



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, February 10, 2026

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on February 10, 2026, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:00 p.m. by Mayor John Hebert.

Attendee Name	Present	Absent	Late	Arrived
Mayor John Hebert, Jr.	X			
Mayor Pro Tem Tommy Brents	X			
Council Member Ed Seymour	X			
Council Member Ross Ward	X			
Council Member Debbie Dugger	X			
Council Member Bruce Bell	X			
Council Member Nick Dennis	X			

II. INVOCATION

The invocation was given by Mr. Paul McKelvey from St. Stephen's Episcopal Church.

III. PLEDGE OF ALLEGIANCE

The Pledge to the American Flag and to the Texas Flag were led by Mayor John 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. Public comments were spoken by the following:

- Jackie G. Johnson - Introduction as political candidate for Liberty County Treasurer.
- Kelly Stretcher — First Liberty Bank President — Sam Houston Street parking and traffic in front of the bank.
- Trevor Limmer — Live streaming of Council Meetings.

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:

- 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. Council Member Ward asked if the flock cameras were installed and working. Council Member Brents asked about the Flock transparency report being placed on the website. Council Member Dugger asked about adding a page to the airport report showing the total history of the airport usage.

C. Sam Rayburn Municipal Power Agency - Mayor Hebert

Mayor Hebert, Board Member of the Sam Rayburn Municipal Power Agency, stated that the meeting held in January was a standard business meeting with nothing to report.

D. Mayor, Council and Staff Comments

Mayor Hebert thanked the Public Works Department for all their work with the fiber crews working in town. City Manager Kendrick thanked Mark Reed for his years of service as he is retiring at the end of February.

VI. CONSENT AGENDA

All consent items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

A motion was made by Council Member Brents to approve all items on the consent agenda and seconded by Council Member Dennis. The motion passed 7 to 0 with all present voting yes.

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

Council Member Dugger presented a recap of the Lights in Liberty event that occurred every Tuesday from November 18 through December 16, 2025. Mrs. Dugger talked about the events that happened each Tuesday, the lights that were installed around the city square, the community involvement in making the event happen and thanked the numerous volunteers, partnerships, businesses and committee members for all their support. Mrs. Dugger finished by stating that the planning and networking for the 2026 event will begin in late February with building to start in March.

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.

Update the airport section in the Master Fee Schedule

Remove

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

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 the airport manager. General guidelines for fees.
 1. Small Gyrocopters \$100
 2. Standard 4-seater (Cessna C172 or Piper Archer) \$195
 3. Small twins (Cessna C310 or Baron) \$295
 4. 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" submitted to City Council in September 2024 on page 7, the document recommended a fee structure based off aircraft size along with the findings that most airport community hangar fees are around half to three-quarters of the cost of an equivalent spaced T-hangar.*

A motion was made by Council Member Seymour to approve an ordinance amending the master fee schedule to revise fees and policies applicable to hangars at the Liberty Municipal Airport and seconded by Council Member Ward. The motion passed 7 to 0 with all present voting yes.

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.

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.

A motion was made by Council Member Brents to approve the resolution approving a variance request from section 1.02.123 of the City of Liberty subdivision ordinance for property located at 3109 North Main Street and seconded by Council Member Dugger. The motion passed 7 to 0 with all present voting yes.

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.

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

A motion was made by Council Member Dugger to approve a resolution 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 and seconded by Council Member Dennis. The motion passed 6 to 0 to 1 with all present voting yes and Council Member Ward Abstaining.

5. Conduct a public hearing regarding the levy of the special assessments within Liberty Ranch Public Improvement District

At 6:55 p.m., Mayor Hebert opened the Public Hearing regarding the levy of the special assessments within Liberty Ranch Public Improvement District. Mayor Hebert closed the Public Hearing at 6:59 p.m.

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.

A motion was made by Council Member Bell to approve an ordinance levying special assessments for, and apportioning the costs of, certain improvements to property in and for the Liberty Ranch Public Improvement District and seconded by Council Member Dennis. The motion passed 6 to 0 to 1 with all present voting yes, Council Member Ward abstaining.

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.**

A motion was made by Council Member Dennis to approve an ordinance authorizing the issuance of the City of Liberty, Texas special assessment revenue bonds for Liberty Ranch Public Improvement District and seconded by Council Member Dugger. The motion passed 6 to 0 to 1 with all present voting yes, Council Member Ward abstaining.

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 JULY 3, 2026, INDEPENDENCE DAY FIREWORKS SHOW.**

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.

A motion was made by Council Member Brents to approve a resolution ratifying the Liberty Community Development Corporation's expenditure of funds for the July 3, 2026, firework show and seconded by Council Member Bell. The motion passed 7 to 0 with all present voting yes.

9. **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, 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.**

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.

A motion was made by Council Member Brents to approve a resolution authorizing the city manager to submit a grant application for the FY 2027 rifle resistant body armor grant program and seconded by Council Member Ward. The motion passed 7 to 0 with all present voting yes.

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.

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.

A motion was made by Council Member Dennis to approve an ordinance 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 and seconded by Council Member Seymour. The motion passed 7 to 0 with all present voting yes.

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.

