The City of Liberty

Liberty Community Development Corporation

Meeting

~ Minutes ~

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

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, January 5, 2010 | **6:00 PM** | **City Council Chambers**

I. PUBLIC HEARING @ 6:00 P.M.-PROJECT TO LOCATE THE ELECTRIC DEPT. AT 1100 N. MAIN STREET

At 6:00 p.m., President Beasley opened the Public Hearing on the project to locate the City of Liberty Electric Department at 1101 N. Main Street. General Manager Gary Broz reported that the bucket trucks, alley machine, and Christmas decorations were now stored in the side building on the property. Mr. Broz stated that options for use, and improvements to the facility, were now being considered.

There being no further comments, President Beasley closed the public hearing at 6:03 p.m.

II. CALL TO ORDER OF REGULAR MEETING

The Meeting was called to order on January 5, 2010 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:03 PM by President Dennis Beasley.

Attendee Name	Present	Absent	Late	Arrived
Dennis Beasley	þ	¨	¨	
Mike McCarty	þ	¨	¨	
Billy Page	¨	þ	¨	
Louie Potetz	þ	¨	¨	
Mike Van Etta	þ	¨	¨	
Juan Venegas	þ	¨	¨	
Robert Ward	þ	¨	¨	
Gary Broz	þ	¨	¨	

III. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

President Beasley passed on this item, as there were no guests and visitors.

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:	Mike McCarty, Vice-President
SECONDER:	Louie Potetz, Board Member
AYES:	Beasley, McCarty, Potetz, Van Etta, Venegas, Ward, Broz
ABSENT:	Billy Page

A. Minutes Approval

LCDC Corporation Action 2010-1

Approval of Minutes - Meetings of December 17 & 21, 2009.

ATTACHMENTS:

- Corp. Minutes 12-17-09 (DOC)
- Corp. Minutes 12-21-09 (DOC)

V. REGULAR AGENDA

A. Regular Session

1. LCDC Information Item 2010-1

Discussion of Electric Dept. Project at 1100 N. Main Street.

COMMENTS - Current Meeting:

General Manager Gary Broz reported that at the next meeting of the LCDC, he would bring a plan of action for improving the aesthetic value of the property, and options for its functional use; each with related costs. Mr. Broz stated that the goal is to make this property attractive and an asset to the community. Mr. Broz also mentioned that the City is waiting on FEMA funds relative to the relocation of the Electric Department.

2. LCDC Information Item 2010-2

Discussion and Update on Retail Coach, LLC.

COMMENTS - Current Meeting:

President Beasley reported that he received information from Mr. Aaron Farmer, Retail Coach LLC, regarding his recent activities relative to retail development in the City of Liberty. President Beasley stated that Mr. Farmer is working to develop the trade area, and will, in the near future, present to the Board a demographic packet. At that time, Mr. Farmer will report on his conversations with locals businesses, and will complete a leakage analysis, which will reflect purchases made inside and outside the trade area. At a later date, Mr. Farmer will discuss with the local merchants, the trade area and opportunities for keeping the consumers local.

Discussion included the economy and its reflection on the accuracy of these reports, small communities and cost effective products, retail leakage, population of the market area, and other related issues.

3. LCDC Information Item 2010-3

Discussion and Update on Billboard Project.

COMMENTS - Current Meeting:

General Manager Gary Broz reported that he met with Chamber of Commerce President, Mary Anne Campbell, in regard to a previously discussed billboard project to promote the community. Mr. Broz stated that this project should begin within the next two weeks.

4. LCDC Information Item 2010-4

Discussion and Update on Fire Dept. Substation.

COMMENTS - Current Meeting:

City Attorney Randy Gunter reported that the Corporation is prepared to close on the purchase of property for the Fire Department Substation. Mr. Gunter stated that 24 hours prior to closing, it was discovered that there was a large judgment on one of the owners. It was indicated, through the property owners' real estate agent, that the judgment should be cleared up by mid-January. When that issue is clear, the Corporation is prepared to complete the transaction.

5. LCDC Information Item 2010-5

Discussion and Update on Jefferson Drive Extension Project.

COMMENTS - Current Meeting:

General Manager Gary Broz related that he had spoken with Mr. Steve Jordan, Schaumburg & Polk, Inc. Mr. Broz reported that at the next meeting of the Corporation, Mr. Jordan would make a presentation on ideas and options, with related costs, for the extension of Grand Street and Jefferson Drive. The Corporation, at that time, would be able to make an informed decision on extension of which street would be most valuable.

Discussion also included property south of Grand Street that is possibly not available for development. This property would need to be researched for further consideration.

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Corporation, the meeting was adjourned at 6:30 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Robert Ward, Board Member
SECONDER:	Dennis Beasley, President
AYES:	Beasley, McCarty, Potetz, Van Etta, Venegas, Ward, Broz
ABSENT:	Billy Page

Dennis Beasley, President

ATTEST:

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Dianne Tidwell, Corp. Secretary