The City of Liberty

Liberty Community Development Corporation

Meeting

~ Agenda ~

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

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, January 4, 2011 | **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	Arrival
President Dennis Beasley	¨	¨	¨	
Vice-President Mike McCarty	¨	¨	¨	
Board Member Billy Page	¨	¨	¨	
Board Member Louie Potetz	¨	¨	¨	
Board Member Juan Venegas	¨	¨	¨	
Board Member Robert Ward	¨	¨	¨	
Board Member Barbara Norwood	¨	¨	¨	
General Manager Gary Broz	¨	¨	¨	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 1895)

Financial Report - November, 2010

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, December 07, 2010

2. Wednesday, December 15, 2010

V. REGULAR AGENDA

A. Regular Session

1. LCDC Information Item (ID # 1896)

Update and Discussion of Proposed Street Extension Project to Include Routes, Lane Size, and Other Associated Costs.

2. LCDC Information Item (ID # 1897)

Discussion with Financial Advisor on Funding Options for Various Projects.

3. LCDC Corporation Action (ID # 1898)

Consider Award of Bid for Real Property Sale of Old Mercy Hospital Site Located at 521 Travis Street.

4. LCDC Corporation Action (ID # 1899)

Consider Award of a Proposal for Liberty Municipal Airport Improvements.

B. Executive Session

Deliberation Regarding Real Property. Gov. Code §551.072
Consultation With Attorney. Gov. Code §551.071

1. Deliberation regarding real property purchase; Airport and Park.

C. Reconvene into Regular Session

1. LCDC Corporation Action (ID # 1900)

Consider Action, If Any, on the Items as Discussed in the Executive Session.

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 22nd day of December, 2010 at 5:00 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, Corp. 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 City Council 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: 01/04/11 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 1895)

DOC ID: 1895

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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, December 7, 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. CALL TO ORDER

The Meeting was called to order on December 7, 2010 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:02 PM by President Dennis Beasley.

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Present	
Billy Page	Board Member	Present	
Louie Potetz	Board Member	Present	
Juan Venegas	Board Member	Present	
Robert Ward	Board Member	Present	
Barbara Norwood	Board Member	Absent	
Gary Broz	General Manager	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

President Beasley welcomed guests and visitors, opening the floor for public comment to those individuals wishing to address the Board. There were no comments.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 1877)

International Council of Shopping Centers

COMMENTS - Current Meeting:

President Beasley reported on the International Council of Shopping Center Convention and Expo, held in Grapevine, Texas that he, General Manager Gary Broz, and Adm. Asst. April Reiss recently attended. President Beasley stated that contacts were made with representatives from several retail business developers interested in the community.

General Manager Gary Broz also reported, that as a result of convention, the City would be meeting with large scale developer, New Quest after the first of the year, in regard to properties for proposed retail.

B. LCDC Information Item (ID # 1878)

Financial Report-October, 2010

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the October financials with the Board. Mr. Broz reviewed revenues and expenditures, stating that the current fund balance is $2,200,000. Mr. Broz will provide financial information to the Board on a monthly basis.

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, November 02, 2010

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2010-20

Consider Approval of a Contract with Paul Goodwin to Provide LCDC Grant Assistance for the Demolition of the Structure at 2106 Martin Luther King Drive.

HISTORY:

11/16/10 Liberty Community Development Corporation MEETING CANCELLED
Next: 12/07/10

COMMENTS - Current Meeting:

General Manager Gary Broz discussed with the Board, the Agreement for Business and Commercial Development with Mr. Paul Goodwin. Mr. Broz reviewed the terms of the agreement, for demolition of the property located at 2106 Martin Luther King Drive, whereby Mr. Goodwin would provide evidence of ownership, demolish the existing structure, have one year to construct a new facility, employ three employees for thirty-six months, and ensure that the property remain on the tax roll for at least twenty-five years. This project will promote new business development, job opportunities and land use for commercial facilities.

After lengthy discussion of the agreement, including breach of contract, the following terms were changed and/or clarified:

1) Upon completion of the stated six-month demolition period, Mr. Goodwin will have one year to construct a new facility on the property,

2) the facility will be a metal structure with a minimum of 6000 square feet, and

3) Mr. Goodwin will have thirty-six months to employ three employees for a minimum of six months.

After City Council approval of this project, funds will be released to Mr. Goodwin. Motion was made to approve the agreement with the above-mentioned changes.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, President
SECONDER:	Mike McCarty, Vice-President
AYES:	Beasley, McCarty, Page, Potetz, Venegas, Ward
ABSENT:	Barbara Norwood

2. LCDC Information Item (ID # 1879)

Update and Discussion of Proposed Street Extension Project to Include Routes, Lane Size, and Other Associated Costs.

COMMENTS - Current Meeting:

Mr. Tommy Kuykenydahl and Mr. Ben Galvan, CivilCorp, were present to update the Board on various aspects of the Texas Street Extension Project. Reported on were project objectives, work completed to date, alternative alignments, updated cost estimates, and next steps.

Original project objectives include: opening Loop 227 across to SH 146 Bypass, which opens new areas for development, provides connectivity from downtown to the bypass, and alleviates Main Street congestion. Further discussion included design criteria, pavement design, environmental constraints, drainage analysis, traffic counts, citizen input, proposed hospital site, and other related issues. The various options proposed for this street extension include the following:

Option #1 - proposes a street from Texas to the By-pass with a T-intersection, to Beaumont Ave., in which parking from the VFW and Tullos Retail Center would be reduced. Only minimal area for development between Lakeland and Texas.

Option #1a - reroute Option #1 behind Tullos Retail Center thru the trailer park between the laundromat and the strip center, for better connection with Texas Avenue to the north. Potential for abandoning a portion of the existing street.

Option #2 - Main Street thru Sun Oil property at Jefferson Drive to Lakeland, on to the Bypass.

Option #3 - Cook Road across Main St. to Lakeland thru Mas Amigos Restaurant.

Option #4- Cook Road across Main St. to Lakeland thru Potetz Lumber Yard.

Cost estimates for the various options are $6.9 - $8.1 million.

B. Executive Session

Deliberation Regarding Real Property. Gov. Code §551.072

1. Deliberation regarding real property purchase; Airport, Park, future hospital.

At 7:21 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

C. Reconvene into Regular Session

At 7:45 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action (ID # 1880)

Consider Action, If Any, on the Items as Discussed in the Executive Session.

COMMENTS - Current Meeting:

There was no action taken as a result of the Executive Session.

RESULT:	**NO ACTION TAKEN**

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, the meeting was adjourned at 7:45 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Louie Potetz, Board Member
SECONDER:	Dennis Beasley, President
AYES:	Beasley, McCarty, Page, Potetz, Venegas, Ward
ABSENT:	Barbara Norwood

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

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

Wednesday, December 15, 2010 **12:00 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

The Meeting was called to order on December 15, 2010 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 12:05 PM by President Dennis Beasley.

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Present	
Billy Page	Board Member	Present	
Louie Potetz	Board Member	Present	
Juan Venegas	Board Member	Present	
Robert Ward	Board Member	Present	
Barbara Norwood	Board Member	Present	
Gary Broz	General Manager	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

President Beasley welcomed guests and visitors, opening the floor for public comment to those individuals wishing to address the Board. There were no comments.

III. REGULAR AGENDA

A. Executive Session

Deliberation Regarding Real Property. Gov. Code §551.072

1. Deliberation regarding real property purchase; Airport and Park.

At 12:06 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

B. Reconvene into Regular Session

At 12:39 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action (ID # 1894)

Consider Action, If Any, on the Items as Discussed in the Executive Session.

RESULT:	**NO ACTION TAKEN**

IV. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, the meeting was adjourned at 12:39 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Louie Potetz, Board Member
SECONDER:	Robert Ward, Board Member
AYES:	Beasley, McCarty, Page, Potetz, Venegas, Ward, Norwood

____
Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary

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

Meeting: 01/04/11 06:00 PM

Department: Administration
Category: LCDC Projects

LCDC INFORMATION ITEM (ID # 1896)

DOC ID: 1896

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

Meeting: 01/04/11 06:00 PM

Department: Administration
Category: LCDC Projects

LCDC INFORMATION ITEM (ID # 1897)

DOC ID: 1897

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

Meeting: 01/04/11 06:00 PM

Department: Administration
Category: LCDC Bid Award

LCDC CORPORATION ACTION (ID # 1898)

DOC ID: 1898

EXPLANATION:
These bids will be opened on Tuesday, January 4, 2011 at 10:00 a.m.

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

Meeting: 01/04/11 06:00 PM

Department: Administration
Category: LCDC Bid Award

LCDC CORPORATION ACTION (ID # 1899)

DOC ID: 1899

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

Meeting: 01/04/11 06:00 PM

Department: Administration
Category: Action Resulting from Executive Session

LCDC CORPORATION ACTION (ID # 1900)

DOC ID: 1900

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