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, July 8, 2025 | **6:00 PM** | **City Council Chambers**

I. CALL TO ORDER

This meeting was called to order on July 8, 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	6:31 pm
Council Member Debbie Dugger	X			
Council Member Bruce Bell	X			
Council Member Nick Dennis	X			

II. INVOCATION

The invocation was given by Mayor Hebert.

III. PLEDGE OF ALLEGIANCE

The Pledge to the American Flag and the pledge to the Texas Flag were led by Mayor Hebert.

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. Ms. Angelina Bonett and Mr. Reuben Williams both requested to address the Council. Ms. Bonett's topics included sidewalks on Main St., a community pool, and bringing an Aldi's grocery store to Liberty. Mr. Williams' topic included the water line on Trinity. City Manager Kendrick insured Mr. Williams that the water line was being worked on.

V. PRESENTATIONS / REPORTS

A. 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:

- Recloser Installation Project
- Water System Maintenance
- Forest Hills Water Line Improvements
- Strategic Planning Workshop
- Wastewater Treatment Plant and Lift Stations Repairs
- Budget Work Session

B. 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.

C. Sam Rayburn Municipal Power Agency - Mayor Hebert

Mayor Hebert skipped this agenda item.

D. Mayor, Council and Staff Comments

City Manager Bryan Kendrick introduced the City's new building official, Raymond Theriot.

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 Seymour to approve all items on the consent agenda and seconded by Council Member Bell. The motion passed 6 to 0 with all present voting yes.

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.

Paul Howard with Burditt Land Consultants presented to the Council the City of Liberty Parks, Open Space and Trails Master Plan. Mr. Howard went over the following items in his presentation:

- Planning Process
- Inventory and Analysis
- Level of Service Analysis
- 10-Minute Walk Analysis

- Recreation provided by others
- Community Engagement
- Online Survey
- Community Workshop and Parks Master Plan Open House
- Revitalization of Liberty Municipal Park
- Redesign of Canfield Park and Dog Park
- Enhancement of Vara Faye Martin Daniel Park and Pavilion
- New Athletic Practice Fields
- Neighborhood Park Enhancements
- Implementation of proposed projects

After the presentation, a motion was made by Council Member Brents to accept the Park Master Plan as presented and seconded by Council Member Dennis. The motion passed 7 to 0 with all present voting yes.

2. City Council to 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.

At 6:45 p.m., Mayor Hebert opened the Public Hearing on the condemnation of two (2) hazardous and unsafe structures to determine if the structures should be repaired or demolished. 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 if a structure is fifty (50) percent damaged, decayed, or deteriorated, it shall be demolished or if the cost of repairs exceeds fifty (50) percent of the value of the structure, it shall be demolished. The public hearing will consider the following structures:

1. 722 Maryland
2. 209 Chesson

City Attorney Daniel Sylvia questioned Code Enforcement Officer, Daryl Marek, regarding the condition of the structures located at 722 Maryland and 209 Chesson. It was asked if the structures met building code requirements and whether the properties posed a safety and health hazard to the public. Mr. Marek answered that the structures do not meet building code requirements and that the structures are a safety and health hazard to the public. The condition of the properties was shown in the photos attached to the agenda packet. At 7:09 p.m., Mayor Hebert closed the Public Hearing.

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.

The structures at 722 Maryland and 209 Chesson 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, the structures at 722 Maryland and 209 Chesson have deteriorated to a condition that they are no longer considered suitable for repair. If not demolished by the owner, demolition funds are available in the Inspections & Permits operating budget.

A motion was made by Council Member Brents within thirty (30) days of the date of the public hearing held on July 8, 2025, that the properties located at 722 Maryland and 209 Chesson are a public nuisance and public necessity requires the demolition and removal of the identified structures and seconded by Council Member Dennis. The motion failed 3 to 4 with Council Members Seymour, Dugger, Ward and Bell voting no.

A motion was made by Council Member Dugger within thirty (30) days of the date of the public hearing held on July 8, 2025, that the property located at 209 Chesson is a public nuisance and public necessity requires the demolition and removal of the identified structures and seconded by Council Member Ward. The motion passed 7 to 0 with all present voting yes.

A motion was made by Council Member Ward to table the action being taken on 722 Maryland for September 9, 2025, meeting to give owners time to place the structure in their name and city staff to re-inspect the interior and roof of the property and seconded by Council Member Bell. The motion passed 6 to 1 with Mayor Hebert voting no.

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.

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.

A motion was made by Council Member Seymour to adopt the ordinance amending the master fee schedule by adding hangar deposits to the Liberty Municipal Airport fees and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

5. A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, APPROVING THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR THE LIGHTS IN LIBERTY CHRISTMAS EVENT IMPROVEMENTS.

On June 17, 2025, LCDC voted 7-0 to authorize an expenditure not to exceed $25,000 for the 2025 Christmas event Lights in Liberty. The total estimated cost of the event is $50,000, with LCDC providing half.

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

A motion was made by Council Member Bell to approve the resolution for the Liberty Community Development Corporation's expenditure of funds for the Lights in Liberty Christmas event improvements 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 THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR A CONTRACT WITH PLACER.AI

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 the vetting of references. The motion was seconded by board member Dorsett. The motion passed 7 to 0.

A motion was made by Council Member Ward to approve the resolution for the Liberty Community Development Corporation's expenditure of funds for a contract with Placer.ai and seconded by Council Member Dennis. 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, 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.

The City of Liberty currently contracts with Liberty ISD for the provision of two (2) School Resource Officers (SROs); and Liberty ISD has requested that the City of Liberty Police Department provide four (4) SROs moving forward. The City and LISD have historically had a good working relationship, and both entities understand the importance of protecting the students and faculty at Liberty ISD. We request that the City Council 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.

A motion was made by Council Member Bell to approve the resolution authorizing the City Manager to negotiate and execute an agreement with LISD regarding a contract for the provision of 4 School Resource Officers and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

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.

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.

A motion was made by Council Member Seymour to approve the resolution extending the disaster recovery, debris management and disposal services contract with DRC Emergency Services and seconded by Council Member Dennis. 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 HR GREEN TO PERFORM A DRAINAGE FEASIBILITY STUDY ON PORTIONS OF THE CITY

Areas of the City of Liberty are prone to flooding during heavy rain events and the City desires to hire HR Green, Inc., a professional engineering firm that is most qualified to help provide the city with engineering services related to drainage, to perform a drainage feasibility study on different areas within the City. It is recommended the City Council authorizes the City Manager to negotiate and execute an agreement with HR Green, Inc. to perform drainage feasibility studies on portions of the City.

A motion was made by Council Member Dugger to approve the resolution for a contract with HR Green to perform a drainage feasibility study on portions of the City and seconded by Council Member Dennis. The motion passed 7 to 0 with all present voting yes.

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.

The City of Liberty is responsible for maintaining and repairing streets within the City of Liberty and 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. It is beneficial to also subscribe to the Annual BOSS subscription service with Roadway Asset Services, LLC. It is recommended that the City Council 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.

A motion was made by Council Member Brents to approve the resolution authorizing the City Manager to negotiate and execute an agreement with roadway asset services, LLC for pavement management services and seconded by Council Member Seymour. The motion passed 7 to 0 with all present voting yes.

B. Work Session

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

Bruce Mintz, Executive Director of SRMPA, discussed with the City Council the future of the Sam Rayburn Municipal Power Agency. The following items were discussed:

History of Agency
Agencies Board of Directors
Purchasing wholesale electricity
Purchase power from Sam Rayburn Dam and a contract with EWOM (Entergy subsidiary)
Future of where to Purchase Power
Rate Study
Future cost of electricity

C. Executive Session

At 8:03 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.

3. Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.

Discussion regarding economic development negotiations.

D. Reconvene into Regular Session

At 9:46 p.m., Mayor Hebert closed the Executive Session and reconvened the open meeting.

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.

No action was taken.

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 9:47 p.m.

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John Hebert, Jr., Mayor

ATTEST:

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April Gilliland, City Secretary