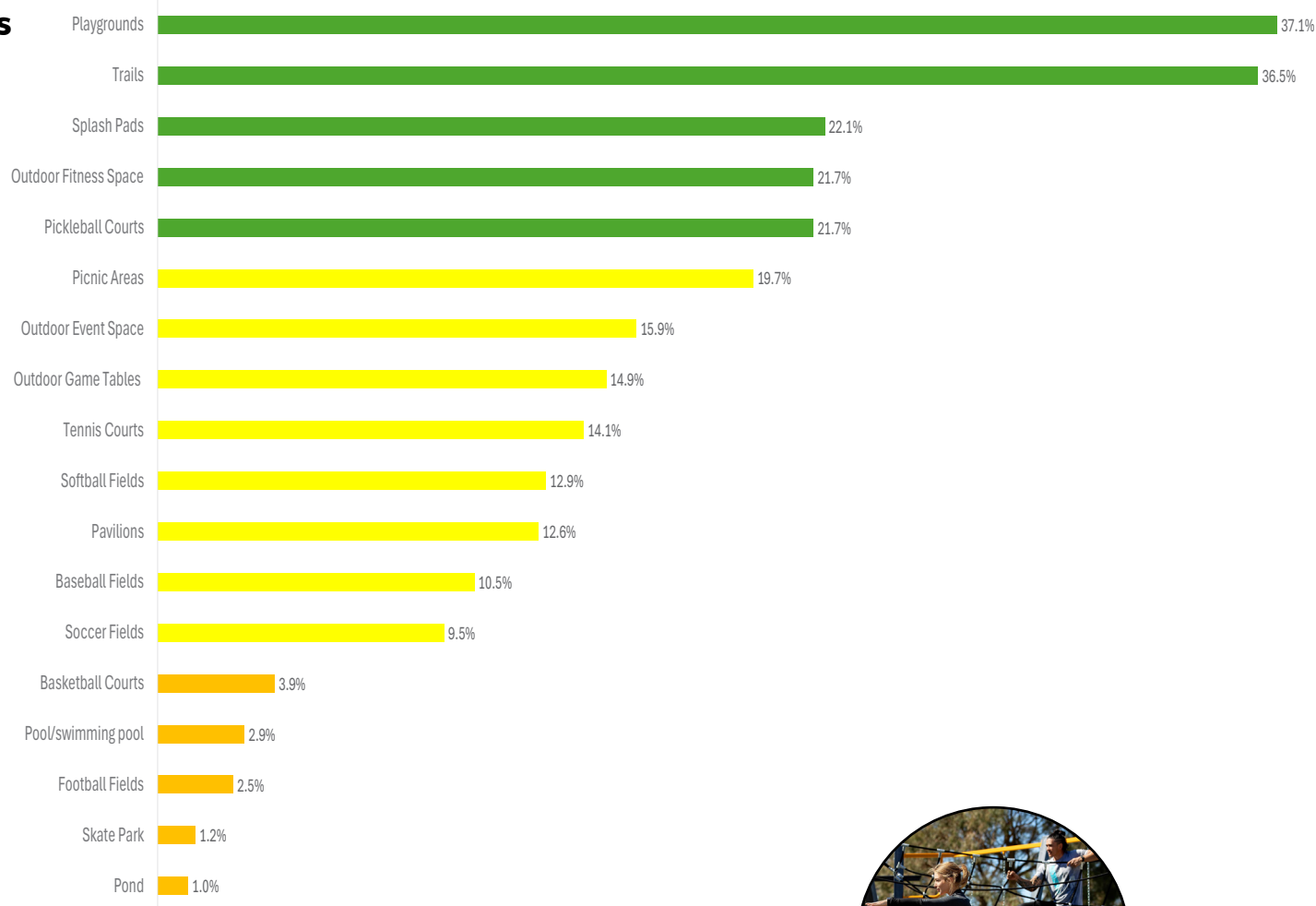


Priority Features for Existing & Future Parks

Next, the survey asked: “What are the top three features that you and your family would like to see in existing or future City parks?” Respondents were given a list of features and could select up to three options.

Thirty-seven percent of respondents identified playgrounds as their top choice, while trails received 36% support. Splash pads ranked third at 22%, followed closely by pickleball courts and outdoor fitness space at 21.7%.

Additionally, respondents could specify “other” priorities for existing or future parks not listed in the survey. Items representing less than 1% are not graphically represented on the graph.



Highest Ranked Amenities:



PLAYGROUNDS

37%

TRAILS

36%

SPLASH PADS

PICKLEBALL

OUTDOOR FITNESS

22%

21.7%

21.7%

Events Hosted by the City

Residents were asked what events they would like to see hosted by the City of Liberty. This question was open-ended without prompting options, allowing respondents to share a variety of preferences. There is a strong desire for recurring, family-friendly community gatherings that emphasize music, food, and cultural celebration. Key themes include:

1. Popular and Requested Events

A number of event ideas were repeated by multiple residents, indicating broad community interest:

- Concerts and live music events, especially outdoor performances in parks or public spaces.
- Movie nights in the park, with many suggesting family-friendly films and seasonal themes.
- Festivals, including seasonal events like fall festivals, spring fairs, and multi-cultural celebrations.
- Farmers markets, with emphasis on local produce, handmade goods, and regular scheduling.
- Food truck events, seen as a fun and casual way to bring people together.
- Parades and holiday celebrations, especially for the Fourth of July, Christmas, and Halloween.

2. Suggestions for New or Expanded Activities

Several residents offered creative ideas for new or enhanced events. Though not as frequently repeated, they show interest in diversifying Liberty’s event offerings:

- Art shows and local artist showcases, to highlight regional talent.
- Dog shows and pet-friendly events, encouraging inclusive family participation.
- Fitness or wellness events, such as yoga in the park or outdoor exercise classes.

- Flea markets/swap meets, offering community buying and selling opportunities.
- Cultural celebrations and ethnic festivals, supporting diversity and cultural education.
- Historical re-enactments or heritage events, connecting residents to the city’s past.
- STEM or science-themed events for children, supporting educational engagement.
- Nature walks or eco-tours, encouraging outdoor appreciation and environmental awareness.
- Cook-off, such as chili or BBQ events.
- Food tasting and beer/wine tasting events, potentially appealing to adult audiences.
- Holiday light shows or decorative displays, to enhance seasonal festivities.

3. Other Diverse Opinions

A smaller portion of responses included ideas or personal preferences that generally aligned with the broader categories, but were specifically emphasized. These included:

- Hosting events in different parts of the city to ensure geographic equity.
- Requests for more inclusive events for seniors or individuals with disabilities.
- Interest in volunteer-run community service days or civic engagement events.

Residents appreciate the community events currently offered, and feedback reveals enthusiasm for community events that foster inclusivity, connection, social interaction, entertainment, and local culture.

HOLIDAY & SEASONAL EVENTS 14%

Organizing activities like festivals, movie nights, or themed celebrations could help bring the community together and create memorable shared experiences.

FAMILY & KID-CENTERED EVENTS 14%

The desire for more family and kid-centered events was highlighted by respondents, supporting opportunities for children and parents to engage in fun, age-appropriate activities together and strengthen community bonds.

CONCERTS & LIVE ENTERTAINMENT 13%

The interest in concerts and live entertainment suggests that adding music and performance events would provide engaging experiences for visitors of all ages.

SPORTS LEAGUES & TOURNAMENTS 12%

Offering organized athletic events could promote active lifestyles and create opportunities for community engagement through team spirit and friendly competition.

MARKETS & FOOD EVENTS 9%

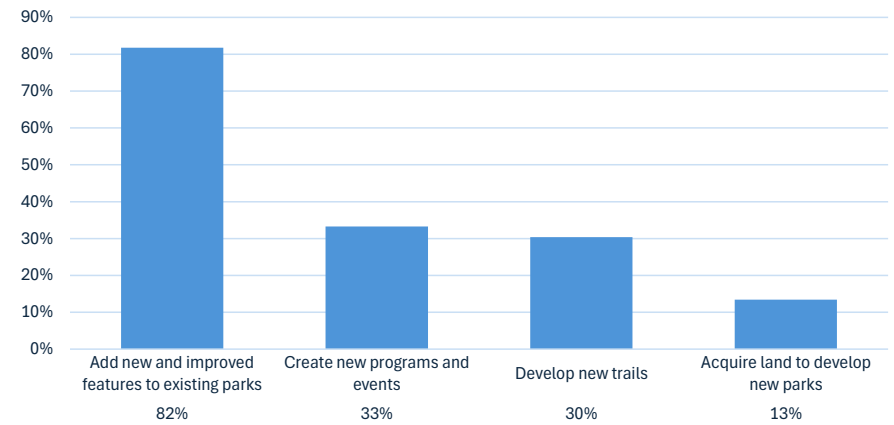
Hosting farmers markets, food truck rallies, or cultural food festivals could attract diverse crowds and create vibrant, social experiences in the parks.

ART, CULTURE & COMMUNITY 8%

Adding opportunities like local art exhibits, cultural celebrations, and neighborhood gatherings could help showcase creativity and strengthen community connections.

Where Efforts Should be Focused

When presented with four options regarding the City's focus on parks and recreation, 82% of the 796 that responded to the question indicated that adding new and improved features to existing parks should be the priority. While this could include the development of new trails, 30% specifically identified trail development as a key priority. Furthermore, 33% believed that the City should concentrate on creating new programs and events, while approximately 14% felt that acquiring land for the development of new parks is important. Participants were also given the opportunity to provide additional comments. These comments generally aligned with the four main categories but were specific to park and facility maintenance and amenities, such as better restrooms, more playgrounds, splash pads, and additional picnic areas.



A word diagram (or word cloud) is a visual tool that shows the most frequently mentioned words in survey responses. The more often a word appears, the larger it is displayed. It helps quickly identify common themes or popular topics in open-ended feedback. While it gives a fast snapshot of what matters to respondents, it doesn't show context or whether comments are positive or negative. It serves as a useful starting point for deeper analysis.

What else?

The final question on the survey allowed Liberty residents to provide their thoughts and suggestions on improving parks and recreation. Several areas for improvement and additions were highlighted, with some mentioned with much more frequency.

High frequency mentioned needs relate to the condition of existing facilities, particularly restrooms and baseball/softball fields:

- Restrooms are a top priority, described by many residents as needing major attention, improvement, updating, fixing, and cleaning. Comments frequently state they do not meet residents' expectations. Specific issues mentioned include the need for working doors, sinks, and soap dispensers, and maintaining cleanliness year-round. Some feel they need to be completely torn down and replaced, are an embarrassment, especially when visitors are present, and lack changing tables for babies.
- Baseball/Softball Fields also need major attention, improvement, maintenance, fixing, and updating. Residents feel they are also below expectations as compared to nearby cities. Specific issues include poor drainage/holding water, gaps in fencing, lack of functioning lights (including in batting cages), needing covered stands or bleachers, needing turf or artificial grass, and needing more fields. There is frustration regarding the lack of maintenance.

Mid- High frequency mentioned needs:

- Lighting throughout the park, especially on trails and at fields (soccer fields), is needed for safety and usability during darker hours.
- Safety and Security concerns are significant, with requests for increased police presence, patrols, surveillance cameras (especially on trails), emergency stations, and addressing dangerous activities or people in park areas.



- Trails need improvement, including being nicer, wider, and more extensive for running, walking, and hiking. Lighting on trails is a frequent request for safety.
- Playground areas need updating, to be bigger and better, and specifically need more age-appropriate equipment for toddlers and smaller children. Issues with surface material (mulch, fire ants) and the need for shade are also mentioned.
- General Maintenance and Upkeep of existing facilities is desired beyond specific repairs to fields and restrooms.
- The Splash Pad needs to be bigger, updated, and better maintained, with specific requests for more shade and potentially expanding it as it gets crowded.
- The Pond at the Municipal Park needs cleaning and upkeep, with suggestions to stock it with fish and bring back fishing events.

Low-Mid frequency mentioned needs:

- A Community Pool or Recreation Center.
- Adding Pickleball Courts.
- Updating or improving Concession Stands.
- Improving Soccer Fields by adding lights.
- Adding a Skate Park.
- More Events and activities for various age groups (youth, teens, adults).
- Improving the Dog Park, addressing its size and location concerns.
- Addressing Wildlife concerns (removing gators, snakes, hogs, raccoons) and potentially adding desirable wildlife (ducks, geese) or nature features.
- Adding Shade in areas like the splash pad, playgrounds, picnic areas, and bleachers.
- Improving Picnic Areas and Seating.

Low frequency mentioned needs:

- Addressing Parking issues
- Adding Outdoor Workout Equipment
- Fixing Basketball Courts
- Improving Accessibility
- Adding horse trails
- Creating a designated area for Triball
- Adding chess boards.



Community Workshop/ Open House

Liberty

PARKS & RECREATION

MASTER PLAN

Parks Planning Workshop

1. Welcome & Introduction
2. Discussion Topics & Parks Master Plan Process
3. Small Group Discussion by Topic
 - PATH
 - SHELTER
 - PLAY
 - PEOPLE
4. Presentations of Findings
5. Closing Comments

Group Discussion Topics

PATH

- Trails
- Bike Paths
- Connections

SHELTER

- Meeting and Event Space
- Shelters, Pavilions, & Shade

PLAY

- Athletics
- Outdoor Activities
- Open Space and Natural Areas

PEOPLE

- Quality of Life
- Events
- Programs



City of Liberty, Texas

A public workshop event was hosted on March 20, 2025 at Liberty City Hall. A summary of public input to date was available along with displays detailing potential amenities and park enhancements. Fifteen participants, including residents, staff and elected officials, worked in small groups with facilitators to identify priorities for improvements/additions to the parks system, community events, and overall quality of life.

The workshop revealed a strong and consistent desire to elevate and reimagine the city’s parks and recreation system, and can be categorized into four overarching themes, outlined as follows:

Parks Infrastructure & Amenities

Residents expressed a widespread need for upgraded and well-maintained facilities. This includes modernizing restrooms, improving lighting, increasing ADA accessibility, and adding more water bottle refill stations. Shade—particularly over playgrounds and splash pads—was one of the most frequently requested features. Participants also called for new picnic areas, benches, and the renovation of existing pavilions, gazebos, and fencing. Enhancements to dog parks, gardens, and landscaping signal a desire to create not just usable, but beautiful and comfortable outdoor spaces.

Trails & Connectivity

A more walkable and connected community emerged as a high priority. Residents requested wider, stroller- and wheelchair-friendly trails, better signage and mile markers, and exercise equipment along walking routes. There’s considerable enthusiasm for linking parks to neighborhoods, schools, and downtown through expanded trail systems—especially utilizing the city’s undeveloped open space. Adding visible, well-marked trailheads, integrating nature-based elements, and improving arrival signage all reflect a community that wants trails to be accessible, functional, and enjoyable for all ages.

Recreation & Play Access

Community members voiced strong interest in fair and expanded access to recreation. Feedback included the need for additional soccer fields, open-access baseball fields, and improved basketball and volleyball courts. Sports like pickleball, cricket, and skateboarding are gaining traction, while special needs and multi-generational programming remain a clear priority. There’s growing demand for inclusive design, additional field seating, and spaces that support leagues, casual play, and tournaments alike. Residents emphasized the importance of building recreation spaces that serve Liberty’s full spectrum of users.

Culture, Identity & Engagement

Beyond physical features, residents want parks that reflect Liberty’s character and foster civic pride. Suggestions included incorporating historical signage, creating intimate event venues, and using public art or storytelling elements to connect people with place. Engagement also extends to collaboration—with LISD, the Rotary Club, the Master Gardeners, and other civic groups—to deliver programs and beautification projects. Participants called for enhanced branding, improved directional signage, and greater promotion of Liberty as a vibrant and welcoming community destination.

Liberty Parks and Recreation Master Plan

Comment Card

- many existing trails that are not well known -
- * add signage
- trails @ park are very narrow
- mile markers are missing
- 10K route signage kiosk with information (Liberty municipal)
- Consider entrance w/ a second one along splashpad area @ Magnolia Street downtown - consider trail
- City markers map -
- See high school field area - open green near baseball. (overflow parking is not used)
- Consider pickle ball courts - Old tennis courts @ golf course (venue or Pickleball?)
- OUTDOOR ENTERTAINMENT



Liberty Parks and Recreation Master Plan

Comment Card

- Buy Land to add trails
- 23 ACRES => For more trails
- No connection w/ path from Park + Park
- Refresh markers on trails (in Mat'l Forest)
- Trail that connects directly to High School
- Water lily to water from south side of town to north area of town (Group wants connectivity to South.)
- Group wants in bit of neighborhood
- Used history in Math Park.

Liberty Parks and Recreation Master Plan

Comment Card

- many existing trails that are not well known -
- * add signage
- trails @ park are very narrow
- mile markers are missing
- 10K route signage kiosk with information (Liberty municipal)
- Consider entrance w/ a second one along splashpad area @ Magnolia Street downtown - consider trail
- City markers map -
- See high school field area - open green near baseball. (overflow parking is not used)
- Consider pickle ball courts - Old tennis courts @ golf course (venue or Pickleball?)
- OUTDOOR ENTERTAINMENT

Liberty Parks and Recreation Master Plan

Comment Card

Redo/Rebuild Park Restrooms
 New fencing around ball fields & netting
 Fix splash pad & maybe add another
 Clean up, paint pavillion & gazebo
 Plants
 Volleyball court
 Shade for smaller playground
 Ball Field availability to community
 Monkey Bars
 Water refill stations around trail



Liberty Parks and Recreation Master Plan

Comment Card

SHELTER:

- SHADE OVER play structure
- PAVILION 1H * PARKS
- UPDATE PICNIC TABLES + BENCHES
- UPDATE PAVILION 1H - PARK HALL
- NEED TO UPDATE BASEBALL GOAL
- RESURFACE COURT
- FENCING HEARD FOR THE REMOVAL OF BALL FIELDS

* LYBA (YOUTH BASEBALL) ARE THE ONLY

- * USES OF THE FIELDS.
- * SOCCER CLUB PLAYS AT THE PARK & WOULD LIKE A "REAL" SOCCER FIELD
- * GAZEBO NEEDS ATTENTION = NEED NEW TABLES
- * NEED TO BEAUTIFY AREAS (PLANT/TREES) WITH MASTER GARDENERS.
- NEED SPLASH PAD.

On June 4, 2025, a community open house event was held at Liberty City Hall. Attendees were invited to come and go between 6:00 and 7:30 pm. Along with the final community survey results, the event included conceptual renderings of potential amenities and enhancements based on all input and analysis. Approximately 20-25 participants, including residents, staff and elected officials, reviewed proposed concepts and provided additional feedback on the city’s priorities. The Burditt Team offered insights and addressed questions to ensure clarity regarding the provided concepts.

Participants generally supported the concepts presented, and their feedback aligned with the identified priorities: Parks Infrastructure and Amenities, Trails and Connectivity, Recreation and Play Access, and Culture, Identity and Engagement. Further input was used to refine the final plan.



What's Next for Liberty Parks?

PARKS & RECREATION MASTER PLAN OPEN HOUSE

- Come Take a Look at What We've Put Together
- Share your Thoughts and Feedback

This is your Chance to Shape the next 10 years of Liberty's Parks.

Bring your Family, your Neighbors, and your Ideas. **Don't Miss it.**



Wednesday
June 4, 2025



City Hall
1829 Sam Houston St.
Liberty, TX 77575



6:00 p.m. - 7:30 p.m.

Drop in anytime. Stay as long or as little as you'd like.



Trails & Connectivity



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Bike and Pedestrian Activity

Tracking the level of pedestrian and bicycle activity in a community can be challenging, however the popularity of fitness trackers, smartwatches and apps for cell phones provide rich datasets that can help to identify patterns of activity. One such application is available through STRAVA, a social network for runners, cyclists and other fitness enthusiasts. Using strava.com and its associated apps for mobile devices, users can track their running and cycling activity using built-in GPS hardware. Users then upload their data to the website to keep track of progress, share routes, and contribute to the network.

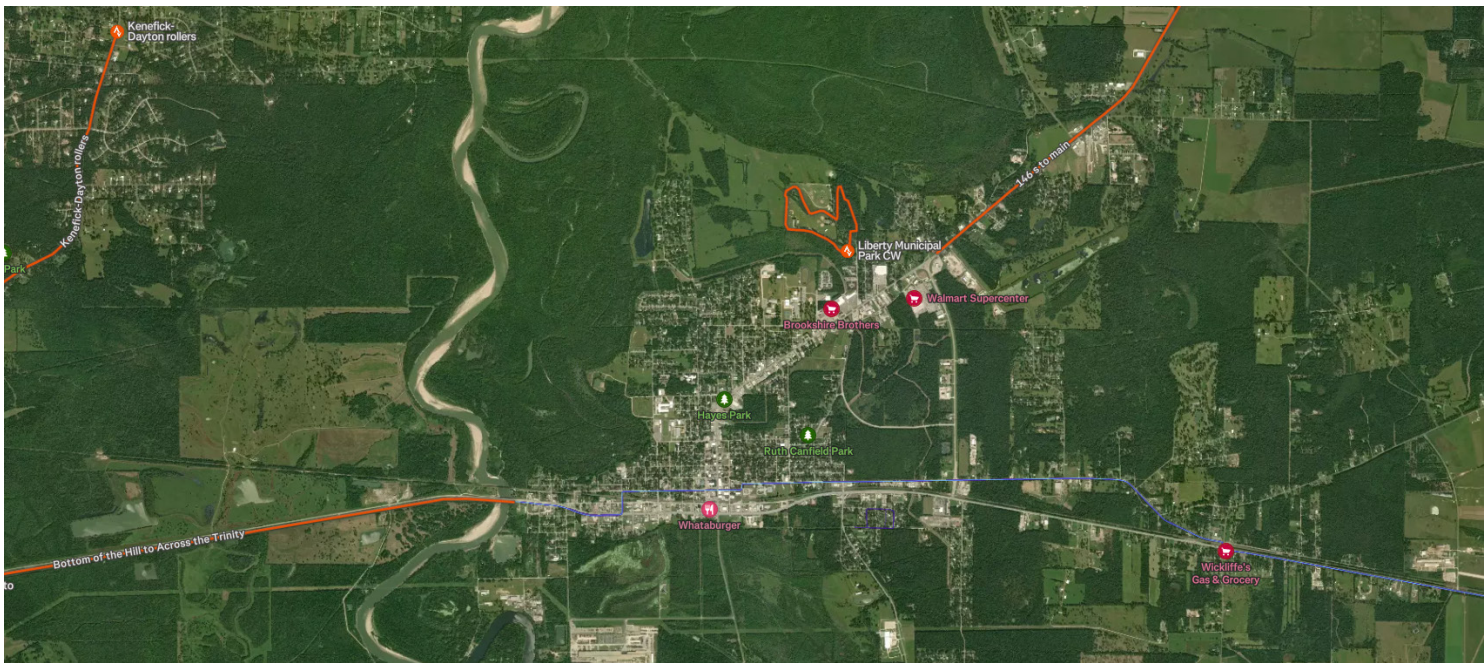
Over time, the dataset has yielded a rich source of information about where people are running and cycling in communities across the globe. The data can be viewed through STRAVA Global Heatmap at <https://www.strava.com/heatmap> where an interactive map lets users explore patterns of activity.

The data from STRAVA does not represent all walking, running and cycling activity, however it does provide a significant sample that is useful for pedestrian and bike infrastructure planning that is often used by TXDOT and other planning organizations.

Activity tracking data from of cyclists and runners on the following maps show the pattern of running/walking and cycling rides routes. The colored lines represent the GPS tracking of activities, with varied intensity of color to illustrate higher frequency of activity. In the adjacent visualizations, the blue lines represent moderate levels of pedestrian an bicycle activity, while the brighter reds and oranges represent highest frequencies of activity.

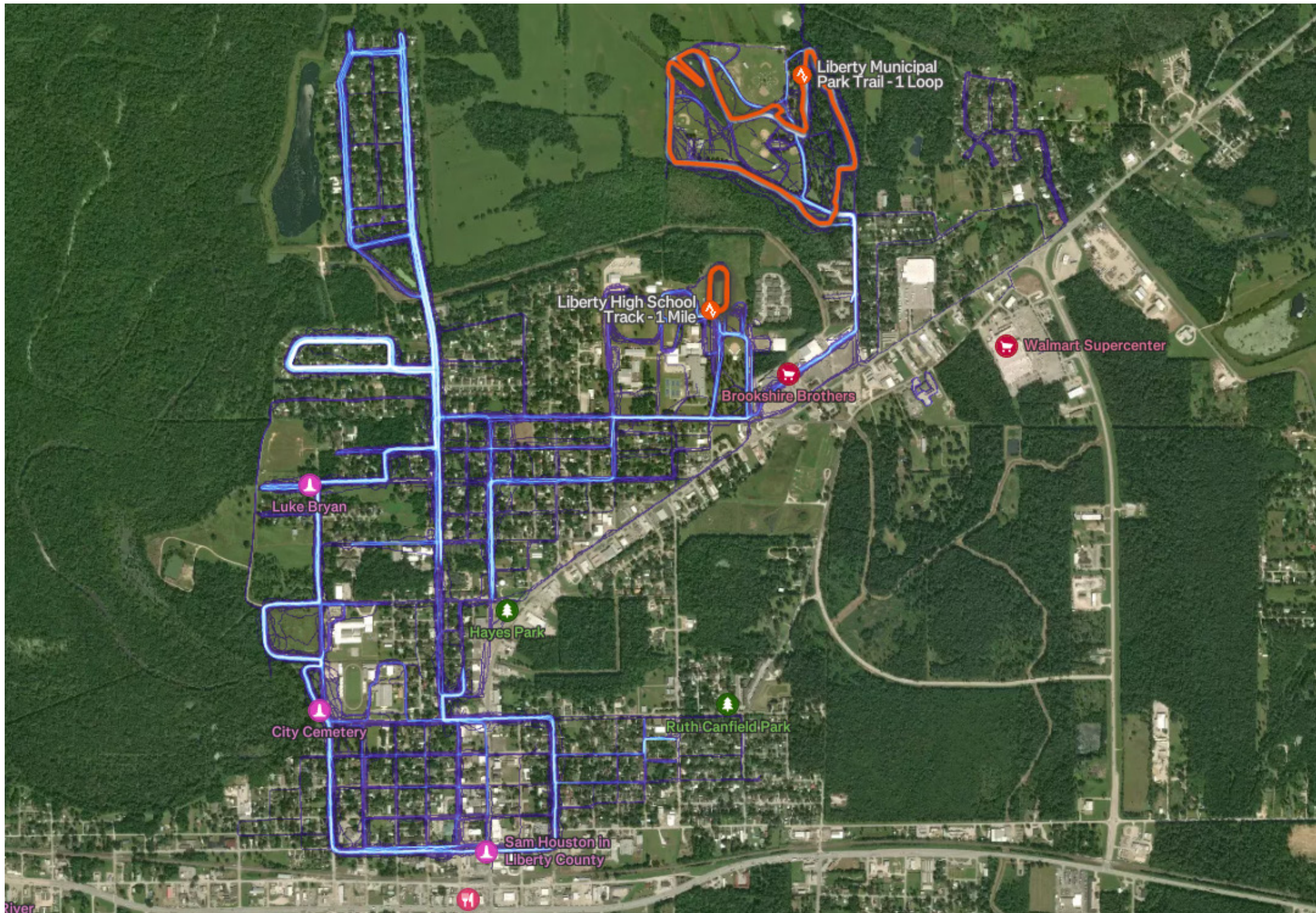


STRAVA data for walking in Liberty is limited to activity at Liberty Municipal Park. This is likely due to the availability of off-street pathways that facilitate safe walking.



Cycling activities seem to be limited to highways in Liberty. Most of the cycling is occurring between Liberty and Dayton along Hwy 90, between Liberty and Harding along N. Main, and between Liberty and Mont Belvieu along Hwy 146.

Trails & Connectivity 03



The map above shows activity from STRAVA users in Liberty. This particular view aggregates all walking and running activity together, revealing some clear patterns in the community. Running appears to be the most commonly tracked activity on STRAVA with the highest activity occurring at Liberty Municipal Park and at the high school track.

Priority Projects



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Revitalization of Liberty Municipal Park



Priority Projects 04

As the largest and most actively used park in the City's park system, Liberty Municipal Park stood out as a central focus of the community engagement process. Stakeholders consistently identified it as a vital civic and recreational hub, underscoring the need for strategic improvements to better serve current users and accommodate future growth. The proposed concept plan presents a comprehensive set of enhancements aimed at improving functionality, safety, and the overall user experience.

Public feedback emphasized the need for a new and improved Splashpad, which with funding via the Cambridge Fund, was approved for construction by city council on June 10, 2025. Other priorities identified by residents included better mobility throughout the park, improved layout, and expanded shade. In response, the plan includes a reconfiguration and upgrades of existing field spaces and a revision of traffic and parking flows to support current uses while preparing for new amenities. A walkable, ADA-accessible path system will be introduced, supported by clear wayfinding elements to ensure intuitive navigation and enhanced safety.

The concept also introduces a range of features designed to elevate the park's capacity and appeal. Integrated trails will link major destinations, creating a seamless and scenic experience for visitors. New picnic areas and reservable pavilions will provide attractive spaces for gatherings and community events. Multiple playgrounds, placed at key locations, will offer safe and engaging play opportunities for children.

The park's existing pond will be cleaned and enhanced with a fishing pier, creating a peaceful retreat for anglers and nature enthusiasts. The relocation of soccer fields to a nearby site—pending property acquisition—will relieve pressure on the core park area and

allow for clearer spatial organization. T-ball fields will be moved to a dedicated complex to ensure focused use and development.

Additional elements include overhauling the forementioned splashpad, the construction of an amphitheater to support cultural and community programming, new pickleball courts to meet rising recreational demand, and expanded restroom facilities to serve the growing number of park users. A proposed boardwalk will connect the park to Liberty High School, offering scenic views and improved accessibility.

The proposed improvements reflect a balance between preserving the park's inviting character and delivering impactful upgrades that respond directly to community input. While routine maintenance remains essential, the long-term transformation of Liberty Municipal Park will rely on capital investment, potential property acquisition, and strategic operational planning. A phased implementation strategy is recommended to ensure steady progress while effectively managing resources.

Through these improvements, Liberty Municipal Park is positioned to become a flagship example of inclusive, sustainable, and community-driven park design.



Redesign of Canfield Park & Dog Park



Priority Projects 04

As the home of the city's only off-leash dog park, Canfield Park serves a unique role in the community but shows signs of aging and underutilization. While it offers a variety of amenities beyond the dog park, limited space and outdated features have impacted its appeal. Feedback from stakeholders highlights the need for a larger, more functional dog park as well as improvements that benefit all visitors.

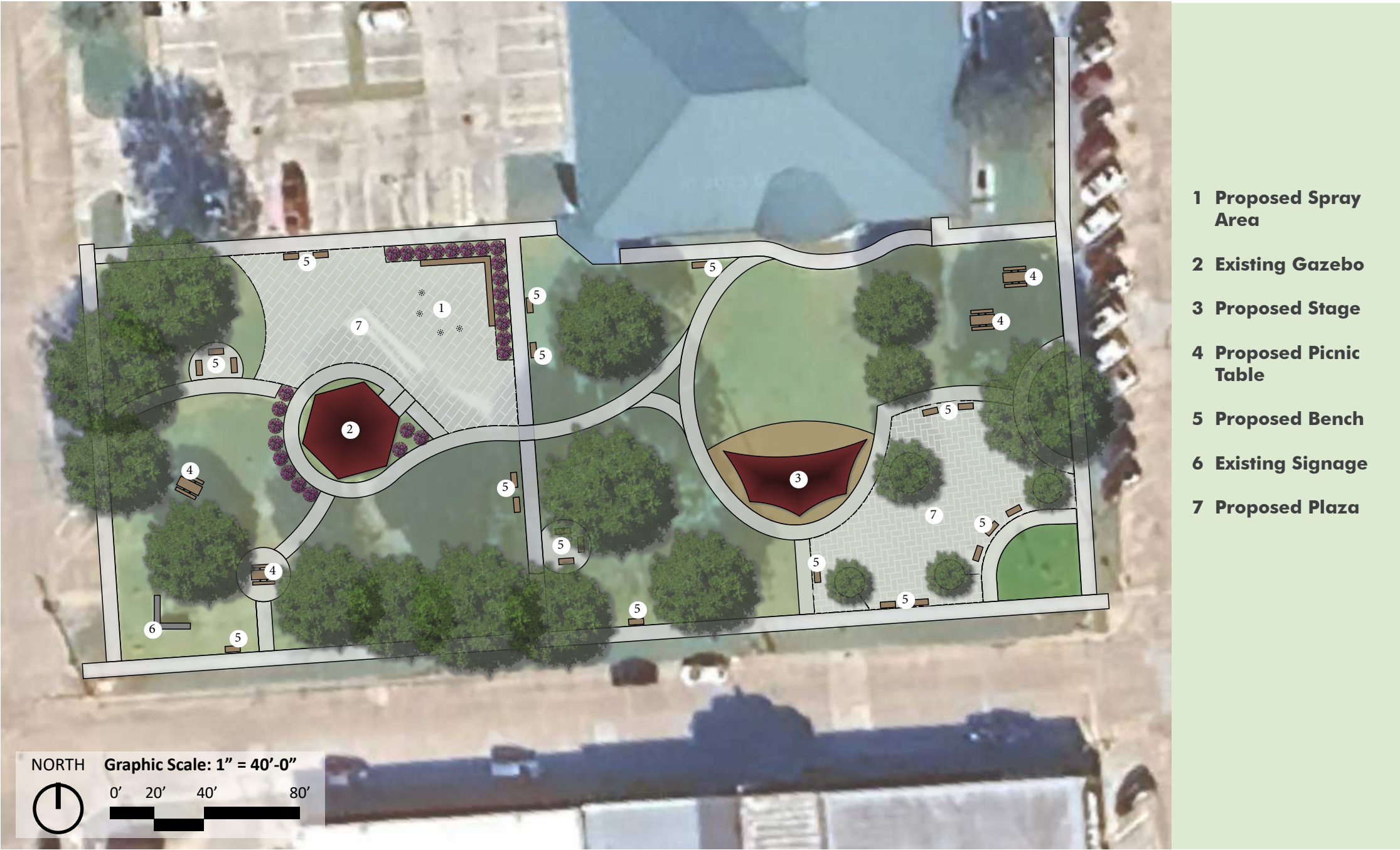
The proposed concept focuses on expanding the dog park's capacity while revitalizing the broader park environment. Key upgrades include a newly designated parking lot and a relocated main entrance to improve accessibility and safety. The off-leash area will be nearly doubled in size, creating a more comfortable and engaging space for dogs and their owners. A picnic shelter will be added adjacent to the dog park to serve as a shaded observation area.

Additional improvements include a second picnic shelter and an updated play area to better support families and small group gatherings. Refurbishing the existing basketball court, adding new benches and picnic tables, and installing a modest network of concrete pathways will increase the park's comfort, usability, and connectivity.

The proposal balances the specialized needs of pet owners with the broader recreational interests of the community. Key considerations include capital costs, long-term maintenance, and operational capacity, with a phased implementation approach recommended to ensure sustainable and strategic progress.



Enhancement of Vara Faye Martin Daniel Park and Pavilion



Priority Projects 04

Located adjacent to City Hall, Vara Faye Martin Daniel Park & Pavilion serves as both a symbolic civic landmark and a tranquil downtown retreat. The park currently features a central pavilion with multiple seating areas, offering a peaceful respite for residents and visitors in the heart of the city. With thoughtful expansion and design upgrades, this space has the potential to become a more dynamic hub for public engagement and civic pride.

The primary objective of the proposed improvements is to enhance the visual appeal and functionality of the park while preserving its historical character. Key elements of the plan include renovations to the existing pavilion, which will remain the focal point of the space, and the addition of interconnecting pathways that link picnic areas, benches, and other passive-use zones. A simple water feature is also proposed—serving as a calming visual element and an opportunity for light interaction, especially on hot summer days.

To activate the eastern portion of the park, the proposal envisions a small plaza with a covered stage, designed to host performances, speakers, or community programming. Additional picnic and seating areas will be incorporated, all connected by accessible, well-designed paths that encourage movement and exploration.

By re-imagining this park, the City has the opportunity to create a multi-generational destination that supports quiet reflection, informal gatherings, and larger public events. This enhancement not only elevates the downtown landscape but also deepens the park's role in community life and civic identity.



New Athletic Practice Fields

Proposed Athletic Practice Fields
Approximately 32.879 Acres
Monta St. at Edgewood St.

0 300 ft



League sports such as soccer and baseball are popular in Liberty, and game play and practice locations are limited to the game fields at Liberty Municipal Park. Residents and league representatives have expressed the need for practice fields for teams to use as well as for open use by residents. Providing athletic practice fields is an important step in preserving field quality for games and tournaments by limiting the wear on the turfgrass of game fields. Additionally, the practice fields provide open fields for public use, while game fields are exclusive to league members.

The City of Liberty owns property along Monta St. at Edgewood that is suitable for athletic practice fields. The property is bounded on the west side by the Trinity River National Wildlife Refuge. The approximate 32.579 acres of land shown on the following page is out of the 100 year floodplain and therefore suitable for practice fields.

About half of the site has already been cleared, and the other half would need clearing and grading to prepare for turfgrass establishment. Road improvements would be needed to provide access to the site, as Monta Street is comprised of dirt/gravel at this location. The inclusion of a gravel parking lot and backstops completes the project.



Typical backstop for baseball/softball practice.



Proposed access point to property at west end of Edgewood Street.

Neighborhood Park Enhancement: Lamar, Magnolia, and Palmer Parks

Lamar Park, Magnolia Park, and Palmer Park represent important components of Liberty's neighborhood park network. Though modest in size, each of these parks offers accessible green space, a quiet setting for informal recreation, and a foundation of amenities that continue to serve their surrounding communities. However, all three exhibit signs of aging and underuse, signaling an opportunity for meaningful revitalization through thoughtful planning, targeted investment, and updated amenities.

The proposed strategy for these parks focuses on refreshing existing features, enhancing comfort and accessibility, and reactivating the spaces with low-impact, high-value additions. These improvements will honor the parks' original character while adapting them to better serve modern recreation needs.

Recommended enhancements across all three parks include:

- **Updated Play Equipment:** Replace aging swing sets, monkey bars, and spring riders with modern, inclusive play structures that meet current safety standards. Emphasize nature-themed or low-profile units that align with the parks' neighborhood settings.
- **Shaded Seating Areas:** Add new benches and picnic tables with integrated shade canopies or natural shade from tree planting. These features provide rest areas for caregivers, seniors, and visitors seeking relaxation.
- **Enhanced Basketball Courts:** Resurface existing half-courts and install new goals with backboards. Consider striping courts for multi-use (e.g., four-square or pickleball) where space allows.

- **Nature-Based Features:** Introduce simple amenities like butterfly gardens, native landscaping, or sensory paths to enhance ecological value and passive enjoyment.
- **Fencing Repairs & Gate Improvements:** Maintain secure perimeters, especially important in family-oriented parks, by repairing or replacing aging fencing and improving gate access.
- **Playground Surfacing:** Upgrade to modern, impact-absorbing surfacing materials (e.g., poured-in-place rubber or engineered wood fiber) to increase safety and accessibility.

These parks are well-suited for phased improvements, starting with safety and accessibility upgrades followed by new amenities as funding becomes available. Grant opportunities, local partnerships, and volunteer-supported beautification efforts can further reduce costs and build community ownership.



Priority Projects 04



Implementation



01

Inventory &
Analysis

02

Demand
Assessment

03

Trails &
Connectivity

04

Priority
Projects

05

Implementation

Where to Begin

Project Prioritization

The Parks Master Plan identifies the priority projects and justification through stakeholder input. However, the timing of project implementation is largely a function of funding availability and the City’s will to move forward on a given project.

City Council will may elect to use a municipal bond to fund any major improvements to the parks and recreation system. The system-wide goals for improvements include significant expenditures if all proposed projects were to be implemented. Given that not all items can be reasonably developed at one time, it is important to focus on the highest priority components listed above for implementation. Below is a summary table of probable costs and projected investment by the community. An annual debt service rate was calculated using 2024 taxable property values and City rates for guidance. With an assumption of 15 year bond periods and an annual debt service of 3%, the table below illustrates the level of investment per household projected for key property value categories.

Options and Alternatives

The list of proposed projects for the parks and recreation system offer individual opportunities for addressing current and future demand of recreation facilities. Some projects can be combined into a single effort, thereby providing some economy during design, construction and land acquisition.

Project Design and Construction

When it comes to parks and recreation planning, identifying the needs of residents and developing a vision for the future parks system are important first steps. Once a project has been identified and approved for further study, the process of funding, design and construction can begin.

The proposed parks projects would likely be funded through a municipal bond, while also exploring other funding mechanisms. Following a decision to move forward on a priority project, the City will need to engage a qualified design team to further program the details of the project.

The Design Development phase of this process will allow the City to further refine the important details that bring the park and recreation project to life. This process will include several iterations of projected costs, revisions and refinements that ultimately will be turned into construction documents. It is important during to continue to gather input from stakeholders during this process to ensure that key details are not left out.

Construction documentation, bidding and construction of the project is the phase where it will be important to have the right team for the job. Quality construction documents followed by strict adherence to the drawings during construction administration will ultimately determine the quality of the end result. All too often great projects are turned over to a general contractor to be completed with insufficient supervision, resulting in poor performance, change orders and added costs. The City will need the designer to act as an advocate for the City throughout the construction process to ensure success. As the City continues with improvements and

Proposed Parks Department Capital Projects - Cost Per Household Valuation

Capital Project	Project Cost Estimate (avg. low-high)			Annual Cost per Valuation					
	Probable Cost	Annual Debt Svc	I&S Rate per \$100 Value	\$150,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000
Liberty Municipal Park (Main Park)	\$15,038,816	\$1,259,750	0.137	\$206	\$275	\$343	\$412	\$481	\$550
Liberty Municipal Park (Soccer Complex)	\$4,685,996	\$392,530	0.043	\$64	\$86	\$107	\$128	\$150	\$171
Canfield Park & Dog Park	\$1,430,543	\$119,832	0.013	\$20	\$26	\$33	\$39	\$46	\$52
Vera Faye Martin Daniel Park & Pavilion	\$995,613	\$83,399	0.009	\$14	\$18	\$23	\$27	\$32	\$36

*annual cost per valuation based on 2024 City tax rates and total property valuation

Funding Opportunities

additions to the parks system, funding is often the key player in the decision making process. The following are a variety of State and Federal grant programs available to aid cities in the enhancement of parks and recreation facilities and other public space projects.

Community Development Block Grants **-potential funding: up to 80% of project cost or maximum of \$200,000**

The Department of Housing and Urban Development (HUD) provides assistance to communities across the nation for a wide range of activities through the Community Development Block Grants Program. These funds are often distributed to individual communities by the state as match-grants to fund projects supporting economic development and improved quality of life. Texas Parks and Wildlife Department awards grants from this program annually to develop and enhance parks and open space.

Transportation Equity Act (SAFETEA-LU) - Recreation Trails Program

The Transportation Safety Act, also known as the Safe, Accountable, Flexible, Efficient Transportation Act: A Legacy for Users (SAFETEA-LU), provides for the distribution of funds from the Federal Highway Administration (FHWA). The Federal Highway Administration is the largest source of funding for shared use paths, trails and related projects. The Recreational Trails Program, an assistance program to FHWA, distributes funds for a range of activities including:

- Maintenance and restoration of existing trails.
- Development and rehabilitation of trailside and trailhead facilities and trail linkages.
- Purchase and lease of trail construction and maintenance equipment.
- Construction of new trails (with restrictions for new trails on Federal lands).
- Acquisition of easements or property for trails.
- Assessment of trail conditions for accessibility

and maintenance.

- Development and dissemination of publications and operation of educational programs to promote safety and environmental protection related to trails (including supporting non-law enforcement trail safety and trail use monitoring patrol programs, and providing trail-related training) (limited to 5 percent of a State's funds).
- State administrative costs related to this program (limited to 7 percent of a State's funds).
- (typically managed via TRPA *see below)

TRPA Grants Program

-potential funding: \$750,000 (match grant)

The Texas Recreation and Parks Account (TRPA) is funded by a portion of Texas sales tax received on select sporting goods. These grants are awarded to applicants annually at varied levels depending on project type and available resources for the funding cycle. These funds are administered by the Texas Parks and Wildlife Department's Recreation Grants Branch for five programs including the following:

1. Outdoor Recreation
2. Indoor Recreation (facility)
3. Small Community
4. Regional
5. Community Outdoor Outreach Program

Land and Water Conservation Fund

The Land and Water Conservation Fund is a program of the National Park Service that provides matching grants to local governments for acquisition of park land and development of park facilities. An example project in Texas is the Wimberley Blue Hole Regional Park Hays County, which received \$1,909,500 in funding from the LWCF



Alternatives Analysis Program - Discretionary Livability Funding Opportunity

- Grantor: Department of Transportation
- Purpose: Assist in financing the evaluation of all reasonable modal and multimodal alternatives and general alignment options for identified transportation needs in a particular, broadly defined travel corridor
- Eligibility: MPOs, city agencies, transit agencies, and other local government authorities
- Limitations: \$25 million total fund
- More Information: <http://www.connectingamerica.org/resource-center/federal-grant-opportunities>

Boating Access Grants

- Grantor: Texas Parks and Wildlife Department
- Purpose: For the construction of public boat ramp facilities throughout Texas.
- Eligibility: Local government sponsors must make an application, provide the land, provide access to the proposed boat ramp, supply 25% of the development costs, and accept operation and maintenance responsibilities for a minimum 25-year period.
- Limitations: This grant program provides 75% matching grant funds. These funds are allocated annually through the federal Sport Fish Restoration Act.
- More information: <https://tpwd.texas.gov/business/grants/recreation-grants/boating-access>

Chapter 380/381 Economic Development Agreements

- Municipality Agreements: Chapter 380 of the Local Government Code authorizes municipalities to offer incentives designed to promote economic development such as commercial and retail projects. Specifically, it provides for offering loans and grants of city funds or services at little or no cost to promote

state and local economic development and to stimulate business and commercial activity.

- More information: http://texasahead.org/tax_programs/ch380-381/

Community Development Block Grants (CDBG)

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Formula grants for local governments to carry out community and economic development activities.
- Eligibility: State allocated
- Limitations: Apportioned to States by a formula
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities>

Community Outdoor Outreach Program (CO-OP) Grants

- Grantor: Texas Parks and Wildlife Department
- Purpose: The CO-OP grant helps to introduce under-served populations to the services, programs, and sites of Texas Parks & Wildlife Department.
- Eligibility: Grants are awarded to non-profit organizations, schools, municipalities, counties, cities, and other tax-exempt groups.
- Limitations: This is not a land acquisition or construction grant; this is only for programs.
- More information: <https://tpwd.texas.gov/business/grants/recreation-grants/community-outdoor-outreach-program-co-op-grants>

Congestion Mitigation and Air Quality Improvement Program

- Grantor: U.S. Department of Transportation & federal Highway Administration
- Purpose: for either the construction of bicycle transportation facilities and pedestrian walkways, or no construction projects (such as maps, brochures, and public service

announcements) related to safe bicycle use.

- More Information: http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding

High Priority Projects and Designated Transportation Enhancement Activities

- Grantor: U.S. Department of Transportation & federal Highway Administration
- Purpose: Enhancement of numerous bicycle, pedestrian, trail, and traffic calming projects in communities throughout the country.
- More Information: http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding

National Complete Streets Coalition

- Grantor: Smart Growth America
- Purpose: promoting the design and operation of roadways to provide safe, comfortable, and convenient access for all users, from motorists to bicyclists and pedestrians of all ages and abilities.
- More Information: <http://www.smartgrowthamerica.org/complete-streets>

National Trails Training Partnership

- Grantor: American Trails and NTTP
- Purpose: for planning, building, designing, funding, managing, enhancing, and supporting trails, greenways, and blue ways.
- More information: <http://www.americantrails.org/resources/funding/>

National Trails Training Partnership

- Grantor: Bureau of Land Management's Watchable Wildlife for Youth and Families
- Purpose: offers workshops and webinars on successful trail development and implementation.
- More Information: <http://www.americantrails.org/nttp/>

Outdoor Recreation-Acquisition, Development and Planning (15.916)

- Grantor: Department of the Interior
- Purpose: provide financial assistance to the States and their political subdivisions for the preparation of Statewide Comprehensive Outdoor Recreation Plans (SCORPs) and acquisition and development of outdoor recreation areas and facilities for the general public, to meet current and future needs.
- Eligibility: For planning grants, only the State agency formally designated by the Governor or State law as responsible for the preparation and maintenance of the SCORP is eligible to apply. For acquisition and development grants, the above designated agency may apply for assistance for itself, or on behalf of other State agencies or political subdivisions, such as cities, counties, and park districts. Indian organized tribes to govern themselves and perform the functions of a general purpose unit of government qualify for assistance. Individuals, nonprofit organizations, and private organizations are not eligible.
- Limitations: Land acquisition and development grants may be used for a wide range of outdoor recreation projects, Facilities must be open to the general public and not limited to special groups. Every park or outdoor recreation area acquired or developed with assistance under this program must remain available and accessible for public outdoor recreation use forever. Development of basic rather than elaborate facilities is favored. Operation and maintenance of facilities are not eligible expenses for funding.
- More information: <https://www.cfda.gov/index?s=program&mode=-form&tab=core&id=49de7517fcf9e734d2868a40aee748be>

Pedestrian and Bicycle Safety Program

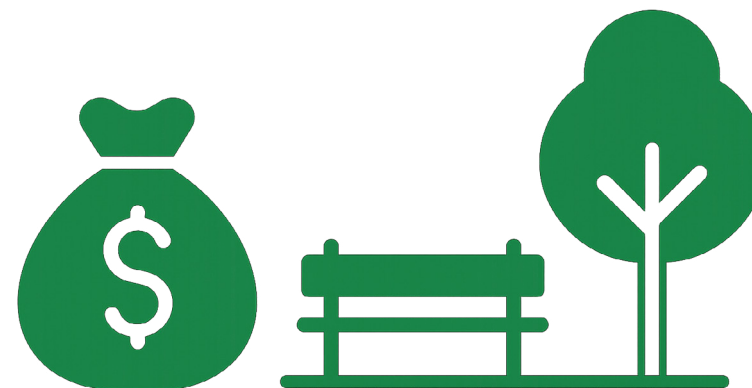
- Grantor: Department of Transportation
- Purpose: Conduct research and develop guidelines, tools and safety countermeasures to reduce pedestrian and bicycle fatalities.
- Eligibility: State/MPO allocated
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

Recreational Trails Program

- Grantor: U.S. Department of Transportation & federal Highway Administration
- Purpose: for all kinds of trail projects of the funds apportioned to a State
- Limitations: 30 percent must be used for motorized trail uses, 30 percent for non-motorized trail uses, and 40 percent for diverse trail uses
- More Information: http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding

Recreational Trail Grants

- Grantor: Texas Parks and Wildlife Department
- Purpose: TPWD administers the National Recreational Trails Fund in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles.
- Eligibility: Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, to improve existing trails, to develop trailheads or trailside facilities, and to acquire trail corridors.
- Limitations: The grants can be up to 80% of project cost with a maximum of \$200,000 for non-motorized trail grants and currently there is not a maximum amount for motorized trail grants (call 512-389-8224 for motorized trail grant funding availability).
- More information: <https://tpwd.texas.gov/business/grants/recreation-grants/recreational-trails-grants>



Opinion of Probable Costs - Liberty Municipal Park (Main Park)

Priliminary Opinion of Probable Costs (OPC)
CONCEPTUAL MASTER PLAN

#	Item / Description	Qty	Unit	Unit Rate	Range	
					Low	High
1	General Requirements				\$ 990,000	\$ 1,089,000
	Mobilization, Demobilization & Maintenance	1	allow	3.5%	\$ 462,000	\$ 508,200
	Bonds & Insurance	1	allow	3%	\$ 396,000	\$ 435,600
	Traffic Control, Surveying, Safety Plan	1	allow	1%	\$ 132,000	\$ 145,200
2	Demolition/Preservation				\$ 118,544	\$ 130,399
	Demolition, Clearing & Tree Removal	1	allow	\$ 107,768	\$ 118,544	\$ 130,399
3	Grading, Drainage & Utilities				\$ 1,248,610	\$ 1,373,471
	Mass Grading, Site Work, & Erosion Control	442100	sf	\$ 0.50	\$ 243,155	\$ 267,471
	Detention Improvements	12815	cy	\$ 25.00	\$ 352,407	\$ 387,648
	Misc. Utilities/Water/Sewer	1	allow	2%	\$ 264,000	\$ 290,400
	Storm, Piping, Inlets Etc.	442100	sf	\$ 0.80	\$ 389,048	\$ 427,953
4	Site Paving Infrastructure				\$ 3,246,958	\$ 3,571,654
	Drive 8" Concrete	78,000	sf	\$ 10.50	\$ 900,900	\$ 990,990
	Parking Stalls (400 sp)	192,300	sf	\$ 7.50	\$ 1,586,475	\$ 1,745,123
	Parking Curbs, Striping & Ramps	1	allow	\$ 48,210	\$ 53,031	\$ 58,334
	Sidewalks	56,600	sf	\$ 6.20	\$ 386,012	\$ 424,613
	Concrete Trails	47,000	sf	\$ 6.20	\$ 320,540	\$ 352,594
5	Site Lighting				\$ 290,400	\$ 319,440
	Site Electrical Service Allowance	1	allow	\$ 50,000	\$ 55,000	\$ 60,500
	Site Lighting	6	ea	\$ 6,500	\$ 42,900	\$ 47,190
	Parking Lot Lighting	25	ea	\$ 7,000	\$ 192,500	\$ 211,750
6	Architecture				\$ 1,258,400	\$ 1,384,240
	Family Restroom	1	allow	\$ 180,000	\$ 198,000	\$ 217,800
	Concession/Restroom	2	ea	\$ 350,000	\$ 770,000	\$ 847,000
	Pavilion	4	ea	\$ 66,000	\$ 290,400	\$ 319,440
7	Site Paving & Hardscapes				\$ 477,400	\$ 525,140
	Wayfindng / Monument Signage	1	allow	\$ 118,000	\$ 129,800	\$ 142,780
	Fishing Pier	1600	sf	\$ 150	\$ 264,000	\$ 290,400
	Amphitheatre Plaza	4000	allow	\$ 19	\$ 83,600	\$ 91,960
8	Sports Fields/Courts				\$ 4,141,996	\$ 4,556,196
	Baseball Field Spectator Seating	3	ea	\$ 94,250	\$ 311,025	\$ 342,128
	Baseball Field Upgrades	3	ea	\$ 209,431	\$ 691,124	\$ 760,236
	Softball Field Spectator Seating	5	ea	\$ 94,250	\$ 518,375	\$ 570,213
	softball Field Upgrades	5	ea	\$ 264,357	\$ 1,453,962	\$ 1,599,358
	T-Ball Fields	4	ea	\$ 237,591	\$ 1,045,401	\$ 1,149,941
	Pickleball Courts	2	ea	\$ 55,504	\$ 122,109	\$ 134,320
9	Site Furnishings				\$ 187,055	\$ 205,761
	Site Furniture Allowance	1	allow	\$ 170,050	\$ 187,055	\$ 205,761
10	Playground Furnishings				\$ 1,153,598	\$ 1,268,957
	Playground (All Abilities) @ T-Ball Plex	1	allow	\$ 678,550	\$ 746,405	\$ 821,046
	Playground Upgrades @ Family Recreation	1	allow	\$ 55,775	\$ 61,353	\$ 67,488
	Playground @ Diamond Plex	1	allow	\$ 55,775	\$ 61,353	\$ 67,488
	Playground @ Amphitheatre	1	allow	\$ 258,625	\$ 284,488	\$ 312,936
11	Softscapes				\$ 558,690	\$ 614,559
	Planting/Irrigation	1	allow	\$ 507,900	\$ 558,690	\$ 614,559
	Subtotal				\$ 13,671,651	\$ 15,038,816

Opinion of Probable Costs

Liberty Municipal Park Soccer Complex

Priliminary Opinion of Probable Costs (OPC)
CONCEPTUAL MASTER PLAN

#	Item / Description	Qty	Unit	Unit Rate	Range	
					Low	High
1	General Requirements				\$ 247,500	\$ 272,250
	Mobilization, Demobilization & Maintenance	1	allow	3.5%	\$ 115,500	\$ 127,050
	Bonds & Insurance	1	allow	3%	\$ 99,000	\$ 108,900
	Traffic Control, Surveying, Safety Plan	1	allow	1%	\$ 33,000	\$ 36,300
2	Demolition/Preservation				\$ 47,817	\$ 52,599
	Demolition, Clearing & Tree Removal	1	allow	\$ 43,470	\$ 47,817	\$ 52,599
3	Grading, Drainage & Utilities				\$ 110,044	\$ 121,048
	Mass Grading, Site Work, & Erosion Control	30800	sf	\$ 0.50	\$ 16,940	\$ 18,634
	Misc. Utilities/Water/Sewer	1	allow	2%	\$ 66,000	\$ 72,600
	Storm, Piping, Inlets Etc.	30800	sf	\$ 0.80	\$ 27,104	\$ 29,814
4	Site Paving Infrastructure				\$ 511,803	\$ 562,983
	Parking Stalls (90 sp)	43,350	sf	\$ 7.50	\$ 357,638	\$ 393,401
	Parking Curbs, Striping & Ramps	1	allow	\$ 9,950	\$ 10,945	\$ 12,040
	Sidewalks	21,000	sf	\$ 6.20	\$ 143,220	\$ 157,542
5	Site Lighting				\$ 137,500	\$ 151,250
	Site Electrical Service Allowance	1	allow	\$ 50,000	\$ 55,000	\$ 60,500
	Site Lighting	4	ea	\$ 6,500	\$ 28,600	\$ 31,460
	Parking Lot Lighting	7	ea	\$ 7,000	\$ 53,900	\$ 59,290
6	Architecture				\$ 264,000	\$ 290,400
	Family Restroom/Pavilion	1	allow	\$ 240,000	\$ 264,000	\$ 290,400
7	Site Paving & Hardscapes				\$ 28,050	\$ 30,855
	Wayfindng / Monument Signage	1	allow	\$ 25,500	\$ 28,050	\$ 30,855
8	Sports Fields/Courts				\$ 1,694,440	\$ 1,863,884
	Soccer Fields	4	ea	\$ 385,100	\$ 1,694,440	\$ 1,863,884
9	Site Furnishings				\$ 187,055	\$ 205,761
	Site Furniture Allowance	1	allow	\$ 170,050	\$ 187,055	\$ 205,761
10	Playground Furnishings				\$ 376,750	\$ 414,425
	Playground	1	allow	\$ 342,500	\$ 376,750	\$ 414,425
11	Softscapes				\$ 169,125	\$ 186,038
	Planting/Irrigation	1	allow	\$ 153,750	\$ 169,125	\$ 186,038
	Subtotal				\$ 3,774,084	\$ 4,151,492
	General Conditions	1	allow	7.5%	\$ 283,056	\$ 311,362
	Design Contingency	1	allow	5%	\$ 202,857	\$ 223,143
	Total Project Cost with Range				\$ 4,259,997	\$ 4,685,996
Burditt Consultants has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Burditt Consultants cannot and does not guarantee that proposals, bids or actual construction will not vary from opinion of probable costs.						

Opinion of Probable Costs

Vara Faye Martin Daniel Park & Pavilion

Priliminary Opinion of Probable Costs (OPC)
CONCEPTUAL MASTER PLAN

#	Item / Description	Qty	Unit	Unit Rate	Item Cost	Contractors OH/Markup 10%	Range	
							Low	High
1	General Requirements				\$ 75,000	\$ 7,500	\$ 82,500	\$ 90,750
	Mobilization, Demobilization & Maintenance	1	allow	3.5%	\$ 35,000	\$ 3,500	\$ 38,500	\$ 42,350
	Bonds & Insurance	1	allow	3%	\$ 30,000	\$ 3,000	\$ 33,000	\$ 36,300
	Traffic Control, Surveying, Safety Plan	1	allow	1%	\$ 10,000	\$ 1,000	\$ 11,000	\$ 12,100
2	Demolition/Preservation				\$ 6,000	\$ 600	\$ 6,600	\$ 7,260
	Demolition, Clearing & Tree Removal	1	allow	\$ 6,000	\$ 6,000	\$ 600	\$ 6,600	\$ 7,260
3	Grading, Drainage & Utilities				\$ 40,671	\$ 4,067	\$ 44,738	\$ 49,212
	Mass Grading, Site Work, & Erosion Control	15901	sf	\$ 0.50	\$ 7,951	\$ 795	\$ 8,746	\$ 9,620
	Misc. Utilities/Water/Sewer	1	allow	2%	\$ 20,000	\$ 2,000	\$ 22,000	\$ 24,200
	Storm, Piping, Inlets Etc.	15901	sf	\$ 0.80	\$ 12,721	\$ 1,272	\$ 13,993	\$ 15,392
4	Site Paving Infrastructure				\$ 39,060	\$ 3,906	\$ 42,966	\$ 47,263
	Sidewalks	6,300	sf	\$ 6.20	\$ 39,060	\$ 3,906	\$ 42,966	\$ 47,263
5	Site Lighting				\$ 82,000	\$ 8,200	\$ 90,200	\$ 99,220
	Site Electrical Service Allowance	1	allow	\$ 30,000	\$ 30,000	\$ 3,000	\$ 33,000	\$ 36,300
	Site Lighting	8	ea	\$ 6,500	\$ 52,000	\$ 5,200	\$ 57,200	\$ 62,920
6	Architecture				\$ 128,000	\$ 12,800	\$ 140,800	\$ 154,880
	Gazebo Upgrades	1	allow	\$ 50,000	\$ 50,000	\$ 5,000	\$ 55,000	\$ 60,500
	Amphitheatre Stage	1	ea	\$ 78,000	\$ 78,000	\$ 7,800	\$ 85,800	\$ 94,380
7	Site Paving & Hardscapes				\$ 144,805	\$ 14,481	\$ 159,286	\$ 175,214
	Seat Wall	40	sf	\$ 250	\$ 10,000	\$ 1,000	\$ 11,000	\$ 12,100
	Amphitheatre Plaza	7095	allow	\$ 19	\$ 134,805	\$ 13,481	\$ 148,286	\$ 163,114
8	Site Furnishings				\$ 102,100	\$ 10,210	\$ 112,310	\$ 123,541
	Site Furniture Allowance	1	allow	\$ 102,100	\$ 102,100	\$ 10,210	\$ 112,310	\$ 123,541
9	Playground Furnishings				\$ 90,000	\$ 9,000	\$ 99,000	\$ 108,900
	Spray Plaza	1	allow	\$ 90,000	\$ 90,000	\$ 9,000	\$ 99,000	\$ 108,900
10	Softscapes				\$ 21,330	\$ 2,133	\$ 23,463	\$ 25,809
	Planting/Irrigation	1	allow	\$ 21,330	\$ 21,330	\$ 2,133	\$ 23,463	\$ 25,809
	Subtotal				\$ 728,966	\$ 72,897	\$ 801,863	\$ 882,049
	General Conditions	1	allow	7.5%			\$ 60,140	\$ 66,154
	Design Contingency	1	allow	5%			\$ 43,100	\$ 47,410
	Total Project Cost with Range						\$ 905,103	\$ 995,613
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Opinion of Probable Costs

Canfield Park and Dog Park

Priliminary Opinion of Probable Costs (OPC)
CONCEPTUAL MASTER PLAN

#	Item / Description	Qty	Unit	Unit Rate	Range	
					Low	High
1	General Requirements				\$ 123,750	\$ 136,125
	Mobilization, Demobilization & Maintenance	1	allow	3.5%	\$ 57,750	\$ 63,525
	Bonds & Insurance	1	allow	3%	\$ 49,500	\$ 54,450
	Traffic Control, Surveying, Safety Plan	1	allow	1%	\$ 16,500	\$ 18,150
2	Demolition/Preservation				\$ 1,320	\$ 1,452
	Demolition, Clearing & Tree Removal	1	allow	\$ 1,200	\$ 1,320	\$ 1,452
3	Grading, Drainage & Utilities				\$ 52,541	\$ 57,795
	Mass Grading, Site Work, & Erosion Control	13665	sf	\$ 0.50	\$ 7,516	\$ 8,267
	Misc. Utilities/Water/Sewer	1	allow	2%	\$ 33,000	\$ 36,300
	Storm, Piping, Inlets Etc.	13665	sf	\$ 0.80	\$ 12,025	\$ 13,228
4	Site Paving Infrastructure				\$ 34,917	\$ 38,409
	Parking Stalls (8 sp)	1,500	sf	\$ 7.50	\$ 12,375	\$ 13,613
	Parking Curbs, Striping & Ramps	1	allow	\$ 2,730	\$ 3,003	\$ 3,303
	Sidewalks	2,865	sf	\$ 6.20	\$ 19,539	\$ 21,493
5	Site Lighting				\$ 77,000	\$ 84,700
	Site Electrical Service Allowance	1	allow	\$ 30,000	\$ 33,000	\$ 36,300
	Site Lighting	4	ea	\$ 6,500	\$ 28,600	\$ 31,460
	Parking Lot Lighting	2	ea	\$ 7,000	\$ 15,400	\$ 16,940
6	Architecture				\$ 257,400	\$ 283,140
	Large Pavilion	1	allow	\$ 234,000	\$ 257,400	\$ 283,140
7	Site Paving & Hardscapes				\$ 137,583	\$ 151,341
	Wayfindng / Monument Signage	1	allow	\$ 9,000	\$ 9,900	\$ 10,890
	Perimeter Fencing	470	lf	\$ 75	\$ 38,775	\$ 42,653
	Dog Park	1	allow	\$ 80,825	\$ 88,908	\$ 97,798
8	Site Furnishings				\$ 72,050	\$ 79,255
	Site Furniture Allowance	1	allow	\$ 65,500	\$ 72,050	\$ 79,255
9	Playground Furnishings				\$ 376,750	\$ 414,425
	Playground	1	allow	\$ 342,500	\$ 376,750	\$ 414,425
10	Softscapes				\$ 18,843	\$ 20,727
	Planting/Irrigation	1	allow	\$ 17,130	\$ 18,843	\$ 20,727
	Subtotal				\$ 1,152,154	\$ 1,267,369
	General Conditions	1	allow	7.5%	\$ 86,412	\$ 95,053
	Design Contingency	1	allow	5%	\$ 61,928	\$ 68,121
	Total Project Cost with Range				\$ 1,300,494	\$ 1,430,543
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CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

Agenda Wording: City Council hold a public hearing on the condemnation of two (2) hazardous and unsafe structures to determine if the structures should be repaired or demolished: 722 Maryland and 209 Chesson.

Department: Community Development

Subject: Hazardous Structures

Background: The Code of Ordinances requires the City Council to hold a public hearing to determine if a structure complies with the City's Hazardous Building Ordinance and, if not, to determine if the structure should be (1) repaired, (2) vacated and repaired or (3) demolished.

The Code of Ordinances specifies that a structure shall be demolished if it is fifty (50) percent damaged, decayed, or deteriorated or if the cost of repairs exceeds fifty (50) percent of the value of the structure.

The public hearing will consider the following structures:

1. 722 Maryland
2. 209 Chesson

Funding Source: N/A

Staff Recommendation: Staff recommends City Council hold the public hearing.

SUBSTANDARD BUILDING INSPECTION REPORT

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF LIBERTY

ADDRESS OF STRUCTURE:	722 MARYLAND
OWNER:	SHELLER MARGARET
OWNER ADDRESS:	722 MARYLAND LIBERTY, TEXAS 77575
LEGAL DESCRIPTION:	MOBILE HOME ON LOT PT 1, BLOCK 2, STEUSOFF, LABEL # TEX0202543
2025 ASSESSED CAD VALUE:	\$3,070
FIRE DAMAGED?	NO
INSPECTION DATE:	03/7/2025
50% DAMAGED OR DECAYED?	YES
REPAIR COSTS > 50% VALUE?	YES

DESCRIPTION OF PROPERTY: The manufactured home at 722 Maryland has deteriorated and become damaged to the point that the home can no longer serve its function as a single-family dwelling. There are no utilities to the home. The manufactured home has poor weatherproofing and inadequate sanitation. The manufactured home has not been properly maintained. This structure meets the conditions of a substandard and dangerous building as established by the City of Liberty hazardous structure ordinance.

Property Address:
722 Maryland

Substandard
Building Inspection

07.08.2025





On March 7, 2025, the Liberty Code Enforcement Division along with SafeBuilt Inspectors made a site inspection of the property located at 722 Maryland in Liberty, TX.

Violations were found with regards to the structural integrity of the building, and it is in danger of collapse due to catastrophic failure of the structural support system.

These violations were found to constitute a hazard to public health, safety and welfare of the citizens.

The structure meets the conditions for substandard and dangerous as established in the Liberty Code of Ordinances.

**Summary Report of Conditions located
at 722 Maryland, Liberty, TX.**

The City of Liberty Code of Ordinances Chapter 3 Article 3.05.003 Substandard conditions states:

For the purpose of this article, any building or structure which has any or all of the following conditions or defects shall be deemed a substandard and dangerous building and be below the minimum standards for continued use and occupancy.

A list of 14 conditions is then provided to determine if a building is substandard and dangerous.

Summary Report of Conditions located
at 722 Maryland, Liberty, TX.

Mar 7, 2025 at 9:22:39 AM
722 Maryland St
Liberty TX 77575
United States



City of Liberty Code of Ordinances

Sec. 3.05.003

(4) Hazardous or unsanitary premises. Hazardous or unsanitary premises shall include those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health or safety hazards.

Mar 7, 2025 at 9:24:31 AM
722 Maryland St
Liberty TX 77575
United States



City of Liberty Code of Ordinances

Sec. 3.05.003

(7) Faulty weather protection. Faulty weather protection shall include but not be limited to deteriorated, crumbling or loose plaster or deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors; also, defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other approved protective covering, and broken, rotten, split or buckled exterior wall covering or roof covering.

Mar 7, 2025 at 9:23:20 AM
722 Maryland St
Liberty TX 77575
United States



City of Liberty Code of Ordinances

Sec. 3.05.003

(7) Faulty weather protection. Faulty weather protection shall include but not be limited to deteriorated, crumbling or loose plaster or deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors; also, defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other approved protective covering, and broken, rotten, split or buckled exterior wall covering or roof covering.

Mar 7, 2025 at 9:23:12 AM
722 Maryland St
Liberty TX 77575
United States



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Inadequate maintenance. Inadequate maintenance shall include any building or portion thereof which is determined to be an unsafe building.

Mar 7, 2025 at 9:22:57 AM
722 Maryland St
Liberty TX 77575
United States



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Inadequate maintenance. Inadequate maintenance shall include any building or portion thereof which is determined to be an unsafe building.

Mar 7, 2025 at 9:22:23 AM
722 Maryland St
Liberty TX 77575
United States



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Structural hazards. Structural hazards shall include but not be limited to the following:

(F) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.



City of Liberty Code of Ordinances

Sec. 3.05.031

- (e) Posting. One (1) copy of the notice provided for herein shall be conspicuously posted on the building or structure involved.

END OF PRESENTATION
722 Maryland

Summary Report of Conditions located
at 722 Maryland, Liberty, TX.

SUBSTANDARD BUILDING INSPECTION REPORT

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF LIBERTY

ADDRESS OF STRUCTURE:	209 CHESSON
OWNER:	MOORE JUANITA
OWNER ADDRESS:	287 S OHIO ST LA PORTE, TEXAS 77571
LEGAL DESCRIPTION:	CHESSON, LOT 8, ACRES .2296
2025 ASSESSED CAD VALUE:	\$10,000 (IMPROVEMENTS)
FIRE DAMAGED?	NO
INSPECTION DATE:	03/7/2025
50% DAMAGED OR DECAYED?	YES
REPAIR COSTS > 50% VALUE?	YES

DESCRIPTION OF PROPERTY: The home at 209 Chesson has deteriorated and become damaged to the point that the home can no longer serve its function as a single-family dwelling. There are no utilities to the home. The home has roof damage and broken windows. The home is open and accessible. There is litter and debris scattered throughout the inside of the home. This structure meets the conditions of a substandard and dangerous building as established by the City of Liberty hazardous structure ordinance.

Property Address:
209 Chesson

Substandard
Building Inspection

07.08.2025





On March 7, 2025, the Liberty Code Enforcement Division along with SafeBuilt Inspectors made a site inspection of the property located at 209 Chesson in Liberty, TX.

Violations were found with regards to the structural integrity of the building, and it is in danger of collapse due to catastrophic failure of the structural support system.

These violations were found to constitute a hazard to public health, safety and welfare of the citizens.

The structure meets the conditions for substandard and dangerous as established in the Liberty Code of Ordinances.

**Summary Report of Conditions located
at 209 Chesson, Liberty, TX.**

The City of Liberty Code of Ordinances Chapter 3 Article 3.05.003 Substandard conditions states:

For the purpose of this article, any building or structure which has any or all of the following conditions or defects shall be deemed a substandard and dangerous building and be below the minimum standards for continued use and occupancy.

A list of 14 conditions is then provided to determine if a building is substandard and dangerous.

Summary Report of Conditions located
at 209 Chesson, Liberty, TX.



City of Liberty Code of Ordinances

Sec. 3.05.003

(4) Hazardous or unsanitary premises. Hazardous or unsanitary premises shall include those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health or safety hazards.

Mar 7, 2025 at 9:40:15 AM
209 Chesson Ln
Liberty TX 77575
United States



City of Liberty Code of Ordinances

Sec. 3.05.003

(4) Hazardous or unsanitary premises. Hazardous or unsanitary premises shall include those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health or safety hazards.



City of Liberty Code of Ordinances

Sec. 3.05.003

(4) Hazardous or unsanitary premises. Hazardous or unsanitary premises shall include those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health or safety hazards.

Mar 7, 2025 at 9:39:54 AM
209 Chesson Ln
Liberty TX 77575
United States



City of Liberty Code of Ordinances

Sec. 3.05.003

(7) Faulty weather protection. Faulty weather protection shall include but not be limited to deteriorated, crumbling or loose plaster or deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors; also, defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other approved protective covering, and broken, rotten, split or buckled exterior wall covering or roof covering.



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Inadequate maintenance. Inadequate maintenance shall include any building or portion thereof which is determined to be an unsafe building.

Mar 7, 2025 at 9:41:11 AM
209 Chesson Ln
Liberty TX 77575
United States

City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Inadequate maintenance. Inadequate maintenance shall include any building or portion thereof which is determined to be an unsafe building.

Mar 7, 2025 at 9:41:34 AM
209 Chesson Ln
Liberty, TX 77575
United States



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Inadequate maintenance. Inadequate maintenance shall include any building or portion thereof which is determined to be an unsafe building.

Mar 7, 2025 at 9:42:11 AM
209 Chesson Ln
Liberty TX 77575
United States

City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Inadequate maintenance. Inadequate maintenance shall include any building or portion thereof which is determined to be an unsafe building.



Mar 7, 2025 at 9:43:01 AM
209 Chesson Ln
Liberty TX 77575
United States

City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Structural hazards. Structural hazards shall include but not be limited to the following:

(F) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.





City of Liberty Code of Ordinances

Sec. 3.05.031

- (e) Posting. One (1) copy of the notice provided for herein shall be conspicuously posted on the building or structure involved.

END OF PRESENTATION
209 Chesson

Summary Report of Conditions located
at 209 Chesson, Liberty, TX.

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

Agenda Wording: Consider and take possible action regarding the abatement of and possible demolition and removal of structures located at 722 Maryland and 209 Chesson as discussed in the hearings held before City Council on July 8, 2025.

Department: Community Development

Subject: Hazardous Structures

Background: The following structures have been inspected by City Staff and found to be unsafe structures as defined by the City of Liberty's Code of Ordinances, Article 3.05, Hazardous Structures and by the 2021 International Property Maintenance Code. Additionally, these structures have deteriorated to a condition that they are no longer considered suitable for repair.

1. 722 Maryland
2. 209 Chesson

Funding Source: If not demolished by the owner, demolition funds are available in the Inspections & Permits operating budget.

Staff Recommendation: Staff recommends approval of the resolution declaring three (3) structures to be hazardous, a public nuisance, and ordering the owners to demolish the structures within thirty (30) days.

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

Agenda Wording: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, AMENDING THE MASTER FEE SCHEDULE BY ADDING HANGAR DEPOSITS TO THE LIBERTY MUNICIPAL AIRPORT FEES; PROVIDING FOR AN EFFECTIVE DATE.

Department: Airport

Subject: Master Fee Schedule

Background: At the June 10 City Council meeting, the City Council amended the city's t-hangar lease agreement. The agreement requires a deposit to be paid to the City prior to occupying a hangar for lease.

This item is necessary to formally add the fee for the deposit to the city's Master Fee Schedule.

Funding Source: N/A

Staff Recommendation: Approval of the ordinance



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 7/8/2025 6:00 PM

Department: Airport
Category: Action Item

Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, AMENDING THE MASTER FEE SCHEDULE BY ADDING HANGAR DEPOSITS TO THE LIBERTY MUNICIPAL AIRPORT FEES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City previously adopted a Master Fee Schedule which sets forth all rates and fees charged by the City of Liberty; and

WHEREAS, the City Council finds it more efficient to have the City's fees set in one ordinance, which can be amended by ordinance as necessary; and

WHEREAS, the City wishes to amend its Master Fee Schedule by adding hangar deposits to the Liberty Municipal Airport fees.

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

Section 1: That the City Council hereby adopts this ordinance amending the City's Master Fee Schedule by adding hangar deposits to the Liberty Municipal Airport fees as set forth in Exhibit "A," attached hereto and incorporated herein.

Section 2: That all fees which are in conflict herewith are, to the extent of such conflict only, expressly amended, changed, and repealed.

Section 3: That the proposed fees set forth herein amend the previous Master Fee Schedule to include the fees as set forth herein.

Section 4: That this ordinance shall take effect immediately from and after its passage as indicated below.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Liberty, this _____ day of _____, 2025.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas



MASTER FEE SCHEDULE

Amended October 1, 2024

Description	Fees
-------------	------

Administration

Rental of Liberty Center and Kitchen

Room Rental Without Alcohol – until 12:00 a.m.	\$500.00
Room Rental With Alcohol – until 12:00 a.m.	\$1,000.00
Local Non-Profit Without Alcohol– until 12:00 a.m.	\$25.00
Local Non-Profit With Alcohol	\$250.00
Additional Time – 12:00 a.m. – 2:00 a.m. (per ½ hr.)	\$100.00
Kitchen	\$300.00
Damage Deposit	\$1,000.00

Deposit is refundable if facilities are left clean and undamaged. This includes the bathrooms being cleaned and all trash removed to the outside dumpster. **ALL OF THE DEPOSIT** will be kept if the Lease Agreement, rules and regulations are broken for any reason.

Tables and Chairs are provided, but renter is responsible for setting up and putting away.

SECURITY for all events will be coordinated by the Liberty Police Department, 936-336-5666.

Fees for Public Information

The City of Liberty fees for providing copies of public information are those fees set forth in the Texas Administrative Code, Title 1, Part 3, Chapter 70.

Airport

T-Hangars

One (1) year contract per month	\$295.00
Month to Month rental	\$320.00

Deposit

Equal to first month's rent

Tie Down Fee

1 st Week - (1st day free)	\$5.00 per day
After 1 st week	\$60.00 per month

Private Hangar or ground lease site per sq. foot	\$0.18
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Large Hangar – City owned per month	\$600.00
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Deposit

Equal to first month's rent

Small Hangar - City owned per month	\$400.00
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Deposit

Equal to first month's rent

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

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, APPROVING THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR THE CHRISTMAS PARADE IMPROVEMENTS.

Department: Community Development

Subject: Christmas Parade

Background: On June 17, 2025, LCDC voted 7-0 to authorize an expenditure not to exceed \$25,000 for the 2025 Christmas Parade. The total estimated cost of the parade is \$50,000, with LCDC providing half.

LCDC's expenditure must now be ratified by City Council.

Funding Source: LCDC Fund Balance

Staff Recommendation: Approval of the resolution.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 7/8/2025 6:00 PM

Department: Community Development
Category: Action Item

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, APPROVING THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR THE CHRISTMAS PARADE IMPROVEMENTS.

WHEREAS, on June 17, 2025, LCDC voted 7-0 to authorize an expenditure of funds not to exceed \$25,000 for the 2025 Christmas Parade; and

WHEREAS, the total estimated cost of the parade and festival is \$50,000; and

WHEREAS, the LCDC is authorized to spend funds on said project in accordance with section 505.152 of the Texas Local Government Code; and

WHEREAS, the City Council finds that spending funds on holiday festivities will help promote tourism and retail businesses within the city; and

WHEREAS, the City Council desires to approve of the LCDC's expenditure of funds on the Christmas Parade project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby approves the Liberty Community Development Corporation's expenditure of funds up to \$25,000 on the Liberty Christmas Parade and festival.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

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, APPROVING THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR A CONTRACT WITH PLACER.AI

Department: Community Development

Subject: Placer.ai Software

Background: Tiffany Huber with Placer.ai software zoomed into the Liberty Community Development Corporation Meeting on June 17, 2025, to demonstrate how Placer.ai could help with economic and community development growth. After the presentation, a motion was made by board member McCarty to approve the expenditure of \$12,000 a year for the Placer.ai software with vetting of references. The motion was seconded by board member Dorsett. The motion passed 7 to 0.

Funding Source: n/a

Staff Recommendation: n/a



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 7/8/2025 6:00 PM

Department: Community Development
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, APPROVING THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR A CONTRACT WITH PLACER.AI

WHEREAS, on June 17, 2025, the Liberty Community Development Corporation (LCDC) voted to approve a contract with Placer.ai for the provision of software to help with economic development; and

WHEREAS, the Placer.ai software can be used to track potential customers within the City of Liberty; and

WHEREAS, the information obtained from Placer.ai can be sent to developers and used to encourage new developments within the City; and

WHEREAS, the LCDC has authority to contract for services in accordance with section 505.102 of the Texas Local Government Code; and

WHEREAS, the City Council finds that this tool will be useful to help promote economic development within the city.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby approves the contract and expenditure of funds in the amount of \$12,000 per year by the Liberty Community Development Corporation to contract with Placer.ai.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

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 CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH LIBERTY INDEPENDENT SCHOOL DISTRICT REGARDING A CONTRACT FOR THE PROVISION OF FOUR SCHOOL RESOURCE OFFICERS.

Department: Administration

Subject:

Background:

Funding Source:

Staff Recommendation:



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 7/8/2025 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 CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH LIBERTY INDEPENDENT SCHOOL DISTRICT REGARDING A CONTRACT FOR THE PROVISION OF FOUR SCHOOL RESOURCE OFFICERS.

WHEREAS, the City of Liberty currently contracts with Liberty ISD for the provision of two (2) School Resource Officers (SROs); and

WHEREAS, Liberty ISD has requested that the City of Liberty Police Department provide four (4) SROs moving forward; and

WHEREAS, the City and LISD has historically had a good working relationship and both entities understand the importance of protecting the students and faculty at Liberty ISD.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby authorizes the City Manager to negotiate and execute a new agreement with Liberty ISD for the City to provide four (4) School Resource Officers to LISD. Furthermore, the City Manager is authorized to move forward with staffing the new positions as needed.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

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, EXTENDING THE DISASTER RECOVERY, DEBRIS MANAGEMENT AND DISPOSAL SERVICES CONTRACT WITH DRC EMERGENCY SERVICES.

Department: Administration

Subject: DRC Emergency Services Contract Extension

Background: The City Council previously awarded a contract for Disaster Recovery, Debris Management and Disposal Services to DRC Emergency Services. The contract is only activated when a disaster occurs. The contract allows the City to renew the contract for a period that may not exceed 3 years, or the term of the original contract, whichever is longer. Renewal of the contract for commodities or contractual services shall be in writing and shall be subject to the same terms and conditions set forth in the initial contract. DRC Emergency Services is requesting an extension of the contract for a period of two (2) years. The terms and the conditions in the original contract will remain in effect for the duration of this contract, expiring September 21, 2027.

Funding Source: The city will be required to fund the initial cost with partial reimbursement from FEMA after the debris removal begins.

Staff Recommendation: Staff recommends approval of the resolution extending the contract with DRC Emergency Services.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 7/8/2025 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, EXTENDING THE DISASTER RECOVERY, DEBRIS MANAGEMENT AND DISPOSAL SERVICES CONTRACT WITH DRC EMERGENCY SERVICES.

WHEREAS, City Council previously awarded a contract for Disaster Recovery, Debris Management and Disposal Services to DRC Emergency Services; and

WHEREAS, the contract was awarded to DRC Emergency Services and is only activated when a disaster occurs; and

WHEREAS, the contract with DRC Emergency Services allows the City to renew the contract for a period that may not exceed three (3) years; and

WHEREAS, renewal of the contract for commodities or contractual services shall be in writing and shall be subject to the same terms and conditions set forth in the initial contract; and

WHEREAS, DRC Emergency Services is requesting an extension of the contract for a period of two (2) years; and

WHEREAS, the terms and conditions of the original contract will remain in effect for the duration of this extended contract expiring September 21, 2027.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, authorizes extending the Disaster Recovery, Debris Management and Disposal Services Contract with DRC Emergency Services for a period of two (2) years.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas



111 Veterans Memorial Blvd., Suite 1420, Metairie, LA 70005
TTY: 888-721-4DRC • Phone: 504-482-2848 • Fax: 504-482-2852
www.drcusa.com

June 12, 2025

Naomi Herrington, Assistant City Manager / Chief Financial Officer
City of Liberty
1829 Sam Houston St
Liberty, TX 77575
Phone: (936) 336-3684
Email: nherrington@cityofliberty.org

Re: Contract Extension between DRC Emergency Services and the City of Liberty for
Disaster Recovery

Dear Ms. Herrington:

The City of Liberty's contract expires on September 21, 2025. DRC Emergency Services, LLC would like to take this opportunity to offer the City of Liberty an extension to the contract between DRC Emergency Services, LLC and the City of Liberty dated September 21, 2022, for a period of two (2) years. The pricing, terms and conditions in the original contract will remain in effect for the duration of this contract expiring September 21, 2027.

If this offer of renewal is acceptable to you, please execute below and fax or email it to my attention to (504) 482-2852 or (lwalsh@drcusa.com). Also, if you have any questions, please feel free to contact me. I look forward to continuing our relationship with you and the City of Liberty.

Sincerely,

Lisa Walsh

Lisa Walsh
Contracts Manager
Cell: (504) 715-9052

Agreed and Accepted By:
City of Liberty

Authorized Signature

Title

Date

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

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, APPROVING A CONTRACT WITH HR GREEN TO PERFORM A DRAINAGE FEASIBILITY STUDY ON PORTIONS OF THE CITY

Department: Administration

Subject:

Background:

Funding Source:

Staff Recommendation:



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 7/8/2025 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, APPROVING A CONTRACT WITH HR GREEN TO PERFORM A DRAINAGE FEASIBILITY STUDY ON PORTIONS OF THE CITY

WHEREAS, areas of the City of Liberty are prone to flooding during heavy rain events; and

WHEREAS, the City Council finds that HR Green, Inc. is a professional engineering firm that is most qualified to help provide the city with engineering services related to drainage; and

WHEREAS, the City desires to hire HR Green, Inc. to perform a drainage feasibility study on different areas within the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby authorizes the City Manager to negotiate and execute an agreement with HR Green, Inc. to perform drainage feasibility studies on portions of the City.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas



PROFESSIONAL SERVICES AGREEMENT

For

**City of Liberty
Drainage Investigations**

Bryan Kendrick, MSML
City Manager
City of Liberty
1829 Sam Houston
Liberty, Texas 77575

John N. Mudd, PE
Project Manager
HR Green, Inc.
11011 Richmond Ave. Ste. 200
Houston, Texas 77042
HR Green Project No. 2404259

May 23, 2025

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THIS **AGREEMENT** is between City of Liberty, TX (hereafter "CLIENT") and HR GREEN, INC. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding

COMPANY has been retained by CLIENT to perform a drainage feasibility study to better define the level of effort required for roadway and drainage improvements at three locations within the City of Liberty: McGuire Road at Wood Spring Creek, Port Drive between Fort Worth Street and the Port, and Navigation Road between Palmer Street and FM 3361.

The proposed improvements include replacement of a failing culvert system on McGuire Road at Highway 146, evaluation of roadway segments that have experienced repeated washouts due to flood inundation on Port Drive between Fort Worth Street and the Port, and conceptual drainage solutions to address the low-lying roadway made impassable during major storm events on Navigation Road between Palmer Street and FM 3361. Specifically, the McGuire Road site involves an existing 60-inch culvert at the intersection of Industrial Drive, McGuire Road, and Highway 146 that has been damaged by previous storm events. Portions of Port Drive, particularly between Fort Worth Street and the southern end near the port, have experienced washouts due to backwater flooding from the Trinity River and require targeted repairs within FEMA-designated funding limits. The City would like to identify some alternatives to improve mobility along Navigation Road between Palmer Street and FM 3361 due to water on the road during heavy rains.

The scope of work includes field reconnaissance, data review, and preliminary two-dimensional hydraulic analysis of the drainage systems and overland flow behavior at all three sites. The intent is to determine the identify proposed improvements, evaluate potential upstream or downstream impacts, and develop planning-level construction cost estimates and levels of effort to guide future design and funding phases.

2.0 Scope of Services

The CLIENT agrees to employ COMPANY to perform the following services:

PHASE 1 – DRAINAGE INVESTIGATION SERVICES

TASK A – MANAGEMENT AND COORDINATION

1. Project Management. Provide general project management and coordination activities for the duration of the study. Due to the feasibility-level nature of the effort, a detailed schedule will not be developed. This task also includes participation in meetings and discussions with CLIENT staff.

2. Grant and Regulatory Coordination. General support to the CLIENT with understanding potential FEMA funding pathways. This includes a preliminary review of eligibility issues related to the Navigation Road project and any constraints or limitations FEMA may impose based on jurisdictional connections. Coordinate with CLIENT staff and their grant consultants to support planning efforts.

TASK B – DATA COLLECTION AND SITE RECONNAISSANCE

1. Data Collection. Collect and review available LiDAR, rain gage data, GIS base map data, drainage studies, record drawings, and related documentation from CLIENT and other sources. Available GIS and topographic data will be obtained from CLIENT, including contours, base maps, and culvert data
2. Site Reconnaissance. Perform one site visit to each of the three project areas to evaluate drainage patterns, observe drainage and roadway conditions, verify the location and function of existing structures, and assess field conditions for modeling and conceptual development. Documentation from the field visit will be organized and included in the memorandum.

TASK C – HYDROLOGIC AND HYDRAULIC ANALYSIS

1. Existing Conditions Modeling. Develop two-dimensional (2D) hydraulic models for each project site, incorporating current topographic data, roadway geometry, culverts, ditches, and storm infrastructure. Rainfall will be applied directly to the model surface to simulate overland flow behavior. These models will simulate flood behavior for the 10- and 100-year events and provide a baseline to evaluate drainage deficiencies and floodplain interaction.
2. Proposed Conditions Modeling. Develop conceptual drainage improvements. These may include culvert replacements, roadway elevation adjustments, and ditch regrading or upsizing. Proposed conditions will be incorporated into the 2D model to simulate how each conceptual improvement influences drainage performance and flood behavior near the project areas. Exhibits will be prepared to illustrate any proposed cross-section or profile modifications associated with the conceptual improvements.
3. Impact Evaluation. Proposed conditions results will be evaluated for runoff impacts to the surrounding areas. A summary and quantification of potential impacts will be prepared. Revisions to the proposed alternatives may be necessary to achieve a no-impact solution. Portions of the project areas are located within the 1% annual chance (100-year) floodplain where no net fill is permitted; this will be considered in the impact analysis and solution development.

TASK D – TECHNICAL MEMORANDUM AND COST DEVELOPMENT

1. Level of Effort (LOE). Prepare separate LOE documentation for each project location to outline anticipated design and construction phase services based on study findings.

2. Opinion of Probable Construction Cost (OPCC). Develop planning-level OPCCs for each of the three locations based on the conceptual improvements presented in the technical memorandum. Planning level cost estimates will seek to establish the major cost related items to constructing each project alternative. Recent bid tabs for similar projects will be utilized in developing the proposed unit costs. Necessary right-of-way (ROW) impacts will be identified. Unit costs and assumptions will be documented.
3. Technical Memorandum. Develop a technical memorandum that will consist of a discussion of the work accomplished, general methodology, site conditions, modeling assumptions, identified deficiencies, proposed conceptual improvements, findings and recommendations. Include supporting figures and exhibits.

3.0 Deliverables and Schedules Included in this Agreement

The Project shall be initiated upon authorization. Estimated Project schedule is as follows:

1. Notice to Proceed – NTP TBD by CLIENT
2. Draft Technical Memo to CLIENT 6 Weeks after NTP
3. Final Technical Memo to CLIENT 10 Weeks after NTP

This schedule was prepared to include reasonable allowances for review and approval times required by the CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by the CLIENT or for delays or other causes beyond the control of COMPANY.

4.0 Additional Services

The following items can be added as Additional Services at the proposed fee:

1. Survey Services. If field observations or available data are found to be insufficient, COMPANY will utilize a limited topographic survey allowance to collect critical elevation or cross-section data. Survey may include roadway profiles, ditch flowlines, culvert inverts, and cross-sections. This task will proceed only upon written authorization from CLIENT. Survey of work elements as described can be completed within a budget of **\$5,000.00**.

Supplemental services not included in the AGREEMENT can be provided by COMPANY under separate agreement, if desired.

5.0 Items not included in Agreement

The following items are not included as part of this agreement but can be added if requested:

1. Hard copies of contract documents (specifications, drawings) other than defined herein.
2. Utility coordination in addition to survey coordinated marking and location identification.
3. Subsurface utility engineering services along alignments.
4. Property owner discussions.
5. Public meetings or meetings with local, State, or Federal agencies to discuss the project other than listed herein.
6. GIS data collection or additional surveying other than the design data collection, base mapping and services as outlined above.
7. Environmental Investigations including Phase I Site Assessments. Environmental, archeological, historical, or cultural resources investigations, assessments, tests, studies, and reports.
8. Environmental coordination for federal funding.
9. Wetlands investigations, assessments, tests, studies, and reports.
10. Floodplain investigations, assessments, tests, studies, and reports.
11. Traffic control for survey. This is assumed to be provided by the CLIENT or the subcontractors.
12. Any evaluation, determination of impacts, or modification to the City's existing sanitary sewer collection or water distribution system.
13. Additional meetings with CLIENT other than completed herein.
14. Supplemental engineering work required to meet the requirements of regulatory or funding agencies that become effective subsequent to the date of this agreement.

6.0 Services by Others

Survey inspection services as defined above.

7.0 Client Responsibilities

CLIENT staff shall provide the following items:

1. Existing easement locations or property ownership, as available.
2. Pertinent available drawings, reports, data, maps, benchmarks, and GIS utility information as needed and described herein.
3. Prompt review of information submitted by the COMPANY.
4. Arrange for access to and make all provisions for the COMPANY to enter upon public and private property as required for the COMPANY to perform services under this agreement.
5. Legal review of information as needed by the project.



6. Traffic control for any services in this contract including surveying, geotechnical, etc. CLIENT shall negotiate any permits (County or State) for traffic obstructions for work of this contract.

8.0 Professional Services Fee

8.1 Fees

The fee for services will be based on COMPANY standard hourly rates current at the time the AGREEMENT is signed. These standard hourly rates are subject to change upon 30 days' written notice. Non-salary expenses directly attributable to the project such as: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) outside services will be charged in accordance with the rates current at the time the service is done.

8.2 Invoices

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, COMPANY may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, suspend or terminate the performance of services. The retainer shall be credited on the final invoice. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event that any portion of an account remains unpaid 60 days after the billing, COMPANY may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorneys' fees.

8.3 Extra Services

Any service required but not included as part of this AGREEMENT shall be considered extra services. Extra services will be billed on a Time and Material basis with prior approval of the CLIENT.

8.4 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These service items are considered extra and are billed separately on an hourly basis.

8.5 Payment

The CLIENT AGREES to pay COMPANY on the following basis:

Phase 1 – Drainage Investigation Services	
Task A – Management and Coordination	\$3,850
Task B – Data Collection and Site Reconnaissance	\$6,410
Task C – Hydrologic and Hydraulic Analysis	\$15,600
Task D – Technical Memorandum and Cost Development	\$9,200
Total (Phase 1)	\$35,060

Additional Services for select services are defined as:



Phase 1 - Additional Services	
Survey Services	\$5,000
Total Additional Services	\$5,000

Total Contract (includes Phase 1 and Additional Services) is **\$40,060**.

9.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

9.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

9.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY's services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

9.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

9.4 Suspension of Services

If the Project or the COMPANY'S services are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this AGREEMENT, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the Project shall be equitably adjusted.

If the COMPANY'S services are suspended for more than ninety (90) days, consecutive or in the aggregate, the COMPANY may terminate this AGREEMENT upon giving not less than five (5) calendar days' written notice to the CLIENT.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this AGREEMENT by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

9.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

9.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY's employees of the functions and services required under this AGREEMENT.

9.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any

portion of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

9.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

9.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

9.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

9.11 Third-Party Beneficiaries

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this AGREEMENT are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against the COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

9.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Texas without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this AGREEMENT or the performance of the services shall be brought in a court of competent jurisdiction in the State of Texas.

9.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

9.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

9.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service

shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

9.16 Reuse of Documents

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT's sole risk, and CLIENT shall hold harmless COMPANY from all claims, damages and expenses including attorneys' fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

9.17 Failure to Abide by Design Documents or To Obtain Guidance

The CLIENT agrees that it would be unfair to hold COMPANY liable for problems that might occur should COMPANY'S plans, specifications or design intents not be followed, or for problems resulting from others' failure to obtain and/or follow COMPANY'S guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are detected or alleged to exist in or as a consequence of implementing COMPANY'S plans, specifications or other instruments of service. Accordingly, the CLIENT agrees to hold COMPANY harmless from any claim for injury or losses that results from failure to follow COMPANY'S plans, specifications or design intent, or for failure to obtain and/or follow COMPANY'S guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing COMPANY'S plans, specifications or other instruments of service. The CLIENT also agrees to compensate COMPANY for any time spent and expenses incurred remedying CLIENT's failures according to COMPANY'S prevailing fee schedule and expense reimbursement policy.

9.18 Opinion of Probable Construction Cost

As part of the Deliverables, COMPANY may submit to the CLIENT an opinion of probable cost required to construct work recommended, designed, or specified by COMPANY, if required by CLIENT. COMPANY is not a construction cost estimator or construction contractor, nor should COMPANY'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. This requires COMPANY to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which COMPANY has no control. Given the assumptions which must be made, COMPANY cannot guarantee the accuracy of its opinions of cost, and in recognition of that fact, the CLIENT waives any claim against COMPANY relative to the accuracy of COMPANY'S opinion of probable construction cost.

9.19 Design Information in Electronic Form

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY's express written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore, the CLIENT agrees to hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorneys' fees arising out of the modification or reuse of these materials.

The CLIENT recognizes that designs, plans, and data stored on electronic media including, but not limited to computer disk, magnetic tape, or files transferred via email, may be subject to undetectable alteration and/or uncontrollable deterioration. The CLIENT, therefore, agrees that COMPANY shall not be liable for the completeness or accuracy of any materials provided on electronic media after a 30-day inspection period, during which time COMPANY shall correct any errors detected by the CLIENT to complete the design in accordance with the intent of the contract and specifications. After 40 days, at the request of the CLIENT,

COMPANY shall submit a final set of sealed drawings, and any additional services to be performed by COMPANY relative to the submitted electronic materials shall be subject to separate agreement. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the COMPANY and electronic files, the signed or sealed hard-copy construction documents shall govern.

9.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT's consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

9.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this AGREEMENT, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

9.22 Job Site Visits and Safety

Neither the professional activities of COMPANY, nor the presence of COMPANY'S employees and sub-consultants at a construction site, shall relieve the general contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COMPANY and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions. The CLIENT agrees that the general contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the CLIENT's AGREEMENT with the general contractor. The CLIENT also agrees that the CLIENT, COMPANY and COMPANY'S consultants shall be indemnified and shall be made additional insureds on the general contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

9.23 Hazardous Materials

CLIENT hereby understands and agrees that COMPANY has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CLIENT's premises, or in connection with or related to this project with respect to which COMPANY has been retained to provide professional services. The compensation to be paid COMPANY for said professional services is in no way commensurate with, and has not been calculated with reference to, the potential risk of injury or loss which may be caused by the exposure of persons or property to such substances or conditions. Therefore, to the

fullest extent permitted by law, CLIENT agrees to hold COMPANY, its officers, directors, employees, and consultants, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, or consequential, including, but not limited to, attorney fees and Court costs, arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acid, alkalis, toxic chemicals, liquids gases, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

It is acknowledged by both parties that COMPANY'S Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event COMPANY or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of COMPANY'S services, COMPANY may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the CLIENT retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrants that the job site is in full compliance with applicable laws and regulations.

Nothing contained within this AGREEMENT shall be construed or interpreted as requiring COMPANY to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

9.24 Certificate of Merit

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

9.25 Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the CLIENT and the COMPANY, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants shall not exceed \$50,000.00, or the COMPANY'S total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

9.26 Design Without Construction Observation

It is agreed that the professional services of COMPANY do not extend to or include the review or site observation of the contractor's work or performance and the CLIENT assumes all responsibility for interpretation of the contract documents and for construction observation. It is further agreed that the CLIENT will hold harmless COMPANY from any claim or suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents. COMPANY agrees to be responsible for its employees' negligent acts, errors or omissions.

9.27 Construction Observation

COMPANY shall visit the project at appropriate intervals (as described in the scope of services) during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents. The CLIENT has not retained COMPANY to make detailed inspections or to provide exhaustive or continuous project review and observation services. COMPANY does not guarantee the performance of, and shall have no responsibility for,



the acts or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the project.

If the CLIENT desires more extensive project observation or full-time project representation, the CLIENT shall request in writing such services be provided by COMPANY as Additional Services in accordance with the terms of the AGREEMENT.

9.28 Soliciting Employment

Neither party to this AGREEMENT will solicit an employee of the other nor hire or make an offer of employment to an employee of the other that is working on this PROJECT, without prior written consent of the other party, during the time this AGREEMENT is in effect.

9.29 Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.

9.30 Anti-Boycott

Per Texas Government Code Chapter 2270, the signatory executing this contract on behalf of COMPANY verifies that: (1) the COMPANY does not boycott Israel, and (2) the COMPANY will not boycott Israel during the term of this AGREEMENT.

This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

Sincerely,

HR GREEN, INC.

A handwritten signature in blue ink, appearing to read 'John N. Mudd', is written over a horizontal line.

John N. Mudd, PE

05/23/2025



Approved by: 
Printed/Typed Name: Matthew Zeve, PE
Title: Business Development Manager Date: May 23, 2025

CITY OF LIBERTY

Accepted by: _____
Printed/Typed Name: _____
Title: _____ Date: _____

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: July 8, 2025

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 CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH ROADWAY ASSET SERVICES, LLC FOR PAVEMENT MANAGEMENT SERVICES.

Department: Administration

Subject:

Background:

Funding Source:

Staff Recommendation:



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 7/8/2025 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 CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH ROADWAY ASSET SERVICES, LLC FOR PAVEMENT MANAGEMENT SERVICES.

WHEREAS, the City of Liberty is responsible for maintaining and repairing streets within the City of Liberty; and

WHEREAS, the City Council finds that Roadway Asset Services, LLC is most qualified to evaluate the city's streets and roadways and prepare a plan for maintenance and repairs of said streets; and

WHEREAS, the City Council finds it beneficial to also subscribe to the Annual BOSS subscription service with Roadway Asset Services, LLC.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas hereby authorizes the City Manager to negotiate and execute an agreement with Roadway Asset Services, LLC for Pavement Management Services and an annual BOSS service subscription with a total amount of the contract not to exceed \$125,000.00.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas