



The City of Liberty
Liberty Community Development Corporation

Annual Meeting

~ Agenda ~

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

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, June 6, 2017

6:00 PM

City Council Chambers

The Liberty Community Development Corporation of Liberty, Texas reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
President Dennis Beasley	☐	☐	☐	
Vice-President Mike McCarty	☐	☐	☐	
Board Member Louie Potetz	☐	☐	☐	
Board Member Barbara Norwood	☐	☐	☐	
Board Member Leslie Herndon	☐	☐	☐	
Board Member Mark Campbell	☐	☐	☐	
Board Member Walden David	☐	☐	☐	
General Manager Gary Broz	☐	☐	☐	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 3799)

Project Updates - Gen. Mgr. G. Broz

B. LCDC Information Item (ID # 3800)

Financial Report - Gen. Mgr. G. Broz

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the LCDC and will be enacted by one motion. There will be no separate discussion of these items unless a Board 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. Minutes Approval

1. Tuesday, April 18, 2017

V. REGULAR AGENDA

A. Regular Session

1. **LCDC Information Item (ID # 3801)**

Oath of Office to be administered to newly appointed Board Members - Judge M. Little

2. **LCDC Corporation Action (ID # 3802)**

Board of Directors to elect a President of the Liberty Community Development Corporation.

3. **LCDC Corporation Action (ID # 3803)**

Board of Directors to elect a Vice-President of the Liberty Community Development Corporation.

4. **LCDC Resolution (ID # 3804)**

Consider a Resolution in support of proposed TxDOT improvements to Hwy. 146N, north of the Bypass.

5. **LCDC Corporation Action (ID # 3805)**

Consider funding improvements to the parking lots at the Liberty-Dayton Regional Medical Center, and take any action deemed necessary.

6. **LCDC Corporation Action (ID # 3806)**

Discussion of the sale, or options for use, of the old Mercy Hospital property, and take any action deemed necessary.

7. **LCDC Corporation Action (ID # 3807)**

Discussion of possible replacement of the light poles at the Liberty Municipal Park, and take any action deemed necessary.

VI. ADJOURNMENT

A. **Motion To:** Adjourn

CERTIFICATION

I certify that the attached Notice of Meeting was posted on the bulletin board and in the Message Centers located on the east and west sides of the City Hall Administration Building, located at 1829 Sam Houston on the 1st day of June, 2017 at 2:00 p.m. This notice will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dianne Tidwell, City Secretary

NOTICE

In compliance with the Americans with Disabilities Act, the City of Liberty will provide reasonable accommodation for persons attending and/or participating in this Council Meeting. To better serve you, requests must be made at least 24 hours prior to the meeting. Contact the City at (936) 336-3684 or by Fax at (936) 336-9846. The building is wheelchair accessible, with parking available, on the west side of the building.

I certify that the attached Notice and Agenda of items to be considered by the City Council was removed by me from the bulletin board at the City Hall on the _____ day of _____, 2017.



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

3.A

Meeting: 06/06/17 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 3799)

DOC ID: 3799



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

3.B

Meeting: 06/06/17 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 3800)

DOC ID: 3800



The City of Liberty

Liberty Community Development Corporation

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

Meeting

~ Minutes ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, April 18, 2017

6:00 PM

City Council Chambers

The Liberty Community Development Corporation of Liberty, Texas reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Absent	
Louie Potetz	Board Member	Present	
Barbara Norwood	Board Member	Present	
Leslie Herndon	Board Member	Present	
David Arnold	Board Member	Present	
Mark Campbell	Board Member	Absent	
Gary Broz	General Manager	Present	
Dianne Tidwell	Corp Secretary	Present	
Brandon Davis	City Attorney	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

There were no guests or visitors.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 3765)

Project Updates - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the following:

- local construction at Bypass and Wal-Mart - AT&T Building and O'Riley's
- 33 acres south of Stripes, east side of the road sold, developer considering shopping center concept
- Housing construction interests on new road
- 4 new homes under construction
- Numerous inquiries regarding various city business, property, etc.

Minutes Acceptance: Minutes of Apr 18, 2017 6:00 PM (Minutes Approval)

B. LCDC Information Item (ID # 3766)

Financial Report - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported the Corporation's fund balance is \$2.8 fund, sales tax revenues are down approximately 4% from the budgeted amount, recent Corporation expenditures include a bond payment, tanker truck payment and registering for the RECON Convention.

