



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, February 10, 2026

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. January 13, 2026

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, APPROVING PARTICIPATION IN NATIONAL LIBRARY WEEK BY OFFERING A FINE FORGIVENESS WEEK FROM APRIL 20 – APRIL 25, 2026.

VII. REGULAR AGENDA

A. Regular Session

1. Discussion and Review of the Lights in Liberty 2025 Events
2. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, AMENDING THE MASTER FEE SCHEDULE TO REVISE FEES AND POLICIES APPLICABLE TO HANGARS AT THE LIBERTY MUNICIPAL AIRPORT; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**
3. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, APPROVING A VARIANCE REQUEST FROM SECTION 10.02.123 OF THE CITY OF LIBERTY SUBDIVISION ORDINANCE FOR PROPERTY LOCATED AT 3109 NORTH MAIN STREET, LIBERTY, TEXAS; AND PROVIDING AN EFFECTIVE DATE.**
4. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, APPROVING AN AMENDMENT TO THE CITY'S EXISTING CONTRACT WITH RBC CAPITAL MARKETS, LLC TO AUTHORIZE REPRESENTATION AND FINANCIAL ADVISORY SERVICES RELATED TO PUBLIC IMPROVEMENT DISTRICTS (PIDs); AUTHORIZING EXECUTION OF THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.**
5. Conduct a public hearing regarding the levy of the special assessments within Liberty Ranch Public Improvement District
6. **AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR, AND APPORTIONING THE COSTS OF, CERTAIN IMPROVEMENTS TO PROPERTY IN AND FOR THE LIBERTY RANCH PUBLIC IMPROVEMENT DISTRICT; FIXING A CHARGE AND LIEN AGAINST ALL PROPERTIES WITHIN THE DISTRICT, AND THE OWNERS THEREOF; PROVIDING FOR THE MANNER AND METHOD OF COLLECTION OF SUCH ASSESSMENTS; MAKING A FINDING OF SPECIAL BENEFIT TO PROPERTY IN THE DISTRICT AND THE REAL AND TRUE OWNERS THEREOF; APPROVING A SERVICE AND ASSESSMENT PLAN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**
7. **AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE "CITY OF LIBERTY, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (LIBERTY RANCH PUBLIC IMPROVEMENT DISTRICT)"; APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, A COMPLETION AGREEMENT; AN OFFERING MEMORANDUM, A CONTINUING DISCLOSURE AGREEMENT, A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT AND OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH;**

MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE.

- 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, RATIFYING THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR THE JULY 3, 2026, INDEPENDENCE DAY FIREWORKS SHOW.**
- 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, AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION FOR THE FY2027 RIFLE RESISTANT BODY ARMOR GRANT PROGRAM FUNDED BY THE TEXAS GOVERNOR'S OFFICE.**
- 10. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS ORDERING A GENERAL ELECTION TO BE HELD ON THE 2ND DAY OF MAY 2026 FOR THE PURPOSE OF ELECTING A MAYOR AND THREE COUNCIL MEMBERS; AUTHORIZING A JOINT ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT BY AND BETWEEN THE CITY OF LIBERTY, THE LIBERTY INDEPENDENT SCHOOL DISTRICT, ANY OTHER CONTRACTING ENTITIES AND THE LIBERTY COUNTY CLERK OFFICE; PROVIDING FOR EARLY VOTING; PROVIDING FOR PUBLICATION AND NOTICE OF ELECTION; ESTABLISHING OTHER PROCEDURES FOR CONDUCT OF THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**
- 11. AN ORDINANCE OF THE CITY COUNCIL OF LIBERTY, TEXAS, AUTHORIZING PARTICIPATION WITH OTHER ENTERGY SERVICE AREA CITIES IN MATTERS CONCERNING ENTERGY TEXAS, INC. AT THE PUBLIC UTILITY COMMISSION OF TEXAS IN 2026; AUTHORIZING THE HIRING OF LAWYERS AND RATE EXPERTS; AUTHORIZING THE CITY'S PARTICIPATION TO THE FULL EXTENT PERMITTED BY LAW AT THE PUBLIC UTILITY COMMISSION OF TEXAS; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; AND DECLARING AN EFFECTIVE DATE.**
- 12. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, VACATING AND ABANDONING A PORTION OF UNIMPROVED RIGHT-OF-WAY LOCATED BETWEEN BLOCKS 87 AND 88 OF THE CITY OF LIBERTY, LIBERTY TOWN EAST LEAGUE, ABSTRACT NO. 359; FINDING THAT SUCH RIGHT-OF-WAY IS NO LONGER NEEDED FOR PUBLIC USE; AUTHORIZING THE RESERVATION OF UTILITY EASEMENTS, IF ANY; AND PROVIDING AN EFFECTIVE DATE.**
- 13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, APPROVING THE SALE OF CERTAIN ABANDONED RIGHT-OF-WAY TO APPLIED COATING AND CLEANING TECHNOLOGY LLC FOR THE PURCHASE PRICE OF \$77,400.00; AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED AND RELATED DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.**
- 14. Discussion and Possible Action related to broadcast of public meetings of the City Council over the Internet in compliance with the City of Liberty's discretion under Government Code Chapter 551.128**
- 15. Discussion and possible action related to traffic patterns on Sam Houston Street in Downtown.**

B. 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 §551.072 - 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.
 - City Manager Evaluation
4. **Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.**
Discussion regarding economic development negotiations.

C. Reconvene into Regular Session

1. Consider and take possible action on legal matters discussed in the executive session.
2. Consider and take possible action on real estate matters discussed in the executive session.
3. Consider and take possible action on personnel matters discussed in the executive session.
 - City Manager
4. Consider and take possible action on economic development matters discussed in the 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 4th day of February 2026. This notice will remain posted continuously for at least three (3) business days preceding the scheduled day 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: February 10, 2026

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

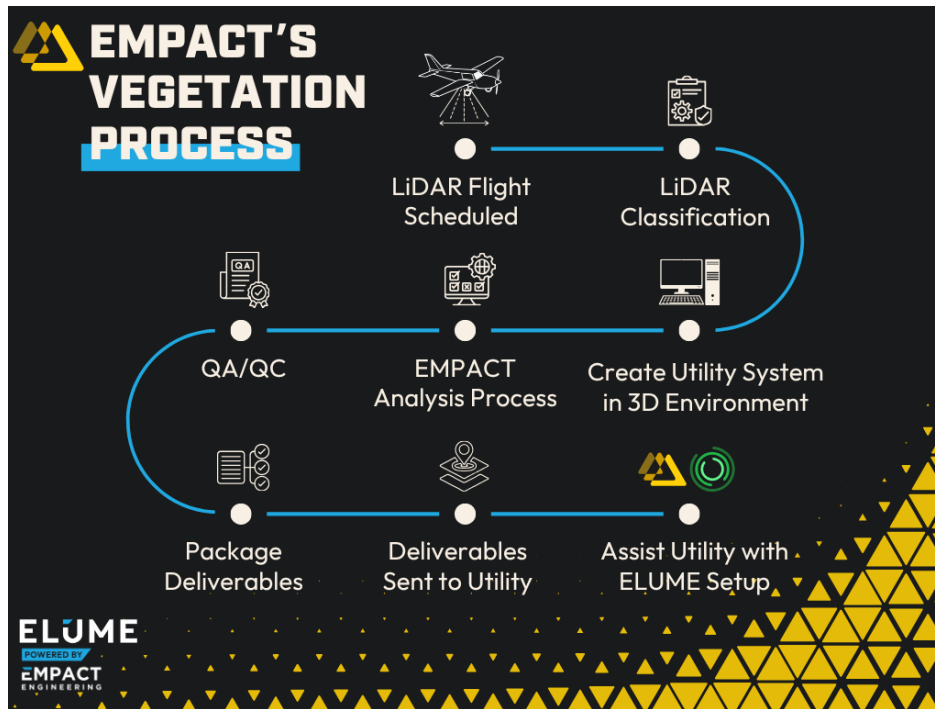
Background: This agenda item provides an opportunity for the City Manager to update the City Council and the public on key ongoing and upcoming City projects and initiatives.

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 eight 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.

EMPACT Engineering Geospatial Report for Electric Utility:

EMPACT has delivered our GIS shapefiles and helped build out our Electric GIS and they are working on getting the 3D Modeling completed. Next up is the Analysis and then getting us the data for us to finalize a plan and budget.



Roadway Asset Services:

Public Works leadership and I were able to review the initial data, and they will begin using the BOSS software to create budget scenarios, again we hope to be able to present this at the March meeting.

Liberty Municipal Park:

- Last week the lift station installation was completed for the Liberty Municipal Park Splash Pad, next up it will be installing the 3" meter tap and backflow, then the contractor will be able to do their final QA and testing.
- As you know, The pond has been cleared. The two fountains were installed on January 6th.
- The bid for the Concession Stands and Bathrooms was published on January 8th. After some discussion from potential bidders about mobilization not beginning until July 1st, our architects recommended that we delay the bid opening until March 26th in order to get better bids. I approved the delay and the new projected schedule is listed below:
 - bid opening (2 months): March 26
 - City Council approval: April 14
 - Prepare and execute contracts: April 15–24
 - Issue Notice to Proceed: April 27
 - Contractor preparation of subcontracts: April 28–May 5
 - Contractor preparation of submittals (for review and material procurement): May 6–June 26
 - Mobilization and start of construction: July 1

Wayfinding:

- Merje previewed the Brand Analysis and Initial brand concepts for staff on January 16th.
- Our final steering committee meeting is scheduled for February 18th.
- And a final presentation to City Council will be scheduled after the final steering committee meeting.

Funding Source: n/a

Staff Recommendation: n/a

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: February 10, 2026

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:



VirTower LLC
13721 Jetport Commerce Pkwy, Suite 2
Fort Myers FL 33913
Phone +1 888 31 70 747
virtower.com | info@virtower.com

Airport Operations
Snapshot Local Time
Start Date 01/01/2026 00:00 LT
End Date 01/31/2026 23:59 LT

Creation 02/04/2026 09:53
User AprilGilliland
Customer ID KT78

Summary

Landings		Take-Offs		Totals	
Single Engine	472	Single Engine	474	Single Engine	946
Single Engine Turbine	20	Single Engine Turbine	19	Single Engine Turbine	39
Multi Engine	6	Multi Engine	6	Multi Engine	12
Multi Engine Turbine	2	Multi Engine Turbine	2	Multi Engine Turbine	4
Helicopter	6	Helicopter	13	Helicopter	19
Light Sport Aircraft	0	Light Sport Aircraft	2	Light Sport Aircraft	2
Other	1	Other	1	Other	2
TOTAL	507	TOTAL	517	TOTAL	1024

FAA AAC/ADG Summary

Landings		Take-Offs		Totals	
A1	488	A1	492	A1	980
A2	1	A2	1	A2	2
B1	1	B1	1	B1	2
B2	2	B2	2	B2	4
HEL	6	HEL	13	HEL	19
UKN	9	UKN	8	UKN	17
TOTAL	507	TOTAL	517	TOTAL	1024

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	
8KCAB	16	KODI	12	BE95	2	B200	2						B407	6
AG5B	10	PA28	24	C310	2	B350	2						EC45	10
B23	2	TBM7	3	C421	2								H500	2
BE35	5			PA23	2								R66	1
BE77	2			PA30	4									
BEAR	2													
C150	31													
C170	2													
C172	150													



Airport Operations Tracking

VirTower LLC
13721 Jetport Commerce Pkwy, Suite 2
Fort Myers FL 33913
Phone +1 888 31 70 747
virtower.com | info@virtower.com

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Single Engine	Single Engine Turbine	Multi Engine	Multi Engine Turbine	Business Jet	Jet 2	Jet NB	Jet 4	Jet WB	Helicopter
C180	3								
C182	85								
C185	4								
C206	8								
C210	6								
EAGL	7								
Lancair	2								
M20	21								
MOR2	1								
P28A	16								
PA22	2								
PA24	4								
PA28	479								
PA28A	22								
PA32	2								
PA46	4								
PP3	2								
RV14	16								
RV4	2								
RV6	2								
RV8	6								
SR20	13								
SR22	7								
YMF	2								
Others	10								

Military			Military Helicopter		Light Sport Aircraft		Glider		UAV		Blimp		Balloon		GND Emergency		GND Vehicle A		Other	
			Cavalon	2															Others	2

Activity Summary

LANDING RWY 16	276
LANDING RWY 34	231
SELF FUEL	211
TAKEOFF RWY 16	277



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TAKEOFF RWY 34	240
T&G RWY 16	92
T&G RWY 34	68
T-HANGARS	30

This report was generated using sensors monitoring aircraft operations at the selected airport and may not contain aircraft that do not have ADS-B. Airports that have multiple sensors deployed will also feature aircraft fitted with transponders only. The information presented is correct to the best of our knowledge from available sensors at the time: Les Goldsmith, President VirTower LLC



CODE ENFORCEMENT MONTHLY REPORT

JANUARY 1, 2026 to JANUARY 31, 2026

<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								
25-008	1/29/25	Mosley	Mary	Beaumont-ID#55217 Liberty, TX 77575	LITTER	3rd NOV & POSTED		CLOSED- CLEARED BY CITY
25-051	5/22/25	Sandles	Delores	900 MLK Liberty, TX 77575	LITTER	VERBAL		CLOSED- CLEARED BY CITY
HIGH GRASS								
25-003	1/9/25	Green	Darryl	Alabama-ID#56379 Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED		CLOSED- CLEARED BY CITY
25-007	1/27/25	Stuckey	Jan	Ave. E-ID# 55695 Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED		CLOSED- CLEARED BY CITY
25-021	4/3/25	Semien	A W	1021 Washington Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED		CLOSED- CLEARED BY CITY
25-064	6/23/25	Twin Oaks	Parks Inc.	3802 N Main Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED		CLOSED- CLEARED BY CITY
25-071	7/8/25	Twin Oaks	Parks Inc.	Cedarwood- ID#73301 & 73302 Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED		CLOSED- CLEARED BY CITY
25-075	7/16/25	Garza	Hugo	845 Sue Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED		CLOSED- CLEARED BY OWNER

25-084	7/25/25	Lyons	Charles	1301 Minglewood Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED		CLOSED- CLEARED BY CITY
25-086	7/28/25	Osorto	Oscar	101 Glenn St. Liberty, TX 77575	HIGH GRASS	TAGGED	1/30/26	OPEN
25-088	8/4/25	Rodriguez	Rodolfo	1834 N San Jacinto Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	2/15/26	READY FOR ABATEMENT
25-089	8/5/25	Rubit	Ronnie	609 Washington Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	2/15/26	READY FOR ABATEMENT
25-094	8/12/25	Turner	Joyce	1015 Lamar Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	2/15/26	READY FOR ABATEMENT
25-100	9/3/25	Davis	Richard	901 MLK & MLK- ID#127680 Liberty, TX 77575	HIGH GRASS	3rd NOV & POSTED	2/15/26	READY FOR ABATEMENT

STOP WORK ORDER

RV VIOLATIONS

23-109V	7/20/23	Multiple	Owner	311 Riverbend Rd. Liberty, TX 77575	LIVING IN RV	3rd NOV & POSTED	1/27/26	OPEN
25-005V	6/11/25	Falke	George	3023 Grand Liberty, TX 77575	LIVING IN RV	VERBAL	1/8/26	OPEN

DILAPIDATED PROPERTY

24-095	10/3/24	Winni's	Hair Studio	120 Alabama Liberty, TX 77575	DILAPIDATED PROPERTY	Working on Warrant	12/29/25	OPEN
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25-040	5/15/25	Mitchell	Aurelia	311 Riverbend Rd. Liberty, TX 77575	DILAPIDATED PROPERTY	1st NOV- Mail	1/13/26	OPEN
25-082	7/22/25	McCarty	Michael	134 McMannus Liberty, TX 77575	DILAPIDATED PROPERTY	1st NOV- Mail	1/13/26	OPEN
25-097	8/25/25	Tabers	Michael	2721 Cos Liberty, TX 77575	DILAPIDATED PROPERTY	1st NOV- Mail	2/6/26	OPEN

SIGN ORDINANCE VIOLATIONS

MULTIPLE VIOLATIONS

25-012	3/12/25	Locke	Charlie	103 East St. Liberty, TX 77575	MULTIPLE VIOLATIONS	NOV- Reinspection	1/16/26	OPEN
25-074	7/15/25	Ortiz	Raul	2757 Cos Liberty, TX 77575	MULTIPLE VIOLATIONS	1st NOV- HANGER	1/16/26	OPEN
26-001	1/14/26	Fregia	Dustin	2422 Hollywood Liberty, TX 77575	MULTIPLE VIOLATIONS	1st NOV- HANGER	1/25/26	OPEN

JUNK MOTOR VEHICLE (JMV)-PRIVATE PROPERTY

<u>JMV Case</u> <u>#</u>	<u>Case OPEN</u> <u>Date</u>	<u>Last reg.</u>	<u>Owner</u> <u>(Last</u> <u>name)</u>	<u>Owner (First name)</u>	<u>Follow up date &</u> <u>Notes</u>	<u>Vehicle Location</u>	<u>License Plate</u> <u>#</u>	<u>Status</u>
25-006V	6/4/25		Terrell	Craig	9/29/2025	924 Sam Houston Liberty, TX 77575		OPEN
25-020V	11/20/25	May-15	Smith	Terry	2/13/2026	311 Riverbend Liberty, TX 77575	TZS449	OPEN
25-021V	11/20/25	Feb-25	Cosson	Judy	2/13/2026	311 Riverbend Liberty, TX 77575	BSD8673	OPEN

25-022V	11/20/25	Aug-20	Driskill	Benny	2/13/2026	311 Riverbend Liberty, TX 77575	DLZ2649	OPEN
25-023V	11/20/25				2/13/2026	311 Riverbend Liberty, TX 77575		OPEN
26-001V	1/23/26	May-25	Hipp	David	2/23/2026	1122 N Travis Liberty, TX 77575	MVW6627	OPEN
26-002V	1/22/26		Taylor	Patrick	2/23/2026	6010 N Travis Liberty, TX 77575		OPEN
26-003V	1/29/26		Harbour	Cathy	3/1/2026	200 East St. Liberty, TX 77575		OPEN
26-004V	1/29/26	May-25	Sifuentes	Victor	3/1/2026	1301 Lamar Liberty, TX 77575	VT55789	OPEN

OPEN

<u>Case Type</u>	<u>Began</u>	<u>Closed</u>	<u>OPEN</u>
LITTER	2	2	0
HIGH GRASS	12	7	5

STOP WORK ORDER	0		0
RV VIOLATIONS	2		2
DILAPIDATED PROPERTY	4		4
SIGN ORDINANCE VIOLATIONS	0		0
MULTIPLE VIOLATIONS	3		3
JUNK MOTOR VEHICLE	9		9
			0
TOTAL CASES	32	9	23

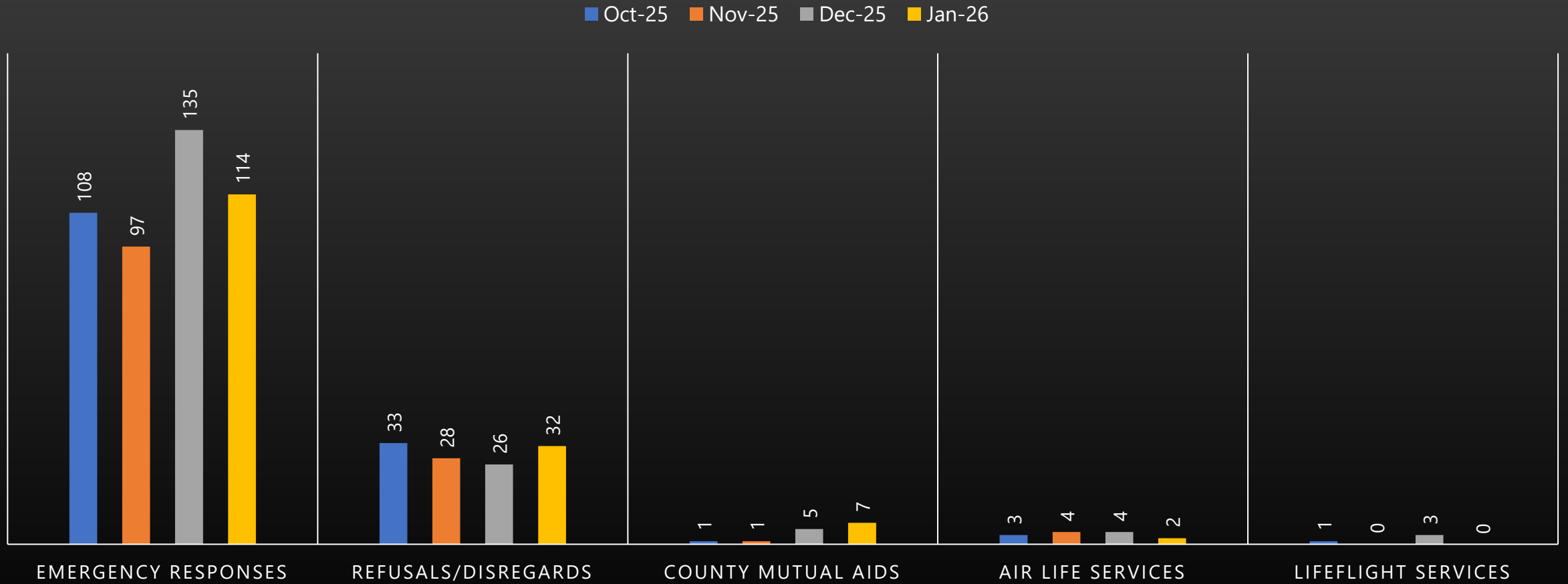
<u>Bandit signs collected this month:</u>	64
<u>Number of citations issued this month:</u>	

Liberty Fire

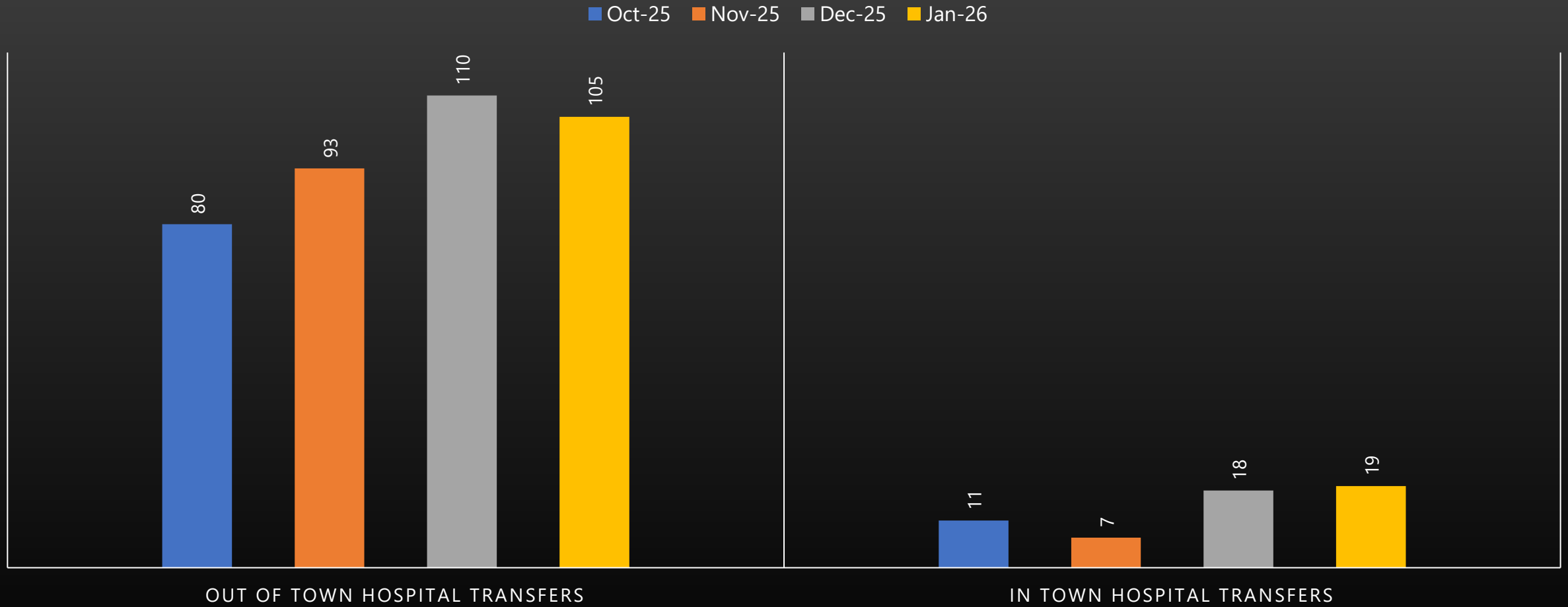
- January Monthly
- Report



EMS Calls: 279

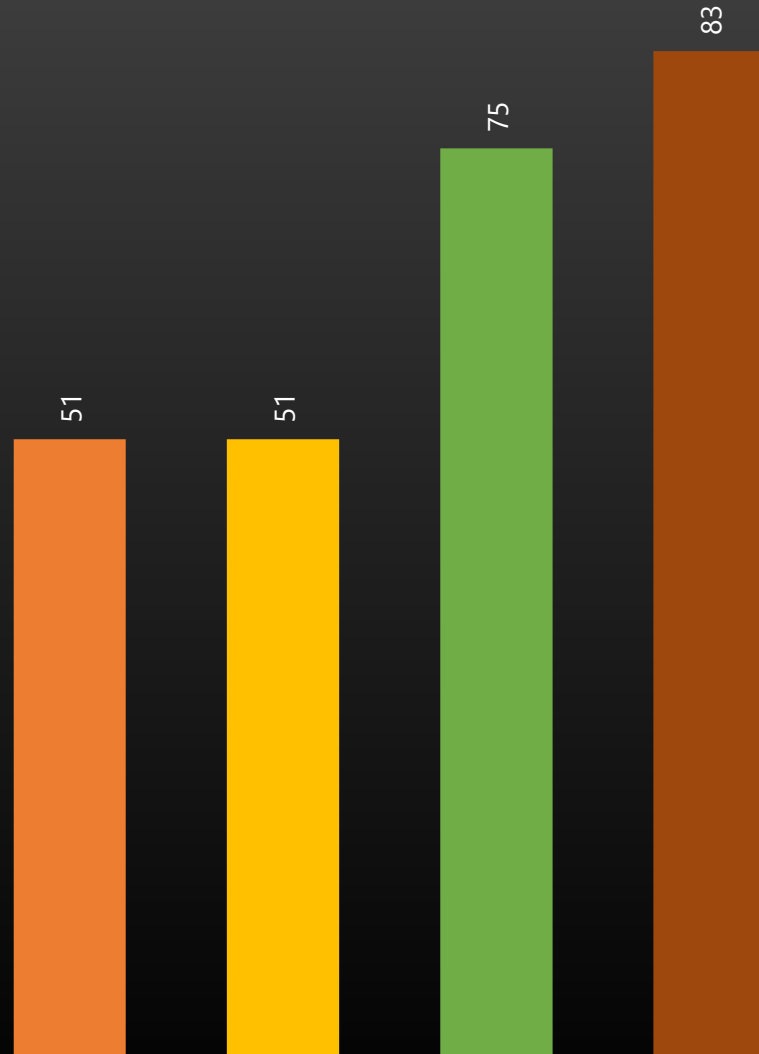


EMS Transfers

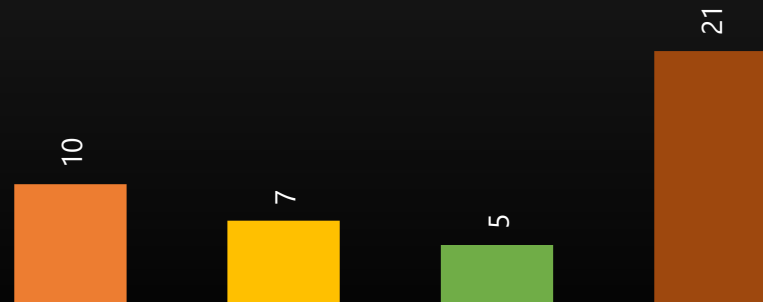


Fire Calls: 104

Oct-25 Nov-25 Dec-25 Jan-26



CALL WITH IN THE CITY



MUTUAL AID FOR THE COUNTY

"A" SHIFT



- Station 21 Tour
- Oilfield Brush fire
- Martin Dr Brush fire
- Texas fire





"B" Shift

- **Able illegal burn.**
- **Truck Vs Tractor on Hwy 90.**
- **Gift delivery for Angel tree gift give away.**

"C" Shift

- Trash fire Ames
- Inquiring minds.
- All Smiles.
- Hose Re-Rack.





Fire Marshal

- **Total Inspections: 9**
- **New Inspections: 7**
- **Reinspections: 2**
- **Food Truck Inspections: 4**
- **Inspection Man Hours:**
- **Violations found: 13**
- **Burn Permits: 6**





- **First Day of Paramedic school (Mitchum, Nelson, Bush)**

- **A-Shift (Beausoleil and Luckey)**

- **Volunteer training: search and rescue (V. Williams and L. Williams)**



January 2026 Golf Course Report

January 2026

Survived the winter storm

Rolling greens for smoothness of greens

Solid tine greens (venting)

Cleaning up limbs and trimming trees around the course

3.05 inches of rain recorded at the golf course this month with a little over 2 inches of that on the front end of the ice storm

Pro Shop Report

Attached are detailed reports from:

January 2025 compared to January 2026 showing a 62% increase in revenue for the month of January compared to previous year.

January 2026 we had 8 days closure and January 2025 had equally 8 days closure.

We are headed into High School Golf tournament season. We hosted one tournament in January.

February holds 1 full tournament and 4 small “scrimmage” tournaments.

GL Summary

Liberty Municipal Golf Course

Thursday, January 1, 2026 - Saturday, January 31, 2026

JANUARY 2026

CURRENT YEAR

GL Code	Total	GL Code Description	Quantity	Sub Total
Add-On Modifiers	\$917.16	Concessions	566	\$917.16
Cart Fees	\$15,467.96	Cart Fees	1,345	\$15,467.96
Gift Cards Sold	\$102.00	Gift Cards Sold	2	\$102.00
Green Fees	\$20,224.95	Employee	6	\$0.00
		Member	517	\$0.00
		Member Guest	44	\$0.00
		Online	72	\$2,776.20
		Public	546	\$12,354.61
		Regular	16	\$147.84
		Resident	300	\$4,946.30
Memberships	\$5,501.11	Membership	18	\$5,501.11
		Accessories	26	\$1,153.45
		Clubs	3	\$155.00
		Gloves	47	\$623.58
Merchandise	\$4,743.99	Golf Balls	156	\$1,600.66
		Men Apparel	17	\$773.52
		Shoes	5	\$336.34
		Tees	47	\$43.24
		Women Apparel	2	\$58.20
Range	\$4,098.93	Range Balls	622	\$4,098.93
Trail Fee	\$591.22	Trail Fee	2	\$591.22
Sales Tax	\$4,251.99	Sales Tax	0	\$4,251.99
Credit Card Surcharge	\$308.57	CC Surcharge	0	\$308.57
Cash	\$10,090.79	Cash	0	\$13,388.93
		Cash Change	0	(\$3,298.14)
Checks	\$619.99	Check	0	\$619.99
		American Express	0	\$1,697.00
		Discover	0	\$1,148.54
Credit Cards	\$45,407.10	MasterCard	0	\$15,973.71
		Visa	0	\$26,621.85
		Visa Fix	0	(\$34.00)
Gift Card Charges	\$90.00	Gift Card	0	\$90.00

1501 ROUNDS

TOTAL RECEIPTS \$56,117.88

62% GROWTH

GL Summary

Liberty Municipal Golf Course

Wednesday, January 1, 2025 - Friday, January 31, 2025

JANUARY 2025
LAST YEAR

GL Code	Total	GL Code Description	Quantity	Sub Total
Cart Fees	\$9,423.44	Cart Fees	814	\$9,423.44
Green Fees	\$12,357.46	Employee	1	\$0.00
		Member	267	\$0.00
		Member Guest	36	\$0.00
		Online	22	\$900.30
		Public	362	\$8,216.95
		Regular	7	\$64.68
		Resident	193	\$3,175.53
Memberships	\$5,793.57	Membership	17	\$5,793.57
Merchandise	\$2,308.05	Accessories	23	\$194.11
		Clubs	3	\$871.18
		Gloves	18	\$230.96
		Golf Balls	96	\$921.84
		Men Apparel	3	\$66.96
		Tees	25	\$23.00
Range	\$2,227.80	Range Balls	330	\$2,227.80
Trail Fee	\$660.50	Trail Fee	2	\$660.50
Sales Tax	\$2,537.95	Sales Tax	0	\$2,537.95
Credit Card Surcharge	\$170.29	CC Surcharge	0	\$170.29
Cash	\$6,916.40	Cash	0	\$9,141.97
		Cash Change	0	(\$2,225.57)
Checks	\$2,000.00	Check	0	\$2,000.00
Credit Cards	\$25,942.67	American Express	0	\$1,022.95
		Discover	0	\$546.63
		MasterCard	0	\$6,810.25
		Visa	0	\$17,562.84
Gift Card Charges	\$619.99	Gift Card	0	\$619.99

} 1155 Rounds

TOTAL RECEIPTS - \$ 34,859.07

Liberty Municipal January 2026 Report

The new year started off with a major project courtesy of the Liberty Garden Club. Thanks to fundraising efforts, the Garden Club has hired Precision Lawns to reinvigorate the garden by the children's area of the library and the front entrance of the Geraldine D. Humphrey's building. The project is ongoing and already has created a refreshed look to the property.

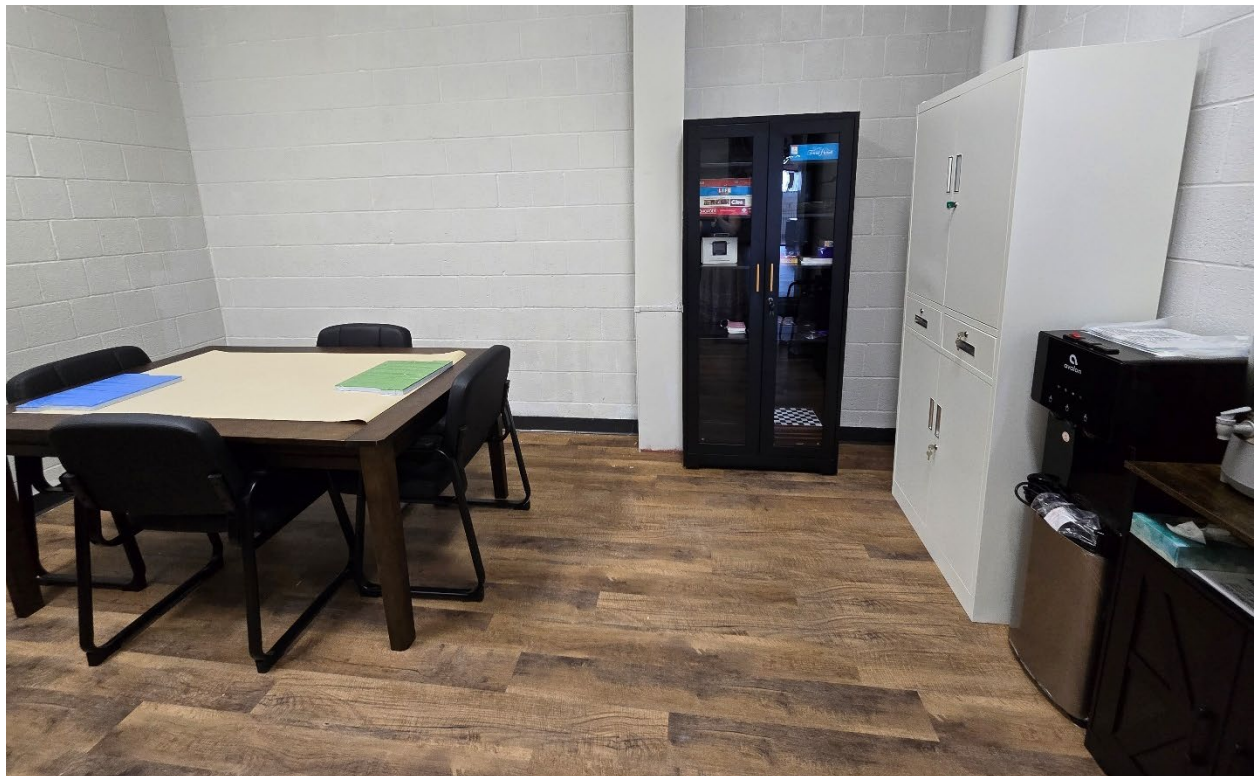




The library hosted an event from January 28 through January 31, in honor of International LEGO day. Participants ranged from children to adults to take on the task of participating in a LEGO character inspired scavenger hunt. Upon the completion of the scavenger hunt, participants has the chance to win larger prizes through timed builds. Several children and adults

went home with big prizes including LEGO games, kits, and a LEGO mug. All 85 participants received a to-go bag and participant prizes.

Library staff members are getting ready for upcoming events including a Valentine's day party on February 12 from 4:30-5:30 p.m., Pokémon Day on February 27 and 28, as well as the summer reading program. This year's summer reading program's theme is "Unearth a Story" and is a dinosaur themed program. Gail Williamson has been hard at work scheduling entertainment for the 6-week long children program. Other staff are working on schedules for the teen and adult programs and designing decorations for the program.



The senior room is getting closer to completion and will be fully unveiled at a later date.

Annual reporting opened at the first of the month for the library. Filing the annual report allows the library to access many state resources including E-Rate, summer reading materials, databases, Interlibrary Loans, and so much more. The library director, Amber Ursprung, is currently working on the report.

Liberty Municipal Library Monthly Report August 2025 through January 2026						
Circulation	August	September	October	November	December	January
Spanish Materials Circulation	74	89	66	15	13	18
Total Adult, Teen & YA Circulation All Formats	1,288	1,450	1,367	1,088	975	1,159
Total Juvenile Circulation All Formats	1,284	1,222	1,249	814	731	874
Total Circulation All Formats	2,572	2,672	2,616	1,902	1,706	2,033
Reference Services						
In-house Reference	168	197	207	241	147	184
Telephone Reference	100	93	108	86	98	79
Public Computer Assistance	110	165	134	143	118	124
Collection Statistics						
Total Volumes in Collection	49,344	49,526	49,562	49,667	49,674	49,512
Total Titles in Collection	69,319	70,135	70,199	70,333	70,592	70,554
Cataloging						
Books Cataloged	93	141	0	96	50	86
DVD/ Blu-Rays Cataloged	1	0	19	0	3	0
Audiobooks & Music CDs Cataloged	0	0	0	0	0	0
Periodicals Cataloged	0	5	25	9	0	91
Building Use/ Programs/Public Relations						
Meeting Room/Pavilion Use	10	15	17	13	15	12
Story Time Programs	2	3	4	3	5	4
Story Time Attendance	45	42	52	35	40	37
Misc. Children's Programs/Tours	0	0	3	1	1	1
Msc. Children's Programs/Tours Attendance	0	0	78	11	188	75
Adult Programs Attendance	28	86	32	30	9	22
YA/Teen Programs Attendance	0	0	0	2	25	0
Patron Count/ Volunteers						
Total Active Accounts In-City Patrons	2,403	2,387	2,380	2,367	2,369	2,356
Total Active Accounts Out-of-City Patrons	3,760	3,733	3,704	3,683	3,689	3,655
Total Volunteers	0	10	8	1	12	7
Total Volunteer Hours	0	26.5	19	6	62	22.25
Patron Visits Count	1,575	1,799	1,892	1,723	2,294	1,604
Public Use Technology						
Wireless Users	138	108	67	55	45	184
Hours of Patron Wireless Use	30	49	22	29	24	69
Public Computers Users This Month	164	204	194	178	188	194
Hours of Patron Computer Use	113	141	115	111	106	113
Website Sessions: Online Catalog	1,799	1,883	2,537	13,816	2,016	2,159
Social Media Sessions: Facebook, Instagram	981	733	944	1,053	2,693	628

	Liberty Municipal Library Volunteer Report for the Month of December 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	31	Total																										
Abshier, Dana																																0																										
Daniel, Hannah																																0																										
Davis, Beverly																																0																										
Delahoussaye, Evelyn																																0																										
Dominguez, Hannah					3.5	2	3					3.3								4	3.3							3.3				22.25																										
Harbour, Cathy																																0																										
Hammer, Theresa																																0																										
Lawrence, Lindsay																																0																										
Minchew, Sammie																																0																										
Pickett, Sandy																																0																										
Stratton, Gloria																																0																										
Sundgren, Gary																																0																										
Sundgren, Josh																																0																										
Sundgren, Stacy																																0																										
Total for month																																22.25																										

MONTHLY REPORT

JANUARY 2026

<u>PLAN REVIEW</u>	
# of Plans Reviewed	6

<u>BUILDING PERMITS</u>	
Commercial Building Permits - New	0
Commercial Building Permits - Renovation/Remodel	0
Commercial Building Permits - Addition/Expansion	
Residential Building Permits- New (Manufactured Homes)	1
Residential Building Permits - New (Single Family)	0
Residential Building Permits - New (Multi-Family)	0
All Other Permits Issued	39

CERTIFICATE OF OCCUPANCY

Commercial C of O's Issued	5
TOTAL:	45

FEE REVENUE

Permit Fee Revenue	\$4,335.00
Tap Fee Revenue	\$0.00
total	\$4,335.00
Outstanding	\$375.00

MONTHLY REPORT

JANUARY 2026

JANUARY 2026-COMMERCIAL

BUSINESS NAME	ADDRESS	PERMIT TYPE
SULLINS & JOHNSTON ATTY	414 MAIN	CERTIFICATE OF OCCUPANCY SIGN
TACO'S JALISCO	801 HWY 90	PLUMBING
TEXAS MADE CYCLES	102 OKLAHOMA	CERTIFICATE OF OCCUPANCY
OPEN ROAD COLLISION	1625 HWY 90	CERTIFICATE OF OCCUPANCY
WAFFLE HOUSE	1711 HWY 90	BUILDING (RE-ISSUE) DEMOLITION (RE-ISSUE)
ANERES HEALTHCARE	1809 GRAND	CERTIFICATE OF OCCUPANCY
MEXA BARBER	1906 N MAIN	CERTIFICATE OF OCCUPANCY
STRADA SERVICES	924 DR MLK JR	SIGN ELECTRICAL

LIBERTY POLICE DEPARTMENT

- MONTHLY REPORT
- JANUARY 2026





LIBERTY POLICE DEPARTMENT

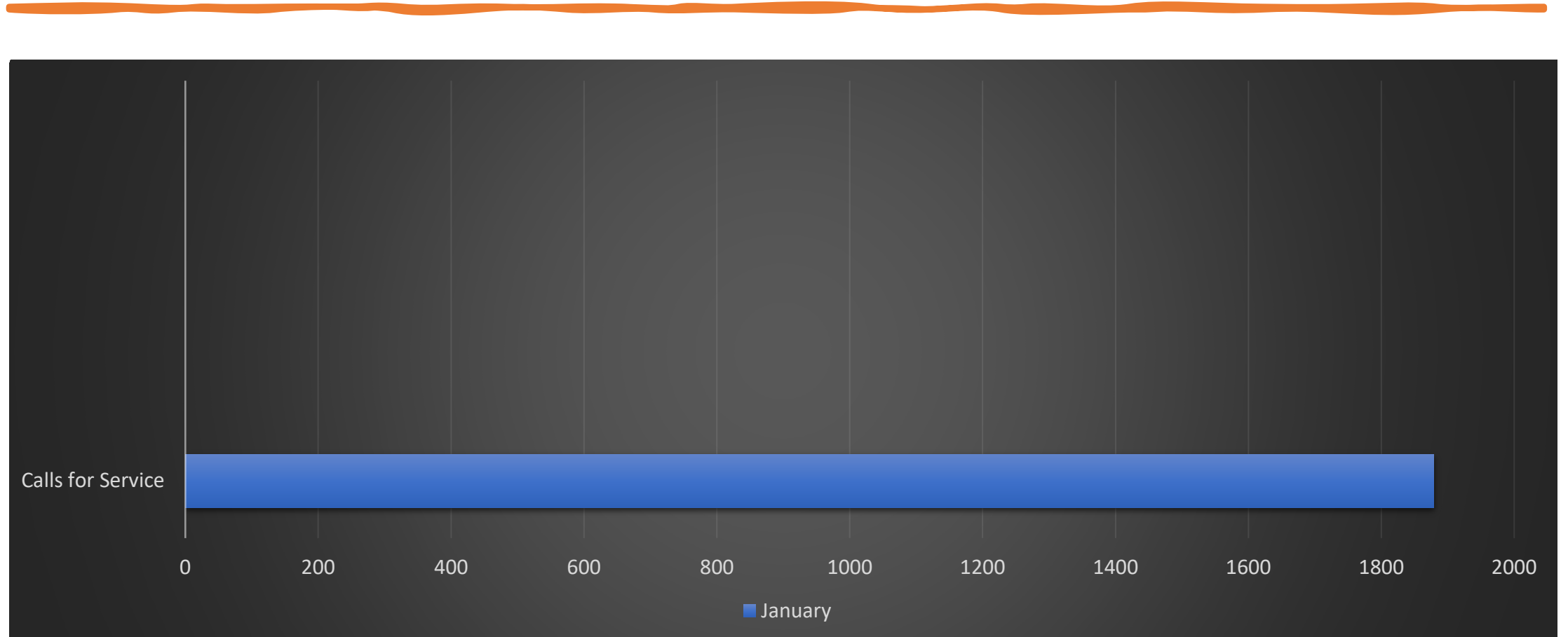
• CALLS FOR SERVICE	1879
• OFFENSES REPORTED	46
• OFFENSES CLEARED	30
• TRAFFIC CITATIONS	73
• WARNING TICKETS	131
• TRAFFIC ACCIDENTS	30
• ARRESTS	5
• ANIMALS HANDLED	23
• ALARM CALLS	60
• AMOUNT RECOVERIES	\$ 0



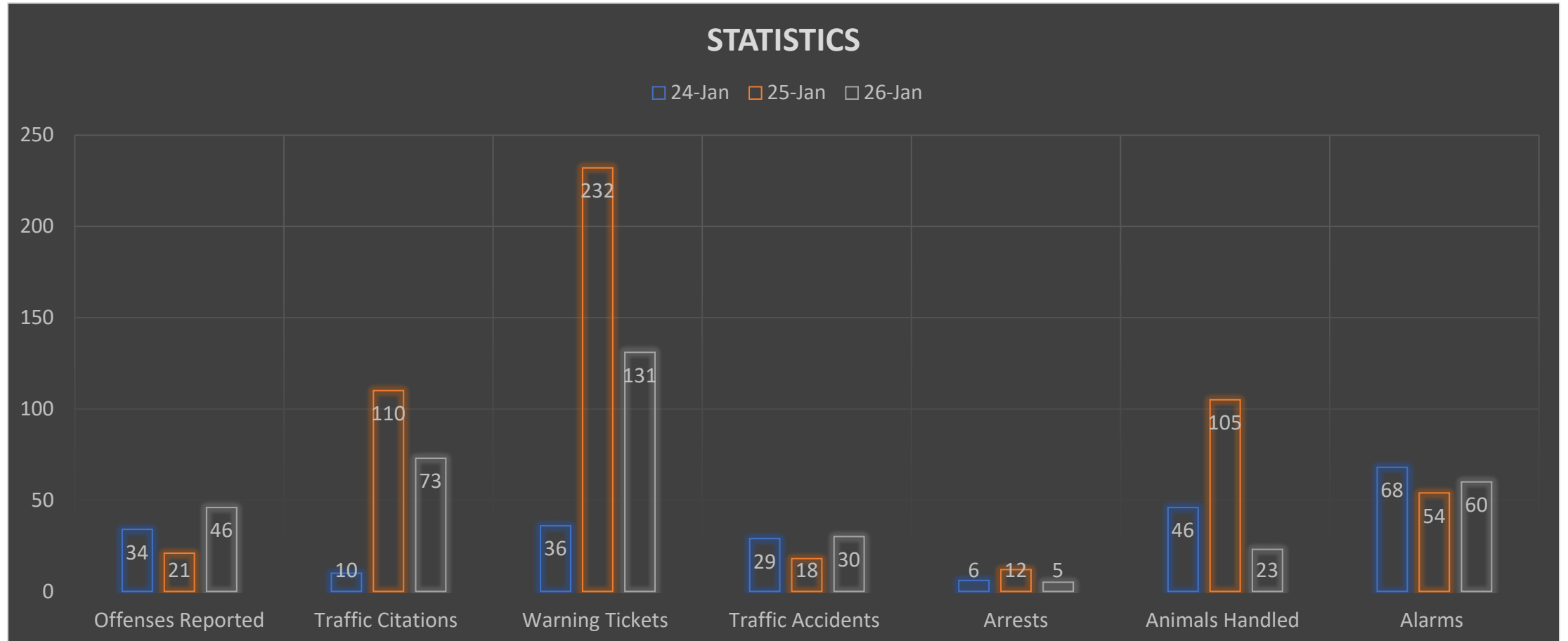
- Dispatch had new carpet installed.
- We have deployed two speed monitors.
- We have 9 Flock Cameras in various parts of the City and primarily the one located on Hwy 90 has indicated that stolen License Plates/Vehicles have passed through.
- The ticket writers have been implemented. Officers are learning daily.
- We have received our Body Armor, Body Cameras and Guns. Guns will be issued once we receive the holsters.



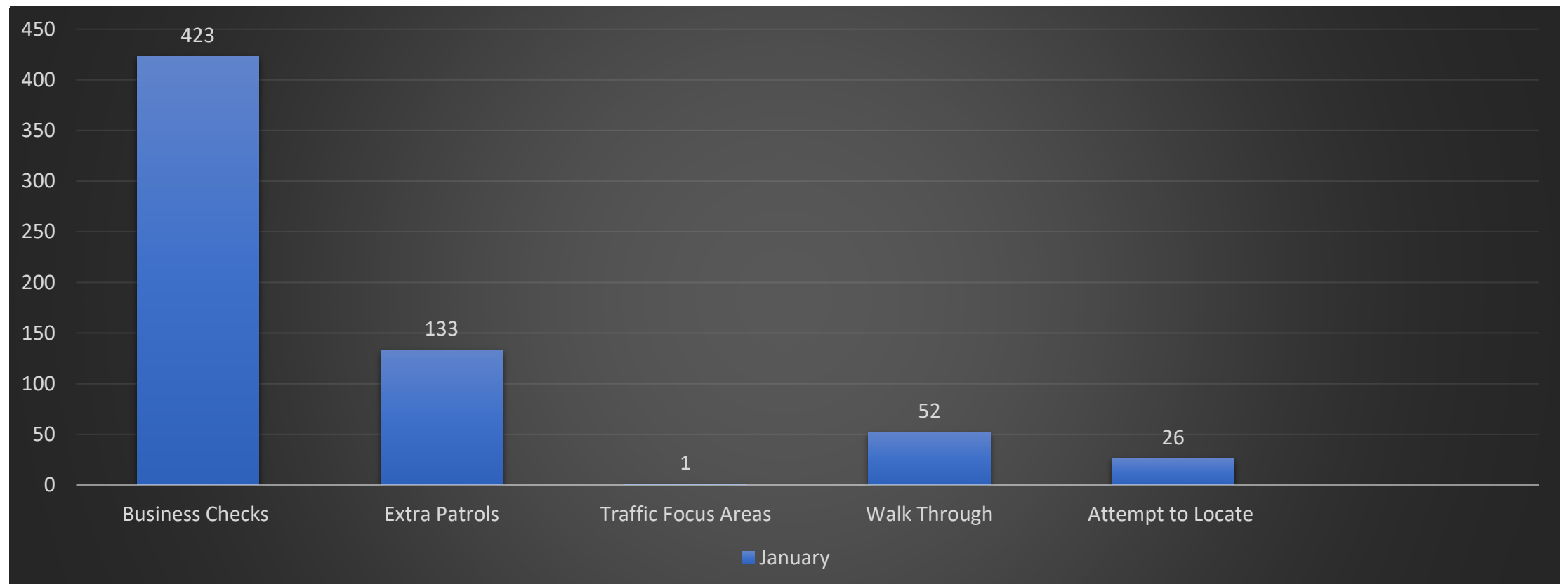
CALLS FOR SERVICE



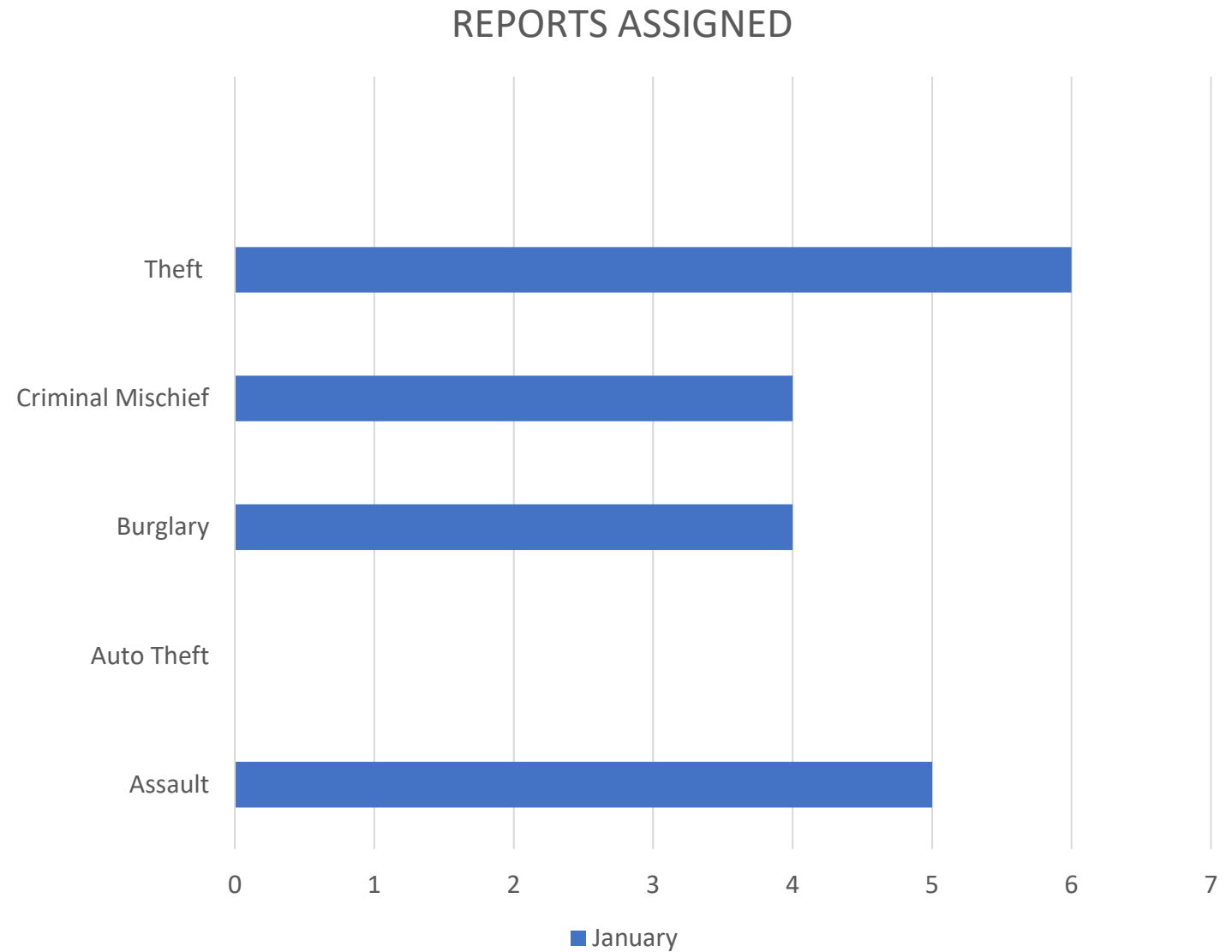
YEAR BY YEAR COMPARISON



PROACTIVE POLICING

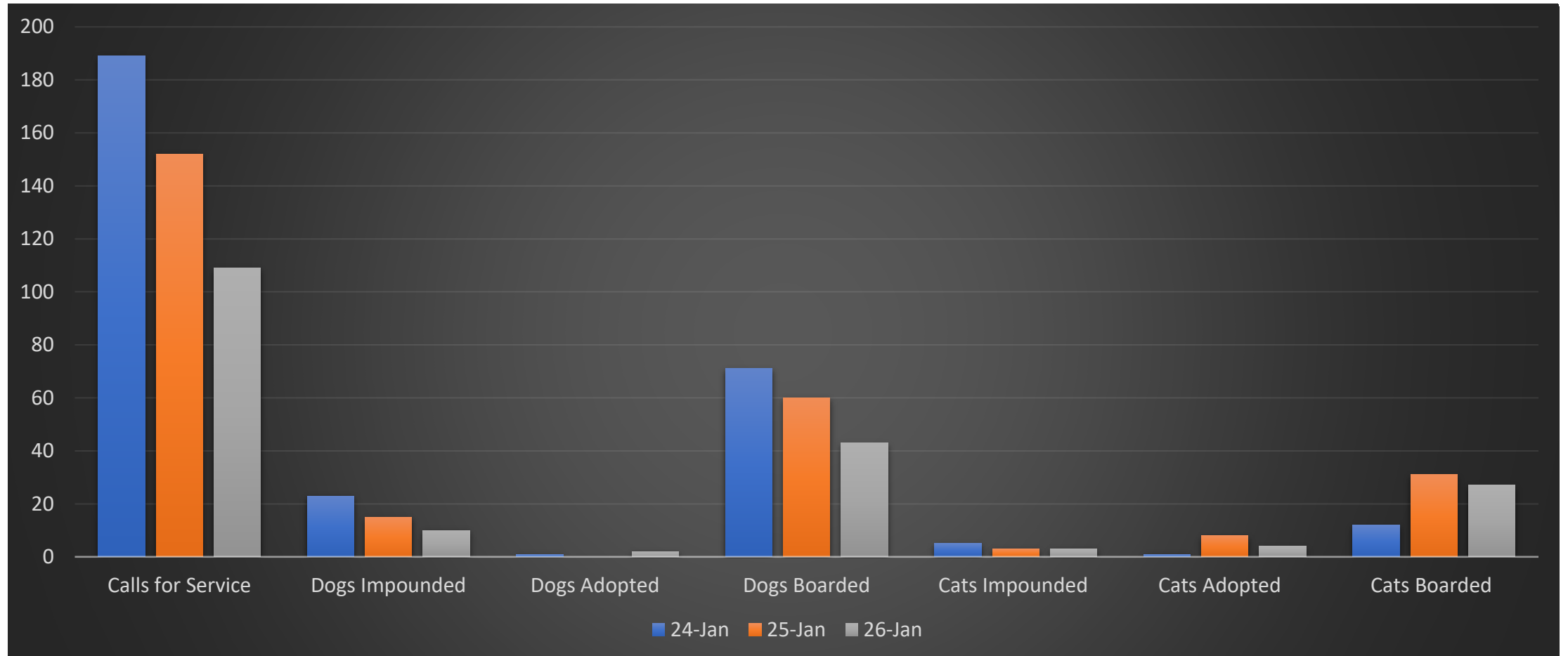


DETECTIVE DIVISION SUMMARY OF ACTIVITY

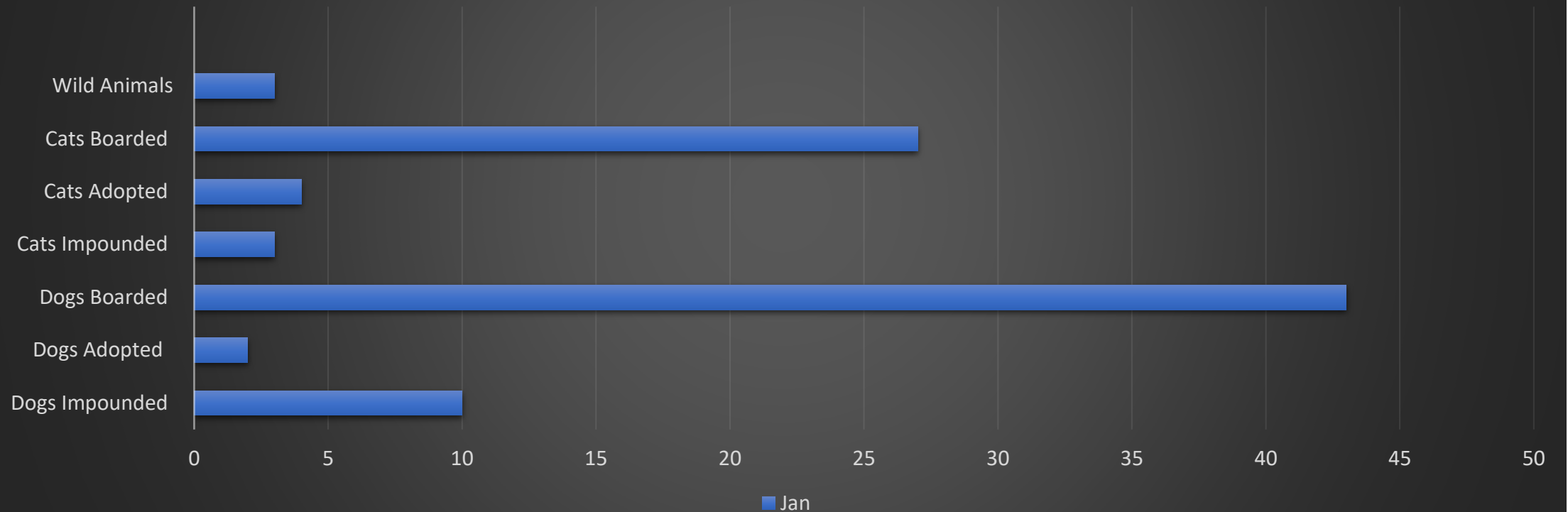


Animal Shelter

Year by Year Comparison



ANIMAL SHELTER MONTHLY STATS



2025 Department Goals

- Upgrade, implement and train employees on the 911 system.
 - The system was installed and all Dispatchers were trained.
- Install, implement and train on new MDT system for all Patrol vehicles.
 - MDT's were installed in 10 Patrol vehicles and all software complete.
 - Training was done for all Officers and implemented.
- Upgrade and add safety equipment for Patrol such as shields and helmets
 - We purchased 2 shields to be checked out.
 - We trained several Officers on Patrol Rifles.
- Hire and implement the new Evidence and Records position.
 - Dianna Harris was hired. She has completed her evidence training and record retention training.

2025 Department Goals

- Create a Department Honor Guard
 - The members were chosen.
 - Uniforms were designed and ordered.
- Conduct at least 4 Community Outreach or Crime Prevention Programs.
 - Coffee with a Cop – Generations Café May 2025
 - Guns & Hoses – May 2025
 - National Night Out – October 2025
 - Liberty Lights – November – December 2025
 - Christmas Parade – December 2025
 - Silver Santa/Shop with a Cop- December 2025

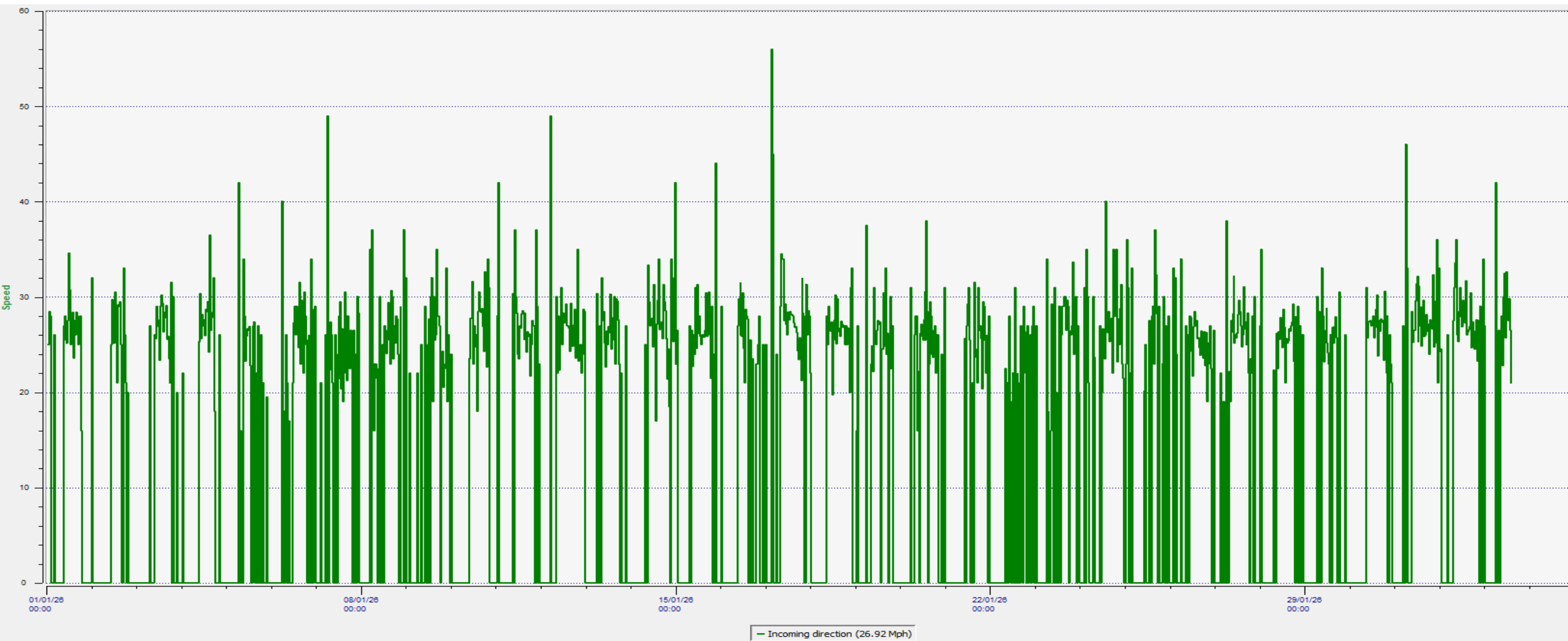


Community Outreach

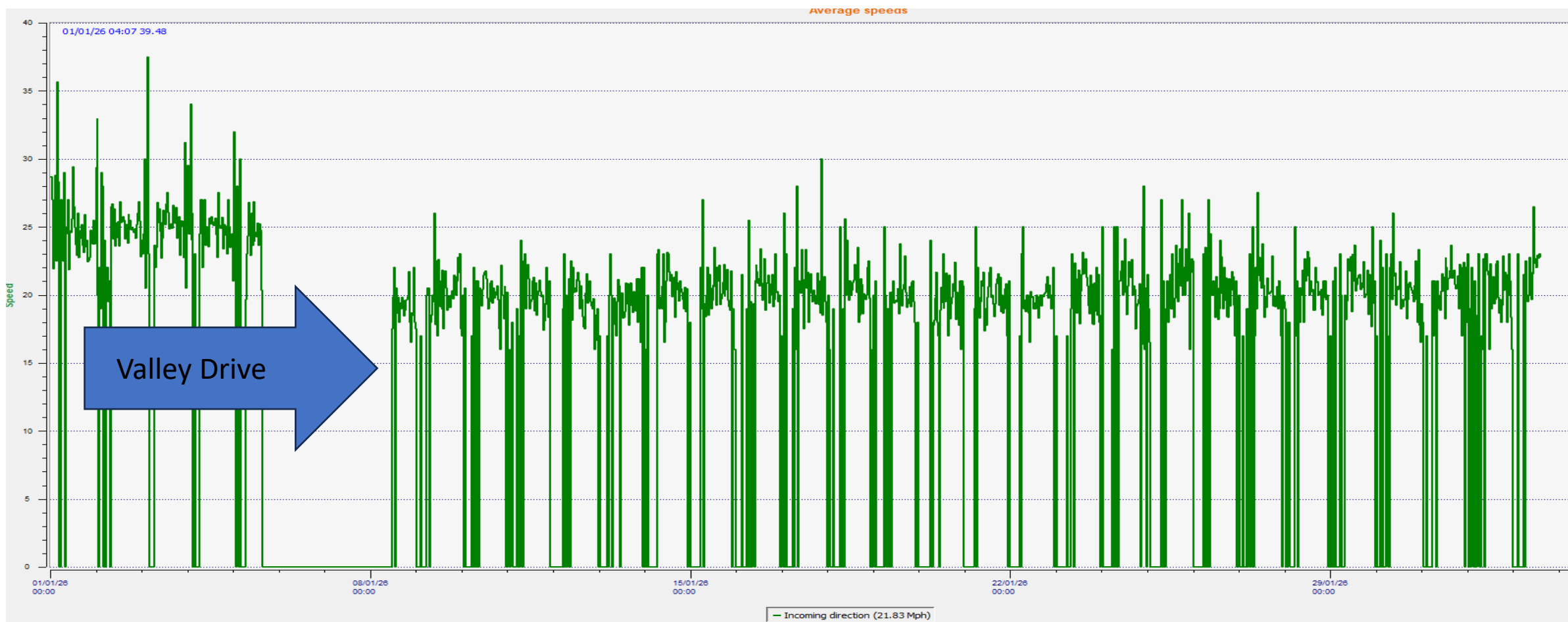
Community Outreach



Speed Monitor on Layl Drive



Speed Monitor for Valley Drive





Remote Pilot Certificate – Drone

- Detective Burks and Officer Whitehurst attended American Air Operations in December 2025. After completing the course, they both completed the testing process at KUSA Aviation in Beaumont, Texas and are now Certified as a SUAS Pilots.



KEN PAXTON

ATTORNEY GENERAL of TEXAS

CHAPTER 59 ASSET FORFEITURE REPORT BY LAW ENFORCEMENT AGENCY

Agency Information

Agency Information

Year: 2025 Agency Name: Liberty Police Dept.
Agency Mailing Street: City: Liberty
1906 Lakeland Dr.
ZIP: 77575 State: TX
County: Liberty Phone Number: (936) 336-5666
Agency Fiscal Beginning Month: October Agency Fiscal Ending Month: September

I. Seized Funds

Do not include federal seizures and/or forfeitures on this form. This form is only for those seizures and/or forfeitures made pursuant to Chapter 59 of the Texas Code of Criminal Procedure.

Seized Funds Pursuant to Chapter 59

Funds that have been seized but have not yet been awarded/forfeited to your agency by the judicial system.

A) Beginning Balance: \$47,986.55

B) Seizures During Reporting Period

Include only those seizures which occurred during the reporting period and where the seizure affidavit required by Article 59.03 is sworn to by a peace officer employed by your agency (E.G. seizing officer's affidavit).

1) Amount seized and retained in your agency's custody: \$0.00

2) Amount seized and

transferred to the District Attorney pending forfeiture: \$0.00

3) Total Seizures - This field will be auto-calculated when you SAVE or switch sections: \$0.00

C) Interest Earned on Seized Funds During Reporting Period: \$1,385.39

D) Amount Returned to Defendants/Respondents: \$0.00

E) Amount Transferred to Forfeiture Account: \$0.00

F) Other Reconciliation Items (Must provide detail in box below): \$0.00

Description:

G) Ending Balance - This field will be auto-calculated when you SAVE or switch sections: \$49,371.94

Ending Balance - Mailed Form:

II. Forfeited Funds & Other Court Awards

Forfeited Funds and Other Court Awards Pursuant to Chapter 59

Funds awarded to your agency by the judicial system and which are available to spend.

A) Beginning Balance: \$0.00

B) Amount Forfeited to and Received by Reporting Agency (Including Interest) During Reporting Period: \$0.00

C) Interest Earned on Forfeited Funds During Reporting Period: \$0.00

D) Amount Awarded Pursuant to 59.022: \$0.00

E) Amount Awarded Pursuant to 59.023: \$0.00

F) Proceeds Received by Your Agency From Sale of Forfeited Property: \$0.00

G) Amount Returned to Crime Victims: \$0.00

H) Other Reconciliation Items (Must provide detail in box below): \$0.00

Description:

I) Total Expenditures of Forfeited Funds During Reporting Period. This field will be auto-calculated once section VI has been completed and you save or switch sections.: \$43,183.37

J) Ending Balance - This field will be auto-calculated when you SAVE or switch sections.: (\$43,183.37)

I) Total Expenditure from Mailed Form:

J) Ending Balance from Mailed Form:

III. Other Property

Other Property

List the number of items seized for each category. Include only those seizures where a seizure is made by a peace officer employed by your agency. If property is sold, list under "Proceeds Received by Your Agency From Sale of Forfeited Property" in Section II (F) in the reporting year in which the proceeds are received. Please note - this should be a number not a currency amount. Example 4 cars seized, 3 cars forfeited and 0 cars put into use.

A) Motor Vehicles (Include cars, motorcycles, tractor trailers,etc.)

1) Seized: 0

2) Forfeited to Agency: 0

3) Returned to Defendants/Respondents: 0

4) Put into use by Agency: 0

B) Real Property (Count each parcel seized as one item)

1) Seized: 0

2) Forfeited to Agency: 0

3) Returned to Defendants/Respondents: 0

4) Put into use by Agency: 0

C) Computers (Include computer and attached system components, such as printers and monitors, as one item)

Please note - this should be a number not a currency amount. For example, 4 computers seized, 3 computers forfeited and 0 computers put into use.

1) Seized: 0

2) Forfeited to Agency: 0

3) Returned to Defendants/Respondents: 0

4) Put into use by Agency: 0

D) Firearms (Include only firearms seized for forfeiture under Chapter 59. Do not include weapons disposed under Chapter 18)

Please note - this should be a number not a currency amount. For example, 4 firearms seized, 3 firearms forfeited, 0 firearms put into use.

1) Seized: 0

2) Forfeited to Agency: 0

3) Returned to Defendants/Respondents: 0

4) Put into use by Agency: 0

E) Other Property

Please note - this should be a number not a currency amount. For example, 4 lots of tools seized, 3 lots of tools forfeited, 0 lots of tools put into use.

Description	Seized	Forfeited To Agency	Returned to Defendants/Respondents	Put into use by Agency
-------------	--------	---------------------	------------------------------------	------------------------

IV. Forfeited Property Received

Forfeited Property Received From Another Agency

Enter the total number of items transferred to your agency where the forfeiture judgment awarded ownership of the property to another agency prior to the transfer.

A) Motor Vehicles: 0

B) Real Property: 0

C) Computers: 0

D) Firearms: 0

E) Other: 0

V. Forfeited Property Transferred/Loaned

Forfeited Property Transferred or Loaned to Another Agency

Enter the total number of items transferred or loaned from your agency where the forfeiture judgment awarded ownership of the property to your agency prior to the transfer.

A) Motor Vehicles: 0

B) Real Property: 0

C) Computers: 0

D) Firearms: 0

E) Other: 0

VI. Expenditures: A - D

A) Salaries

1) Increase of Salary, Expense
or Allowance for Employees
(Salary Supplements): \$0.00

2) Salary Budgeted Solely
From Forfeited Funds: \$0.00

3) Number of Employees Paid
Using Forfeiture Funds: 0

4) TOTAL SALARIES PAID
OUT OF CHAPTER 59
FUNDS: \$0.00

Total Salaries from Mailed
Form:

B) Overtime

1) For Employees Budgeted by
Governing Body: \$0.00

2) For Employees Budgeted
Solely out of Forfeiture Funds: \$0.00

3) Number of Employees Paid
Using Forfeiture Funds: 0

4) TOTAL OVERTIME PAID
OUT OF CHAPTER 59
FUNDS: \$0.00

Total Overtime from Mailed
Form:

C) Equipment

1) Vehicles: \$0.00

2) Computers: \$24,980.00

3) Firearms, Protective Body
Armor, Personal Equipment: \$13,887.42

4) Furniture: \$0.00

5) Software: \$0.00

6) Maintenance Costs: \$0.00

7) Uniforms: \$2,996.95

8) K9 Related Costs: \$0.00
9) Other (Must provide detail in box below): \$1,319.00

Description:

Computer mounts for MDT's

10) TOTAL EQUIPMENT
PURCHASED WITH \$43,183.37
CHAPTER 59 FUNDS:

Total Equipment from Mailed
Form:

D) Supplies

1) Office Supplies: \$0.00
2) Mobile Phone and Data
Account Fees: \$0.00
3) Internet: \$0.00
4) Other (Must provide detail in box below): \$0.00

Description:

5) TOTAL SUPPLIES
PURCHASED WITH \$0.00
CHAPTER 59 FUNDS:

Total Supplies from Mailed
Form:

VI. Expenditures: E

E) Travel

1) In State Travel

a) Transportation: \$0.00
b) Meals & Lodging: \$0.00
c) Mileage: \$0.00

d) Incidental Expenses: \$0.00

e) Total In State Travel: \$0.00

Total In State Travel from
Mailed Form:

2) Out of State Travel

a) Transportation: \$0.00
b) Meals & Lodging: \$0.00
c) Mileage: \$0.00
d) Incidental Expenses: \$0.00

e) Total Out of State Travel: \$0.00

Total Out of State Travel from
Mailed Form:

3) Total Travel Paid Out of Chapter 59 Funds

Total Travel Paid Out of
Chapter 59 Funds: \$0.00

Total Travel from Mailed Form:

VI. Expenditures: F - G

F) Training

1) Fees (Conferences,
Seminars): \$0.00
2) Materials (Books, CDs,
Videos, etc.): \$0.00
3) Other (Must provide detail in box below): \$0.00

Description:

4) TOTAL TRAINING PAID
OUT OF CHAPTER 59 \$0.00
FUNDS:

Total Training from Mailed Form:

G) Investigative Costs

- 1) Informant Costs: \$0.00
2) Buy Money: \$0.00
3) Lab Expenses: \$0.00
4) Other (Must provide detail in box below): \$0.00

Description:

5) TOTAL INVESTIGATIVE COSTS PAID OUT OF CHAPTER 59 FUNDS: \$0.00

Total Investigative Costs from Mailed Form:

VI. Expenditures: H - N

H) Prevention / Treatment Programs / Financial Assistance / Donation

- 1) Total Prevention/Treatment Programs (pursuant to 59.06 (d-3(6), (h), (j)): \$0.00
2) Total Financial Assistance (pursuant to Articles 59.06 (n) and (o)): \$0.00
3) Total Donations (pursuant to Articles 59.06 (d-2)): \$0.00
4) Total scholarships to children of officers killed in the line of duty (pursuant to Article 59.06 (r)): \$0.00

5) TOTAL PREVENTION/TREATMENT PROGRAMS/FINANCIAL ASSISTANCE/DONATIONS (Pursuant to Articles 59.06 (d-3(6)), (h), (j), (n), (o), (d-2), \$0.00

(r)) - This field will be auto-calculated when you SAVE or switch sections:

Total PREVENTION/TREATMENT PROGRAMS/FINANCIAL ASSISTANCE/DONATIONS from Mailed Form:

I) Facility Costs

- 1) Building Purchase: \$0.00
2) Lease Payments: \$0.00
3) Remodeling: \$0.00
4) Maintenance Costs: \$0.00
5) Utilities: \$0.00
6) Other (Must provide detail in box below): \$0.00

Description:

7) TOTAL FACILITY COSTS PAID OUT OF CHAPTER 59 FUNDS: \$0.00

Total Facility Costs from Mailed Form:

J) Miscellaneous Fees

- 1) Court Costs: \$0.00
2) Filing Fees: \$0.00
3) Insurance: \$0.00
4) Witness Fees (including travel and security): \$0.00
5) Audit Costs and Fees (including audit preparation and professional fees): \$0.00
6) Other (Must provide detail in box below): \$0.00

Description:

7) Total Miscellaneous Fees Paid Out of Chapter 59 Funds

\$0.00

- This will be auto-calculated
when you SAVE or switch
sections:

Total Miscellaneous Costs
from Mailed Form:

K) Paid to State Treasury / General Fund / Health & Human Services Commission

1) Total paid to State Treasury
due to lack of local agreement
pursuant to 59.06 (c): \$0.00

2) Total paid to State Treasury
due to participating in task
force not established in
accordance with 59.06 (q)(1): \$0.00

3) Total paid to General Fund
pursuant to 59.06 (c-3) (C) \$0.00
(Texas Department of Public
Safety only):

4) Total forfeiture funds
transferred to the Health and
Human Services Commission
pursuant to 59.06 (p): \$0.00

5) TOTAL PAID TO STATE
TREASURY/ GENERAL
FUND/ HEALTH & HUMAN
SERVICES COMMISSION
OUT OF CHAPTER 59
FUNDS: \$0.00

Total Paid to State
Treasury/General fund/ Health
& Human Services
Commission from Mailed
Form:

L) Total Paid to Cooperating Agency(ies) Pursuant to Local Agreement

TOTAL PAID TO
COOPERATING
AGENCY(IES) PURSUANT
TO LOCAL AGREEMENT: \$0.00

M) Total Other Expenses Paid Out of Chapter 59 Funds Which Are Not Accounted For In Previous Categories

TOTAL OTHER EXPENSES
PAID OUT OF CHAPTER 59
FUNDS WHICH ARE NOT
ACCOUNTED FOR IN \$0.00
PREVIOUS CATEGORIES
(Must provide detail in box
below):

Description:

N) Total Expenditures

TOTAL EXPENDITURES: \$43,183.37

Total Expenditures from Mailed
Form:

Financial Professional Signature

After signing and pressing "Save", using your email address and password account access, and pursuant to the terms of service, you certify that you swear or affirm that the Commissioners Court, City Council or Head of Agency (if no governing body) has requested that you conduct the audit required by Article 59.06 of the Code of Criminal Procedure and that upon diligent inspection of all relevant documents and supporting materials, you believe that the information contained in this report is true and correct to the best of your Knowledge.

Do you acknowledge the
above terms : Yes

Typed Name of
Auditor/Treasurer/Accounting
Professional/Preparer: Naomi Herrington

Title: Assistant City
Manager, CFO

Head of Agency Certification

After signing and pressing "Submit" using your email address and password account access, and pursuant to the terms of service you swear or affirm, under penalty of perjury, that you have accounted for the seizure, forfeiture, receipt, and specific expenditure of all proceeds and property subject to Chapter 59 of the Code of Criminal Procedure, and that upon diligent inspection of all relevant documents and supporting materials, this asset forfeiture report is true and correct and contains all information required by Article 59.06 of the Code of Criminal Procedure. You further swear or affirm that, to the best of your knowledge, all expenditures reported herein were lawful and proper, and made in accordance with Texas law.

Do you acknowledge the
above terms : Yes

Year: 2025

Typed Name of Head of Agency:: Richard Ashe

Title: Chief of Police

Date: 12/4/2025

Comments:



Public Information Monthly Activity Report January 2026



Facebook Insights

Views: 210,790

The number of times our content was played or displayed.

Reach: 106,393

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: 1,872

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

+Followers: 145

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: 449

Reach: 159

Clicks: 30

+Followers: 20



"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.

JANUARY // 2026 //

PUBLIC WORKS MONTHLY REPORT

STREET DEPARTMENT

NOTES:

- The sweeper has been in the shop for over a month
- Patched around town
- Repaired stop sign at MLK and Main
- Repaired a large void under concrete at Travis and Grand
- Repaired asphalt street cuts
- Cut asphalt at park for splash pad project
- Cleaned inlets
- Repaired speed limit sign on Lakeland
- Set tank at park for splash pad project
- Trimmed limbs away from stop signs around town
- Repaired concrete cut
- stabilized asphalt cuts at park
- Wash and grease all equipment and trucks
- Helped Water Dept with large void under street on Travis (Ott Hotel)
- Repaired stop sign on Lakeland
- Prepare for possible ice storm
- Picked up grass from high school field with knuckle boom
- Helped Water Dept. with water main break at Hwy 90 and Bowie

STREET DEPARTMENT – CONT.

FIXING THESE STREETS

Streets:						
	Graded:				1.5	Miles
	Swept:					Hours
	Street cut repairs:				8	Each
	Curb & Gutter Repair:					Feet
Drainage:						
	Ditch Cleaning:					Feet
	Culvert Installation:					Feet
	Catch Basin/inlets cleaned:				681	Each
	Levee Inspection:				Yes	
	Flap Gate Debris Removal					
Spraying:						
	Herbicide:					Gallons
	Mosquito:					Miles
Signs:						
	Installed					Each
	Repaired/ Replaced				2	Each

PARKS DEPARTMENT

Work Completed:

Fields:

Work Performed: Picked up trash and maintained as needed. Mowed 3 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. Waiting on parts to finish up splash pad.

