The City of Liberty

City Council

Regular Meeting

~ Minutes ~

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

April Gilliland
City Secretary
936-336-3684

Tuesday, July 14, 2026 **6:00 PM** **City Council Chambers**

I. CALL TO ORDER

This meeting was called to order on July 14, 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 Debbie Dugger	X			
Council Member Ed Seymour	X			
Council Member Ross Ward	X			
Council Member Bruce Bell	X			
Council Member Nick Dennis	X			
Council Member Betty Runkle	X			

II. INVOCATION

Invocation was given by Edgar Vazquez, youth pastor, from Freedom Church.

III. PLEDGE OF ALLEGIANCE

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

IV. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

Public Comment is reserved for members of the public who would like to address the City Council regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Council may not deliberate or take any action during Citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public comment with a factual statement or clarification. The City Council may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

Mayor Hebert welcomed guests and visitors, opening the floor for public comment to those individuals wishing to address the Council. Mike Ely requested to speak to Council regarding the improvements at the Airport and the current need to get rid of vegetation overgrowth and improve drainage.

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:

- Recent events - July 3rd & 250 Celebration at Sam Center
- Upcoming events - National Night Out & Lights in Liberty
- 2027 Budget Process
- Municipal Park Projects

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.

Council Member Seymour moved to approve all items on the consent agenda, and Council Member Ward seconded the motion. The motion passed unanimously, 7 to 0, with all members present voting in favor.

A. Minutes Approval

1. June 9, 2026 - Strategic Planning Work Session

2. June 9, 2026 - Regular Meeting

3. June 23, 2026 - Special Called Meeting

4. June 30, 2026 - Joint Meeting

VII. REGULAR AGENDA

A. Regular Session

1. Discussion on Liberty Jubilee

Luke Liberty presented to the Council the revival vision of the Jubilee Committee. He discussed the following topics:

- Target date of Early March 2027
- Community group introduction
- The vision
- Proposed Format
- What makes this different?
- Governance & Accountability
- Preliminary program elements
- Financial framework
- Community & Economic benefits
- Year one
- Planning timeline
- What they are asking from the City

After the presentation, Council Member Dugger moved to give approval and structure to the committee to move forward with planning, and Council Member Ward seconded the motion. The motion passed unanimously, 7 to 0, with all members present voting in favor.

2. Consider a resolution on a variance request regarding the setback requirements at 1710 Kipling St.

Thomas and Michelle Dingler are requesting a variance to the setback requirements to allow construction of a carport over the existing driveway and handicap-accessible ramp. The purpose of the carport is to provide covered access for their mother (mother-in-law), enabling her to safely exit a vehicle and use the ramp without being exposed to rain or other inclement weather.

The Planning and Zoning Commission approved the variance at its June 24, 2026, meeting by a unanimous 5–0 vote.

Council Member Dennis moved to approve the variance to the setback requirements at 1710 Kipling, and Council Member Dugger seconded the motion. The motion passed unanimously, 7 to 0, with all members present voting in favor.

3. City Council held a public hearing on the condemnation of two (2) hazardous and unsafe structures to determine if the structures should be repaired or demolished: 2721 Cos and 134 McManus

At 7:03 p.m., Mayor Hebert opened the Public Hearing on the condemnation of two (2) hazardous and unsafe structures to determine if the structures should be repaired or demolished. The Code of Ordinances requires the City Council to hold a public hearing to determine if a structure complies with the City's Hazardous Building Ordinance and, if not, to determine if the structure should be (1) repaired, (2) vacated and repaired or (3) demolished. The Code of Ordinances specifies that if a structure is fifty (50) percent damaged, decayed, or deteriorated, it shall be demolished or if the cost of repairs exceeds fifty (50) percent of the value of the structure, it shall be demolished. The public hearing will consider the following structures:

1. 2721 Cos
2. 134 McManus

City Attorney Brandon Davis questioned Code Enforcement Officer, Daryl Marek, and Building Official, Raymond Theriot, regarding the condition of the structures located at 2721 Cos and 134 McManus. It was determined that the structures do not meet building code requirements and are a safety and health hazard to the public. Photos attached to the agenda show the current conditions of each property. At 7:20 p.m., Mayor Hebert closed the Public Hearing.

4. Consider and take possible action regarding the abatement of and possible demolition and removal of structures located at 2721 Cos and 134 McManus as discussed in the hearings held before City Council on July 14, 2026.

The structures at 2721 Cos and 134 McManus have been inspected by City Staff and found to be unsafe structures as defined by the City of Liberty's Code of Ordinances, Article 3.05, Hazardous Structures and by the 2021 International Property Maintenance Code. Additionally, the structures at 2721 Cos and 134 McManus have deteriorated to a condition that they are no longer considered suitable for repair. If not demolished by the owner, demolition funds are available in the Inspections & Permits operating budget.

A motion was made by Council Member Runkle within thirty (30) days of the date of the public hearing held on July 14, 2026, that the property located at 2721 Cos is a public nuisance and public necessity requires the demolition and removal of the identified structure and seconded by Council Member Seymour. The motion passed unanimously, 7 to 0, with all members present voting in favor.

A motion was made by Council Member Ward within thirty (30) days of the date of the public hearing held on July 14, 2026, that the property located at 134 McManus is a public nuisance and public necessity requires the demolition and removal of the identified structure and seconded by Council Member Bell. The motion passed unanimously, 7 to 0, with all members present voting in favor.

5. Consider potential opportunities to fund street infrastructure projects

Mr. Dustin "Dusty" Taylor, Managing Director, of RBC Capital Markets presented to the Council an overview of existing debt and preliminary financing to fund street infrastructure projects. Dusty went over the following topics:

- Outstanding Debt Profile
- Total Assessed Value and Tax Rate History
- Summary of Assumptions
- Estimated I&S Rate Impact
- Different Scenarios based on the amount issued

This item will be presented during budget work session to see how council would like to proceed.

6. Consider a resolution requesting financial assistance from the Texas Water Development Board

During the March 10, 2026, Council Meeting, Public Management was selected as the grant administration firm to assist the city with the submittal of an application for funding and administration of a contract from the Texas Water Development Board House Bill 500 Water Supply and Infrastructure Grant. The attached resolution is to authorize Public Management to file an application with the Texas Water Development Board seeking financial assistance in the amount not to exceed $10,000,000 for the cost of City water system improvements and designate Mayor Hebert as the authorized representative for the City of Liberty.

Council Member Bell moved to approve the resolution requesting financial assistance from the Texas Water Development Board, and Council Member Dennis seconded the motion. The motion passed unanimously, 7 to 0, with all members present voting in favor.

7. Consider a resolution accepting the 2026 TxDOT Airport Generator Project Grant

This resolution is required to document the governing body's support and acceptance of this project. To meet state requirements, this resolution must provide at a minimum the governing body's agreement to make improvements to the airport in general description form, provide 5% of the total project costs and acknowledge TxDOT as agent for administration of federal and state funds for projects.

Council Member Dennis moved to approve the resolution accepting the 2026 TxDOT Airport Generator Project Grant, and Council Member Seymour seconded the motion. The motion passed unanimously, 7 to 0, with all members present voting in favor.

8. Consider a resolution adopting a Code of Ethics for City Council, Boards, and Commissions

City Manager Bryan Kendrick brought to Council a Code of Ethics for the City Council, Boards and Commissions for review and approval.

Council Member Bell moved to approve the resolution adopting a Code of Ethics for the City Council, Boards, and Commissions and Council Member Ward seconded the motion. The motion passed unanimously, 7 to 0, with all members present voting in favor.

9. Consider a resolution approving the Purchasing Policy Manual.

Deputy City Manager Naomi Herrington explained to Council that the update policy being presented was to update the limits that changed during the last legislative session and conform with state policy.

Council Member Dugger moved to approve the resolution approving the purchasing policy manual, and Council Member Dennis seconded the motion. The motion passed unanimously, 7 to 0, with all members present voting in favor.

B. Executive Session

At 8:10 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**

4. Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.
Discussion regarding economic development negotiations.

C. Reconvene into Regular Session

At 9:28 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.

No action was taken.

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

- **City Manager**

Council Member Ward moved to allow City Manager Bryan Kendrick to sell back all accrued vacation and sick time to the city, and Council Member Bell seconded the motion. The motion passed unanimously, 7 to 0, with all members present voting in favor.

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 9:29 p.m.

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John Hebert Jr., Mayor

ATTEST:

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April Gilliland, City Secretary