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the LCDC and will be enacted by one motion. There will be no separate discussion of these items unless a Board 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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Leslie Herndon, Board Member
SECONDER:	David Arnold, Board Member
AYES:	Beasley, Potetz, Norwood, Herndon, Arnold
ABSENT:	Mike McCarty, Mark Campbell

A. Minutes Approval

1. Tuesday, February 21, 2017

V. REGULAR AGENDA**A. Regular Session****1. LCDC Corporation Action (ID # 3767)**

Review preliminary plans for the Trails Upgrade at the Liberty Municipal Park, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the proposed upgrade to the walking trail at the Liberty Municipal Park. Mr. Broz reported that the cost is approximately \$350,000.00 and will include the following:

- Blocking off the trail so that it may not be driven on
- Additional picnic tables and benches
- Concrete crossing, with crossings marked
- Additional trash receptacles
- 6 ft. wide overlay of the trail

Additional discussion included replacement of 4-5 electrical poles with metal poles adding a cost of \$10,000 per pole.

RESULT: NO ACTION TAKEN

2. LCDC Public Hearing (ID # 3768)

Public Hearing on the expenditure of LCDC funds on a grant for Liberty Complete LP.

COMMENTS - Current Meeting:

At 6:15 p.m., President Beasley opened the Public Hearing on the expenditure of funds for a grant to Liberty Complete LP.

General Manager Gary Broz reported that Liberty Complete is the new nursing home that will be constructed on ten acres, past the North Main Baptist Church, on Hwy. 146N. Liberty Complete has requested that the City place 1200 feet of sewer line, from the meter at Feather Trace to past North Main Baptist Church, (\$100/ft.) and the nursing home will put up a \$150,000 bond to ensure project completion. Once the Certificate of Occupancy has been obtained, the City will reimburse the nursing home the \$150,000 of bond money. Discussion also included the location being a dual certified area, and the contract for placement of the sewer lines will include that both parties are in agreement that the City is to provide the electric service.

At 6:25 p.m., President Beasley closed the Public Hearing.

3. LCDC Corporation Action (ID # 3769)

Consider and take action regarding a grant to Liberty Complete LP.

COMMENTS - Current Meeting:

This agenda item was passed on.

RESULT: NO ACTION TAKEN

4. LCDC Public Hearing (ID # 3770)

Public Hearing on the expenditure of LCDC funds on a grant for PLC Construction, Inc.

COMMENTS - Current Meeting:

At 6:25 p.m., President Beasley opened the Public Hearing on the a grant to PLC Construction, Inc.

General Manager Gary Broz reported that Mr. Eddie Presnull, PLC Construction, Inc. was proposing to build a new facility to include an office and warehouse on forty acres, next to the new nursing home, on Hwy. 146N. Mr. Presnull is requesting the City place 1000 ft of sewer line, from Liberty Complete LP to PLC property, and PLC Construction property will

put up a \$120,000 bond to ensure project completion. Once the Certificate of Occupancy has been obtained, the City will reimburse to PLC the \$120,000 bond money. Discussion also included the location being a dual certified area and the contract for placement of the sewer lines will include that both parties are in agreement that the City is to provide the electric service.

At 6:37 p.m., President Beasley closed the Public Hearing.

5. LCDC Corporation Action (ID # 3771)

Consider and take action regarding a grant to PLC Construction, Inc.

COMMENTS - Current Meeting:

This agenda item was passed on.

RESULT:	NO ACTION TAKEN
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6. LCDC Resolution 2017-1

Consider a Resolution supporting the Texas Department of Transportation Alternatives Set-Aside Project.

COMMENTS - Current Meeting:

General Manager Gary Broz reported that the Texas Department of Transportation Alternatives Set-Aside Project for the City is the rehabilitation of the sidewalk across from the Courthouse on the east side of Main Street. Mr. Broz stated that the City is requesting \$60,000 for this one-block project, the grant being an 80/20 match, with options for the City's portion being engineering, in-kind etc. Mr. Broz is working with TxDOT to make these improvements should the grant be awarded.

Mr. Broz stated that the City is in competition with other cities for these funds and requests that the Board submit the Resolution to TxDOT in support of the grant project.

ATTACHMENTS:

- Resolution-TxDOT Alternatives Set-Aside Program(PDF)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dennis Beasley, President
SECONDER:	Barbara Norwood, Board Member
AYES:	Beasley, Potetz, Norwood, Herndon, Arnold
ABSENT:	Mike McCarty, Mark Campbell

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, President Beasley adjourned the meeting at 6:40 p.m.

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of Apr 18, 2017 6:00 PM (Minutes Approval)



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.1

Meeting: 06/06/17 06:00 PM

Department: Administration
Category: LCDC Oath of Office

LCDC INFORMATION ITEM (ID # 3801)

DOC ID: 3801



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.2

Meeting: 06/06/17 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 3802)

DOC ID: 3802

EXPLANATION:

LCDC Bylaws state that the President shall be elected by the Board and serve for a term of one (1) year. Current President is Dennis Beasley.



The City of Liberty
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5.A.3

Meeting: 06/06/17 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 3803)

DOC ID: 3803

EXPLANATION:

The LCDC Bylaws state that the Vice-President shall be elected by the Board and serve for a term of one (1) year. Current Vice-President is Mike McCarty.



LCDC RESOLUTION (ID # 3804)

DOC ID: 3804 A

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION REQUESTING ACTION BY THE TEXAS DEPARTMENT OF TRANSPORTATION REGARDING SAFETY AND SPEED ISSUES ON STATE HIGHWAY 146 NORTH OF THE HIGHWAY 146 BYPASS IN LIBERTY, TEXAS.

WHEREAS, State Highway 146 (Main Street) is the main thoroughfare in Liberty, Texas traveling North and South; and

WHEREAS, the City of Liberty along with areas immediately north of Liberty have grown and increased in population in the past twenty (20) years; and

WHEREAS, as a result of this population growth traffic has increased exponentially on State Highway 146 on the north end of Liberty creating numerous traffic hazards; and

WHEREAS, the increased traffic on State Highway 146 has resulted in numerous automobile accidents and injuries; and

WHEREAS, speed limits have not been reduced on State Highway 146 north of the Highway 146 Bypass to take into account the increased traffic flow; and

WHEREAS, the Board of Directors of the Liberty Community Development Corporation recognizes that the Texas Department of Transportation regulates State Highway 146; and

WHEREAS, the Board of Directors of the Liberty Community Development Corporation requests that the Texas Department of Transportation make changes that create a safer environment for motorists traveling on State Highway 146 north of the Highway 146 Bypass; and

WHEREAS, the Board of Directors of the Liberty Community Development Corporation recognizes its duty to help protect the safety of its citizens; and

WHEREAS, the Board of Directors of the Liberty Community Development Corporation believes that Highway 146 North is unsafe in its current condition due to high speed limits and the lack of turning lanes and traffic signals; and

WHEREAS, the Board of Directors of the Liberty Community Development Corporation respectfully requests that the Texas Department of Transportation consider the following actions: lower the speed limit on State Highway 146 North, widen State Highway 146 north of the Highway 146 Bypass so that a center turning lane and improved shoulders can be installed to the northern City limits, and install a traffic light at the intersection of State Highway 146 and FM 1011.

LCDC Resolution (ID # 3804)Liberty Community Development Corporation MeetingJune 6, 2017
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NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Liberty Community Development Corporation believes that State Highway 146 north of the Highway 146 Bypass is currently unsafe due to unsafe speed limits and traffic flows, and the City Council respectfully requests that the Texas Department of Transportation lower the speed limit on State Highway 146 North, widen State Highway 146 north of the Highway 146 Bypass so that a center turning lane and improved shoulders can be installed to the northern city limits, and that a traffic light be placed at the intersection of State Highway 146 and FM 1011.

PASSED AND APPROVED this 6th day of June, 2017.

CITY OF LIBERTY, TEXAS

Dennis Beasley, President

ATTEST:

Dianne Tidwell, Corp. Secretary



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.5

Meeting: 06/06/17 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 3805)

DOC ID: 3805



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.6

Meeting: 06/06/17 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 3806)

DOC ID: 3806



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.7

Meeting: 06/06/17 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 3807)

DOC ID: 3807