

City Council Members

Marie Middleton
Philip Loving
Arthur Fuhrmann
Gregory Norman
Johnnie Tauber

The City of Liverpool
Regular City Council Meeting Minutes
8901 CR 171, Liverpool, TX
March 3, 2026, AT 6:30 PM
Mayor, Lowell Matheny

Hours of Operation
Mon-Thurs 8:00am – 5:00pm
Friday 8:00am – Noon
www.liverpooltx.gov

CALL TO ORDER- Mayor Lowell Matheny called the meeting to order at 6:30 PM

INVOCATION & PLEDGE OF ALLEGIANCE-

- Invocation was rendered by Council Member Johnnie Tauber
- Pledge of Allegiance and the Allegiance to the Texas flag was led by Johnnie Tauber

ROLL CALL- Catherine Long called attendance.

- All Council Members were present, except Marie Middleton

STAFF IN ATTENDANCE -

City Secretary, Catherine Long; Police Chief, Christopher Enloe; City Clerk, Kim Calhoun; Emergency Manager Brandon Middleton; Building Inspector, Kandelle Wells; and City Attorney, Chris Duncan.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- Motion was made by Council Member Greg Norman to approve the February minutes
- 2nd by Council Member Philip Loving
- All Approved

UNSCHEDULED VISITORS & COMMENTS -

- None

CLOSED MEETING/EXECUTIVE SESSION

The City Council of the City of Liverpool, Texas, reserves the right to meet in a closed council session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- No executive Session.

NOTICE OF PUBLIC HEARING AND ALL INTERESTED PARTIES:

The City Council for the City of Liverpool, Texas will hold a public hearing on November 4, 2025, at 6:30 PM in the City Council Chambers at 8901 County Road 171, Liverpool, Texas to receive evidence and take action regarding the following substandard dangerous buildings, and order said buildings to be repaired, secured, and/or demolished:

Buildings on the above properties are structural, unsound and present a danger to the general public. Any property owner, lien holder, mortgage, or other person with an interest in the above property will be required to submit proof of the scope of necessary work and estimated timeframe to bring the above into compliance.

-None

REGULAR AGENDA

NEW BUSINESS – Discussion and Possible Action may be taken on the following:

- a. Alejandro Solis – request to place a 2002 remodeled manufactured home on property located at 8103 CR 171

Mr. Solis was present and stated that he wanted to place a 2002 remodeled home on the property located a 8103 CR 171. He stated that there is already a manufactured home on the property, but that there are 4 lots, and the home is on one lot and he wants to place another home on one of the other lots. Council asked if they already had septic on the property that could handle both homes. Mr. Solis stated that they do have septic and that it will handle both homes. Council discussed the ordinance, which states that a manufactured home cannot be over 5 years old.

-Mayor Matheny stated that it would have to be denied because of the 5 year rule in the ordinance.

- b. Baker & Stagner presents 23/24 audit

Jeff Stagner was present and presented the Audit. He stated that the city is in good financial standing and that Liverpool got the highest rating possible.

-Motion was made by Council Member Johnnie Tauber to accept the 23/24 audit.
-2nd by Council Member Philip Loving
-All Approved

- c. ESD#3, fire station expansion located on 6th Street

City building Inspector/Permits Clerk, Kandelle Wells stated that she needs the windstorm stamp on the plans, and she needs the foundation plans. She asked, Scott Loy, representing ESD#3 for digital copies.

-Motion was made by Council Member Philip Loving to approve the expansion of the fire station, with the approval of the plans from Kandelle Wells.
-2nd by Council Member Johnnie Tauber
-All Approved

- d. Matthew Kosakowski for the Bodkin Energy Storage Project.

Mr. Kosakowski presented Council with pictures of the project. He stated that all the energy will stay in Texas, that it goes to Centerpoint. Mayor Matheny asked Mr. Kosakowski about the environmental controls, if they catch on fire, who will put it out, and what about the toxic chemicals that it releases due to the fire. Mr. Kosakowski stated that ESD is trained on how to put out the fires if they catch on fire. He explained that each battery is in a container, and that there are 3 smaller containers in the box that the battery is in. And Each container is confined, and that the fire would stay confined to the container. He also stated that each container has an address, and an alarm. And if they catch on fire, the alarm goes off and notifies Brazoria County and that it will relay the address of the fire. The batteries and containers are regulated by NAP355, and that they do fire testing on the containers to make sure they stay contained and safe. Mr. Kosakowski stated that there would be road use agreement just like the Longbow project. Council Member Greg Norman asked what the City will get out of it besides the roadwork. Mr. Kosakowski stated that the City would get taxes, and a few jobs for the area. He was asked about noise from the project. He stated that you would have to be 150 feet from the containers to be able to hear any noise from it.

-Motion was made by Council Member Philip Loving to approve the Bokin Energy Storage Project.

-2nd by Council Member Arthur Furhman

-Apposed by Council Member Greg Norman

-Council Member Johnnie Tauber abstained

-Motion Passes

- e. Possible annexation of CR 192 (across 35 to dead end), CR 172 from CR 192 to CR 511 and CR 511 from CR 192 to the end of the S curve.

Council Members believe that it should be discussed in a workshop. Due to the contract with the developer is not signed yet. Council Member Greg Norman asked what would happen if the subdivision fell through and the streets were annexed. The attorney for the developer stated that if that happens there would be a clause in the contract that would cancel the annexation of the roads.

-Tabled for a workshop

-No action was taken

- f. Possibly changing term limits from 2 years to 4 years for Mayor and Council.

Council Member Johnnie Tauber stated that he felt that it needed to be changed because there is a lot going on with this council, a lot of changes and growth, and he didn't want new council members to come in and change what was already done. City Secretary, Catherine Long, stated that it could not happen that way, that it would have to be voted on. City Attorney, Chris Duncan stated that it

typically, would not happen that way. That what was done by Council just continues. Council Member Greg Norman stated that it was a bad idea to change the term limits, as well as Council Member Philip Loving.

- Motion was made by Council Member Greg Norman to leave the term limits at 2 years.
- 2nd by Council Member Arthur Fuhrmann
- All Approved

- g. Possible charging impact fees for new water customers.

Council Member Johnnie Tauber stated that he felt it was not a good idea to charge impact fees on all new customers. City Secretary, Catherine Long, stated that it would only be on new installs, not every new customer. Council Member Philip Loving asked what the fees would be. City Attorney, Chris Duncan stated that most Cities have a 3rd party consultant come in and do a study and give the City the prices.

- Motion was made by Council Member Johnnie Tauber to table for a workshop.
- 2nd by Council Member Greg Norman
- All Approved

OLD BUSINESS –Discussion and possible action may be taken on the following items:

- a. Proposal to put rock on the property beside the garage and water plant.

Mayor Matheny stated that Brazoria County will deliver the rock and save the City on delivery fees. And that Brazoria County would allow the City to get dirt out of their pit and they would deliver it for free. He stated that using Brazoria County's interlocal agreement with Cherry Crushed Concrete, that the City could get the material for \$27.00 a ton. That also brings down the quote from Santa Fe Construction. He stated that he would like to get this project moving forward as soon as possible to get the office trailer moved in.

- Motion was made by Council Member Greg Norman to approve the quotes and to move forward with the job.
- 2nd by Council Member Philip Loving
- All approved

- b. Fee schedule and pay for Kandelle Wells

Mayor Matheny stated that the deal was approved by Kandelle to pay her \$200.00 a week, as a part time employee, and then per inspection would be based off a fee schedule. Kandelle stated that she did not get the information in time to finish the fee schedule.

- Motion was made by Council Member Johnnie Tauber to pay Kandelle Wells \$200.00 a week as part time and to table the fee schedule.
- 2nd by Council Member Greg Norman
- All Approved

c. SPCA Contract for strays

Mayor Matheny stated that the contract was approved by City Attorney, Chris Duncan, and that it would be \$150.00 per dog up to 150 per year. He then stated that he wanted to get signs to put out that stated it was illegal to dump dogs, and that they could be fined \$150 if caught.

