



The City of Liberty City Council

Special Called Meeting

~ Minutes ~

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

April Gilliland
City Secretary
936-336-3684

Tuesday, July 28, 2026

7:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on July 28, 2026 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 7:00 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. 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. No comments were made.

III. 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. Resolution for Texas Conviction Reporting (TXCR) Interlocal Cooperation Contract

Council Member Bell 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.

IV. REGULAR AGENDA

A. Regular Session

1. Consider authorizing completion of the North and South Liberty Water Wells rehabilitation.

The City's North and South Liberty Water Wells are critical components of the municipal water system but have both experienced approximately two decades of deferred maintenance. The original plan (previously discussed in open session under former Public Works Director Mark Reed) was to rehabilitate these wells sequentially once the new Highway 146 Water Plant became operational.

In May 2026, the North Well suffered a catastrophic failure, requiring emergency repairs including the construction of a custom Electric Control Panel and Scada System. While the well is currently operational, significant deferred maintenance remains.

Staff was recently notified of a serious issue with the Highway 146 Water Plant project that will require the contractor to re-drill the well. Although the contractor has stated they will cover the cost and that the delay will be limited to a few weeks, city management remains skeptical of the timeline.

Current Status and Remaining Needs

- North Liberty Water Well
 - Emergency repairs completed: \$270,000
 - Original projected full rehabilitation cost: \$1,025,000
 - Remaining work needed: Ground Storage Tank rehabilitation, new Booster Pump, new Jockey Pumps, piping and spool pieces
 - Remaining estimated cost: ≈ \$755,000
- South Liberty Water Well
 - Projected full rehabilitation cost: \$1,050,000
 - Needed improvements: New custom Electric Control Panel, SCADA system upgrades, Ground Storage Tank rehabilitation, piping, and related work

Staff requests Council authorization to prioritize the rehabilitation of both wells as follows:

Authorize the use of \$200,000 from fund balance in the current fiscal year to complete the most critical immediate work:

North Well: Install new Booster and Jockey Pumps, piping, and spool pieces

South Well: Install new custom Electric Control Panel and SCADA system

Begin planning for full subsequent Ground Storage Tank rehabilitation during low-demand periods:

South Well: Take offline in November 2026 (4–5 month timeline)

North Well: Take offline in November 2027 (4–5 month timeline)

Staff is not seeking authorization for expenditures on the Ground Storage Tank rehabilitation at this time. Those expenditures would come back to Council at the appropriate time.

Fiscal Impact: Immediate authorization: \$200,000 from fund balance

Benefit: Completing this work will bring the City's aging water infrastructure up to date after two decades of deferred maintenance. Once the Highway 146 Water Plant comes online and with the potential addition of a fourth well (currently being explored), the City will be well-positioned for future water demands.

Council Member Ward moved to approve the use of \$200,000 from the fund balance for immediate repairs, and Council Member Dennis seconded the motion. The motion passed unanimously, 7 to 0, with all members present voting in favor.

B. Work Session

1. Preliminary discussion of the FY2027 Municipal Budget

City Manager Bryan Kendrick provided the Council with a preliminary overview on how city staff is preparing the 2026-2027 fiscal year budget for review and approval. The city is still waiting for the final appraised values to complete the budget. There will be at least two meetings in August, maybe more depending on when the numbers are received. Mr. Kendrick advised the Council that they will see changes in the way the budget is presented as some of the transfers to the general fund are being removed, and the allocations will be taken directly from the utility funds or other funds in the 2026–2027 budget. The city staff is working diligently and going over the budget line by line, looking over costs and projects.

V. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, Mayor Hebert adjourned the meeting at 8:40 p.m.

John Hebert, Jr., Mayor

ATTEST:

April Gilliland, City Secretary