



The City of Liberty
Liberty Community Development Corporation

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

Meeting
~ Agenda ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, February 2, 2010

6:00 PM

City Hall Conference Room

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	Arrival
President Dennis Beasley	..	..	..	
Vice-President Mike McCarty	..	..	..	
Board Member Billy Page	..	..	..	
Board Member Louie Potetz	..	..	..	
Board Member Mike Van Etta	..	..	..	
Board Member Juan Venegas	..	..	..	
Board Member Robert Ward	..	..	..	
General Manager Gary Broz	..	..	..	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item 2010-6

Presentation from Schaumburg & Polk, Inc. on Jefferson Drive and Grand Street Expansions.

B. LCDC Information Item 2010-7

Presentation from Retail Coach, LLC Regarding Retail Development in the City of Liberty.

C. LCDC Information Item 2010-8

Presentation from the Liberty County Workforce Academy Regarding Grant Performance Accountability.

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, January 05, 2010

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2010-2

Consider Approval of a Request from the Liberty County Workforce Academy for Additional Scholarship Assistance, in the Amount of \$6,313.97, Applicable Toward Liberty's Workforce Training.

2. LCDC Corporation Action 2010-3

Consider and Approve the Appointment of LCDC Board Members to Serve as Representative and Alternate, on the Liberty County Workforce Academy Board of Directors.

B. Executive Session

Deliberation Regarding Economic Development Negotiation. Gov. Code §551.087.

Deliberation Regarding Real Property. Gov. Code §551.072.

Consultation With Attorney. Gov. code §551.071.

1. Discussion of possible real property acquisition for economic development purposes.

C. Reconvene into Regular Session

1. LCDC Corporation Action 2010-4

Consider and Take Action, If Any, on Acquisition of Real Property for Economic Development Purposes.

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 29th day of January, 2010 at 1:00 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 given to The Vindicator, Liberty Gazette, and KSHN Radio.

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 LCDC was removed by me from the bulletin board at the City Hall on the _____ day of _____, 2010.



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

Meeting: 02/02/10 06:00 PM

Department: Administration
Category: LCDC Presentations

LCDC INFORMATION ITEM (ID # 1543)

DOC ID: 1543

Presentation from Schaumburg & Polk, Inc. on Jefferson Drive and Grand Street Expansions.



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Meeting: 02/02/10 06:00 PM

Department: Administration
Category: LCDC Presentations

LCDC INFORMATION ITEM (ID # 1544)

DOC ID: 1544

Presentation from Retail Coach, LLC Regarding Retail Development in the City of Liberty.



The City of Liberty
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Meeting: 02/02/10 06:00 PM

Department: Administration
Category: LCDC Presentations

LCDC INFORMATION ITEM (ID # 1545)

DOC ID: 1545

Presentation from the Liberty County Workforce Academy Regarding Grant Performance Accountability.



The City of Liberty

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Meeting

~ Minutes ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, January 5, 2010

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. 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	p	..	..	
Mike McCarty	p	..	..	
Billy Page	..	p	..	
Louie Potetz	p	..	..	
Mike Van Etta	p	..	..	
Juan Venegas	p	..	..	
Robert Ward	p	..	..	
Gary Broz	p	..	..	

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.

Minutes Acceptance: Minutes of Jan 5, 2010 6:00 PM (Minutes Approval)

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 local 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.

Minutes Acceptance: Minutes of Jan 5, 2010 6:00 PM (Minutes Approval)

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:

Dianne Tidwell, Corp. Secretary

Minutes Acceptance: Minutes of Jan 5, 2010 6:00 PM (Minutes Approval)



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Meeting: 02/02/10 06:00 PM

Department: Administration
Category: Liberty County Workforce Academy

LCDC CORPORATION ACTION (ID # 1546)

DOC ID: 1546

**Consider Approval of a Request from the Liberty County
Workforce Academy for Additional Scholarship Assistance,
in the Amount of \$6,313.97, Applicable Toward Liberty's
Workforce Training.**



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Meeting: 02/02/10 06:00 PM

Department: Administration
Category: Liberty County Workforce Academy

LCDC CORPORATION ACTION (ID # 1547)

DOC ID: 1547

Consider and Approve the Appointment of LCDC Board Members to Serve as Representative and Alternate, on the Liberty County Workforce Academy Board of Directors.



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Meeting: 02/02/10 06:00 PM

Department: Administration
Category: LCDC Executive Session Items

LCDC CORPORATION ACTION (ID # 1554)

DOC ID: 1554

Consider and Take Action, If Any, on Acquisition of Real Property for Economic Development Purposes.