



The City of Liberty City Council

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

Regular Meeting

~ Minutes ~

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 and 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