- Motion was made by Council Member Philip Loving to approve the contract with the SPCA
- 2nd by Council Member Greg Norman
- All Approved

d. Ashton Homes – Heritage Lakes Development annexation

Brad Sweitzer, Michael Turzinc, Kelly Hanen and Andrew Lang were present from Ashton Homes, and EHRA. They presented council and the Mayor with pictures of the new subdivision. They were asked when the 30 days to sign the contract starts, and they replied that it starts after the approval. Council Member Greg Norman asked about the annexation of CR 192, CR 172 and CR 511, if there would be something in the contract that stated if the annexation does not go through would the City still have to go through with the annexation of those roads. Kelly Hanen stated that there would be a clause in the contract that states the roads would go back to Brazoria County if the annexation of the subdivision falls through. Micheal Turzinc stated that CR 193 could be rerouted through the subdivision, so that the homeowner on that road would not be landlocked. The plat of the subdivision should be 2 months away with the final plat drawings done in 6 to 9 months. Chris Duncan asked if the land had already been purchased, Micheal stated that it had not been purchased yet. He stated that they want to have the contract in place before the purchase of the land. Chris asked if they were self-developed or if the lots would be sold to other developers, they responded stating that they are self-developed and that no lots would be sold to other developers. Mayor Matheny asked if they would hire someone to do inspections or if the City Inspector would be used. Mr. Turznic stated that it could be either way, they could hire an inspector, or it could go through the city. The lot sizes will vary from 30, 40 and 50 feet. Mayor Matheny and Council agreed that a workshop needs to be done for more discussion of the contract.

- Tabled for workshop
- No action was taken

STAFF/COUNCIL REPORTS:

- a. Police Department – Chief Christopher Enloe reported that they worked 514 hours; had a total of 94 traffic stops; they had 105 violations and 29 warnings; No criminal offenses; 6 ordinance offenses; they had 44 dispatched calls; 2 criminal offenses; 2 Miscellaneous offenses; 3 reports taken; 1 arrest; 0 suspicious person; 0 suspicious vehicles; 4 animal complaints; no Close patrol; assisted Brazoria County 8 times, Danbury EMS 4 time, Danbury Fire 0 time, and DPS 0 time; Assisted Citizens 0 time; and Assisted Motorists 2 time. They drove 3007.3 miles and used 246.964 gallons for a total amount of \$617.18 dollars in fuel
- b. Finance – City Secretary, Catherine Long reported that they are continuing to work on the current audit for 24/25. She presented reports showing how much is in the bank, Texas Class and the water fund.
- c. Fire Department/ESD – Noone was present.
- d. Town Hall Committee – President Catherine Long reported that the food pantry is needing donations, and Volunteers. Council Member Greg Norman said he could volunteer. Town Hall’s next event is the Easter Egg Hunt on March 21, 2026.
- e. City Council – Council Member Arthur Fuhmann asked about adding another Council Member, City Attorney Chris Duncan stated that the City could not do that, it is set by statue of how many council members a city may have. Council Member Johnnie Tauber asked about the annexation of CR 171 and when it would be completed. City Secretary, Catherine Long stated that it had already been voted on and that it was already completed. Council Member Greg Norman asked about buying property. Mayor Matheny stated that it was tabled. Greg Norman then asked about the firearms ordinance. City Secretary, Catherine Long stated that it would be on the next council meeting in April. Mayor Matheny informed Council that the staff along with Kaluza Inc and Evan Kirpatrick is working on a water grant.
- f. Water Department Water Clerk, Kim Calhoun stated that everything was going well in the water department.
- g. Emergency Management Coordinator – Emergency Manager, Brandon Middleton stated that everything was good.
- h. Court Clerk: Kim Calhoun stated that in the month of February , the total for the city is \$6819.01; State \$5029.82; Total Other \$706.87 for a total of \$12555.70.

ADJOURNMENT-

- Motion by Council Member Philip Loving to adjourn the meeting @ 7:45 PM.
- 2nd by Council Member John
- All approved

EXECUTIVE SESSION

Mayor Matheny called the executive session to order at 7

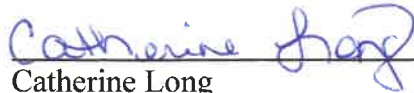
CERTIFICATION

I, Lowell Matheny, Mayor, certify that these minutes are a true and correct record of the above-mentioned council meeting.



Lowell Matheny
Mayor

ATTEST:



Catherine Long
City Secretary