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 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

The Meeting was called to order on January 4, 2011 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:01 PM by President Dennis Beasley.

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Absent	
Billy Page	Board Member	Present	
Louie Potetz	Board Member	Present	
Juan Venegas	Board Member	Absent	
Robert Ward	Board Member	Absent	
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 from the audience.

General Manager Gary Broz presented the Board with several options for a corporation logo and recommended that thought be given to additional designs. Mr. Broz further stated that along with the creation of a logo, he would like to see the Board prepare a mission statement and work toward a corporation website.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 1895)

Financial Report - November, 2010

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the financial report for November 2010 stating that revenues were approximately $185,000 and expenditures approximately $47,000. Mr. Broz reviewed, with the Board, the various expenditures, stating the fund balance as of November 30th is $2.2 million.

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:	Louie Potetz, Board Member
SECONDER:	Barbara Norwood, Board Member
AYES:	Dennis Beasley, Billy Page, Louie Potetz, Barbara Norwood
ABSENT:	Mike McCarty, Juan Venegas, Robert Ward

A. Minutes Approval

1. Tuesday, December 07, 2010

2. Wednesday, December 15, 2010

V. REGULAR AGENDA

A. 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.

At 6:05 p.m., President Beasley closed the open session and opened the Executive Session as authorized above.

B. Reconvene into Regular Session

At 6:21 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action 2011-1

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

COMMENTS - Current Meeting:

Motion was made to instruct the City Manager to proceed with the contract to purchase property and authorize the President to sign the real estate contract, to also include a small earnest money contract.

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

C. 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.

COMMENTS - Current Meeting:

Ben Galvan and Tommy Kuykendall, CivilCorp, presented a project update on the street extension project. Mr. Kuykendall related to the Board a new proposed alignment that would meet the City's objectives of 1) providing a route from Main St. to the SH 146 Bypass, to open new areas for development, 2) providing connectivity from downtown to the Bypass, and 3) alleviating traffic congestion on Main Street. The new route begins at Jefferson and Main, goes east on Jefferson Drive to Lakeland Drive, south on Lakeland to approximately Royal Street, and curves east to the Hwy. 146 Bypass.

The various design options and cost estimates for the new route were reviewed as follows:

	Project Cost	Length
Option 1 - Complete concrete street		
	$8.71 million	8,150 ft. (1.54 miles)
Option 2 - All concrete - omit Jefferson Drive		
	$7.92 million	7,330 ft. (1.4 miles)
Option 3 - Concrete SH 146 to Lakeland, asphalt Lakeland to Main Street		
	$7.74 million	8,150 ft. (1.54 miles)
Option 4 - Concrete Main to Lakeland, asphalt Lakeland to SH 146		
	$7.66 million	8,150 ft. (1.54 miles)

Option 5 - Concrete SH 146 to Lakeland, asphalt Lakeland-omit Jefferson Drive

$7.14 million 7,330 ft. (1.38 miles)

Option 6 - All asphalt - no concrete

$6.96 million

Lengthy discussion ensued regarding the various street surface options, maintenance issues, lane size, possible contribution of TXDOT discretionary funds for a portion of the project to widen the bypass to accept the new street, future development, right-of-way purchase, and other related topics.

The Board was in concurrence of the newly proposed route, giving direction to CivilCorp to proceed with the second public meeting for citizen input, and to proceed with a survey that would provide information for more accurate project costs. This direction from the Board allows CivilCorp to remain on the original project schedule to finalize the preliminary engineering report, begin project design work in February, advertise for bids in July, and open bids for construction in August, 2011.

2. LCDC Information Item (ID # 1897)

Discussion with Financial Advisor on Funding Options for Various Projects.

COMMENTS - Current Meeting:

City Financial Advisor Bob Henderson was present to discuss funding options for various capital improvement projects. These projects include airport property acquisition, airport repairs, and construction of a fire substation facility. The projects also include engineering expenses related to the street extension project, with the project estimated at $6.7- 8.7 million.

Mr. Henderson discussed current and past sales tax revenues, LCDC on-going commitments, funding future miscellaneous projects of approximately $150,000, and the fact that the LCDC does not currently have any outstanding debt issues.

Mr. Henderson reported that the 2009-2010 FYE fund balance was approximately $2 milllion. He continued by reporting on available LCDC funds, with approximately $800,000 of the LCDC current budget available for projects this year, in addition to its fund balance. Mr. Henderson recommended that the miscellaneous projects be funded from fund balance and current operating revenues. He explained that the remaining unfunded project is the street project, stating that the LCDC has the capacity to issue debt and draw down additional fund balances in support of this project. Discussion was held regarding bonds, 20-year final maturity, reserve fund, and additional related funding information.

3. LCDC Corporation Action (ID # 1898)

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

COMMENTS - Current Meeting:

Mr. Broz reported that the City had advertised for the sale of the old Mercy Hospital property at 521 Travis Street, and received no bids. Mr. Broz stated that he had received negative comments regarding the bid stipulation that the property remain on the tax roll for twenty-five years. After brief discussion, consensus of the Board was to no longer pursue the sale of the property at this time.

RESULT:	**NO ACTION TAKEN**

4. LCDC Corporation Action 2011-2

Consider Award of a Proposal for Liberty Municipal Airport Improvements.

COMMENTS - Current Meeting:

Mr. Broz reported that there would be fly-in at the Liberty Municipal Airport on Saturday, February 12th. Mr. Broz further reported on the Airport improvement budget, stating there was $800,000 allotted for hangars. With approximately $448,000 in insurance reimbursement from hurricane damages and the remaining $352,000, two hangars would be constructed. Mr. Broz further reported that clean-up work at the Airport was taking place to improve the overall appearance and requested approval for the purchase of a modular office building, at a cost of $35,400.

Motion was made to approve the purchase of the modular facility for the Liberty Municipal Airport.

RESULT:	**APPROVED [3 TO 1]**
MOVER:	Dennis Beasley, President
SECONDER:	Barbara Norwood, Board Member
AYES:	Dennis Beasley, Billy Page, Barbara Norwood
NAYS:	Louie Potetz
ABSENT:	Mike McCarty, Juan Venegas, Robert Ward

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, the meeting was adjourned at 7:38 p.m.

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

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary