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, 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

The Meeting was called to order on May 3, 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	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	
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 # 2024)

Financial Report - March 2011

COMMENTS - Current Meeting:

General Manager Gary Broz reported on financial information for the previous six-month period. Mr. Broz stated that revenues ($453,000) were at 64% of the budgeted amount, and expenditures ($416,00) were at 46% of the budgeted amount. Also discussed were sales tax revenues which normally would be at 50%, are now at 60% of the budgeted amount. Mr. Broz further reviewed LCDC expenditures including the Retail Coach Downtown Study ($10,900), fees for legal services regarding property purchases, travel expenses to the International Council of Shopping Centers Conventions in Las Vegas and Grapevine, and other related topics.

B. LCDC Information Item (ID # 2025)

Current Project Updates

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the following projects:

1) Airport - new modular building is in place, sewer and electric work completed, will begin water line installation as soon as telephone installation is complete, received formal notice of $550,000 grant from TXDOT for dirtwork, which will soon begin; planning the move of the fuel system to the east side of Airport, utilizing existing equipment,

2) at June meeting, bids for the Fire Department Substation will be brought before the Board,

3) working with Project T regarding companies looking for locations for their business, and

4) working on the City's presentation for the International Council of Shopping Centers to be held in Las Vegas, May 22-24.

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:	Robert Ward, Board Member
AYES:	Beasley, McCarty, Page, Potetz, Venegas, Ward, Norwood

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.

COMMENTS - Current Meeting:

Ms. Heather Price, Southeast Texas Drug Screening was present to address the Board, regarding a request for LCDC assistance in the expansion of her business. Ms. Price stated that she had been in business for nine years, and recently acquired a new location on Beaumont Avenue.

Ms. Price stated that she would like to add a conference room, two additional offices, various equipment, and increase her staff by 2-4 employees. Ms. Price further stated that her business consists of not only drug testing for various companies such as Wal-Mart and Boomerang Tube, but also is a compliance company which offers services such as audit representation for DOT audits, driver qualifications, safety training, CPR, and Haz-mat training, with a specific focus on the pipeline, oil & gas, and transportation industry.

City Attorney Randy Gunter stated that a public notice would need to be published regarding the proposed project before the Board considers the project, and recommended that the applicant work with management on terms of the project to include a guarantee for new jobs. This project will be brought before the Board at a later date.

ATTACHMENTS:

- Request for Funds Southeast Tx Drug Screening (PDF)

RESULT:	**NO ACTION TAKEN**

B. Executive Session

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

1. Deliberation Regarding Real Property.

There was no Executive Session held.

C. Reconvene into Regular Session

1. LCDC Corporation Action (ID # 2027)

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

RESULT:	**NO ACTION TAKEN**

VI. WORK SESSION

A. LCDC Work Session (ID # 2028)

Discussion of the Street Extension Project.

COMMENTS - Current Meeting:

Representatives from CivilCorp were present to review and discuss the Preliminary Engineering Report for the new street extension project, from Main Street to SH 146 Bypass.

Mr. Ben Galvan and Mr. Tommy Kuykendall related that the scope of the report presents the analysis and process used to select an alignment that satisfies project objectives, but also minimizes the right-of-way and environmental impacts, so to meet the City's available funding for this project. The preferred alignment begins at the intersection of Jefferson Drive & Main Street, follows Jefferson east to its intersection with Lakeland, turns south down Lakeland Drive and continues past Royal Street, and then turns east and continues on to the SH 146 Bypass. Presented options and cost estimates include:

Option 1) build a new concrete street along the entire 1.5 mile length of the alignment.

Concrete pavement - entire route - $8,360,000

Option 2) construction of only the section between Lakeland and the SH 146 Bypass.

Concrete Pavement (Lakeland to SH 146) - $5,890,000

Option 3) construction of the section along Jefferson, along with the section between Lakeland and the SH 146 Bypass.

Concrete Pavement (Lakeland to SH 146 plus Jefferson) - $7,650,000

It was related that the estimated project costs include construction, design engineering, surveying, right-of-way acquisition, and utility relocation. Design and plan preparation will take approximately six months, to also include sixteen parcels of right-of-way to acquire. Actual construction should take approximately one year to complete. Further discussion included environmental constraints, drainage and detention ponds, flooding issues, usable property, economic development, project funding, and other matters related thereto.

The Board will take this information under consideration, 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 7:07 p.m.

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

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary