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, May 3, 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 # 2024)

Financial Report - March 2011

B. LCDC Information Item (ID # 2025)

Current Project Updates

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, April 05, 2011

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 2026)

Consider Report from Southeast Texas Drug Screening.

- Request for Funds Southeast Tx Drug Screening (PDF)

B. Executive Session

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

1. Deliberation Regarding Real Property.

C. Reconvene into Regular Session

1. LCDC Corporation Action (ID # 2027)

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

VI. WORK SESSION

A. LCDC Work Session (ID # 2028)

Discussion of the Street Extension Project.

VII. 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 April, 2011 at 3:00 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 _____, 2011.

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

Meeting: 05/03/11 06:00 PM

Department: Administration
Category: Financial Reports

LCDC INFORMATION ITEM (ID # 2024)

DOC ID: 2024

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

Meeting: 05/03/11 06:00 PM

Department: Administration
Category: Project Updates

LCDC INFORMATION ITEM (ID # 2025)

DOC ID: 2025

.

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

Minutes Acceptance: Minutes of Apr 5, 2011 6:00 PM (Minutes Approval)

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:

Minutes Acceptance: Minutes of Apr 5, 2011 6:00 PM (Minutes Approval)

"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)

Minutes Acceptance: Minutes of Apr 5, 2011 6:00 PM (Minutes Approval)

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.

Minutes Acceptance: Minutes of Apr 5, 2011 6:00 PM (Minutes Approval)

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

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of Apr 5, 2011 6:00 PM (Minutes Approval)

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

Meeting: 05/03/11 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 2026)

DOC ID: 2026

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LCDC APPLICATION REQUEST

DATE: 04.27.11

NAME OF PERSON MAKING REQUEST: Heather Price

TYPE OF ASSISTANCE REQUESTED: 25,000.00 27X20 conference room with 8 tables and 50 chairs. 2 offices 10X16 2 desk, 2 office chairs 2 computers 2 alcohol Bat (Breath Machines) 2 office/conference phones 60" projector screen and slide show projector for training classes. 4 additional staff members

NAME AND ADDRESS OF BUSINESS: Southeast Texas Drug Screening
3820 Beaumont Ave.
Liberty, Texas 77575

PRINCIPAL STOCKHOLDERS:
NAME AND ADDRESS
Heather Marie Price
P.O. Box 686
Rye Tx. 77369

LCDC USE ONLY

Date Received: _____ By Whom: _____

Meet Type B Guidelines: ☐ Yes ☐ No - Why Not? _____

Date Presented to LCDC Board: _____

GM Signature: _____

Attachment: Request for Funds Southeast Tx Drug Screening (2026 : Southeast Texas Drug Screening)

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

Meeting: 05/03/11 06:00 PM

Department: Administration
Category: Action Resulting from Executive Session

LCDC CORPORATION ACTION (ID # 2027)

DOC ID: 2027

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

Meeting: 05/03/11 06:00 PM

Department: Administration
Category: Current Projects

LCDC WORK SESSION (ID # 2028)

DOC ID: 2028

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