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 tere 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, AWARDING 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.

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John Hebert, Jr., Mayor

ATTEST:

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April Gilliland, City Secretary