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 2025, the Steering Committee participated in several different types of rate proceedings that ETI initiated with the Commission, summarized below:

- Application of Entergy Texas, Inc. to Amend Its Certificate of Convenience and Necessity to Construct a Portfolio of Dispatchable Generation Resources. ETI's application for approval to construct the Legend Power Station and the Lone Star Power Station was approved on December 9, 2025. Together, these plants will add 1207 MW of capacity to serve ETI's customers by mid-2028. In its order, the Commission found that ETI did not adequately evaluate lower-cost alternatives in its planning process. To protect customers from the risk of the projects going over budget, the Commission imposed a cost cap of \$1.6024 billion for the Legend Power Station and \$771.5 billion for the Lone Star Power Station.
- Application of Entergy Texas, Inc. to Amend Its Certificate of Convenience and Necessity to Construct a Portfolio of Renewable Generation Resources. ETI withdrew its application for approval to construct two solar facilities and will not go forward with these projects.
- Application of Entergy Texas, Inc. for Approval of a Resiliency Plan. In January 2025, the Commission approved Phase I of ETI's "Texas Future Ready Resiliency Plan," 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.¹ The projects approved for Phase I are expected to cost approximately \$137 million, but ETI is deferring recovery of these costs until a future proceeding. ETI must file a resiliency plan report annually starting May 1, 2026.

- Application of Entergy Texas, Inc. for Authority to Reconcile Fuel and Purchased Power Costs. ETI requested to reconcile the fuel and purchased power expenses it incurred between April 1, 2022, and March 31, 2024. No objections were raised and the application was approved as filed. Pursuant to the Commission's final order, the Company's under-recovery balance of approximately \$30 million will be carried forward to the next fuel reconciliation proceeding. As such, rates were not impacted.
- Application of Entergy Texas, Inc. to Adjust its Energy Efficiency Cost Recovery Factor. The Energy Efficiency Cost Recovery Rider ("EECRF") 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 small adjustments to the Company's request with a negligible impact on the proposed rates. The Commission approved the settlement agreement on December 12, 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 application is still pending, but as we do not anticipate any major issues, we expect a final order to be issued in early 2026. The DCRF and TCRF are subject to true-up to prevent the Company from over recovering its expenses.

Looking forward to 2026, we will continue to participate in the currently pending TCRF proceedings. In addition, several other rate proceedings may be initiated this year:

- ETI's Orange County Advanced Power Station ("OCAPS") is on track to start serving customers in summer of 2026. When the Commission approved the OCAPS project in 2023, the cost was projected to be at least \$1.58 billion and possibly as much as \$2.5 billion. We anticipate that the Company will file an application for a Generation Cost Recovery Rider ("GCRR"), which will allow for recovery of plant investment costs as soon as OCAPS goes into service. Like the TCRF and DCRF, the GCRR is an interim cost recovery mechanism that is subject to true-up in the next base rate case.
- By statute, electric utilities must reconcile fuel and purchased power costs at least once every two years.² ETI's last fuel reconciliation case was filed in 2024, so ETI is expected to file its next fuel reconciliation case this year.
- The Company is likely to file an additional TCRF and up to two 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 2026.
- ETI is not required to file its next base rate case until August 2027, but it could opt to file in 2026 instead.

The continued support of each of the Cities in the Steering Committee has been instrumental in the successful regulation of ETI and in maintaining reasonable rates for customers within the Cities. We look forward to each City's continued participation with the Steering Committee in the regulatory process.

A motion was made by Council Member Brents to approve an ordinance authorizing participation with other Entergy service area cities in matters concerning Entergy Texas, inc. and seconded by Council Member Dennis. The motion passed 7 to 0 with all present voting yes.

- 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.**

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. 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. 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.

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

A motion was made by Council Member Brents to approve an ordinance vacating and abandoning a portion of the unimproved right-of-way and seconded by Council Member Seymour. The motion passed 7 to 0 with all present voting yes.

- 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.**

An 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. The property is no longer needed for public street purposes, and the City has reserved any necessary utility easements. Applied Coating and Cleaning Technology LLC has offered to purchase the City's interest in the property for the sum of Seventy-Seven Thousand Four Hundred Dollars (\$77,400.00).

A motion was made by Council Member Brents to approve a resolution approving the sale of certain abandoned right of way to Applied Coating and Cleaning Technology LLC and seconded by Council Member Dennis. The motion passed 7 to 0 with all present voting yes.

- 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.**

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 have 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 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, 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.

After discussion of live-streaming, it is the consensus that it should be made available and city staff will look at all software options and cost to begin live-streaming Council meetings.

A motion was made by Council Member Seymour to table the item until the March 10, 2026, meeting for city staff to complete their inquiries and seconded by Council Member Bell. The motion passed 4 to 3.

15. Discussion and possible action related to traffic patterns on Sam Houston Street in Downtown.

It has been brought to the Council's attention that the one-way streets on the North (Trinity St.) and South (Sam Houston St.) sides of the Court House have hazardous traffic patterns. People tend to go the wrong way down the one-way streets. It is suggested that a traffic study be done to see how this can be fixed.

A motion was made by Council Member Seymour to table the agenda item until further study on traffic patterns can be done and seconded by Council Member Bell. The motion passed 7 to 0 with all present voting yes.

B. Executive Session

At 8:01 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.
 - City Manager Evaluation
4. **Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.**
Discussion regarding economic development negotiations.

C. Reconvene into Regular Session

At 10:02 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 Bell to approve the purchase of land on the north end of town as discussed in executive session and seconded by Council Member Ward. 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.
 - City Manager

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 10:03 p.m.

John Hebert, Jr., Mayor

ATTEST:

April Gilliland, City Secretary