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. Replaced all basketball nets. Cut vines and other debris off of fence lines that had been neglected by the contractors.

Trees:

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

Flags:

Work Performed: checked for wear and tear everyday replaced as necessary.

PARKS DEPARTMENT – CONT.**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. Musco finished installing and setting up lights at the park.
7. Waiting on back flow preventer and meter to be installed at splash pad
8. Dug hole and set the lift station for the force main drain, also dug ditch for the drain from splash pad all the way to Cook Rd.
9. Had street dept. come out and pick up grass and dirt that the high school baseball coach had dumped at the basketball pavilion.
10. Replaced all broken barrels and barrels that had rotted out at the bottom with new plastic barrels throughout all parks.
11. Replaced big flag.
12. Picked up trash throughout the city, and on highway 90 east
13. Cleaned up area in front of Potetz home improvement store along main street.
14. Had fountains with lights installed in the pond and had maintenance performed on pond.

MONTHLY WATER REPORT

2 DAILY	FREQUENCY THAT WATER WELLS ARE CHECKED
40	DISINFECTANT WATER SAMPLES THAT ARE TAKEN X 1 DAILY
9	SAMPLES FOR MONTHLY MONITORING-CHLORINE REPORT
X2/WKLY	FREQUENCY THAT LIFT-STATIONS ARE CHECKED
MONTHLY	END LINE FLUSHING

Power Outages January 2026

Date	Location	Time Called Out	Time Power Restored	Response Time (mins)	Outage Time (mins)	Cause of Outage
3	400 Fisher Bend	3:30 PM	5:25 PM	5	115	Blown fuses due to limb on falling
4	1710 Sam Houston	4:25 PM	6:50 PM	5	145	squirrel got in to air switch
6	2023 Pine	8:45 AM	10:30 AM	5	105	loose wire
7	MLK DR.	4:20 PM	4:30 PM	10	10	flag stuck in light
6	2323 N Main	02:00:00PM	3:00 PM	15	60	Partial power due to blown line fuse
10	2305 N Main	9:00 AM	10:15 AM	10	75	Blown line fuse
17	2342 1/2 Park Place Apt # 503	11:30 AM	11:40 AM	10	10	customer issue (Dim Lights)
17	2342 1/2 Park Place Apt # 503	4:20 PM	4:30PM	10	10	dispatch requested meter pull
24	305 Still Forest	8:30 AM	10:00 AM	30	90	blown transformer fuse
24	208 Feather Trace	6:25 PM	7:45 PM	5	80	main breakers tripped
26	2719 Cornell	9:30 AM	11:00 AM	18	90	bushing wire burned in half
26	2232 Grand	11:30 AM	12:20 PM	15	50	breaker was tripped
27	820 Texas	12:25 AM	2:30 AM	5	120	2 legs, burned up
31	3712 N Main	1:00 PM	3:30 PM	10	150	Fire caused by bad cut out
AVERAGE				11	79	

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: February 10, 2026

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: February 10, 2026

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, January 13, 2026

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on January 13, 2026, 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 Jay Shivers from Line Camp Cowboy Church.

III. PLEDGE OF ALLEGIANCE

The Pledge to the American Flag and 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 Dubose and Mrs. Tacy Dubose spoke to Council regarding the condition of Lee Tims Road and the problem they have been having with their address.

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:

- Liberty Ranch Subdivision
- Water System Maintenance
- EMPACT engineering Geospatial Report for Electric Utility
- Roadway Addes Services
- Liberty Municipal Park
- Wayfinding

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, Board Member of the Sam Rayburn Municipal Power Agency, stated that there was nothing to report as there was no meeting held in December. The next meeting is scheduled in Livingston on January 20, 2026.

D. Mayor, Council and Staff Comments

Mayor Hebert congratulated everyone on a successful Lights in Liberty event.

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.

Council Member Brents requested Item B to be removed from the Consent Agenda to the regular agenda.

A motion was made by Council Member Brents to approve the minutes 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. December 8, 2025
2. December 16, 2025

VII. REGULAR AGENDA

A. Regular Session

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, AMENDING THE CITY'S MASTER FEE SCHEDULE TO UPDATE THE FEE FOR ADDITIONAL RESIDENTIAL SOLID WASTE CARTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This item was moved to the regular session by request of Council Member Brents. The city is currently charging \$6.40 per additional 96-gallon container and Frontier Waste is charging \$6.69 per additional 96-gallon container. To cover the cost that Frontier Waste is charging and the administrative fee that the city charges for billing and processing for each additional 96-gallon container, the city needs to increase the fee to \$7.00.

A motion was made by Council Member Dugger to approve the ordinance to update the Master Fee Schedule to update the fee for additional residential solid waste carts and seconded by Council Member Bell. The motion passed 7 to 0 with all present voting yes.

1. Presentation of Drainage Study by HR Green

Mr. John Mudd and Ms. Tori Weber from HR Green presented to the Council the investigation findings for four locations within the city that have recurring drainage issues. The locations included Industrial Road, Navigation Street, Port Drive and Liberty Municipal Park. The study utilized existing FEMA base-level engineering study hydrology and rain-on-grid models for the 10-and 100-year events. HR Green discussed the existing conditions and recommendations with cost analysis to fix the drainage at the four locations. The discussion closed with a question-and-answer session.

2. Rural Texas Trap-Neuter-Return (TNR) Presentation to Council with discussion and possible action.

Ms. Samantha Roberston & Ms. Shyanne Loftin from Rural Texas TNR Program, in support of Ms. Austin Thomas from ROSES Rescues, presented to the Council about their program and how it helps the community. The Trap-Neuter-Return program safely traps stray and feral cat populations, then they are spayed/neutered, vaccinated and treated for health issues at a vet, and are returned to their outdoor homes to live out their natural lives to help reduce overpopulation and improve community health. Various locations within the City of Liberty were discussed that would benefit from partner funding to help to increase the number of cats that are treated specifically in the city. The discussion closed with a question-and-answer session.

3. Consider and take possible action on a resolution approving the expenditure of funds and construction of a storage building at the Liberty Municipal Airport.

After purchasing equipment to maintain the Liberty Airport property, we need a place to store the equipment. Council was presented with two proposals to review regarding a building to house the equipment. One proposal was from Myron McDowell Construction for \$48,450 and the second proposal was from Better Built Metal Building for \$51,197. Council reviewed the proposals and chose the second proposal but wanted to ask LCDC for funding.

4. Consider and take possible action regarding the City and Liberty Community Development Corporation Websites.

The City of Liberty and LCDC each have their own websites maintained and hosted by CivicPlus Drupal 7 software. CivicPlus is moving to new Web Central Software for better security. To migrate both websites to the new software, it would cost \$31,290 and if the websites are combined into one website, the migration cost would be \$16,700. Current cost is \$15,085 to maintain both websites. Council agreed that combining the websites into one website would be beneficial for the citizens and beneficial for the budget.

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 PROPOSED AGREEMENT WITH BRAZOS TRANSIT DISTRICT.

Brazos Transit District (BTD) is a public transportation provider, offering numerous routes and services. BTD was founded in 1974 and now serves 16 counties in Central and East Texas. BTD is a political subdivision of the State of Texas and receives funding through the Federal Transportation Administration and the Texas Department of Transportation. This agreement is a five (5) year agreement with an annual cost of \$5,512.50.

A motion was made by Council Member Bell to approve the resolution approving the proposed agreement with Brazos Transit District and seconded by Council Member Dennis. 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 FINAL PLAT FOR PHASE I OF THE LIBERTY RANCH SUBDIVISION; AND PROVIDING AN EFFECTIVE DATE.

Baker & Lawson, on behalf of the Von Schmidt Land and Cattle, LLC, has submitted a final plat for a proposed 216 lot residential subdivision to be located on Highway 146 North. The subdivision will be divided into two phases, with phase I consisting of 108 lots and phase II consisting of 108 lots.

The subdivision will include a 50' right-of-way, on-site detention, 28' wide concrete curb and gutter streets, sidewalks, underground utilities and a 0.636-acre park that will be privately maintained.

The layout of the subdivision is as follows:

1. Lot Size - 5,000 sf
2. Lot Width - 50 feet
3. Corner Lot Width - Proposed: 55 feet
4. Setbacks - Proposed: 5.0 feet

Planning and Zoning Commission approved the final plat for Phase I of the Liberty Ranch Subdivision during their December 17, 2025, meeting.

A motion was made by Council Member Ward to approve the resolution approving the final plat for phase 1 of the Liberty Ranch Subdivision and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

7. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, ESTABLISHING A TWENTY (20) MILE PER HOUR SPEED LIMIT WITHIN THE LIBERTY RANCH SUBDIVISION; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The developers for Liberty Ranch Subdivision have requested that the speed limit in the residential subdivision be reduced to 20 miles per hour to promote public safety and protect pedestrians and cyclists.

A motion was made by Council Member Dennis to approve the ordinance establishing a twenty mile per hour speed limit within the Liberty Ranch Subdivision and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, APPROVING THE FORM AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM FOR "CITY OF LIBERTY, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (LIBERTY RANCH PUBLIC IMPROVEMENT DISTRICT)".

A motion was made by Council Member Bell to approve the Resolution approving the form and authorizing the distribution of a preliminary limited offering memorandum for City of Liberty Texas special Assessment Revenue bonds, series 2026 Liberty Ranch Public Improvement District and seconded by Council Member Dennis. The motion passed 6 to 0 to 1 with all present voting yes, with Council Member Ward abstaining.

9. **A RESOLUTION OF THE CITY OF LIBERTY, TEXAS, DETERMINING COSTS OF THE PROPOSED PUBLIC IMPROVEMENTS IN THE LIBERTY RANCH PUBLIC IMPROVEMENT DISTRICT, APPROVING A PROPOSED ASSESSMENT ROLL FOR THE DISTRICT, AND MAKING RELATED FINDINGS AND DETERMINATIONS, IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE.**

A motion was made by Council Member Brents to approve the resolution determining costs of the proposed public improvements in the Liberty Ranch Public Improvement District, approving a proposed assessment roll for the district, and making related findings and determinations in accordance with chapter 372 of the Texas local government code and seconded by Council Member Dugger. The motion passed 6 to 0 to 1 with all present voting yes, with Council Member Ward abstaining.

10. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, ADOPTING PROCUREMENT PROCEDURES FOR THE CITY'S MUNICIPALLY OWNED ELECTRIC UTILITY PURSUANT TO TEXAS LOCAL GOVERNMENT CODE § 252.022(c); AND PROVIDING AN EFFECTIVE DATE.**

A motion was made by Council Member Dugger to approve the resolution adopting procurement procedures for the City's Municipally Owned Electric Utility Pursuant to Texas Local Government Code § 252.022(c) and seconded by Council Member Seymour. The motion passed 7 to 0 with all present voting yes.

11. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, APPROVING THE EXTENSION OF A CONTRACT WITH TEXAS ELITE ELECTRICAL SERVICES, LLC FOR ELECTRIC UTILITY SERVICES IN ACCORDANCE WITH THE CITY'S ELECTRIC UTILITY PROCUREMENT PROCEDURES; AND PROVIDING AN EFFECTIVE DATE.**

A motion was made by Council Member Seymour to approve the resolution approving the extension of a contract with Texas Elite Electrical Services, LLC for Electric Utility Services in accordance with the City's Electric Utility Procurement Procedures and seconded by Council Member Ward. The motion passed 6 to 0 to 1 with all present voting yes, with Council Member Brents abstaining.

12. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, FORMALLY ACCEPTING THE DEDICATION OF STREETS WITHIN THE RAVEN HILL RANCH SUBDIVISION AS PUBLIC STREETS; ASSUMING MAINTENANCE RESPONSIBILITY; AUTHORIZING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

A motion was made by Council Member Ward to approve the resolution formally accepting the dedication of streets within the Raven Hill Ranch Subdivision as Public Streets and seconded by Council Member Brents. The motion passed 7 to 0 with all present voting yes.

B. Executive Session

At 7:52 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 9:41 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 Dugger to purchase property on Lakeland behind the Police Department as discussed in executive session and seconded by Council Member Dennis. 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 9:44 p.m.

John Hebert, Jr., Mayor

ATTEST:

April Gilliland, City Secretary

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: February 10, 2026

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 PARTICIPATION IN NATIONAL LIBRARY WEEK BY OFFERING A FINE FORGIVENESS WEEK FROM APRIL 20 – APRIL 25, 2026.

Department: Library

Subject: Fine Forgiveness Week

Background: National Library Week, sponsored by the American Library Association, is an annual celebration highlighting the valuable role libraries, librarians, and library workers play in transforming lives and strengthening communities. School, public, academic and special libraries participate in National Library Week.

This year's National Library Week will take place from April 19 - 25, 2026. In observance of National Library Week, the Liberty Municipal Library would like to offer a fine forgiveness week to encourage patrons to visit the library and return overdue materials. Each year patrons incur fines related to overdue items. The largest component of these fines are the actual cost of the item itself. By offering a fine forgiveness week, we hope to have many of these overdue items returned, while also encouraging patrons to visit and utilize the library.

Funding Source: n/a

Staff Recommendation: Staff recommends approval of the resolution in celebrating National Library Week and participating in the fine forgiveness week.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/2026 6:00 PM

Department: Library
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 PARTICIPATION IN NATIONAL LIBRARY WEEK BY OFFERING A FINE FORGIVENESS WEEK FROM APRIL 20 – APRIL 25, 2026.

WHEREAS, National Library Week, sponsored by the American Library Association, is an annual celebration highlighting the valuable role libraries, librarians, and library workers play in transforming lives and strengthening communities; and

WHEREAS, school, public, academic, and special libraries participate in National Library Week; and

WHEREAS, this year's National Library Week will take place from April 19 – April 25, 2026; and

WHEREAS, in observance of National Library Week, the Liberty Municipal Library would like to offer a fine forgiveness week to encourage patrons to visit the library and return overdue materials.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby approves participation in National Library Week by offering a fine forgiveness week from April 20 – April 25, 2026.

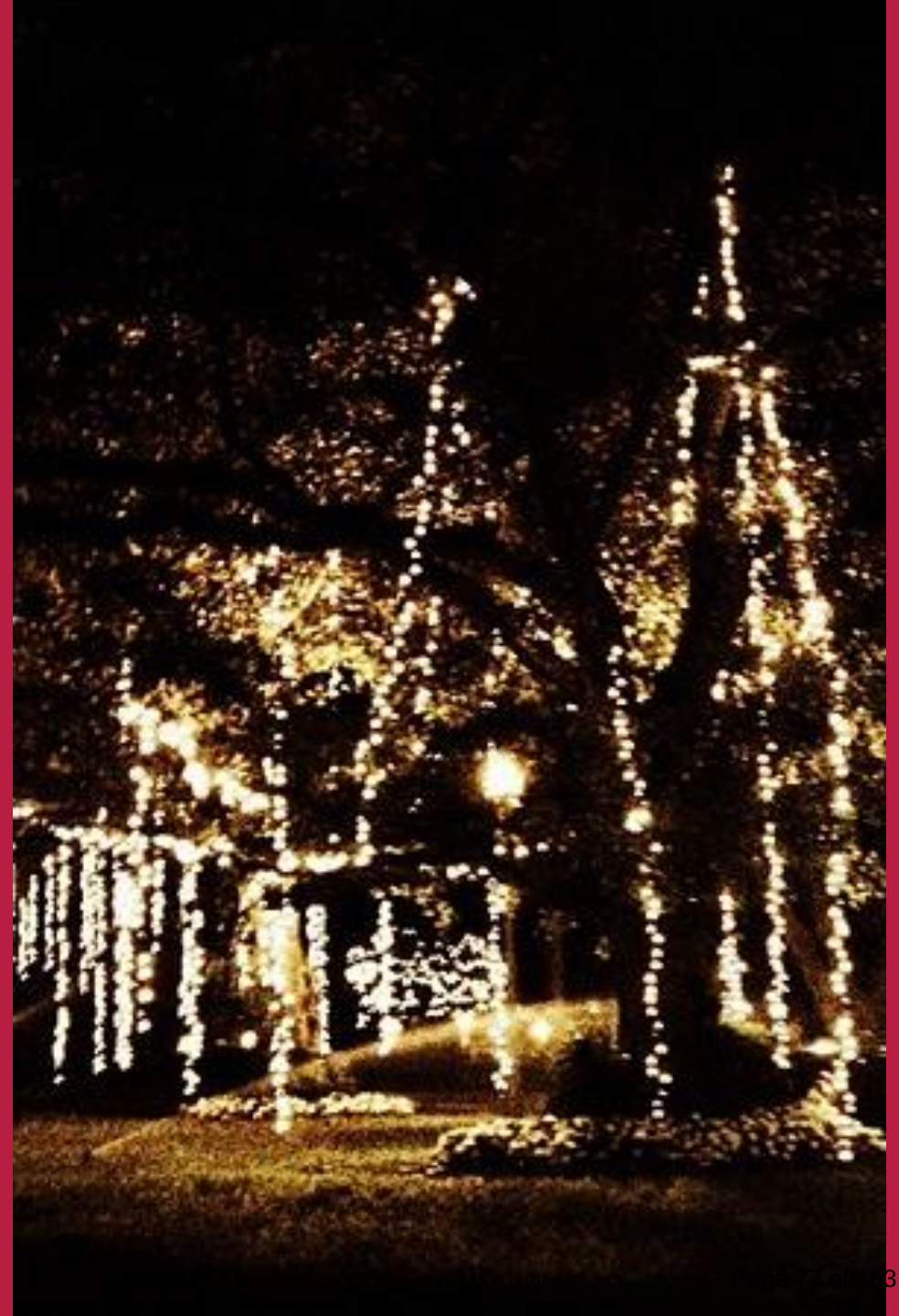
PASSED AND APPROVED this ____ day of February 2026.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

LIGHTS in Liberty
began as a dream in
early February 2025 with
John Hebert &
the Steering Committee's
vision and hopes





LIGHTS in Liberty

5 Tuesdays from November 18TH – December 16TH



**The City of Liberty celebrates
“LIGHTS in Liberty”**

**Step into a wonderland of over
66,500 lights; experience the heart
of our city aglow with holiday spirit.**

Our focus was on
“LIGHTS”
within Liberty

- * the People
- * the Businesses
- * the Non-Profits
- * the Churches
- * the History

OUR TOWN



November 18th

LIGHTS in Liberty



- **Lighting ceremony for all lights at 6:30pm**
- **Entertainment: Drake, Cannon, & Collins Family 5:30pm - 7:30pm**
- **Photo ops with lights & 5 Christmas cutouts**
- **Face painting via LHS National Art Society**
- **Free hot dogs, chips & soft drink for first 350 people sponsored by First Liberty Bank – ran out of food at 6:45pm**
- **2 downtown restaurants + 3 food trucks**
- **Local shops stayed open late**
- **Estimated attendance: 400-425 people**

- 18 merchants & vendors in City Hall
- Entertainment: Star Twirling Academy, Cornerstone Church Liberty Praise Team, & North Main Baptist Worship Team
- Lemelle's Sausage on a stick with roll, chips, & drink for first 360 people, sponsored by Tracy Williams of State Farm & Liberty Pest Control - ran out of food at 6:45pm
- 2 downtown restaurants + 3 food trucks
- Local shops stayed open late
- Estimated attendance: 325-350 people

November 25th High-LIGHT Local Merchants & Vendors



- **Lighted Parade with 92 entries**
- **Photo ops with Santa Claus & Panther Claws**
- **Strolling Carolers from First Methodist Church of Liberty Choir**
- **Corn dogs for first 360 people sponsored by Liberty Dayton Regional Medical Center – ran out of food at 6:40pm**
- **2 downtown restaurants + 3 food trucks**
- **Local shops stayed open late**
- **Estimated attendance: 550-575 people**

December 2ND

RAYS OF LIGHT



December 9TH

Shine your **LIGHT**



- 28 local churches & non-profits in City Hall parking lot
- Entertainment: Karla Burris, Apostle Delmer Lee Coward, Jr., & Dayton Academy of Dance
- Lighted tours on mule drawn wagons
- LISD Art under the Lights (inside City Hall) with LHS Art Honor Society's Art Auction
- Lemelle's Sausage on a stick with roll, chips, & drink for first 325 people sponsored by Janis Holt - Texas House Representative District 18 & North Main Baptist Church – ran out of food at 6:50pm
- 2 downtown restaurants & 3 food trucks
- Local shops stayed open late
- Estimated attendance: 375-400 people

December 16TH **LIGHT**-hearted fun

- **Entertainment: Great Beginnings Kindergarten & Preschool Choirs, Stormi's Cheer Studio, & Ballet Folklórico of Dayton**
- **Bubble Snow behind Liberty Municipal Library**
- **Face Painting via LHS National Art Honor Society**
- **Lighted tours on mule drawn wagons**
- **Police, Fire, & Emergency Helicopter on Display**
- **Hot dog, chips, & drink for first 375 people, sponsored by First Liberty Bank – ran out of food at 7:10pm**
- **1 downtown restaurant + 3 food trucks**
- **Estimated attendance: 275 – 300 people**





**COMMUNITY
INVOLVEMENT
ENCOURAGED**

- ✓ **LHS Art Department**
- ✓ **LHS Shop Department**
- ✓ **LHS Fine Arts Department**
- ✓ **Shop Owners located on Sam Houston & Trinity**
- ✓ **Liberty County Staff**
- ✓ **Liberty Dayton Regional Medical Center**
- ✓ **Multitude of Non-Profits in Liberty**
- ✓ **Sam Houston Regional Library & Research Center**
- ✓ **Valley Players**

PARTNERSHIPS CULTIVATED



FUNDING

\$25,000 Hotel Occupancy Tax

\$25,000 LCDC

\$8,450 Donated funds

\$210 Ornament Sales

\$58,660 Total cash collected

\$12,499 In-Kind Service

\$500 Pledged/Not collected

FUNDING



EXPENSES

\$18,788 Funds Dispersed FY25

\$36,908 Funds Dispersed YTD26

**\$2,777 3 Chairs' checks to be
mailed**

\$58,473 TOTAL EXPENSES

\$187 UNSPENT FUNDS

EXPENSES



SURVEY RESULTS

96% complete satisfaction
See handout for details



STEERING COMMITTEE

Chair Debbie Dugger

Michael Dorsett

Margaret Gardzina

Jennifer Regen

Betty Runkle

LIGHTS in Liberty



CHAIRS

LIGHTS in Liberty

- **Advertising/Marketing – Katreisa Secada, Brittany Hudnall, & Betty Runkle**
- **City of Liberty Police/Fire/Admin**
- **Decorations – Betty Runkle**
- **Decorated Firetruck – Kim's Touch of Elegance**
- **Decorated Sleigh – Ashley Campbell**



CHAIRS

- Entertainment – Jackie H. Smith & Margaret Gardzina
- Food Trucks – Ricky Vinson
- LHS Art Com – Ross Meche
- LHS Shop – Charles (Eddie) Nichols
- Lights/Fundraising – John Hebert & Debbie Dugger

LIGHTS in Liberty



CHAIRS

- Non-Profits & Church Booths/Tables –
Memorie Meche
- Ornament Sales – Brittany Hudnall
- Parade – Jennifer Regen
- Refreshments (Free) – Larry McNeal
- Retail Booths/Tables – Jaclyn Moss
Joiner

LIGHTS in Liberty



CHAIRS

- Retail Business around City Hall – Rhonda Golleher
- Santa's Chair & Panther Claws' Platform – Kathrine McCarty
- Snow (Bubbles) – Lindsay Lawrence & Amber Ursprung
- Wagon with Mules – Carson & Meredith Leonard
- Website – Elisabeth Beausoleil & Betty Runkle

LIGHTS in Liberty



WRAP-UP 2025



We offered two dates to gather, share a meal, and offer suggestions for entire event.

A majority of our Chairs have shared:

- **what worked**
- **what they want to change**
- **what they dream for 2026**

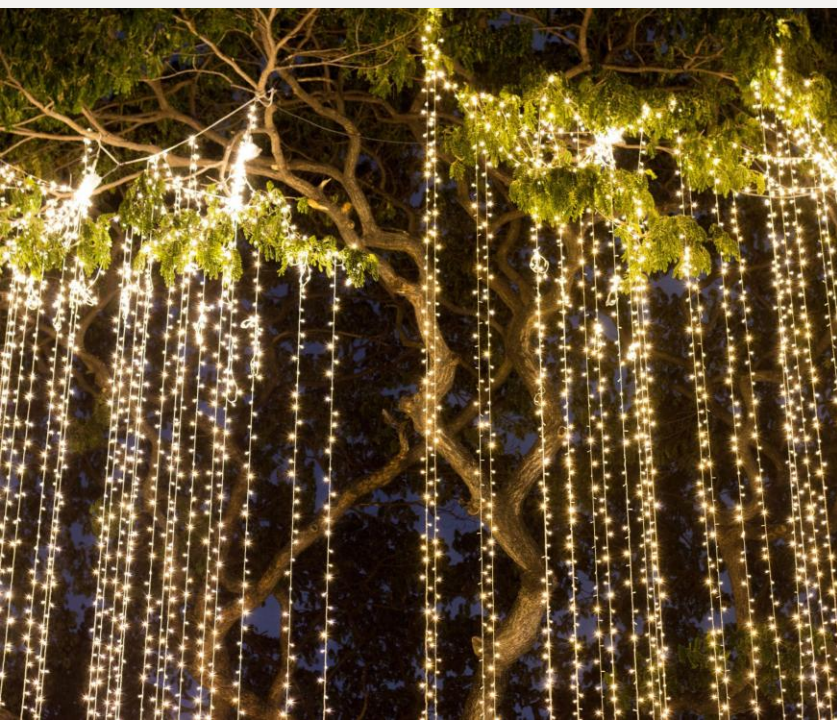
We have gathered a long list of repeats, enhancements, and dreams.

DREAMS 2026

What DREAMS do the Council & Community have...? (Please email me)

We will start planning & networking in late February - we will start building in March.







The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/2026 6:00 PM

Department: Administration
Category: Ordinance

Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, AMENDING THE MASTER FEE SCHEDULE TO REVISE FEES AND POLICIES APPLICABLE TO HANGARS AT THE LIBERTY MUNICIPAL AIRPORT; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Liberty owns and operates the Liberty Municipal Airport and is authorized to establish reasonable fees and charges for the use of airport facilities; and

WHEREAS, the existing Master Fee Schedule contains outdated rates for City-owned hangars that have not been adjusted for many years; and

WHEREAS, in 2025 the City completed improvements to the box hangars, including exterior repainting and installation of new internal lighting; and

WHEREAS, the Airport Fee Review presented to City Council in September 2024 recommended a fee structure based on aircraft size and noted that community hangar fees at comparable airports are generally one-half to three-quarters of the cost of equivalent T-hangar space; and

WHEREAS, the City Council finds that revising the hangar fee structure to reflect aircraft size, shared occupancy, and current market conditions is necessary for the fair and efficient operation of the airport;

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

SECTION 1. Amendment of Master Fee Schedule: Airport Hangars. The Airport section of the City of Liberty Master Fee Schedule is hereby amended as set forth below, and all other portions of the Master Fee Schedule not expressly amended herein shall remain in full force and effect.

A. Fees to be Removed. The following fee lines are deleted:

- Large Hangar – City owned, per month: \$600.00
Deposit: Equal to first month's rent
- Small Hangar – City owned, per month: \$400.00
Deposit: Equal to first month's rent

B. Fees and Policies Added. – Box Hangars 2 and 3

1. Shared Box Hangars. Box Hangars that are shared with multiple tenants shall be administered as follows:

- The Airport Manager shall assign each tenant aircraft space and a storage area along one wall.
- These hangars shall utilize combination locks for tenant access.
- A deposit equal to the first month's rent is required.

Tenant fees shall be based on aircraft size as determined by the Airport Manager.

General guidelines:

- Small Gyrocopters – \$100 per month
- Standard 4-seat aircraft (e.g., Cessna C172, Piper Archer) – \$195 per month
- Small twin aircraft (e.g., Cessna C310, Beech Baron) – \$295 per month
- Overnight transit parking – \$35 per night

2. Sole-Use or Commercial Box Hangars. Box Hangars used for the sole use of a private party or for commercial operations shall be subject to the following:

- Fees shall be negotiated with the City annually based on market value, tenant needs (including additional ramp parking), and applicable service fees;
- These hangars shall utilize key locks managed by the City;
- Any alterations to the hangars must be approved by the City and paid for by the tenant;
- A deposit shall be negotiated as part of the lease terms.
- Minimum fees start at \$600 per month for small Box Hanger 3.

SECTION 2. Authority to Assess Fees. The City is authorized to assess and collect airport hangar fees in accordance with the Master Fee Schedule as amended by this Ordinance.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent of such conflict.

SECTION 4. Severability. If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

SECTION 5. Open Meetings. It is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place, and purpose of said meetings was given as required by law.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon its passage.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Liberty, this _____ day of _____, 2026.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

Update airport section in Master Fee Schedule

Remove

<i>Large Hangar – City owned per month</i>	<i>\$600.00</i>
<i>Deposit</i>	<i>Equal to first month's rent</i>
<i>Small Hangar - City owned per month</i>	<i>\$400.00</i>
<i>Deposit</i>	<i>Equal to first month's rent</i>

Add

Box Hangars 2 and 3 fee

Box Hangars that are shared with multiple tenants, the airport manager will assign the tenants aircraft space including a storage area along one wall. These hangars will have combo locks for tenants' access. A deposit is required equal to the first month's rent.

- Tenants' fees are based on aircraft size, determined by airport manager. General guidelines for fee.
 - Small Gyrocopters \$100
 - Standard 4-seater (Cessna C172 or Piper Archer) \$195
 - Small twins (Cessna C310 or Baron) \$295
 - Overnight Transit parking \$35

Box Hangar for the sole use of a private party or commercial operations, fees are negotiated with the City every calendar year, based on market value and tenants' needs (for example additional ramp parking) along with service fees. These hangars will have a key lock managed by the City. Any alterations to these hangars shall be approved by the City and paid for by the tenant. A deposit will be negotiated as well.

- Minimum fees start at for small Box Hangar (3) \$600

Justifications and Notes:

- *Improvements Box hangars in 2025 - repainted exterior and new internal lighting*
- *Box hangars have not received a price increase for years, possibly even over a decade.*

- *In the white paper “Airport Fees Reviews” submit it to City Council in September of 2024 on page 7, the document recommended a fee structure based off aircraft size along the findings that most airports community hangar fees are around half to three-quarters of the cost of an equivalent spaced T-hangar.*

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: February 10, 2026

Agenda Wording: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, APPROVING A VARIANCE REQUEST FROM SECTION 10.02.123 OF THE CITY OF LIBERTY SUBDIVISION ORDINANCE FOR PROPERTY LOCATED AT 3109 NORTH MAIN STREET, LIBERTY, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

Department: Community Development

Subject: Variance Request

Background: Store Master Funding XXXIII, LLC is requesting a variance to Section 10.02.123 of the City of Liberty Subdivision Ordinance, which requires all lots to have frontage from a public street.

Funding Source: n/a

Staff Recommendation: Approval of the variance



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/2026 6:00 PM

Department: Community Development
Category: Action Item

Resolution

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, APPROVING A VARIANCE REQUEST FROM SECTION 10.02.123 OF THE CITY OF LIBERTY SUBDIVISION ORDINANCE FOR PROPERTY LOCATED AT 3109 NORTH MAIN STREET, LIBERTY, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Store Master Funding XXXIII, LLC (the "Applicant") is the owner of approximately 4.489 acres of real property located at 3109 North Main Street, Liberty, Texas; and

WHEREAS, the Applicant proposes to subdivide the tract into two lots: Lot 1 (2.487 acres, currently undeveloped rear lot) and Lot 2 (2.003 acres, improved with the existing Tidal Wave car wash); and

WHEREAS, Section 10.02.123 of the City of Liberty Subdivision Ordinance requires that all lots have frontage on and direct access to a public street; and

WHEREAS, due to TxDOT access restrictions, intersection alignment requirements, and the existing development configuration, creation of a separate public street access point for the rear lot is not feasible without compromising traffic safety or violating state highway standards; and

WHEREAS, the proposed plat provides for a permanent recorded shared access easement over the existing TxDOT-approved driveway on Lot 2 to serve Lot 1, thereby maintaining safe and legal ingress and egress for both lots while avoiding additional curb cuts on North Main Street; and

WHEREAS, on January 28, 2026, the Planning & Zoning Commission considered the variance request and voted to recommend approval to the City Council; and

WHEREAS, the City Council finds that the variance request satisfies the criteria of the Subdivision Ordinance in that:

1. The variance will not be detrimental to the public health, safety, or welfare, nor injurious to surrounding properties;
2. The request is consistent with the intent and purpose of the ordinance to ensure safe and orderly access;
3. The hardship is not self-imposed and is not based solely on financial considerations; and
4. The circumstances are unique to this property due to existing development, site geometry, and TxDOT access requirements, and are not common to other properties in the area;

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

Section 1. Approval of Variance. The City Council hereby approves the request of Store Master Funding XXXIII, LLC for a variance from Section 10.02.123 of the City of Liberty Subdivision Ordinance to allow Lot 1 of the proposed Tidal Wave – Liberty plat to access a public street via a recorded shared access easement across Lot 2 rather than by direct frontage on a public street.

Section 2. Conditions. This variance is conditioned upon:

1. Recordation of a permanent shared access easement providing legal ingress and egress to Lot 1;
2. Compliance with all applicable TxDOT access permits and requirements; and
3. Approval and recordation of the final plat consistent with this variance.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED this ____ day of _____, 2026.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas



100 NE Loop 410, Suite 1105

San Antonio, Texas 78216

o | 770.368.1399

f | 770.368.1944

w | www.foresitegroup.net

D/B/A Foresite Consulting Group of Texas, LLC

December 18, 2025

Variance Request Review
Planning & Zoning Commission
City of Liberty
1829 Sam Houston St.
Liberty, TX 77575

Re: Tidal Wave – Liberty Plat

Dear Members of the Planning & Zoning Commission,

We respectfully request a variance from Section 10.02.123 of the City of Liberty Subdivision Ordinance, which requires all lots to have frontage on and direct access to a public street.

The proposed plat subdivides an existing 4.489-acre tract into two lots: Lot 1 (2.487 acres, currently undeveloped rear lot) and Lot 2 (2.003 acres, existing Tidal Wave car wash on the front). Lot 2 has direct access via a shared TxDOT-approved driveway aligned with the adjacent church's access point. Due to TxDOT access restrictions and the need to maintain proper intersection alignment, creating a separate public street access point for the rear lot is not feasible without compromising safety or violating state highway standards.

To ensure safe and legal access to the rear lot, the plat includes a recorded shared access easement over the existing driveway on Lot 2.

There are several factors we believe support approval of the variance, which include the following:

1. The geometrical layout of the property causes the inability to create multiple access points for the two properties. The site's configuration and shared TxDOT access point (required for alignment with the neighboring intersection) physically prevent the creation of separate direct public street access for both lots without multiple driveways, which could create traffic hazards.

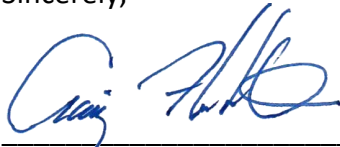
2. A permanent shared access easement is being recorded with the plat to provide access to the rear lot. This will allow access to the rear lot while maintaining safe ingress and egress for both properties.
3. The proposed configuration maintains existing access patterns, avoids additional curb cuts on the highway, and enhances safety by limiting access points.

Granting this variance meets all required criteria under the Subdivision Ordinance:

- It will not be detrimental to public health, safety, or welfare, nor injurious to surrounding properties.
- It is consistent with the intent and purpose of the ordinance (safe and orderly access).
- The hardship is not self-imposed or based solely on financial considerations.
- The circumstances are unique to this property (due to existing development, site layout, and TxDOT requirements) and not common to other properties in the area.

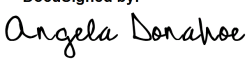
It is my professional opinion that the proposed variance remains in harmony with the spirit and intent of the City of Liberty's Subdivision Ordinance as it will not adversely affect the health, safety, or welfare of the public. The shared access easement provides equivalent (if not superior) access and safety compared to strict compliance, without negatively impacting the public or neighboring properties.

Sincerely,



Craig Fletcher, P.E.

STORE Master Funding XXXIII, LLC

DocuSigned by:

33E9C661E8B54FB...

Signature of Owner (if applicable)

VARIANCE APPLICATION

Instructions:

1. Please type or print with ink.
2. Applications must be completed, and accompanied by all required materials at the time of submittal. Incomplete submittals will be returned to the applicant. The City of Liberty cannot guarantee a deadline extension to allow for the submittal of omitted information or materials.
3. Application must be signed by all legal owners of the subject property or by the legally authorized agent for the property owner(s). If the request will be processed by an agent, the application must be accompanied by a notarized "Designation of Agent Form" signed by all legal owners of the property.
4. The Following items shall accompany the application:
 - a. A copy of the deed(s) to the subject property verifying legal ownership.
 - b. A Legible site plan or plot plan of the subject property.
 - c. A letter describing in detail the reason(s) for the request and the hardship on which the request is based.
 - d. Other materials, as appropriate (i.e. photos, slides, drawings, plats, petitions, etc.)

Owner/Agent Information:

Name of Owner(s): STORE MASTER FUNDING XXXIII, LLC

Name of Agent, if applicable: Craig Fletcher, P.E.

Phone Number: (770) 368-1399

Fax Number: _____

Mailing Address: 100 NE Loop 410, Suite 1105, San Antonio, TX 78216

Property Data:

Street address: 3109 N Main St, Liberty, TX 77575

Legal Description: _____

Being a 2.487 acre tract of land located in the George Orr Survey, Abstract Number (No.) 91 in Liberty County, Texas; said 2.487 acre tract being a portion of a called 4.490 acre tract recorded in the name of Store Master Funding XXXIII, LLC, Liberty County Clerk's File No. 2024012389 (L.C.C.F. No.)

Variance Request:

I/ We, being the legal owner(s) or the agent for the legal owner(s) of the property described above, hereby request that the Planning and Zoning commission and City Council of the City of Liberty consider the following variance request to the City of Liberty Code of Ordinances:

List brief description and ordinance(s)

Section 10.02.123 of the City of Liberty Subdivision Ordinance, which requires all lots to have
frontage from a public street.

Reason/Hardship for the Variance:

In order to recommend approval of a variance, the Planning and Zoning Commission must make a finding of hardship. As noted in the instructions, ***you must attach a letter*** describing the reason for the request and the hardship on which the request is based, stating the grounds for the variance and all of the facts relied upon for the case.

Variance Review Criteria:

In order to make a finding of hardship, the Planning and Zoning Commission must determine that ***all*** of the following criteria are met. ***State how your variance request meets these four criteria. Please note that the hardship cannot be based solely on financial or self-imposed conditions.*** (Attach additional pages for multiple variance requests or if additional space is needed.)

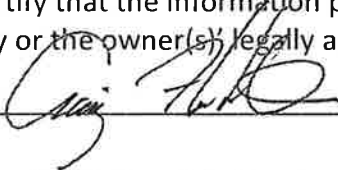
1. The granting of the variance will not be detrimental to the public safety health, or welfare, be injurious to surrounding property, or violate the intent and purpose of the regulation:
No, the nature of this variance request comes from geometrical conflicts from sharing access
with the neighboring church, aligning with the TxDOT intersection, and not having enough space
to provide separate access to the rear lot which resulted in the use of a shared access easement.
 2. The granting of the variance is not based on a hardship which is self-imposed:
No, the detention and access requirements for the existing site left limited space to provide
access to the rear lot, and the only feasible option is to provide an access easement.
 3. The hardship is not based solely on the cost of complying with the regulation:
No, this variance has nothing to do with cost, only spacing limitations.
-
-
-

4. The hardship is based on circumstances which are unique to the property for which the variance is sought, and not circumstances common to other properties:
Yes, due to the spacing limitations unique to this property shape and location, complying with
Section 10.02.123 is not possible.

Notice: The City of Liberty does not enforce deed restrictions and cannot grant variances to deed restrictions. Any variance granted pursuant to this application and any building permit issued pursuant to such variance does not constitute or represent approval or authority to violate deed restrictions. A plat vacation and replat pursuant to Chapter 212, Texas Local Government Code may be required for such authority.

Signature(s) of Owner(s)/ Agent:

This is to certify that the information provided above is true and correct and that I am the owner of record of the property or the owner(s)'s legally authorized agent.

Signature:  Date: 12/18/2025

Signature: _____ Date: _____

For Office Use Only

Submittal Date: _____

Planning and Zoning Meeting Date: _____

City Council Meeting Date: _____

Received By: _____

For Office Use Only

Planning & Zoning Approval/Denial: _____

City Council Approval/Denial: _____

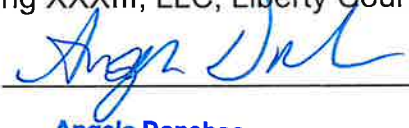
DESIGNATION OF AGENT FORM

This form designates Craig Fletcher, P.E. as my/our duly authorized agent, to act on my/our behalf in request in a variance involving the property described below. I am also submitting a copy of the deed(s) to the subject property as evidence of my ownership.

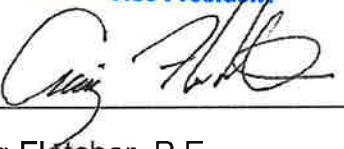
Property Address: 3109 N. Main St, Liberty, TX 77575

Legal Description: _____

Being a 2.487 acre tract of land located in the George Orr Survey, Abstract Number (No.) 91 in Liberty County, Texas; said 2.487 acre tract being a portion of a called 4.490 acre tract recorded in the name of Store Master Funding XXXIII, LLC, Liberty County Clerk's File No. 2024012389 (L.C.C.F. No.)

Signature of Owner:  Date: 12-22-25

Printed Name: Angela Donahoe
Senior Vice President

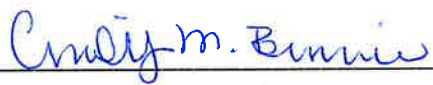
Signature of Agent:  Date: 12/18/2025

Printed Name: Craig Fletcher, P.E.

Notary Statement:

SWORN TO AND SUBSCRIBED before me this the 22nd day of December, 2025.




Notary Public in and for Maricopa County, Arizona
My Commission Expires: July 29, 2028

Repeat page for multiple owners or agents

MillerSurvey

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.
Houston, TX 77043

713.413.1900 | millersurvey.com

DCCM

METES AND BOUNDS LEGAL DESCRIPTIONS:

FIELD NOTES FOR 2.487 ACRE TRACT
LOT 1

Being a 2.487 acre (108,294 square feet) tract of land located in the George Orr Survey, Abstract Number (No.) 91 in Liberty County, Texas, said 2.487 acre tract being a portion of a called 4.490 acre tract recorded in the name of Stone Master Trading, XXVII, L.L.C., Liberty County Clerk's File No. 200401289 (L.C.C.F. No. 3); said 2.487 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83), as per GPS observations):

COMMENCING at a 3/4-inch iron pipe found on the northerly Right-of-Way (R.O.W.) line of North Main Street (State Highway 146) (width varies as per Vol. 173, Pg. 128, L.C.D.R., being the southeast corner of a called 2.000 acre tract recorded in the name of Samuel R. Jones in Liberty County Clerk's File (L.C.C.F.) No. 2009009837 and marking the southwest corner of said called 4.490 acre tract;

THENCE, along the line common to said called 4.490 acre tract and said 2.000 acre tract, North 14 degrees 45 minutes 33 seconds West, a distance of 360.00 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set at the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, along the line common to said called 4.490 acre tract, said 2.000 acre tract and a called 0.0314 acre tract (Tract No. 3) recorded in the name of the Liberty Church of Christ in Vol. 1401, Pg. 788, L.C.D.R., North 14 degrees 45 minutes 33 seconds West, a distance of 337.12 feet to a 3/4-inch iron pipe found at the southeast corner of said 0.0314 acre tract, being on the southerly line of called 5.482 acre tract (Tract No. 1) recorded in the name of the Liberty Church of Christ in Vol. 1401, Pg. 788, L.C.D.R. and marking the northwest corner of said called 4.490 acre tract and the herein described tract;

THENCE, along the line common to said called 4.490 acre tract and said 5.482 acre tract, North 75 degrees 29 minutes 29 seconds East, a distance of 341.53 feet to a 3/8-inch iron rod found at the northwest corner of a called east 1-1/2 acres out of a 6 acre tract (Tract 8) recorded in the name of Liberty Church of Christ in Vol. 1401, Pg. 788, L.C.D.R., and marking the northeast corner of said called 4.490 acre tract and the herein described tract;

THENCE, along the line common to said called 4.490 acre tract and said east 1-1/2 acres out of a 6 acre tract, South 14 degrees 19 minutes 34 seconds East, a distance of 360.00 feet to a 5/8-inch iron rod with a cap found at the southeast corner of said east 1-1/2 acres out of a 6 acre tract and marking a southeasterly corner of the herein described tract;

THENCE, North 52 degrees 19 minutes 10 seconds East, a distance of 40.25 feet to a 3/4-inch iron pipe found on the northerly R.O.W. line of said North Main Street (State Highway 146), being on the southeasterly line of said called 1-1/2 acres out of a 6 acre tract and marking the most easterly corner of the herein described tract;

THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), South 22 degrees 48 minutes 40 seconds West, a distance of 93.42 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set at the southwest corner of the herein described tract in the northerly R.O.W. line of said North Main Street (State Highway 146).

THENCE, through and across said 4.490 acre tract the following three (3) courses:

- North 31 degrees 25 minutes 13 seconds West, a distance of 96.37 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set for an angle point;
- North 22 degrees 20 minutes 57 seconds West, a distance of 162.28 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set for an angle point;
- South 55 degrees 57 minutes 52 seconds West, a distance of 287.96 feet to the **POINT OF BEGINNING** and containing 2.487 acres of land.

FIELD NOTES FOR A 2.003 ACRE TRACT
LOT 2

Being a 2.003 acre (87,267 square feet) tract of land located in the George Orr Survey, Abstract Number (No.) 91 in Liberty County, Texas; said 2.003 acre tract being a portion of a called 4.490 acre tract recorded in the name of Stone Master Trading, XXVII, L.L.C., Liberty County Clerk's File No. 200401289 (L.C.C.F. No. 3); said 2.003 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 3/4-inch iron pipe found on the northerly Right-of-Way (R.O.W.) line of North Main Street (State Highway 146) (width varies as per Vol. 173, Pg. 128, L.C.D.R., being the southeast corner of a called 2.000 acre tract recorded in the name of Samuel R. Jones in Liberty County Clerk's File (L.C.C.F.) No. 2009009837 and marking the southwest corner of said called 4.490 acre tract and the herein described tract;

THENCE, along the line common to said called 4.490 acre tract and said 2.000 acre tract, North 14 degrees 45 minutes 33 seconds West, a distance of 360.00 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set at the northwest corner of the herein described tract for an angle point;

THENCE, through and across said 4.490 tract, North 55 degrees 57 minutes 52 seconds East, a distance of 287.96 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set at the northeast corner of the herein described tract for an angle point;

THENCE, continuing through and across said 4.490 acre tract the following two (2) courses:

- South 22 degrees 20 minutes 57 seconds East, a distance of 162.28 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set for an angle point;
- South 31 degrees 25 minutes 13 seconds East, a distance of 96.37 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set for an angle point on the northerly R.O.W. line of said North Main Street (State Highway 146) marking the southeasterly corner of the herein described tract;

THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), South 22 degrees 48 minutes 40 seconds West, a distance of 32.46 feet to a concrete monument found at an angle point in the northerly R.O.W. line of said North Main Street (State Highway 146);

THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), South 53 degrees 09 minutes 26 seconds West, a distance of 324.93 feet to the **POINT OF BEGINNING** and containing 2.003 acres of land.

FIELD NOTES FOR A 0.162 ACRE TRACT
VARIABLE WIDTH ACCESS EASEMENT

Being a 0.162 acre (7,068 square feet) tract of land located in the George Orr Survey, Abstract Number (No.) 91 in Liberty County, Texas; said 0.162 acre tract being a portion of a called 4.490 acre tract recorded in the name of Stone Master Trading, XXVII, L.L.C., Liberty County Clerk's File No. 200401289 (L.C.C.F. No. 3); said 0.162 acre tract being a portion of proposed Lot 1 and Lot 2, Block 1, said 0.162 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83), as per GPS observations):

COMMENCING at a 3/4-inch iron pipe found on the northerly Right-of-Way (R.O.W.) line of North Main Street (State Highway 146) (width varies as per Vol. 173, Pg. 128, L.C.D.R., being the southeast corner of a called 2.000 acre tract recorded in the name of Samuel R. Jones in Liberty County Clerk's File (L.C.C.F.) No. 2009009837 and marking the southwest corner of said called 4.490 acre tract and the herein described tract;

THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), North 53 degrees 09 minutes 26 seconds East, a distance of 324.93 feet to a concrete monument found at an angle point;

THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), North 22 degrees 48 minutes 40 seconds East, a distance of 17.07 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, through and across said 4.490 acre tract, proposed Lot 1 and Lot 2, Block 1, the following seven (7) courses:

- North 31 degrees 25 minutes 13 seconds West, a distance of 106.36 feet to an angle point;
- North 22 degrees 20 minutes 57 seconds West, a distance of 160.69 feet to an angle point;
- North 55 degrees 57 minutes 52 seconds East, a distance of 25.52 feet to an angle point;
- South 22 degrees 20 minutes 57 seconds East, a distance of 163.87 feet to an angle point; to the left;
- South 31 degrees 25 minutes 13 seconds East, a distance of 45.99 feet to the beginning of a curve to the left;
- 66.89 feet along the arc of said curve to the left, bearing a radius of 14.50 feet, a central angle of 106 degrees 15 minutes 39 seconds, a chord that bears South 84 degrees 33 minutes 03 seconds East, a distance of 23.20 feet to an angle point;
- North 22 degrees 19 minutes 08 seconds East, a distance of 14.81 feet to an angle point on the northerly R.O.W. line of said North Main Street (State Highway 146);

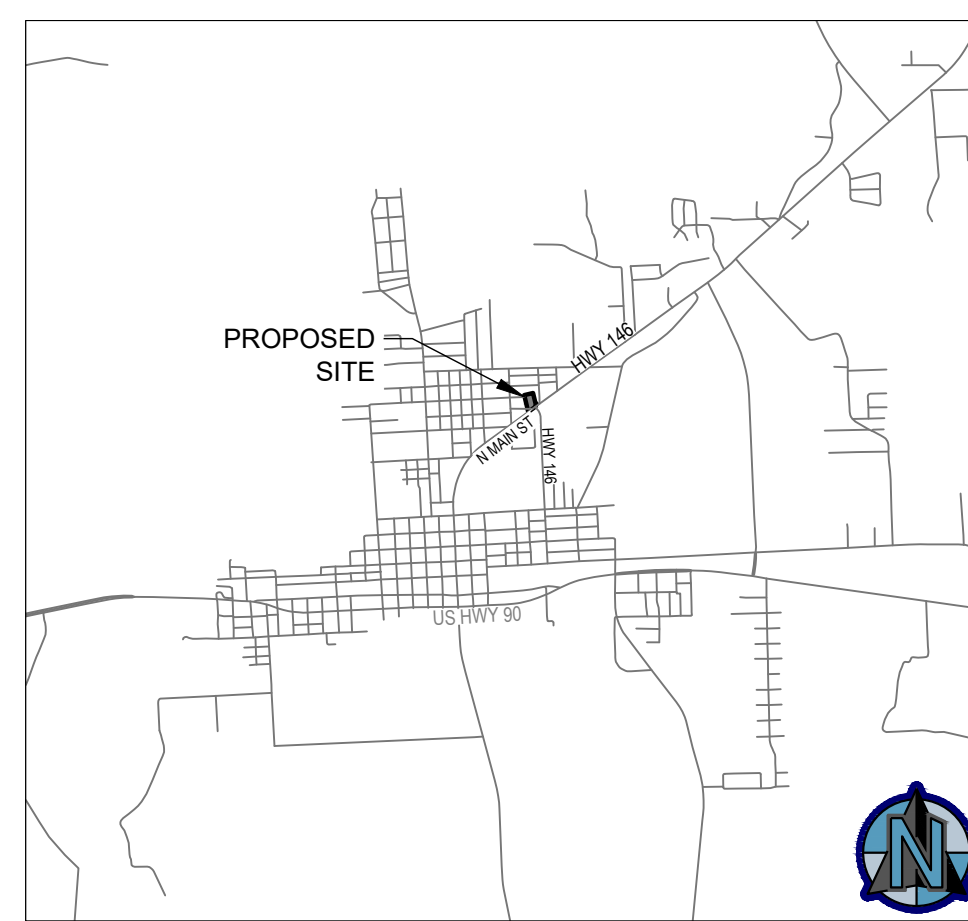
THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), South 22 degrees 48 minutes 40 seconds West, a distance of 91.33 feet to the **POINT OF BEGINNING** and containing 0.162 acres of land.

FORESITE

group

Date of Preparation: 07/24/2025

TFPE Firm No. F-12878
Foresite Group, LLC
100 NE Loop 410
Suite 1105
San Antonio, TX 78216
w | www.foresitegroup.net
D/B/A Foresite Consulting Group of Texas, LLC.



LOCATION MAP
1" = 5,280'

STATE OF TEXAS
COUNTY OF LIBERTY

KNOW ALL MEN BY THESE PRESENTS, THAT STONE MASTER FUNDING XXXIII, L.L.C. A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, WITH ITS HOME ADDRESS AT 8177 E. HARTFORD DRIVE, SUITE 100, SCOTTSDALE, ARIZONA 85255, OWNER OF 4.490 ACRES OF LAND OUT OF THE ORIGINAL SURVEY KNOWN AS GEORGE ORR SURVEY, ABSTRACT 91, LIBERTY COUNTY, TEXAS AS CONVEYED BY DEED DATED MARCH 29, 2024 AND RECORDED AS INSTRUMENT NUMBER 202401289, LIBERTY COUNTY DEED RECORDS, DOES HEREBY SUBDIVIDE 4.490 ACRES OF LAND OUT OF THE ORIGINAL SURVEY, TO BE KNOWN AS A REPLAT OF THE GEORGE ORR SURVEY, ABSTRACT 91, ESTABLISHING TIDAL WAVE - LIBERTY, IN ACCORDANCE WITH THE PLAT SHOWN HEREIN, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETO FORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC.

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS STONE MASTER FUNDING XXXIII, L.L.C. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC _____ COUNTY, STATE OF _____

STATE OF _____
COUNTY OF _____

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, LAKES, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: _____
STORE MASTER FUNDING XXXIII, LLC

AGENT: _____

THIS PLAT OF _____ TIDAL WAVE - LIBERTY _____ HAS BEEN SUBMITTED TO THE CITY OF LIBERTY, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____
CITY OF LIBERTY BUILDING
OFFICIAL

STATE OF TEXAS
COUNTY OF LIBERTY

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SUBDIVISION ORDINANCE OF THE CITY OF LIBERTY.

LICENSED PROFESSIONAL ENGINEER _____

I, ANTHONY R. PEACOCK, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHT OF ONE INCH (5/8) AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.

ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5047
MILLER SURVEY
1760 W. SAM HOUSTON PKWY N.
HOUSTON, TEXAS 77043
PHONE: 713-413-1900

UTILITY NOTE:
ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY: ENTERGY TEXAS.
TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY: SPECTRUM.
GAS UTILITY SERVICE WILL BE PROVIDED BY: CENTERPOINT ENERGY

SEWAGE DISPOSAL NOTE:
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED PUBLIC OR PRIVATE SANITARY SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY LIBERTY COUNTY. SANITARY SEWER SERVICE PROVIDED BY THE CITY OF LIBERTY.

INDIVIDUAL WATER SUPPLY NOTE:
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. POTABLE WATER SERVICE SHALL BE PROVIDED TO EACH LOT BY THE CITY OF LIBERTY.

WATER SUPPLY NOTE:
THE CITY OF LIBERTY, THE ENTITY TO PROVIDE FOR THE POTABLE WATER SUPPLY, IS AN APPROVED PUBLIC WATER SUPPLY SYSTEM HAS ADEQUATE QUANTITY TO SUPPLY THE SUBDIVISION AND PROVISIONS HAVE BEEN MADE TO PROVIDE SERVICE TO EACH LOT IN ACCORDANCE WITH THE POWERS OF THE WATER SUPPLY SYSTEM.

WATER SUPPLY REPRESENTATIVE _____

DEVELOPMENT REGULATION NOTE:
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL LIBERTY COUNTY DEVELOPMENT REQUIREMENTS HAVE BEEN MET
MUNICIPAL / ETI NOTE:
THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF LIBERTY CITY, TX.

SCHOOL DISTRICT PLAT NOTE:
THE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE LIBERTY INDEPENDENT SCHOOL DISTRICT.

FLOODPLAIN NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4803104050, EFFECTIVE JANUARY 19, 2018. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRIVEWAY CONSTRUCTION NOTE:
NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS:

- (1) A CULVERT/DRIVEWAY PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED; AND
- (2) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN TABLE 40.029 OF THE LIBERTY COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.

DRAINAGE EASEMENT ENCROACHMENTS NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPIDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF LIBERTY AND LIBERTY COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
ELEVATION = 23.54' NAVD88

TIPOUT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) ACCESS POINT ALONG HWY 146, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 324.93 LINEAR FEET.

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TIPOUT PRIOR TO CONSTRUCTION. WITHIN STATE RIGHT-OF-WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TIPOUT.

PIPELINE EASEMENT NOTE:
ALL EXISTING PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN.

NOTES:
1. PROJECT BENCHMARK: NGS MONUMENT BLOB39
BEING A BENCH MARK DISK SET IN A RETAINING WALL OR CONCRETE LEDGE OF A CULVERT HEADWALL, STAMPING "A 1200 1977" BEING LOCATED 0.3 MILE EAST ALONG U.S. HIGHWAY 40 FROM THE JUNCTION OF STATE HIGHWAY 146 ABOUT 0.5 MILE WEST OF THE JUNCTION OF FARM ROAD 563, 3 FEET NORTH OF THE NORTH CURB FOR THE WESTBOUND LANE OF THE HIGHWAY, SET IN THE TOP OF THE WEST END OF THE NORTH HEADWALL FOR A 30-FOOT CONCRETE BOX CULVERT WITH TWO DIVIDING PIERS, 1 FOOT EAST OF THE WEST END OF THE HEADWALL AND ABOUT LEVEL WITH THE HIGHWAY
ELEVATION = 23.54' NAVD88

2. TEMPORARY BENCHMARK (TBM "A"):
BEING A BOX CUT WITH SCRIBED "A" IN CONCRETE ON TOP OF SAFETY END TREATMENT HEADWALL, LOCATED +/- 50' NORTH OF THE CENTERLINE INTERSECTION OF NORTH MAIN STREET AND THE MOST NORTHEASTLY ENTRANCE TO LIBERTY CHURCH OF CHRIST, BEING APPROXIMATELY 12' WEST OF THE END OF CONCRETE OF A PRIVATE DRIVE ELEVATION = 43.26' NAVD 88

3. TEMPORARY BENCHMARK (TBM "B"):
BEING A BOX CUT WITH SCRIBED "B" IN CONCRETE ON THE SOUTHWEST CORNER OF A STORM GRATE INLET, LOCATED +/- 500' SOUTH OF THE CENTERLINE INTERSECTION OF NORTH MAIN STREET AND THE MOST NORTHEASTLY ENTRANCE TO LIBERTY CHURCH OF CHRIST, BEING APPROXIMATELY 12' WEST OF THE END OF CONCRETE OF A PRIVATE DRIVE ELEVATION = 43.26' NAVD 88

4. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE NO. 4203, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.

5. THE ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

LEGEND

- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = SET 5/8-INCH IRON ROD WITH MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- ESMT. = EASEMENT
- L.C.C.F. = LIBERTY COUNTY CLERK'S FILE
- L.C.D.R. = LIBERTY COUNTY DEED RECORDS
- L.C.M.R. = LIBERTY COUNTY MAP RECORDS
- L = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- NO. = NUMBER
- NR = NON-RADIAL
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- SAN.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- IR = IRON ROD
- IRP = IRON PIPE
- H.L&P. = HOUSTON LIGHTING AND POWER
- P.O.C. = POINT OF COMMENCING

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	106.36	N31° 25' 13"W
L2	160.69	N22° 20' 57"W
L3	12.76	N55° 57' 52"E
L4	12.76	N55° 57' 52"E
L5	163.87	S22° 20' 57"E
L6	45.99	S31° 25' 13"E
L7	31.81	N42° 19' 08"E
L8	91.33	S22° 48' 40"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	26.89'	14.50'	106°15'39"	S84° 33' 03"E	23.20'

Y:\SHARED\LDAL\1906\020 N. MAIN ST. (LIBERTY) TIDALWAVECIP\PLAT\08092025.DWG



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/2026 6:00 PM

Department: Administration
Category: Action Item

Resolution

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, APPROVING AN AMENDMENT TO THE CITY'S EXISTING CONTRACT WITH RBC CAPITAL MARKETS, LLC TO AUTHORIZE REPRESENTATION AND FINANCIAL ADVISORY SERVICES RELATED TO PUBLIC IMPROVEMENT DISTRICTS (PIDs); AUTHORIZING EXECUTION OF THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Liberty has previously entered into a contract with RBC Capital Markets, LLC ("RBC") for municipal financial advisory and related services; and

WHEREAS, RBC is currently assisting the City in connection with the establishment and financing of a Public Improvement District for a new development within the City; and

WHEREAS, the City desires to amend and clarify its existing contract with RBC to expressly authorize RBC to represent the City and provide financial advisory, structuring, underwriting, and related services for Public Improvement Districts (PIDs), including services already being performed; and

WHEREAS, the City Council finds that such amendment will ensure continuity of services, proper documentation of scope, and effective implementation of PID financing in the best interest of the City;

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

Section 1. Ratification and Approval. The City Council hereby ratifies RBC Capital Markets, LLC's current services performed in connection with the City's existing Public Improvement District project, and approves an amendment to the City's contract with RBC to expressly include services related to Public Improvement Districts, including financial advisory, structuring, underwriting, assessment modeling, disclosure coordination, and related consulting services.

Section 2. Authorization to Execute. The Mayor, City Manager, or their designees are hereby authorized to execute the contract amendment and any related engagement letters or documents necessary to implement the intent of this Resolution, provided that compensation for such services shall remain subject to the City's existing contract and fee arrangements with RBC unless expressly modified by subsequent Council approval.

Section 3. No Commitment to Future PID Issuances. Nothing in this Resolution shall be construed as obligating the City to approve any particular Public Improvement District, development agreement, assessment plan, or bond issuance, all of which remain subject to future City Council approval.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED this ____ day of _____, 2026.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: February 10, 2026

Agenda Wording: Conduct a public hearing regarding the levy of the special assessments within Liberty Ranch Public Improvement District

Department: Administration

Subject: Public Hearing to consider proposed assessments to be levied against property located in the Liberty Ranch Public Improvement District

Background: The City Council of the City of Liberty, Texas, will hold a public hearing in the City Council Chambers at Liberty City Hall, 1829 Sam Houston Street Liberty, Texas 77575, on February 10, 2026, at 6:00 p.m. to consider proposed assessments to be levied against the assessable property located in the Liberty Ranch Public Improvement District (the "District") pursuant to the provisions of Chapter 372, Texas Local Government Code. Written and oral objections will be considered at the hearing.

General Nature of Proposed Improvements: The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) landscaping; (ii) erection of fountains, distinctive lighting, and signs; (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way; (iv) construction of improvement of pedestrian malls; (v) acquisition and installation of pieces of art; (vi) acquisition, construction, or improvement of libraries; (vii) acquisition, construction, or improvement of off-street parking facilities; (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities; (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (x) the establishment or improvement of parks; (xi) projects similar to those listed in (i)-(x); (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (xiv) payment of expenses incurred in establishment, administration, and operation of the District, including the costs of financing the public improvements listed above; (xv) the development, rehabilitation, or expansion of affordable housing; and (xvi) payment of expenses associated with operating and maintaining the improvements listed above.

Estimated Total Cost of Public Improvements: The total cost of the public improvements to be funded by the District is approximately \$10,500,000.00, including issuance and required reserves related to the proposed issuance of bonds to fund the construction of the public improvements.

District Boundaries: The District includes approximately 50.993 acres and is located East of Highway 146, between County Road 2830 and McGuire Road, more particularly described in Exhibit B-1 attached hereto.

Funding Source:

Staff Recommendation:



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/20266:00 PM

Department: Administration
Category: Ordinance

Ordinance

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR, AND APPORTIONING THE COSTS OF, CERTAIN IMPROVEMENTS TO PROPERTY IN AND FOR THE LIBERTY RANCH PUBLIC IMPROVEMENT DISTRICT; FIXING A CHARGE AND LIEN AGAINST ALL PROPERTIES WITHIN THE DISTRICT, AND THE OWNERS THEREOF; PROVIDING FOR THE MANNER AND METHOD OF COLLECTION OF SUCH ASSESSMENTS; MAKING A FINDING OF SPECIAL BENEFIT TO PROPERTY IN THE DISTRICT AND THE REAL AND TRUE OWNERS THEREOF; APPROVING A SERVICE AND ASSESSMENT PLAN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Subchapter A of Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and

WHEREAS, a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Liberty, Texas (the "City") pursuant to the Act, requesting the creation of a public improvement district located within the corporate limits of the City to be known as Liberty Ranch Public Improvement District (the "District") to provide public improvements within the District to include the design, acquisition, and construction of public improvement projects authorized by Section 372.003(b) of the Act that are necessary for development of the District, which public improvements will include, but not be limited to, streets, roadway construction, water, wastewater, and drainage facilities and improvements, and other improvement projects; and

WHEREAS, the petition contained the signatures of the record owners of taxable real property representing more than 50% of the appraised value of the real property liable for assessments within the District, as determined by the then current ad valorem tax rolls of the Liberty County Central Appraisal District, and the signatures of record property owners who own taxable real property that constitutes more than 50% of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on April 12, 2022, after due notice, the City Council (the "City Council") of the City held the public hearing in the manner required by law on the advisability of the improvement projects described in the petition as required by Section 372.009 of the Act and on May 10, 2022, the City Council made the findings required by Section 372.009(b) of the Act and, by Resolution No. 2022-40 (the "Creation Resolution"), adopted by a majority of the members of the City Council, authorized the creation of the District in accordance with its finding as to the advisability of the improvement projects; and

WHEREAS, in accordance with Section 372.010 of the Act, the resolution creating the District was recorded in the real property records of Liberty County, Texas, on May 11, 2022; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after the date of

publication of such notice; and

WHEREAS, the District is expected to be developed in phases beginning with an area within the District; and

WHEREAS, pursuant to the Act, the proposed assessment roll for the District (the "Assessment Roll") and service and assessment plan were filed with the City Secretary; and

WHEREAS, the statutory notice of a public hearing was published on January 22, 2026, to consider the levy of the proposed assessments (the "Assessments") on real property within the District was published in The Vindicator, a newspaper of general circulation in the City and was mailed to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, after notice was provided as required by the Act, the City Council on February 10, 2026, held a public hearing to consider the levy of the proposed Assessments on property within the District, at which any and all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the authorized improvements to be undertaken for the benefit of all property to be assessed within the District (the "Authorized Improvements"), the purposes of the Assessments, the special benefits of the Authorized Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council finds and determines that the Assessment Roll and the Liberty Ranch Public Improvement District Service and Assessment Plan, in a form substantially similar to the attached Exhibit A, which final form shall be approved by the City Manager (the "Service and Assessment Plan"), and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance, the Service and Assessment Plan and the Assessment Roll; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the Actual Costs of the Authorized Improvements as described in the Service and Assessment Plan, the Assessment Roll, and the levy of the Assessments; and

WHEREAS, in connection with the levy of the Assessments, concurrently herewith, the owners (the "Landowners") of the privately-owned and taxable property located within the District will execute a landowner agreement, wherein the Landowners, among other things, approves and accepts this Ordinance and the Service and Assessment Plan, including the Assessment Roll, consents to and accepts the levy of the Assessments against their property located within the District and agrees to pay the Assessments; and

WHEREAS, the City Council closed the hearing on February 10, 2026, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required

by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended.

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

Section 1. All matters stated in the preamble of this Ordinance are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. The Service and Assessment Plan, attached hereto as Exhibit A has been presented to and reviewed by the City Council and the City Council hereby approves the Service and Assessment Plan and adopts the Service and Assessment Plan as the service plan and assessment plan within the District. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Service and Assessment Plan.

Section 3. The Authorized Improvements described in the preamble hereof include the improvements that will benefit and serve all of the property within the District. The Authorized Improvements benefit and serve all of the property within the District and are set forth in Section III of the Service and Assessment Plan.

Section 4. The City Council hereby finds and determines upon the evidence presented in reference to the property located within the District that: (i) the enhancement and value to accrue to the District and the real and true owner or owners thereof by virtue of construction of the Authorized Improvements will be equal to or in excess of the amount of the cost of the proposed Authorized Improvements; (ii) that the apportionment of the costs of the Authorized Improvements and the Assessments here and below made are just and equitable and produce substantial equality, considering the benefits received and the burdens imposed thereby, and result in imposing equal shares of the cost of the Authorized Improvements on property similarly benefitted, and are in accordance with the laws of the State of Texas; (iii) the property assessed is specially benefitted by means of the said Authorized Improvements in relation to the costs of such improvements; (iv) all procedures that have taken place heretofore with reference to the Authorized Improvements and Assessments are in all respects regular, proper, and valid; and (v) all prerequisites to the fixing of the assessment liens against the properties within the District, and the personal liability of the real and true owner or owners thereof, whether correctly named herein or not, have been in all things regularly and duly performed in compliance with the Act and the proceedings of the City Council. The cost of said the Authorized Improvements is hereby assessed and levied as a special assessment against such properties and the real and true owner or owners thereof in the amounts as described in Exhibit E of the Service and Assessment Plan attached hereto.

Section 5. There shall be and is hereby levied and assessed against the property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sums of money as listed in Exhibit F-1 of the Service and Assessment Plan attached hereto and made a part hereof shown for each of the respective parcels of property, and the assessed against the same, and the owners thereof.

Section 6. The sums assessed against property located within the District and the real and true owners or owner thereof, whether the owner or owners be named or correctly named, or the properties be correctly described therein or not, together with interest thereon at the rate per

annum when required as set forth in the Service and Assessment Plan and with reasonable attorney's fees and all costs and expenses of collection, if incurred, are hereby declared to be and made a first and prior lien upon the respective parcels of property against which same are assessed from and after this date, and a personal liability and charge against the real and true owner or owners thereof, whether or not such owner or owners be correctly named herein, paramount and superior to all other liens, claims or titles except for lawful claims for state, county, school district, or municipality ad valorem taxes; and that the sum so assessed shall be payable to the City or its assigns in accordance with the Assessment Roll attached as Exhibit F-1 to the Service and Assessment Plan.

Section 7. (a) The levy of the Assessments shall be effective on the date of adoption of this Ordinance levying assessments and strictly in accordance with the terms of the Service and Assessment Plan.

(b) The apportionment of the costs of the Authorized Improvements to be assessed against the property within the District, shall be as set forth in the Service and Assessment Plan.

(c) Assessments and Annual Installments shall be collected, administered and may be reallocated, and the costs of improvements paid, as set forth in: (i) this Ordinance; (ii) the Service and Assessment Plan and (iii) any ordinance, resolution, bond indenture or agreement approved by the City Council.

(d) Each Assessment may be paid in a lump sum or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Assessment shall accrue and bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be due and payable and shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) Assessments and the interest thereon shall be deposited as and when received by the City into a separate fund to be used to pay the costs incurred for the Authorized Improvements, including debt service on obligations issued to pay the costs of the Authorized Improvements, and the establishment of each such fund is hereby approved.

(h) The Annual Installments shall be reduced to equal the actual costs of repaying the related series of bonds and actual Annual Collection Costs (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

Section 8. This Ordinance incorporates by reference all provisions and requirements of the Act.

Section 9. If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

Section 10. This Ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED & APPROVED on February 10, 2026, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of the City of Liberty, Texas.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/2026:00 PM

Department: Administration
Category: Ordinance

Ordinance

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE "CITY OF LIBERTY, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (LIBERTY RANCH PUBLIC IMPROVEMENT DISTRICT)"; APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, A COMPLETION AGREEMENT; AN OFFERING MEMORANDUM, A CONTINUING DISCLOSURE AGREEMENT, A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT AND OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Liberty, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code (the "PID Act"), has previously established the "Liberty Ranch Public Improvement District", (the "District"), pursuant to Resolution No. 2022-40 adopted by the City Council of the City (the "Council") on May 10, 2022; and

WHEREAS, the authorization creating the District by approval of Resolution No. 2022-40 became effective from and after its final passage on May 10, 2022; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary of the City (the "City Secretary") within 20 days after the date of publication of such notice; and

WHEREAS, pursuant to the PID Act, on January 22, 2026, the Council published notice of the assessment hearing in *The Vindicator*, a newspaper of general circulation in the City, and held a public hearing on February 10, 2026, regarding the levy of special assessments within the District, and on February 10, 2026, the Council adopted Ordinance No. _____ (the "Assessment Ordinance"); and

WHEREAS, in the Assessment Ordinance, the Council approved and accepted the initial Service and Assessment Plan (the "Service and Assessment Plan") relating to the District and levied the Assessments (as defined in the Service and Assessment Plan) in the District against the Assessment Roll (as defined and described in the Service and Assessment Plan); and

WHEREAS, the Council has found and determined that it is in the best interests of the City to issue its bonds to be designated "City of Liberty, Texas Special Assessment Revenue Bonds, Series 2026 (Liberty Ranch Public Improvement District)" (the "Bonds"), such Bonds to be payable from and secured by the Pledged Revenues, as defined in the Indenture (defined below) and other assets pledged under the Indenture to the payment of the Bonds; and

WHEREAS, the City is authorized by the PID Act to issue the Bonds for the purpose of paying for (i) paying a portion of the Actual Costs of the Public Improvements, (ii) paying capitalized

interest on the Bonds during the period of construction and acquisition of Public Improvements, (iii) funding a reserve account for payment of principal and interest on the Bonds, (iv) funding the initial deposit to the Administrative Fund for the payment of the initial Annual Collection Costs, and (v) paying the costs of issuance of the Bonds; and

WHEREAS, in connection with the issuance of the Bonds, the Authorized Improvements are located within the District, and the City has determined that the Authorized Improvements confer a special benefit on the District as provided in Section V.C. of the Service and Assessment Plan; and

WHEREAS, the Council has found and determined to approve (i) the issuance of the Bonds to finance the Authorized Improvements, (ii) the form, terms and provisions of the Indenture securing the Bonds authorized hereby, (iii) the form, terms and provisions of a Bond Purchase Agreement (defined below) between the City and the purchaser of the Bonds, (iv) a Completion Agreement (defined below) between the City, UMB Bank, N.A., and Liberty Ranch, LLC (the "Developer"); (v) an Offering Memorandum (defined below), (vi) a Landowner Agreement (defined below) between the City and the Developer, (vii) a First Amendment to the Development Agreement, and (viii) a Continuing Disclosure Agreement (defined below); and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended;

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

Section 1. Findings. The findings and determinations set forth in the preamble hereof are hereby incorporated by reference for all purposes as if set forth in full herein.

Section 2. Approval of Issuance of Bonds and Indenture.

(a) The issuance of the Bonds in the principal amount of \$ _____ for the purpose of paying for (i) paying a portion of the Actual Costs of the Public Improvements, (ii) paying capitalized interest on the Bonds during the period of construction and acquisition of Public Improvements, (iii) funding a reserve account for payment of principal and interest on the Bonds, (iv) funding the initial deposit to the Administrative Fund for the payment of the initial Annual Collection Costs, and (v) paying the costs of issuance of the Bonds.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust (the "Indenture") dated as of March 1, 2026, between the City and UMB Bank, N.A, as trustee (the "Trustee"), with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the Mayor or Mayor Pro Tem of the City, such approval to be evidenced by the execution and delivery of the Indenture, which Indenture is hereby approved in substantially final form attached hereto as "Exhibit A" and incorporated herein as a part hereof for all purposes. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amount or

amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture, with such insertions, omissions and modifications as may be required to conform the form of Bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Pledged Revenues (as defined in the Indenture) and other assets of the Trust Estate (as defined in the Indenture) pledged to the Bonds, and shall never be payable from ad valorem taxes or any other funds or revenues of the City.

Section 3. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMS Bonds, Inc. (the "Underwriter") at the price and on the terms and provisions set forth in that certain Bond Purchase Agreement (the "Bond Purchase Agreement"), dated the date hereof, between the City and the Underwriter, attached hereto as "Exhibit B" and incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interest of the City. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved with such changes as may be required to carry out the purpose of this Ordinance and approved by the City Manager of the City (the "City Manager), and the Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute and deliver the Bond Purchase Agreement. The Mayor or Mayor Pro Tem's signature on the Bond Purchase Agreement may be attested by the City Secretary.

Section 4. Offering Memorandum. The form and substance of the Preliminary Limited Offering Memorandum for the Bonds and any addenda, supplement or amendment thereto and the final Limited Offering Memorandum (the "Offering Memorandum") presented to and considered at the meeting at which this Ordinance is considered are hereby in all respects approved and adopted. The Offering Memorandum, with such appropriate variations as shall be approved by the Mayor or Mayor Pro Tem of the City and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute, and the City Secretary is hereby authorized and directed to attest, the Offering Memorandum. The City Secretary is hereby authorized and directed to include and maintain a copy of the Preliminary Limited Offering Memorandum and Offering Memorandum and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Limited Offering Memorandum in the offering of the Bonds is hereby ratified, approved and confirmed. Notwithstanding the approval and delivery of such Preliminary Limited Offering Memorandum and Offering Memorandum by the Council, the Council is not responsible for and proclaims no specific knowledge of the information contained in the Preliminary Limited Offering Memorandum and Offering Memorandum pertaining to the Public Improvements, the Developer, or its financial ability, any builders, any landowners, or the appraisal of the property in the District.

Section 5. Continuing Disclosure Agreement. The Continuing Disclosure Agreement (the "Continuing Disclosure Agreement") between the City and UMB Bank, N.A, as dissemination agent, is hereby authorized and approved in substantially final form attached hereto as Exhibit "C" and incorporated herein as a part hereof for all purposes and the City Manager of the City is hereby authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and approved by the City Manager, such approval to be evidenced by the execution thereof.

Section 6. Completion Agreement. The Completion Agreement (the "Completion Agreement")

between the City, the Developer, and the Trustee, is hereby authorized and approved in substantially final form attached hereto as Exhibit "D" and incorporated herein as a part hereof for all purposes and the City Manager is hereby authorized and directed to execute and deliver such Completion Agreement with such changes as may be required to carry out the purpose of this Ordinance and approved by the City Manager, such approval to be evidenced by the execution thereof.

Section 7. Landowner Agreement. The Landowner Agreement (the "Landowner Agreement") between the City and the Developer is hereby authorized and approved in substantially final form attached hereto as Exhibit "E" and incorporated herein as a part hereof for all purposes and the City Manager is hereby authorized and directed to execute and deliver such Landowner Agreement with such changes as may be required to carry out the purpose of this Ordinance and approved by the City Manager, such approval to be evidenced by the execution thereof.

Section 8. First Amendment to the Development Agreement. The First Amendment to the Development Agreement (the "First Amendment") between the City and the Developer is hereby authorized and approved in substantially final form attached hereto as Exhibit "F" and incorporated herein as a part hereof for all purposes and the City Manager is hereby authorized and directed to execute and deliver such First Amendment with such changes as may be required to carry out the purpose of this Ordinance and approved by the City Manager, such approval to be evidenced by the execution thereof.

Section 9. Additional Actions. The Mayor, the Mayor Pro Tem, the City Manager and the City Secretary are hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance. The Mayor, the Mayor Pro Tem, the City Manager and the City Secretary are hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance.

Section 10. Severability. If any section, paragraph, clause or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 11. Effective Date. This Ordinance is passed on one reading as authorized by the Texas Government Code, Section 1201.028, and shall be effective immediately upon its passage and adoption.

[Remainder of page left blank intentionally]

PASSED, APPROVED AND EFFECTIVE on this February 10, 2026.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: February 10, 2026

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 THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR THE JULY 3, 2026, INDEPENDENCE DAY FIREWORKS SHOW.

Department: Community Development

Subject: July 3rd Fireworks

Background: In their FY2026 budget, LCDC approved \$23,000 to be used towards the July 3rd fireworks show. This expenditure was ratified by City Council at their September 9, 2025, meeting approving the FY2026 Budget.

On January 20, 2026, LCDC approved an additional \$3,565 to be used for the July 3, 2026, fireworks show due to a price increase from Pyro Shows, the city's vendor since 2019.

The additional expenditure now needs to be ratified by City Council.

Funding Source: LCDC Fund Balance

Staff Recommendation: Staff recommends approval of the resolution ratifying LCDC's expenditure.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/2026 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, RATIFYING THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS FOR THE JULY 3, 2026, INDEPENDENCE DAY FIREWORKS SHOW.

WHEREAS, the City of Liberty schedules an Independence Day Celebration on July 3rd each year at the Liberty Municipal Park with a fireworks display; and

WHEREAS, in the Liberty Community Development Corporation's ("LCDC") Fiscal Year 2026 budget, the LCDC approved \$23,000.00 to be used toward the July 3rd fireworks show; and

WHEREAS, on January 20, 2026, the LCDC approved an additional expenditure of \$3,565.00 to be used toward the July 3rd fireworks show due to a price increase from Pyro Shows of Texas, Inc., which has been the City's vendor since 2019; and

WHEREAS, the City Council finds that the expenditure of such funds promotes economic development, tourism, and community quality of life within the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby ratifies the Liberty Community Development Corporation's additional expenditure of \$3,565.00 for the July 3, 2026, Independence Day fireworks show.

PASSED AND APPROVED this ____ day of _____, 2026.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: February 10, 2026

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 SUBMIT A GRANT APPLICATION FOR THE FY2027 RIFLE RESISTANT BODY ARMOR GRANT PROGRAM FUNDED BY THE TEXAS GOVERNOR'S OFFICE.

Department: Police

Subject: FY2027 Rifle Resistant Body Armor Grant Program

Background: The Texas Governor's Office is accepting applications for the FY2027 Rifle Resistant Body Armor Grant Program until February 12, 2026. Applicants for the Grant must submit a fully executed resolution with their application. Projects must begin on or after September 1, 2026, and may not exceed a 12-month project period.

Funding Source:

Staff Recommendation: Staff recommends approval of the resolution authorizing the City Manager to submit a grant application to the Texas Governor's Office for the FY2027 Rifle Resistant Body Armor Grant Program.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/2026 6:00 PM

Department: Police
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 SUBMIT A GRANT APPLICATION FOR THE FY2027 RIFLE RESISTANT BODY ARMOR GRANT PROGRAM FUNDED BY THE TEXAS GOVERNOR'S OFFICE.

WHEREAS, the City Council of the City of Liberty, Texas, finds it in the best interest of the citizens of the City of Liberty that the FY 2027 Rifle Resistant Body Armor Grant Program be operated for the Fiscal Year 2027; and

WHEREAS, the City Council of the City of Liberty, Texas, agrees to provide applicable matching funds for the said project as required by the Texas Governor's Office grant application; and

WHEREAS, the City Council of the City of Liberty, Texas, agrees that, in the event of loss or misuse of the Office of the Governor funds, the City of Liberty City Council assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the City Council of the City of Liberty, Texas, designates the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, the City Council of the City of Liberty, Texas, designates the Finance Manager as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, approves submission of the grant application for the FY2027 Rifle Resistant Body Armor Grant Program to the Office of the Governor.

PASSED AND APPROVED this 10th day of February 2026

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: February 10, 2026

Agenda Wording: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS ORDERING A GENERAL ELECTION TO BE HELD ON THE 2ND DAY OF MAY 2026 FOR THE PURPOSE OF ELECTING A MAYOR AND THREE COUNCIL MEMBERS; AUTHORIZING A JOINT ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT BY AND BETWEEN THE CITY OF LIBERTY, THE LIBERTY INDEPENDENT SCHOOL DISTRICT, ANY OTHER CONTRACTING ENTITIES AND THE LIBERTY COUNTY CLERK OFFICE; PROVIDING FOR EARLY VOTING; PROVIDING FOR PUBLICATION AND NOTICE OF ELECTION; ESTABLISHING OTHER PROCEDURES FOR CONDUCT OF THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Department: Administration

Subject: General Election Order

Background: This Ordinance calls for an election to be held on May 2, 2026, for the purpose of electing a Mayor and three (3) City Council Members. Those Council Members whose terms expire in May are: Mayor John Hebert and Council Members Tommy Brents, Ed Seymour and Ross Ward.

Additionally, City Council is requested to authorize the Mayor to execute an Election Services Contract with the Liberty County Elections Officer.

Funding Source: General Fund

Staff Recommendation: Staff recommends approval of the ordinance calling for an election on May 2, 2026, and authorizing the Mayor to execute an Election Services Contract with the Liberty County Elections Officer.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/2026 6:00 PM

Department: Administration
Category: Ordinance

Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS ORDERING A GENERAL ELECTION TO BE HELD ON THE 2ND DAY OF MAY 2026 FOR THE PURPOSE OF ELECTING A MAYOR AND THREE COUNCIL MEMBERS; AUTHORIZING A JOINT ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT BY AND BETWEEN THE CITY OF LIBERTY, THE LIBERTY INDEPENDENT SCHOOL DISTRICT, ANY OTHER CONTRACTING ENTITIES AND THE LIBERTY COUNTY CLERK OFFICE; PROVIDING FOR EARLY VOTING; PROVIDING FOR PUBLICATION AND NOTICE OF ELECTION; ESTABLISHING OTHER PROCEDURES FOR CONDUCT OF THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS:

Section 1.

It is hereby ordered that a General Election be held in the City of Liberty, Texas ("City") on the first Saturday in May, the 2nd day of May 2026, at which election the qualified voters of the City will elect a Mayor and three Council Members which shall hold office for a period of two (2) years.

Section 2.

That the election be held jointly between the City of Liberty, Liberty Independent School District, and any other contracting entities. The election shall be conducted by the Liberty County Clerk as stated per the terms of the 2026 Elections Services Contract. The City Council authorizes the Mayor to sign the 2026 Election Services Contract with the Liberty County Elections Officer.

Section 3.

The present boundaries of the City of Liberty constitute one election precinct, and the polls shall be open for voting on Election Day, May 2, 2026, from 7:00 a.m. until 7:00 p.m. at the following polling places. The Liberty County Elections Officer shall have the authority to add and/or remove polling locations as deemed appropriate.

- Pct. 1 Rye/Romayor (consolidated with Precinct 2)
- Pct. 2 Moss Hill United Pentecostal Church, 127 Hwy. 105 E, Liberty, Texas
- Pct. 3 Hardin City Hall, 142 C.R. 2010, Hardin, Texas (Curbside voting available)
- Pct. 4 Devers Elementary School, 201 Chism St., Devers, Texas
- Pct. 6 Calvary Baptist Church, 15 C. R. 129, Liberty, Texas
- Pct. 7 The Sanctuary Pentecostal Church, 100 E. Hanson St., Cleveland, Texas

Pct. 8 Dolen Baptist Church Gym, 10078 F.M. 787, Cleveland, Texas
 Pct. 9 Hi-Way Tabernacle, 108 C.R. 2250, Cleveland, Texas
 Pct. 10 St. Anne's Catholic Church Hall, C.R. 622 & F.M. 686, Eastgate (Dayton), Texas
 Pct. 11 Sacred Heart Catholic Church, 3730 F.M. 160, Raywood, Texas
 Pct. 13 Hull-Daisetta High School, 117 N. Main St., Daisetta, Texas
 Pct. 18 Mother of Mercy Catholic Church, 101 Donatto Drive, Liberty, Texas
 Pct. 19 Jack Hartel Admin. Building, 318 San Jacinto St., Liberty, Texas (Curbside voting available)
 Pct. 20 Cleveland Civic Center, 210 Peach Ave., Cleveland, Texas (Curbside voting available)
 Pct. 21 Kenefick Southern Baptist Church, 3536 F.M. 1008, Kenefick, Texas
 Pct. 22 Dayton Community Center, 801 S. Cleveland St., Dayton, Texas (Curbside voting available)
 Pct. 23 Sante Fe Administration Building, 1680 C.R. 3549, Cleveland, Texas
 Pct. 24 Pathways Church, 9160 F.M. 1409, Dayton, Texas
 Pct. 25 Tarkington Prairie Baptist Church, 25 C.R. 306, Cleveland, Texas
 Pct. 26 Cleveland (consolidated with Precinct 7)
 Pct. 30 Pleasant Hill Baptist Church, 803 S. Colbert St., Dayton, Texas
 Pct. 31 Plum Grove City Hall, 155 C.R. 345, Plum Grove, Texas

Section 4.

The Liberty County Clerk shall act as Contracting Officer and Early Voting Clerk. The location for Early Voting for such election is hereby designated as:

EARLY VOTING POLLING PLACES:

Jack Hartel Building
 318 San Jacinto Street
 Liberty, Texas 77575

Hardin City Hall
 142 C.R. 2010
 Hardin, Texas

Cleveland Civic Center
 210 Peach Avenue
 Cleveland, Texas

Dayton Community Center
 801 S. Cleveland St.
 Dayton, Texas 77535

Santa Fe Administration Building
 1680 C.R. 3549
 Cleveland, Texas

Early voting by personal appearance shall be conducted on the dates and times set forth below:

- Monday, April 21st through Friday, April 24th from 9:00 a.m. to 6:00 p.m.
- Saturday, April 25th from 7:00 a.m. to 7:00 p.m.,
- Sunday, April 26th from 1:00 p.m. to 7:00 p.m.
- Monday, April 27th and Tuesday, April 28th from 7:00 a.m. to 7:00 p.m.

The Liberty County Clerk's address to which ballot applications and ballots voted by mail may

be sent is:

Liberty County Elections
Liberty County Clerk

P.O. Box 369
Liberty, Texas 77575

All requests for early voting ballots by mail that are received by the City of Liberty will be transported to the Liberty County Elections, Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575.

Election officials for the City's Early Voting and Election Day Polling Locations shall be designated by the Contracting Officer, in accordance with the provisions of the Texas Election Code.

Section 5.

All election equipment, election supplies, and election services used to coordinate, supervise, and administer the Joint Election shall be in accordance with the provisions of the Texas Election Code. Each polling location for both early voting and election day voting shall be accessible to disabled voters. The Contracting Officer shall prepare the voting system for polling locations during Early Voting and on Election Day. Election materials as outlined in the Texas Election Code, shall be printed in both English and Spanish for use at the polling place and for Early Voting and Election Day for said election.

Section 6.

Notice of this election shall be published in the official newspaper of the City not earlier than the 30th day or later than the 10th day before election day, and shall be posted in the place used to post notice of City of Liberty's City Council Meetings not later than the 21st day before election day, in accordance with the provisions of the Texas Election Code.

Section 7.

Said election shall be held in accordance with the Texas Election Code and the Federal Voting Rights Act of 1965, as amended. The Mayor and/or the City's Attorney are hereby authorized and directed to make any filings required by the Federal Voting Rights Act. The Mayor and/or the City's Attorney are further authorized and directed to take any action necessary to comply with provisions of the Texas Election Code, the Federal Voting Rights Act and the terms and provisions of the 2024 Joint Election Agreement and Election Services Contract.

Section 8.

That if any section, subsection, sentence, clause, or phrase of this order should for any reason be held to be unconstitutional or invalid by a court of competent jurisdiction, such invalidity shall

not affect the remaining portions of this order, and to such end the various portions and provisions of this order are declared to be severable; and the City Council of the City of Liberty, Texas, declares it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9.

This Order shall be in full force and effect from and after the date of its passage.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Liberty, on this 10th day of February 2026.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas



**2026 ELECTION SERVICES CONTRACT
WITH THE COUNTY ELECTIONS OFFICER
STATE OF TEXAS, COUNTY OF LIBERTY**

THIS CONTRACT is made and entered into this the _____ day of February, 2026, by and between Lee Haidusek Chambers, Liberty County Clerk, hereinafter referred to as the “Contracting Officer,” and _____, the Local Political Subdivision, hereinafter referred to as “the LPS,” pursuant to the authority under Section 31.092(a), Texas Election Code.

THIS CONTRACT is entered into for and in consideration of the mutual covenants and promises hereinafter set out, and for the purpose of ensuring that the Contracting Officer and the LPS understand the tasks each is to perform in connection with the election for the May 2, 2026, election.

Duties and Services of the Contracting Officer.

Election services, equipment, and materials described in this contract provided by the Contracting Officer. The election shall be conducted utilizing countywide polling places as normally ordered by the Commissioners Court. The Contracting Officer shall be responsible for performing the following duties and furnishing the following services and equipment in connection with the elections:

- 1.1 Determine the polling places for the joint general LPS elections and contact the owners or custodians of the designated polling places and arrange for their use in the elections. The Contracting Officer may, after consultation with the LPS, determine whether to consolidate voting precincts.
- 1.2 Conduct one or more election schools, and notify the election judges of the dates, times, and places of such schools. Election judges or clerks will not be paid for attending such schools (See 1 T.A.C. §§ 81.120(a) & 81.121(c).)
- 1.3 Program, or arrange to have programmed, the ballots for the LPS.
- 1.4 Post on the County’s internet website and arrange to have published the legal notice of the first test of the electronic tabulating equipment as provided in Section 127.096, Texas Election Code, and/or the legal notice of

the logic and accuracy test of the direct recording electronic (“DRE”) voting machines as provided in Section 129.023(b), Texas Election Code, as applicable, and conduct all required tests of the electronic tabulating equipment under Sections 127.096-127.098, Texas Election Code, or the voting system that uses other electronic voting systems in accordance with advisories issued by the Secretary of State, respectively.

1.5 In accordance with Section 172.1112, Texas Election Code, post a notice of the election (and of any runoff election) and a notice of any consolidated precincts, if applicable, on the county’s Internet website. If the LPS does not maintain a website, the notice must be posted on the electronic kiosk used for posting notices of meetings of Commissioner’s Court. The notice must contain the information set forth in Section 4.004, Texas Election Code and be posted within the time frame set forth in Section 4.003(b), Texas Election Code.

1.6 Procure and distribute all necessary election supplies, including, without limitation, ballot paper, printer ink, election kits, office supplies such as paperclips, pens, etc., ballot boxes, and voting booths.

1.7 Procure all necessary voting machines and equipment, prepare them for use at the early voting locations and at the election day polling places, and transport them (or arrange to have them transported) to and from the early voting locations and at the election day polling places.

1.8 Arrange for the use of a central counting/central accumulation station and for the central counting station manager and tabulating personnel and equipment needed at the counting/accumulation station and assist in the preparation of programs and the test materials for the tabulation of ballots to be used with electronic voting equipment.

1.9 Obtain voter registration lists from the voter registrar to be used during early voting and on election day.

1.10 Assist in the general overall supervision of the election and the runoff election and provide advisory services in connection with the decisions to be made and the actions to be taken by the officers of the LPS who are responsible for holding the election and the runoff election.

1.11 Prepare the unofficial tabulation of precinct results on election night in accordance with Section 172.113, Texas Election Code.

1.12 Submit Election Night Returns ("ENR") electronically to the LPS.

2. Duties and Services of the LPS.

The LPS shall be responsible for performing the following duties in connection with the election and the runoff election:

2.1 As soon as possible after the final candidate filing deadline (or in the case of a runoff election, after the canvass of the election), certify in writing to the Contracting Officer: (i) the candidates’ names (as they are to appear on the ballot) and offices; and (ii) any referenda under Section 1251, Texas Government Code (in English

and Spanish) that are to appear on the ballot, to allow sufficient time to prepare the ballot and to conduct any necessary logic and accuracy testing.

2.2 Date stamp and then deliver immediately to the Contracting Officer all applications for mail ballots that it receives.

2.3 Prepare the election order and resolutions. The LPS shall be responsible for having the required election notice under Section 4.003, Texas Election Code timely published in the newspaper. The LPS shall also be responsible for timely posting the notice required under Section 4.0093(b), Texas Election Code, in the proper locations. The LPS is responsible for ensuring that all necessary documents are in both English and Spanish. The LPS shall conduct its canvass using materials provided by the Contracting Officer.

2.4 Work with the Contracting Officer to determine whether there will be a consolidation of county voting precincts for the election and run-off election, if necessary, and designate the polling place for each voting precinct for the election and run-off election, if necessary.

3. Compensation, Billing, and Payment

3.1 For the performance of duties and services and the providing of equipment and supplies under Paragraph 1 above, the LPS shall pay the Contracting Officer for the actual expenses she incurs in accordance with Section 31.100, Texas Election Code, and the leasing fees allowed under Section 123.032, Texas Election Code, including without limitation, the costs and expenses of election supplies; newspaper publication of the testing notice only; use of voting machines and equipment, wages and salaries of the early voting clerks, precinct election judges, alternate judges and election clerks, members of the early voting ballot board, and central counting station personnel; programming the ballot; logic and accuracy testing, and voting machines and equipment transportation. Provided, that nothing herein shall be construed as permitting the Contracting Officer to be paid for costs or expenses for which reimbursement is not allowed under Section 31.100 or other sections of the Texas Election Code.

3.2 For the performance of duties and services and the providing of equipment and supplies under Paragraph 1 above, the LPS shall pay the Contracting Officer a fee of 10% of the total amount of the Contract (but not less than \$75) in accordance with Section 31.100(d), Texas Election Code.

3.3 A cost estimate for the services, equipment, and supplies provided by the Contracting Officer for the election and the runoff election is attached to and made a part of this Contract as Exhibit A. This estimate presumes there will be nine local political subdivisions sharing election expenses. The estimate will change based on the actual number of contracting local political subdivisions for this election.

3.4 Only the actual expenses directly attributable to the Contract may be charged to the LPS by the Contracting Officer, including administrative fees, Section 31.100, Texas Election Code.

3.5 As soon as reasonably possible after the election or the runoff election, the Contracting Officer will submit an itemized invoice to the LPS (i) for the actual expenses he/she incurred as described in Paragraph 3.1 above and (ii) for the Contracting Officer's fee as described in Paragraph 3.2 above. The Contracting Officer will use his/her best efforts to submit the invoice within 30 days after the election or within 10 days after the runoff election.

3.6 The Contracting Officer's invoice shall be due and payable by the LPS to the address set forth in the invoice within 30 days after its receipt by the LPS. If the LPS disputes any portion of the invoice, the LPS shall notify the Contracting Officer within such 30-day period or the invoice will be deemed to be a true and accurate rendering of the amount that is due.

4. Voting.

4.1 The Contracting Officer shall serve as Early Voting Clerk for the election, and by signing this contract, the LPS does hereby appoint her as such. The Contracting Officer shall hire at least 5 temporary clerks to work each day at each Early Voting location. Early Voting by personal appearance for the election shall be conducted during the hours and time period and at the location listed in Exhibit B. These locations are subject to change before the election.

4.2 The Contracting Officer may receive mail ballot applications on behalf of the LPS. All applications for mail ballots shall be processed in accordance with Title 7, Texas Election Code, by the Contracting Officer or her deputies at the Liberty County Courthouse located at 1923 Sam Houston St., Room 209, Liberty, TX 77575.

4.3 If a presiding judge, alternate judge or clerk does not speak both English and Spanish, and the election precinct is one subject to Sections 272.002 and 272.009, Texas Election Code, the Contracting Officer shall ensure that a bilingual election clerk is available by telephone while the polls are open.

4.4 The Contracting Officer will obtain voter registration lists from the voter registrar to be used during early voting as well as the election day and runoff election day.

4.5 In accordance with Section 127, Texas Election Code, the Contracting Officer will supervise the overall conduct of the election. The Contracting Officer and staff shall be available during hours in which the polls are open and from 6:00 a.m. until the completion of vote counting and all tabulation tests on Election Day to render technical support and assistance to voters and election workers.

4.6 The Contracting Officer will forward provisional voting affidavits to the Liberty County Voter Registrar for verification of the provisional voters' status. The Contracting Officer will reconvene the Early Voting Ballot Board (EVBB) within the time set forth in Section 65.051, Texas Election Code, for the purpose of determining the disposition of the provisional votes. At the same time the EVBB will review mail ballots timely received under Section 86.007(d), Texas Election Code, to determine whether such will be counted and to resolve any

issues with such ballots. Promptly after determination of the provisional votes and resolution of any such mail ballots, the Contracting Officer shall tally the accepted provisional votes and resolved mail ballots, amend the unofficial tabulations and submit new unofficial tabulations to the Parties.

4.7 The Contracting Officer will prepare the unofficial tabulation of precinct results on election night in accordance with Section 127, Texas Election Code. The Contracting Officer and staff shall do election Night intake preparation and intake of election equipment and records starting at 5:30 p.m. on Election Day.

5. Voting System.

The Contracting Officer shall use the Verity Voting system which includes Verity Print device for on-demand ballot printing, Verity Touch and Verity Touch Writer with Verity Access interface for electronic ballot marking assistance, the precinct tally system using Verity Scan, and the mail ballot system purchased by Liberty County from Hart InterCivic, Inc. (“Hart”) for the election. Each Election Day polling location will have at least one Verity Touch with Verity Access interface that is accessible to disabled voters. The Contracting Officer or designee shall prepare the Verity Voting system for each polling location on Election Day.

6. Acknowledgement of Shared Election.

The LPS acknowledges that the Contracting Officer may enter into a similar Election Services Contract with any other entity in the same county. In such event, the LPS agrees to share common polling places, voting equipment and the common set of election workers with the other entities conducting an election.

7. Special Provisions.

7.1 Compensation for Election Workers will be \$15.00 per hour for the election judge and \$15.00 per hour for the alternate judge and clerk(s). The Early Voting Ballot Board Presiding Judge will be paid \$20.00 per hour. The other members of the Early Voting Ballot Board and the Signature Verification Committee shall be paid \$15.00 per hour each. The Central Counting Station Manager will be paid \$20.00 per hour and the other three Central Counting Station workers will be paid \$15.00 per hour each. County employees utilized in conducting the election by the Contracting Officer, including security, will be paid by Liberty County.

7.2 Delivery Fee shall be \$50.00 for transporting the election equipment to and from the voting location to the central accumulating station.

8. General Provisions.

8.1 Nothing contained in the Contract shall authorize or permit a change in the officer with whom or the place at which any document or record relating to the election or to the runoff election is to be filed, the place at which any function is to be carried out, the officers who conduct the official canvass of the election returns, the officer

to serve as custodian of the voted ballots or other election records, or any other nontransferable functions specified by Section 31.096, Texas Election Code or other provisions of Texas law.

8.2 The Contracting Officer is the agent of the LPS for purposes of contracting with third parties with respect to the election expenses within the scope of the Contracting Officer's duties, and the Contracting Officer is not liable for the LPS failure to pay a claim.

8.3 The Contracting Officer shall file copies of this Contract with the County Treasurer and the County Auditor of Liberty County, Texas.

8.4 For purposes of implementing this Contract, the Contracting Officer and the LPS designate the following individuals, and whenever the Contract requires submission of information or notice to the Contracting Officer or the LPS, submission or notice shall be made to these individuals:

For the Contracting Officer:

Name: Lee Haidusek Chambers

Liberty County Clerk

Mailing Address: P.O. Box 369
Liberty, TX 77575

Tel.: (936) 336-4670

Fax: (936) 334-3236

Email: lee.chambers@co.liberty.tx.us

Local Political Subdivision:

Name: _____

Mailing Address: _____

Tel.: _____

Fax: _____

Email: _____

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THE RESPECTIVE DATES SHOWN BELOW:

The Contracting Officer:

Lee Haidusek Chambers (Seal)
Liberty County Clerk
Date _____

By _____ (Seal)
Title _____
Date _____

Early Voting Locations and Election Day Voting Location (subject to change)

Early Voting by personal appearance, with curbside voting available, each weekday at:

Cleveland Civic Center, 210 Peach Avenue, Cleveland, Texas;

Santa Fe Administration Building, 1680 C.R. 3549, Cleveland, Texas;

Hardin City Hall, 142 C.R. 2010, Hardin, Texas;

Dayton Community Center, 801 S. Cleveland St., Dayton, Texas; and

Jack Hartel Community Building, 318 San Jacinto St., Liberty, Texas;

beginning on April 21, 2026, and ending on April 28, 2026.

Hours of early voting will be:

Monday through Friday, April 21st to 24th—9:00 A.M. to 6:00 P.M.

Saturday, April 25th—7:00 A.M. to 7:00 P.M.; Sunday, April 26th—1:00 P.M. to 7:00 P.M.

Monday through Tuesday, April 27th to 28th—7:00 A.M. to 7:00 P.M.

Election Day voting will be conducted on Saturday, May 2, 2026, between the hours of 7:00 A.M. and 7:00 P.M. at the following locations:

Pct. 1 Romayor First Baptist Church, Romayor, Texas

Pct. 2 Moss Hill United Pentecostal Church, 127 Hwy. 105 E, Liberty, Texas

Pct. 3 Hardin City Hall, 142 C.R. 2010, Hardin, Texas (Curbside voting available)

Pct. 4 Devers Elementary School, 201 Chism St., Devers, Texas

Pct. 6 Calvary Baptist Church, 15 C. R. 129, Liberty, Texas

Pct. 7 Consolidated with Precinct 20

Pct. 8 Dolen Baptist Church Gym, 10078 F.M. 787, Cleveland, Texas

Pct. 9 Hi-Way Tabernacle, 108 C.R. 2250, Cleveland, Texas

Pct. 10 St. Anne's Catholic Church Hall, C.R. 622 & F.M. 686, Eastgate (Dayton), Texas

Pct. 11 Sacred Heart Catholic Church, 3730 F.M. 160, Raywood, Texas

Pct. 13 Hull-Daisetta High School, 117 N. Main St., Daisetta, Texas

Pct. 18 Mother of Mercy Catholic Church, 101 Donatto Drive, Liberty, Texas

Pct. 19 Jack Hartel Admin. Building, 318 San Jacinto St., Liberty, Texas (Curbside voting available)

Pct. 20 Cleveland Civic Center, 210 Peach Ave., Cleveland, Texas (Curbside voting available)

Pct. 21 Kenefick Southern Baptist Church, 3536 F.M. 1008, Kenefick, Texas

Pct. 22 Dayton Community Center, 801 S. Cleveland St., Dayton, Texas (Curbside voting available)

Pct. 23 Santa Fe Administration Building, Cleveland, Texas (Curbside voting available)

Pct. 24 Westlake Fire Department, 8704 F.M. 1409, Dayton, Texas

Pct. 25 Tarkington Prairie Baptist Church, 25 C.R. 306, Cleveland, Texas

Pct. 26 Cleveland (consolidated with Precinct 23)

Pct. 30 American Legion Post 512, 2315 Highway 146, Dayton, Texas

Pct. 31 Plum Grove City Hall, 155 C.R. 345, Plum Grove, Texas

Curbside voting is available at the locations designated by calling 936-253-8050.

Limited voting is available only at Liberty County Clerk Elections Office, 1915 Trinity St., Liberty, Texas

ESTIMATED ELECTION EXPENSES, MAY 2, 2026, ELECTION*

Judge and Clerks**	\$5000.00
Pickup and delivery of equipment:	\$ 75.00
Election Equipment Rental: ***	\$ 600.00
Subtotal for Sharable Costs:	\$5675.00
Early Voting Ballot Board (for provisional and mail votes)	\$ 100.00
Central Counting Station Judges/Clerks	\$ 100.00
Programming of ballots and voting system	\$2500.00
Election paper and supplies	\$ 100.00
Subtotal:	\$2800.00
10% Administrative Fee Payable to Liberty County Clerk	\$ 847.50
<u>Grand Total Estimated Election Expenses:</u>	\$9322.50

*Assumes cost sharing with a minimum of nine other local political subdivisions (LPS)

** Assumes judge @ \$15.00/hr and alternate judge/clerks @ \$15.00/hr

*** User fee as established by commissioner's court is \$165.00/unit per day.

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: January 14, 2025

Agenda Wording: AN ORDINANCE OF THE CITY COUNCIL OF LIBERTY, TEXAS, AUTHORIZING PARTICIPATION WITH OTHER ENTERGY SERVICE AREA CITIES IN MATTERS CONCERNING ENTERGY TEXAS, INC. AT THE PUBLIC UTILITY COMMISSION OF TEXAS IN 2025; AUTHORIZING THE HIRING OF LAWYERS AND RATE EXPERTS; AUTHORIZING THE CITY'S PARTICIPATION TO THE FULL EXTENT PERMITTED BY LAW AT THE PUBLIC UTILITY COMMISSION OF TEXAS; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; AND DECLARING AN EFFECTIVE DATE.

Department: Administration

Subject: Municipal Participation in Regulatory Rate Proceedings

Background: It is once again time to authorize municipal participation in regulatory rate proceedings involving Entergy Texas, Inc. ("ETI" or "Company") before the Public Utility Commission of Texas ("PUCT" or "Commission").

In 2024, the Steering Committee participated in several different types of rate proceedings that ETI initiated with the Commission, summarized below:

- *Application of Entergy Texas, Inc. for Approval of Rate Schedule UODG.* Rate Schedule UODG is a voluntary rate rider and customer agreement for customers to participate in its Power Through program. The Power Through program allows host customers to have distributed generation up to 10 MW on their premises. The distributed generators will supply back-up electric service to the host customers during a grid outage but will otherwise be available to provide capacity and energy benefits to all ETI customers. Schedule UODG will only apply to customers that opt into the Power Through program. We coordinated with Commission Staff and other intervening parties to reach a settlement that clarifies ETI's reporting responsibilities regarding Schedule UODG in future proceedings. The Commission will consider the parties' settlement agreement in early 2025.
- *Application of Entergy Texas, Inc. to Adjust its Energy Efficiency Cost Recovery Factor.* The EECRF rider recovers costs related to ETI's energy efficiency programs. This rider is adjusted annually with the updated rate going into effect on January 1 of each year. The parties reached a settlement agreement that made a small adjustment to the Company's request with no impact on the proposed rates. The Commission approved the settlement agreement on December 12, 2024.
- *Application of Entergy Texas, Inc. to Amend Its Certificate of Convenience and Necessity to Construct a Portfolio of Dispatchable Generation Resources.* ETI seeks

approval to construct the Legend Power Station and the Lone Star Power Station, two new generation facilities with natural gas and hydrogen co-firing optionality. If approved, these plants will add 1207 MW of capacity to serve ETI's customers by mid-2028.

- *Application of Entergy Texas, Inc. to Amend Its Certificate of Convenience and Necessity to Construct a Portfolio of Renewable Generation Resources.* ETI seeks approval to construct the Segno Solar Facility and the Votaw Solar Facility. If approved, these facilities will add a total of 311 MW of capacity to serve ETI's customers beginning in 2027 and 2028, respectively.
- *Application of Entergy Texas, Inc. for Approval of a Resiliency Plan.* The Company seeks approval of Phase I of its "Texas Future Ready Resiliency Plan," pursuant to Public Utility Regulatory Act § 38.078 (Transmission and Distribution System Resiliency Planning by and Cost Recovery for Electric Utilities), which was signed into law in 2023. ETI's resiliency plan is a comprehensive set of resiliency measures that are intended to improve service reliability for customers and to mitigate system restoration costs after extreme weather events. The projects included in Phase I are expected to cost approximately \$335 million, but ETI intends to defer recovery of these costs until a future proceeding. The parties reached a settlement that included additional reporting and record-keeping requirements for ETI. The settlement is currently under consideration by the Commission.
- *Application of Entergy Texas, Inc. for Authority to Reconcile Fuel and Purchased Power Costs.* ETI requests to reconcile the fuel and purchased power expenses it incurred between April 1, 2022, and March 31, 2024. ETI calculates an under-recovery balance of approximately \$30 million, which we are still evaluating. A hearing is scheduled for May 14 – 16, 2025.
- *ETI filed applications to recover costs related to its distribution system (Distribution Cost Recovery Factor or "DCRF") and its transmission system (Transmission Cost Recovery Factor or "TCRF").* The DCRF applications were uncontested by the Commission Staff and intervening parties and were approved by the Commission. The TCRF is still pending, but as we do not anticipate any major issues, we expect a final order to be issued in early 2025. The DCRF and TCRF are subject to true-up to prevent the Company from over-recovering its expenses.

In 2025, the Steering Committee will continue to participate in the TCRF and fuel reconciliation proceedings and will monitor the proceedings related to new generation facilities. It is anticipated that the Company will file additional TCRF and DCRF applications for interim cost recovery of investments made to its transmission and distribution systems. The Company is also expected to file its annual application to amend its Energy Efficiency Cost Recovery Factor in May 2025.

Funding Source: n/a

Staff Recommendation: Staff recommends approval of the Annual Ordinance Authorizing Municipal Participation in Regulatory Proceedings of Entergy Texas, Inc. in 2025.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/20266:00 PM

Department: Administration
Category: Ordinance

Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF LIBERTY, TEXAS, AUTHORIZING PARTICIPATION WITH OTHER ENTERGY SERVICE AREA CITIES IN MATTERS CONCERNING ENTERGY TEXAS, INC. AT THE PUBLIC UTILITY COMMISSION OF TEXAS IN 2026; AUTHORIZING THE HIRING OF LAWYERS AND RATE EXPERTS; AUTHORIZING THE CITY'S PARTICIPATION TO THE FULL EXTENT PERMITTED BY LAW AT THE PUBLIC UTILITY COMMISSION OF TEXAS; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, Cities have exclusive original jurisdiction over rates, operations, and services of an electric utility in areas in the municipality pursuant to *Tex. Util. Code* § 33.001; and

WHEREAS, Cities have standing in each case before the Public Utility Commission of Texas that relates to an electric utility providing service in the municipality pursuant to *Tex. Util. Code* § 33.025; and

WHEREAS, Entergy Texas, Inc. ("ETI" or "Company") is expected to file rate change requests in various proceedings before the Public Utility Commission of Texas ("Commission") or before municipalities in 2026, which may include (1) a base rate case, (2) rate proceedings or cost adjustments such as a transmission cost recovery rider, a distribution cost recovery rider, a generation cost recovery rider, energy efficiency cost recovery factor, or storm restoration cost or offset true-ups, (3) and various fuel cost refunds or surcharges and reconciliations; and

WHEREAS, Cities have the statutory right to set fair and reasonable rates for both the Company and customers within Cities; and

WHEREAS, Cities are entitled to reimbursement by the utility of their reasonable rate case expenses to participate in cases that are deemed rate proceedings pursuant to *Tex. Util. Code* § 33.023.

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

SECTION 1. The City of Liberty shall participate with other Cities to intervene in ETI's various rate filings related to any base rate adjustment proceedings or cost of service adjustments, the various fuel cost surcharges and reconciliations, and any other interim or incremental surcharge proceedings or surcharge adjustments filed with the Commission or with municipalities in 2026.

SECTION 2. The City of Liberty employs the Lawton Law Firm P.C. to represent the City regarding ETI rate matters before local regulatory authorities and the Commission and authorizes counsel to employ rate experts as are recommended by the Cities' Steering Committee to intervene in rate- or fuel-related proceedings at the Commission concerning ETI's rates charged to Texas customers.

SECTION 3. All such actions shall be taken pursuant to the direction of the Cities' Steering Committee. Cities' Steering Committee shall have authority to retain rate consultants and lawyers. Cities' Steering Committee shall direct the actions of Cities' representatives in the above proceedings. The Steering Committee is directed to obtain reimbursement from ETI of all reasonable expenses associated with participation in said proceedings.

SECTION 4. The meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 5. This Ordinance shall be effective from and after the date of its passage.

PASSED by _____ vote of the City Council of the City of Liberty, Texas, this
____ day of _____ 2026.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/20266:00 PM

Department: Administration
Category: Ordinance

Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, VACATING AND ABANDONING A PORTION OF UNIMPROVED RIGHT-OF-WAY LOCATED BETWEEN BLOCKS 87 AND 88 OF THE CITY OF LIBERTY, LIBERTY TOWN EAST LEAGUE, ABSTRACT NO. 359; FINDING THAT SUCH RIGHT-OF-WAY IS NO LONGER NEEDED FOR PUBLIC USE; AUTHORIZING THE RESERVATION OF UTILITY EASEMENTS, IF ANY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Liberty, Texas, as a city incorporated and operating under the laws of the State of Texas, has the authority under Chapters 43, 282, 253, and 272 of the Local Government Code and section 311.008 of the Transportation Code, as amended, to vacate, abandon and close municipal rights-of-way, or streets, by ordinance, when such action is in the best interest of the city and serves a public purpose, and

WHEREAS, the City of Liberty holds title to certain unimproved public right-of-way located between Blocks 87 and 88 of the City of Liberty, as shown on the map or plat recorded in Volume 1, Page 137 of the Map Records of Liberty County, Texas; and

WHEREAS, the subject tract is more particularly described as:

Being a tract or parcel containing 0.3679 of an acre (16,025 square feet) of land, situated in the Liberty Town East League, Abstract No. 359, Liberty County, Texas, being a portion of a 55.5-foot unimproved right-of-way between Blocks 88 and 87 as shown on the map or plat of the City of Liberty recorded in Volume 1, Page 137 of the Map Records of Liberty County, Texas,

as more particularly described by metes and bounds and depicted on the survey attached as Exhibit "A"; and

WHEREAS, the City Council finds that the described right-of-way is unimproved, is not currently used for public travel, and is no longer necessary for present or future public street purposes; and

WHEREAS, the abandonment of such right-of-way will not adversely affect the public interest, and any necessary utility interests may be preserved through reservation of easements;

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

Section 1. Abandonment. The portion of unimproved right-of-way described above and depicted in Exhibit "A" is hereby vacated and abandoned as a public street or right-of-way of the City of Liberty.

Section 2. Reservation of Easements. The City expressly reserves any existing utility easements and a blanket easement for existing public and franchise utilities within the abandoned area, together with the right of access for the construction, maintenance, repair, and replacement of utilities, unless such easements are separately released by the applicable utility providers.

Section 3. Authority to Convey. Upon abandonment, the City may convey its interest in the property in accordance with applicable law and City action.

Section 4. Severability. If any portion of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions.

Section 5. Effective Date. This Ordinance shall take effect immediately upon passage.

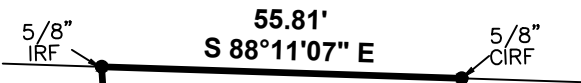
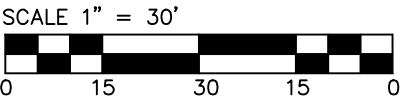
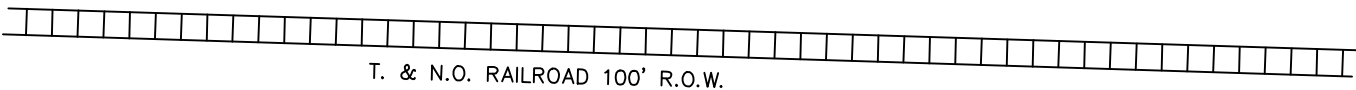
Section 6. Recording. The City Secretary is authorized to cause this Ordinance and Exhibit “A” to be recorded in the Official Public Records of Liberty County, Texas.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Liberty, this the _____ day of _____, 2026.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas



BLOCK 88

BLOCK 87

CLAUDETTE GREEN BEROTTE
CLERK'S FILE NO.
2005-001042 OPRLC

0.3679 ACRES
16,025 SQ. FEET

JAMES E. LINDSEY
CALLED 0.42 ACRES
CLERK'S FILE NO.
2016-012110 OPRLC

N 03°41'16" W 291.15'

UNIMPROVED ROW
PER PLAT

S 03°41'16" E 285.80'

LEGAL DESCRIPTION 0.3679 ACRES
LIBERTY TOWN EAST LEAGUE, ABSTRACT NO. 359
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.3679 OF AN ACRE (16,025 SQUARE FEET) OF LAND, SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT NO. 359, LIBERTY COUNTY, TEXAS, BEING A PORTION OF A 55.5 FOOT UNIMPROVED RIGHT OF WAY BETWEEN BLOCKS 88 AND 87 AS SHOWN ON THE MAP OR PLAT OF THE CITY OF LIBERTY RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, SAID 0.3679 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH BENT IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID DR. MARTIN LUTHER KING JR. STREET (55.55 FOOT RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF SAID 55.55 FOOT UNIMPROVED RIGHT OF WAY, THE WEST LINE OF SAID BLOCK 87, FOR THE SOUTHWEST CORNER OF THE JAMES E. LINDSEY CALLED 0.42 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2016-012110 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 18 MINUTES 44 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID DR. MARTIN LUTHER KING JR. STREET, WITH THE SOUTH RIGHT OF WAY LINE OF SAID 55.55 FOOT UNIMPROVED RIGHT OF WAY, A DISTANCE OF 55.55 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE SOUTHEAST CORNER OF THE CLAUDETTE GREEN BEROTTE TRACT DESCRIBED IN CLERK'S FILE NO. 2005-001042 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID 55.55 FOOT RIGHT OF WAY, WITH THE EAST LINE OF SAID BLOCK 88, AND SAID CLAUDETTE GREEN BEROTTE TRACT, A DISTANCE OF 291.15 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF THE T. & N. O. RAILROAD (100 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF SAID CLAUDETTE GREEN BEROTTE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 11 MINUTES 07 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID T. & N. O. RAILROAD RIGHT OF WAY, ACROSS SAID 55.55 FOOT UNIMPROVED RIGHT OF WAY, A DISTANCE OF 55.81 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID JAMES E. LINDSEY CALLED 0.42 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID 55.55 FOOT UNIMPROVED RIGHT OF WAY, WITH THE WEST LINE OF SAID JAMES E. LINDSEY CALLED 0.42 ACRE TRACT, AND SAID BLOCK 87, A DISTANCE OF 285.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3679 OF AN ACRE OF LAND, MORE OR LESS.

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C0445D, DATED JAN 19, 2018, BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 0.3679 OF AN ACRE (16,025 SQUARE FEET) OF LAND, SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT NO. 359, LIBERTY COUNTY, TEXAS, BEING A PORTION OF A 55.5 FOOT UNIMPROVED RIGHT OF WAY BETWEEN BLOCKS 88 AND 87 AS SHOWN ON THE MAP OR PLAT OF THE CITY OF LIBERTY RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY.

ADDRESS:
DR. MARTIN LUTHER KING JR. DR.
LIBERTY, TX 77575

SURVEYED FOR:
APPLIED COATING
& CLEANNG



TBPLS LICENSE # 10193909
712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002

Copyright 2025

www.wellslandsurvey.com

JOB NO: 478-25

DATE: 08-21-25

DRAWN BY: AM

SCALE: 1"= 30'

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.
7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

SURVEYOR'S CERTIFICATION

TO: APPLIED COATING & CLEANING,
EXCLUSIVELY:
I, TIM WELLS WHITE, A REGISTERED
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF TEXAS, HEREBY CERTIFY THAT
THIS PLAT REPRESENTS A SURVEY MADE
ON THE GROUND UNDER MY DIRECT
SUPERVISION ON AUG 21, 2025. AT THE
TIME OF THIS SURVEY THERE WERE NO
APPARENT DISCREPANCIES, SHORTAGES IN
AREA, BOUNDARY LINE CONFLICTS,
ENCROACHMENTS, OVERLAPPING OF
IMPROVEMENTS, EASEMENTS OR RIGHTS OF
WAY, THAT I AM AWARE OF EXCEPT AS
SHOWN HEREON. PROPERTY IS SUBJECT TO
ALL CITY ORDINANCES AND SUBDIVISION
COVENANTS, CONDITIONS AND
RESTRICTIONS THAT MAY APPLY.

THIS SURVEY IS CERTIFIED FOR THIS
TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742



LEGEND:

- UTILITY POLE
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- BIRF - BENT IRON ROD FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 2/10/2026 6:00 PM

Department: Administration
Category: Resolution

Resolution

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, APPROVING THE SALE OF CERTAIN ABANDONED RIGHT-OF-WAY TO APPLIED COATING AND CLEANING TECHNOLOGY LLC FOR THE PURCHASE PRICE OF \$77,400.00; AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED AND RELATED DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance approved on February 10, 2026, the City Council of the City of Liberty vacated and abandoned a certain tract of unimproved right-of-way containing 0.3679 acre (16,025 square feet) situated in the Liberty Town East League, Abstract No. 359, Liberty County, Texas, being a portion of a 55.5-foot unimproved right-of-way between Blocks 87 and 88 of the City of Liberty, as more particularly described by metes and bounds and depicted on the survey attached hereto as Exhibit “A” (the “Property”); and

WHEREAS, the Property is no longer needed for public street purposes, and the City has reserved any necessary utility easements; and

WHEREAS, Applied Coating and Cleaning Technology LLC, whose mailing address is 2117 Dr. Martin Luther King Jr. Drive, Liberty, Texas 77575, has offered to purchase the City’s interest in the Property for the sum of Seventy-Seven Thousand Four Hundred Dollars (\$77,400.00); and

WHEREAS, the City Council finds that the proposed sale is in the best interest of the City and that the consideration offered represents fair value for the Property;

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

Section 1. Approval of Sale. The City Council hereby approves the sale and conveyance of the abandoned tract described in Exhibit “A” to Applied Coating and Cleaning Technology LLC for the purchase price of \$77,400.00.

Section 2. Authorization to Execute Documents. The Mayor is authorized to execute a Quitclaim Deed and any other documents necessary to complete the conveyance, on an “as-is, where-is, with all faults” basis, subject to any easements reserved in the Ordinance approved on February 10, 2026 and subject to any existing utility rights.

Section 3. Closing Costs. The purchaser shall be responsible for all closing costs, title expenses, and recording fees unless otherwise agreed in writing by the City.

Section 4. No Warranty. The conveyance is made without warranty of title, express or implied, and without representation as to the condition or suitability of the Property.

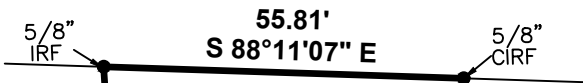
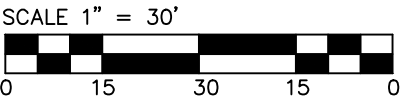
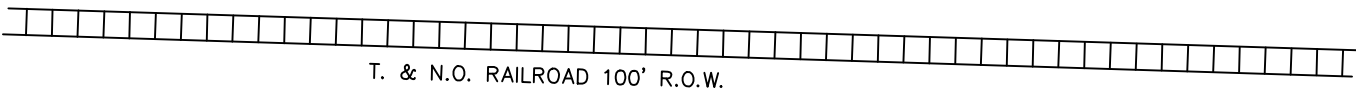
Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED this ____ day of February, 2026.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas



BLOCK 88

BLOCK 87

CLAUDETTE GREEN BEROTTE
CLERK'S FILE NO.
2005-001042 OPRLC

0.3679 ACRES
16,025 SQ. FEET

JAMES E. LINDSEY
CALLED 0.42 ACRES
CLERK'S FILE NO.
2016-012110 OPRLC

N 03°41'16" W 291.15'

UNIMPROVED ROW
PER PLAT

S 03°41'16" E 285.80'

LEGAL DESCRIPTION 0.3679 ACRES
LIBERTY TOWN EAST LEAGUE, ABSTRACT NO. 359
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.3679 OF AN ACRE (16,025 SQUARE FEET) OF LAND, SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT NO. 359, LIBERTY COUNTY, TEXAS, BEING A PORTION OF A 55.5 FOOT UNIMPROVED RIGHT OF WAY BETWEEN BLOCKS 88 AND 87 AS SHOWN ON THE MAP OR PLAT OF THE CITY OF LIBERTY RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, SAID 0.3679 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH BENT IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID DR. MARTIN LUTHER KING JR. STREET (55.55 FOOT RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF SAID 55.55 FOOT UNIMPROVED RIGHT OF WAY, THE WEST LINE OF SAID BLOCK 87, FOR THE SOUTHWEST CORNER OF THE JAMES E. LINDSEY CALLED 0.42 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2016-012110 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 18 MINUTES 44 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID DR. MARTIN LUTHER KING JR. STREET, WITH THE SOUTH RIGHT OF WAY LINE OF SAID 55.55 FOOT UNIMPROVED RIGHT OF WAY, A DISTANCE OF 55.55 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE SOUTHEAST CORNER OF THE CLAUDETTE GREEN BEROTTE TRACT DESCRIBED IN CLERK'S FILE NO. 2005-001042 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID 55.55 FOOT RIGHT OF WAY, WITH THE EAST LINE OF SAID BLOCK 88, AND SAID CLAUDETTE GREEN BEROTTE TRACT, A DISTANCE OF 291.15 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF THE T. & N. O. RAILROAD (100 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF SAID CLAUDETTE GREEN BEROTTE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 11 MINUTES 07 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID T. & N. O. RAILROAD RIGHT OF WAY, ACROSS SAID 55.55 FOOT UNIMPROVED RIGHT OF WAY, A DISTANCE OF 55.81 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID JAMES E. LINDSEY CALLED 0.42 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID 55.55 FOOT UNIMPROVED RIGHT OF WAY, WITH THE WEST LINE OF SAID JAMES E. LINDSEY CALLED 0.42 ACRE TRACT, AND SAID BLOCK 87, A DISTANCE OF 285.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3679 OF AN ACRE OF LAND, MORE OR LESS.

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C0445D, DATED JAN 19, 2018, BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 0.3679 OF AN ACRE (16,025 SQUARE FEET) OF LAND, SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT NO. 359, LIBERTY COUNTY, TEXAS, BEING A PORTION OF A 55.5 FOOT UNIMPROVED RIGHT OF WAY BETWEEN BLOCKS 88 AND 87 AS SHOWN ON THE MAP OR PLAT OF THE CITY OF LIBERTY RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY.

ADDRESS:
DR. MARTIN LUTHER KING JR. DR.
LIBERTY, TX 77575

SURVEYED FOR:
APPLIED COATING
& CLEANNG



TBPLS LICENSE # 10193909

712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002

www.wellslandsurvey.com

Copyright 2025

JOB NO: 478-25

DATE: 08-21-25

DRAWN BY: AM

SCALE: 1"= 30'

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.
7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

SURVEYOR'S CERTIFICATION

TO: APPLIED COATING & CLEANING,
EXCLUSIVELY:
I, TIM WELLS WHITE, A REGISTERED
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF TEXAS, HEREBY CERTIFY THAT
THIS PLAT REPRESENTS A SURVEY MADE
ON THE GROUND UNDER MY DIRECT
SUPERVISION ON AUG 21, 2025. AT THE
TIME OF THIS SURVEY THERE WERE NO
APPARENT DISCREPANCIES, SHORTAGES IN
AREA, BOUNDARY LINE CONFLICTS,
ENCROACHMENTS, OVERLAPPING OF
IMPROVEMENTS, EASEMENTS OR RIGHTS OF
WAY, THAT I AM AWARE OF EXCEPT AS
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Tim Wells White, Registered Professional Land Surveyor No. 5742



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CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: February 10, 2026

Agenda Wording: Discussion and Possible Action related to broadcast of public meetings of the City Council over the Internet in compliance with the City of Liberty's discretion under Government Code Chapter 551.128

Department: Administration

Subject: Texas Government Code §551.128 permits, but does not require, municipalities below certain population thresholds to broadcast open meetings over the Internet. Mandatory live streaming and online archiving requirements apply to home-rule municipalities with populations of 50,000 or more. The City of Liberty does not currently meet this threshold and is therefore in full compliance with the Open Meetings Act through existing notice, access, and in-person meeting practices.

Staff has evaluated the option of voluntarily implementing live-streaming and online archiving of City Council meetings in advance of any statutory requirement. While our commitment to transparency lends itself to citing increased public access and convenience as potential benefits, at the same time early adoption presents several concerns related to operational, legal, and governance considerations that warrant careful review.

First, the creation of meeting recordings establishes a new category of public records. Of course, once the recordings exist, they are subject to records retention schedules, public information requests, and potential litigation discovery. This creates an ongoing administrative and legal obligation that does not currently exist and may increase staff workload, response times, and exposure to claims or complaints regarding perceived selective retention, technical failures, or alleged omissions. Even minor technical issues—such as audio dropouts or incomplete recordings— have resulted in public complaints and legal scrutiny for other cities.

Second, live-streaming materially alters the dynamics of public meetings. Experience in other municipalities has shown that the presence of cameras can encourage performative behavior, lengthen meetings, and shift focus from efficient deliberation to messaging for a remote audience. This may reduce candid discussion among elected officials, particularly on complex or sensitive matters, and can unintentionally discourage productive dialogue. Over time, these effects may impact meeting efficiency, staff morale, and overall governance effectiveness.

Third, voluntary streaming creates a public expectation of uninterrupted service. Once the City begins live broadcasting meetings, residents will reasonably expect consistent availability for every meeting. Technical failures, staffing limitations, weather-related disruptions, or vendor outages—while understandable—can nonetheless lead to public criticism, complaints, and reputational risk. These expectations arise even though the City is not legally obligated to provide the service at this time.

Fourth, early implementation introduces a recurring financial commitment without a corresponding legal requirement. Annual subscription costs, potential equipment upgrades over time as technology changes, staff training related to those changes, and ongoing oversight represent a permanent operational expense. Deferring implementation until legally required allows the City to align costs with compliance needs rather than voluntarily assuming a long-term obligation ahead of necessity.

Fifth, staff's greatest concern associated with voluntary live-streaming and archiving of City Council meetings is the increased potential for misuse by bad actors. Once meetings are recorded and made available online, content from other cities has been selectively clipped, edited, and redistributed outside its original context. Short excerpts, facial expressions, or incomplete statements have been circulated on social media or other platforms in ways that misrepresent the intent of elected officials or staff, inflame public sentiment, or advance personal or political agendas unrelated to the City's actual business. Unlike in-person attendance, online recordings can be rapidly and repeatedly shared, often without accompanying explanation or procedural context. This dynamic can incentivize individuals to provoke reactions, prolong discussion, or bait officials into statements that can later be taken out of context. Over time, this behavior may distort public discourse, increase hostility toward staff and council members, and undermine constructive civic engagement. It's worth noting that smaller cities are often more vulnerable to the disproportionate impact of bad actors, as limited staff capacity means that even a few individuals engaging in persistent misuse can consume a significant share of available public resources.

Finally, staff notes that the City already provides meaningful public access to meetings through physical attendance, published agendas, and compliance with all Open Meetings Act requirements. Residents currently have the ability to observe deliberations firsthand, participate in public comment, and stay informed without the City assuming additional risk or cost.

City Council could consider a limited pilot program for live-streaming City Council meetings as an alternative to full implementation. A pilot could be restricted in scope and duration and evaluated after a defined period. However, staff notes that even a temporary pilot creates public records, establishes public expectations, and exposes the City to many of the same operational, legal, and reputational risks as permanent streaming. Discontinuing a pilot after initiation may also prove challenging once expectations are established. For these reasons, staff believes deferring implementation until legally required remains the lowest-risk option, being both reasonable and fiscally responsible.

Background:

Funding Source:

Staff Recommendation:

Sec. 551.128. INTERNET BROADCAST OF OPEN MEETING. (a) In this section, "Internet" means the largest nonproprietary cooperative public computer network, popularly known as the Internet.

(b) Except as provided by Subsection (b-1) and subject to the requirements of this section, a governmental body may broadcast an open meeting over the Internet.

(b-1) A transit authority or department subject to Chapter [451](#), [452](#), [453](#), or [460](#), Transportation Code, an elected school district board of trustees for a school district that has a student enrollment of 10,000 or more, an elected governing body of a home-rule municipality that has a population of 50,000 or more, or a county commissioners court for a county that has a population of 125,000 or more shall:

(1) make a video and audio recording of reasonable quality of each:

(A) regularly scheduled open meeting that is not a work session or a special called meeting; and

(B) open meeting that is a work session or special called meeting if:

(i) the governmental body is an elected school district board of trustees for a school district that has a student enrollment of 10,000 or more; and

(ii) at the work session or special called meeting, the board of trustees votes on any matter or allows public comment or testimony; and

(2) make available an archived copy of the video and audio recording of each meeting described by Subdivision (1) on the Internet.

(b-2) A governmental body described by Subsection (b-1) may make available the archived recording of a meeting required by Subsection (b-1) on an existing Internet site, including a publicly accessible video-sharing or social networking site. The governmental body is not required to establish a separate Internet site and provide access to archived recordings of meetings from that site.

(b-3) A governmental body described by Subsection (b-1) that maintains an Internet site shall make available on that site, in a conspicuous manner:

(1) the archived recording of each meeting to which Subsection (b-1) applies; or

(2) an accessible link to the archived recording of each such meeting.

(b-4) A governmental body described by Subsection (b-1) shall:

(1) make the archived recording of each meeting to which Subsection (b-1) applies available on the Internet not later than seven days after the date the recording was made; and

(2) maintain the archived recording on the Internet for not less than two years after the date the recording was first made available.

(b-5) A governmental body described by Subsection (b-1) is exempt from the requirements of Subsections (b-2) and (b-4) if the governmental body's failure to make the required recording of a meeting available is the result of a catastrophe, as defined by Section [551.0411](#), or a technical breakdown. Following a catastrophe or breakdown, a governmental body must make all reasonable efforts to make the required recording available in a timely manner.

(b-6) A governmental body described by Subsection (b-1) may broadcast a regularly scheduled open meeting of the body on television.

(c) Except as provided by Subsection (b-2), a governmental body that broadcasts a meeting over the Internet shall establish an Internet site and provide access to the broadcast from that site. The governmental body shall provide on the Internet site the same notice of the meeting that the governmental body is required to post under Subchapter C. The notice on the Internet must be posted within the time required for posting notice under Subchapter C.

Added by Acts 1999, 76th Leg., ch. 100, Sec. 1, eff. Sept. 1, 1999.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 681 (H.B. [283](#)), Sec. 1, eff. January 1, 2016.

Acts 2017, 85th Leg., R.S., Ch. 1147 (H.B. [523](#)), Sec. 1, eff. September 1, 2017.

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:**Date:****Expires On:**

Statement of Work

Q-110341-1

10/23/2025 3:10 PM

2/28/2026

Client:

City of Liberty, TX

Bill To:

LIBERTY CITY, TEXAS

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Hope Padilla		hope.padilla@civicplus.com		Net 30

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	CivicPlus Media: Implementation Fee	CivicPlus Media: Implementation Fee	USD 850.00

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	CivicPlus Media: Annual Fee	CivicPlus Media Annual Fee: Unlimited storage, unlimited users, up to 3 concurrent streams	USD 5,500.00

Total Investment - Prorated Year 1	USD 2,128.31
Annual Recurring Services (Subject to Uplift)	USD 5,500.00

Total Days of Quote:83

Initial Term	Beginning at signing and ending 4/14/2026, Renewal Term 4/15 each calendar year
Initial Term Invoice Schedule	100% invoiced at signing, to be prorated based on signature date.

The Annual Recurring Services subscription fee for the Products (as described above) included in this SOW are prorated and co-terminated to align with the Client's current billing schedule and the Annual Recurring Services amount will subsequently be added to Client's Term and regularly scheduled annual invoices under the terms of the Agreement. This Statement of Work ("SOW") shall be subject to the terms and conditions of Master Services Agreement signed by and between the Parties and the applicable Solutions and Services Terms and Conditions located at: <https://www.civicplus.help/docs/civicplus-legal-stuff> (collective, the "Agreement"). By signing this SOW, Client expressly agrees to the terms and conditions of the Agreement, as though set forth herein.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-110341-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client Signature

CivicPlus

By (please sign):

By (please sign):

Printed Name:

Printed Name:

Title:

Title:

Date:

Date:

Organization Legal Name:

Billing Contact:

Title:

Billing Phone Number:

Billing Email:

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)