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, April 5, 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 April 5, 2011 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:03 PM by President Dennis Beasley.

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Present	
Billy Page	Board Member	Absent	
Louie Potetz	Board Member	Absent	
Juan Venegas	Board Member	Present	
Robert Ward	Board Member	Present	
Barbara Norwood	Board Member	Present	
Gary Broz	General Manager	Present	
Dianne Tidwell	Corp. Secretary	Present	
Randy Gunter	City Attorney	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 # 1989)

Financial Report

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the monthly financial report for February, 2011. Mr. Broz stated that the year-to-date Corporation revenues are $430,000, or 50%, of projected revenues, expenditures being $336,000, or 40%, of anticipated expenditures. Discussed were the sales tax revenues, and corporation expenditures to include paying off the first portion of the proposed street extension project, in the amount of $255,000. Mr. Broz stated that the LCDC fund balance was approximately $2.2 million, in addition to the operating budget.

B. LCDC Information Item (ID # 1990)

Current Project Updates

COMMENTS - Current Meeting:

Mr. Broz reviewed the status of various projects for the Board as follows:

1) the Paul Goodwin demolition project is winding down,

2) participating in cost sharing with TXDOT to perform dirtwork at the Airport, allowing the City to use other funds to construct two 10-bay T-hangar facilities (Project cost is $550,000 - City's match is $55,000), and continuing completion work for water, telephone, etc. to new Airport office facility.

3) participating in cost sharing with TXDOT for an update of the City's Airport Layout Plan (Project cost $60,000 - City's match is $6000).

4) bids to be opened next month for construction of a Fire Department substation facility,

5) contact was made with New Quest Properties regarding future retail development in the City, and

6) collaborating with the County on sharing and developing new ideas to better the community.

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:	Barbara Norwood, Board Member
AYES:	Beasley, McCarty, Venegas, Ward, Norwood
ABSENT:	Billy Page, Louie Potetz

A. Minutes Approval

1. Tuesday, February 15, 2011

V. REGULAR AGENDA

A. Regular Session

1. LCDC Resolution 2011-2

Consider a Resolution Amending the Fiscal Year 2010/11 Budget.

COMMENTS - Current Meeting:

Mr. Broz reported that the $36,000 proposed amendment to the LCDC FY 2010-2011 budget is for the City's portion of the Paul Goodwin demolition project. Total project cost is $36,750, with Mr. Goodwin expending funds in the amount of $750.

President Beasley read the caption of the Resolution into the record as follows:

"A RESOLUTION OF THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION OF LIBERTY, TEXAS, AUTHORIZING AN AMENDMENT TO THE BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2011.

Motion was made to approve the Resolution.

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

2. LCDC Corporation Action 2011-4

Consider Authorizing the LCDC President to Sign a Contract with Pam Fregia for the Purchase of Real Property Adjacent to the Liberty Municipal Airport.

COMMENTS - Current Meeting:

Mr. Broz stated that the proposed contract is for the real property purchase of 62.5 acres, adjacent to, and north of, the Liberty Municipal Airport. This purchase consists of the 62.5 acres, plus a house, for a total sum of $300,000. This property will be used for future extension of the Airport runway from 3800 to 5000 feet. City Attorney Randy Gunter reported that Ms. Fregia had requested various percentages of the funds be assigned to the house and property, then the remaining portion of the property. Mr. Gunter explained that closing would be held 45 days after the title report was complete and that the contract includes a liquidated damages clause of the earnest money. Discussion ensued regarding special warranty deeds v. general warranty deeds, cost negotiations, closing period, appraisals for other available properties for sale near the Airport, and other related matters.

Mr. Broz further reported that the Texas Department of Transportation will reimburse, at 90% of the purchase price, any property located in the right-of-way cone. Mr. Broz stated that this includes approximately 30+ acres.

Motion was made to grant authority to the LCDC President, upon City Council's approval, to execute the contract, with the stipulation that the document be amended to reflect use of a General Warranty Deed (not a Special Warranty Deed).

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

VI. WORK SESSION

A. LCDC Work Session (ID # 1993)

Discussion of the Street Extension Project.

COMMENTS - Current Meeting:

Mr. Broz reviwed the three options that Civil Corp Engineers have presented for the alignment of the proposed street extension project. Those options are as follow:

1) Option 1 - Concrete Pavement of entire route - $8,360,000
2) Option 2 - Concrete Pavement (Lakeland to SH 146) - $5,890.000
3) Option 3 - Concrete Pavement (Lakeland to SH 146 + Jefferson) - $7,650,000

Mr. Broz futher explained that these costs include construction, design, surveying, right-of-way acquisition, and utility relocations. Discussion ensued regarding the topography, projected costs, possible TXDOT Discretionary Funds, and the project being not only great for the economic development of the City, but providing a vision for the future.

Mr. Broz will schedule a Board meeting, in the near future, to include representatives from Civil Corp, along with a notebook of maps and drawings for review and reference.

B. LCDC Work Session (ID # 1994)

Discussion of a Liberty Community Development Corporation Logo.

COMMENTS - Current Meeting:

Mr. Broz presented the Board with several options for a Liberty Community Development Corporation logo. Discussion was held regarding use of the Liberty Bell, State of Texas, a star, and clear color choices. Management will return, at a later date, with new drawings and artwork for a proposed logo.

C. LCDC Work Session (ID # 1995)

Discussion of a Liberty Community Development Corporation Vision and Mission Statement.

COMMENTS - Current Meeting:

Discussion was held regarding the development of a vision and mission statement for the Liberty Community Development Corporation. Various words and statements contemplated were: quality, preserving the past while moving towards the future, and proud heritage, bright future. This item will be brought before the Board for further discussion, at a later date.

VII. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, the meeting was adjourned at 6:47 p.m.

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

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary