



# The City of Liberty City Council

## Special Called Meeting

~ Minutes ~

1829 Sam Houston  
Liberty, TX 77575  
[www.cityofliberty.org](http://www.cityofliberty.org)

April Gilliland  
City Secretary  
936-336-3684

Monday, December 8, 2025

6:00 PM

City Council Chambers

### I. CALL TO ORDER

This meeting was called to order on December 8, 2025, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:00 p.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. INVOCATION

No invocation was given

### III. PLEDGE OF ALLEGIANCE

The Pledge to the American Flag and the pledge to the Texas Flag was 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. Mr. James requested to speak to Council regarding the speed limit on Valley Dr.

### 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:

- TxDot Municipal Maintenance Agreement
- Water System Maintenance
- EMPACT Engineering Geospatial Report for Electric Utility
- Roadway Asset Services
- Liberty Municipal Park

**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. Council Member Dugger asked about the time limits on the Code Enforcement Report

**C. Sam Rayburn Municipal Power Agency - Mayor Hebert**

Mayor Hebert, Board Member of the Sam Rayburn Municipal Power Agency, mentioned that the long-standing lawsuit with Vinton Power Agency has come to a close and it was very favorable for SRMPA. The last of the Cambridge money could be distributed shortly after the new year.

**D. Mayor, Council and Staff Comments**

Mayor Hebert thanked the Lights in Liberty committee and volunteers for a very successful Christmas event. Council Member Dugger thanked volunteers, employees and Council for the support during the Lights in Liberty Events.

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

**A. Minutes Approval**

1. November 13, 2025

**VII. REGULAR AGENDA**

**A. Regular Session**

1. **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ADOPTING AN UPDATED INVESTMENT POLICY.**

Texas Local Government Code 2256.005 requires that the governing body of an investing entity shall adopt by rule, order, ordinance, or resolution, a written investment policy regarding the investment of its funds and funds under its control. The Investment Policy was last updated in December 2024. Although there are no recommended changes to the current policy, the investment policy requires the policy to be reviewed and approved by City Council on an annual basis.

A motion was made by Council Member Brents to approve the resolution adopting an updated investment policy and seconded by Council Member Dennis. The motion passed 7 to 0 with all present voting yes.

**2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, AUTHORIZING THE UTILIZATION OF CAMBRIDGE FUND MONIES FOR THE PURCHASE OF THREE (3) COATED HEAVY-DUTY PUNCHED STEEL OUTDOOR PICNIC TABLES AND ONE (1) COATED HEAVY-DUTY PUNCHED STEEL ADA ACCESSIBLE OUTDOOR PICNIC TABLE FOR THE CITY HALL CAMPUS IN THE TOTAL AMOUNT OF \$5,192.46; AND PROVIDING AN EFFECTIVE DATE.**

46" Round Metal Outdoor Picnic Table Punched Steel / Green \$1,456

46" Round Metal Outdoor Picnic Table ADA Compliant Punched Steel / Green \$1,369

We saved 9.5% (\$ 544.54) through Amazon Government Contract for a total amount of \$5,192.46

A motion was made by Council Member Seymour to approve the resolution authorizing the utilization of Cambridge fund monies for the purchase of 4 outdoor picnic tables for City Hall Campus for a total of \$5,192.46 and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

**3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, AUTHORIZING THE USE OF CITY PROPERTY BY LIBERTY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 5 FOR DRAINAGE PURPOSES AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ANY NECESSARY AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Liberty County Water Control and Improvement District No. 5 ("WCID #5") has approached the City of Liberty seeking to use certain City-owned property for drainage purposes. If the City Council finds that permitting such use is in the best interest of the City and will promote proper drainage and stormwater management within the affected area. WCID #5 would be authorized to use the City's property for drainage purposes, subject to execution of any agreements deemed necessary and appropriate by the City. The City Manager will be authorized to negotiate, approve, and execute any agreements, documents, or instruments necessary to facilitate WCID #5's use of the property for drainage purposes.

A motion was made by Council Member Bell to approve the resolution authorizing the use of City property by Liberty County Water Control and Improvement District No. 5 for drainage purposes and seconded by Council Member Dugger. 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, AWARDED THE BID FOR THE MINGLEWOOD SANITARY SEWER IMPROVEMENT PROJECT FUNDED BY THE CITY'S CDBG DISASTER RECOVERY (CDBG-DR) PROGRAM CONTRACT NO. 24-067-026-E213 WITH THE TEXAS GENERAL LAND OFFICE TO TEXAS UNDERGROUND UTILITIES, INC. IN THE AMOUNT OF \$4,153,555.00; AUTHORIZING THE CITY MANAGER TO EXECUTE RELATED DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.**

The Minglewood Sanitary Sewer improvement project consists of the following:

- 15-inch Sanitary Sewer Lines: approximately 2,900 LF of pipe bursting and upsizing of the existing sanitary sewer lines and 2,900 LF of new 15-inch sewer lines
- Manholes: one repair, five remove and replace, and seven new concrete manholes.
- 12-inch Water Lines: approximately 5,500 LF and cut, plug, and abandon the existing water line.

- Pavement Improvements: approximately 6,000-feet in length and 20-foot wide existing pavement will be repurposed and used as the new aggregate material).

On November 14, 2025, three (3) bids were received, ranging from the apparent low bid of \$4,153,555.00 to a high bid of \$7,163,100.00. The apparent low bidder is Texas Underground Utilities, Inc. of Houston, Texas. The engineer for this project worked with Texas Underground Utilities on other projects and their work met or exceeded the specifications for the project. The engineer's estimate of probable cost for the project was \$4,938,600.00.

A motion was made by Council Member Brents to approve the resolution awarding the bid for the Minglewood Sanitary Sewer Improvement Project funded by the City's CDBG Disaster Recovery (CDBG-DR) Program Contract No. 24-067-026-E213 with the Texas General Land Office to Texas Underground Utilities, Inc. in the amount of \$4,153,555 and seconded by Council Member Seymour. 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, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH PYRO SHOWS OF TEXAS, INC., FOR THE CITY'S JULY 3, 2026, FIREWORKS DISPLAY.**

The City has contracted with Pyro Shows of Fort Worth to provide the annual fireworks display. This year's display will be held on Friday, July 3, 2026. Pyro Shows has been providing fireworks displays since 2019. The cost of the display this year is \$27,800, which is \$4,800 more than last year.

A motion was made by Council Member Bell to approve the resolution authorizing the City Manager to execute an agreement with Pyro Shows of Texas, Inc. for the City's July 3, 2026, Fireworks Display and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

**6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, APPROVING THE LIBERTY RANCH PUBLIC IMPROVEMENT DISTRICT REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF LIBERTY AND LIBERTY RANCH, LLC; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR IMPLEMENTATION; AND ESTABLISHING AN EFFECTIVE DATE.**

City Attorney Brandon Davis explained to Council this is the agreement that will reimburse the Liberty Ranch Developer via the PID funds for the infrastructure improvements to the Liberty Ranch Subdivision.

A motion was made by Council Member Ward to approve the resolution approving the Liberty Ranch Public Improvement District Reimbursement Agreement between the City of Liberty and Liberty Ranch, LLC and seconded by Council Member Dennis. The motion passed 7 to 0 with all present voting yes.

**B. Executive Session**

At 6:37 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 §551.072 - Deliberation Regarding Real Property**  
Discussion regarding real property.
- 3. **Texas Government Code §551.074 - Personnel Matters.**  
To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
- 4. **Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.**  
Discussion regarding economic development negotiations.

**C. Reconvene into Regular Session**

At 7:58 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 real estate matters discussed in the executive session.

A motion was made by Council Member Ward to authorize the City Manager to negotiate and execute an agreement for real estate as discussed in the Executive Session and seconded by Council Member Bell. The motion passed 7 to 0 with all present voting yes.

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

No action was taken.

- 4. 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 7:59 p.m.

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John Hebert, Jr., Mayor

ATTEST:

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April Gilliland, City Secretary