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, September 6, 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 Robert Ward	¨	¨	¨	
Board Member Barbara Norwood	¨	¨	¨	
Board Member Leslie Herndon	¨	¨	¨	
General Manager Gary Broz	¨	¨	¨	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 2160)

Financial Report

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, August 09, 2011

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 2161)

Consider Extending the Bank Depository Services Contract with Prosperity Bank for One Additional Year.

2. LCDC Public Hearing (ID # 2162)

Public Hearing on the Liberty Community Development Corporation Budget for Fiscal Year 2011-2012.

3. LCDC Resolution (ID # 2163)

Consider a Resolution Approving the Liberty Community Development Corporation Budget for Fiscal Year 2011-2012.

4. LCDC Corporation Action (ID # 2164)

Consider Approval of an Expenditure to Liberty County Rural Rail District #1, in the Amount of $15,000, for Preliminary Evaluation of the Proposed Railroad Spur Purchase.

5. LCDC Corporation Action (ID # 2165)

Consider Approval of Expenditure for the International Council of Shopping Centers/Deal Making Conference in San Antonio on November 2-4, 2011.

6. LCDC Corporation Action (ID # 2166)

Consider Award of Bid for the Fire Department Substation Building.

7. LCDC Corporation Action (ID # 2167)

Consider Commissioning a Hotel Needs Assessment Study, and Take Any Action as Deemed Necessary.

8. LCDC Corporation Action (ID # 2168)

Consider Rescheduling the October Meeting to an Alternate Date, Due to National Night Out.

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 2nd day of September, 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.

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Dianne Tidwell, Corp. Secretary

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: 09/06/11 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 2160)

DOC ID: 2160

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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, August 9, 2011 **5:00 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 August 9, 2011 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 5:03 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	Present	
Robert Ward	Board Member	Absent	
Barbara Norwood	Board Member	Present	
Leslie Herndon	Board Member	Absent	
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. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2011-8

Consider Ratifying Previous Approval of the Minutes of the LCDC Meeting of June 7, 2011.

COMMENTS - Current Meeting:

City Attorney Randy Gunter stated that there was an irregularity in the posting of the previous LCDC Meeting of July 5, 2011. Mr. Gunter recommended the minutes included in that particular meeting be ratified to ensure their validity.

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

2. LCDC Corporation Action (ID # 2127)

Consider Award of Bid for the Fire Department Substation Building.

COMMENTS - Current Meeting:

General Manager Gary Broz reported that three bids had been received for the Fire Department Substation. Mr. Broz stated that the contractors had been asked to submit a base bid and two alternate bids. The base bid was for a 2-bay facility, Alternate #1 was for a three-bay facility, and Alternate #2 was for a three-bay facility to include restrooms. Mr. Broz further reviewed the building specifications for the facility and those for future expansion.

Mr. Broz stated that he recommended the Base Bid and Alternate #1. Those figures were reviewed as follows:

Arnold Builders -

Base Bid - $216,921	Alternate #1 - $55,717	Total - $272,638

Pelco Construction -

Base Bid - $204,680	Alternate #1 - $48,550	Total - $253,230

Target Contracting -

Base Bid - $160,000	Alternate #1 - $48,000	Total - $208,000

Mr. Broz recommended the low bid from Target Contracting in the amount of $208,000. Lengthy discussion was held regarding wind load, bay doors, square footage, stored equipment, concrete drive, and other related topics.

A motion was made to proceed with the plans for the Fire Department Substation and award the bid to Target Contracting.

ATTACHMENTS:

- Bid Tab - FD Substation Bldg (PDF)

RESULT:	**DEFEATED [2 TO 2]**
MOVER:	Dennis Beasley, President
SECONDER:	Barbara Norwood, Board Member
AYES:	Dennis Beasley, Barbara Norwood
NAYS:	Mike McCarty, Louie Potetz
ABSENT:	Billy Page, Robert Ward, Leslie Herndon

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:	Dennis Beasley, President
AYES:	Dennis Beasley, Mike McCarty, Louie Potetz, Barbara Norwood
ABSENT:	Billy Page, Robert Ward, Leslie Herndon

A. Minutes Approval

1. Tuesday, July 05, 2011

V. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, President Beasley adjourned the meeting at 5:34 p.m.

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Dennis Beasley, President

ATTEST:

____
Dianne Tidwell, City Secretary

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

Meeting: 09/06/11 06:00 PM

Department: Administration
Category: LCDC Financial Issues

LCDC CORPORATION ACTION (ID # 2161)

DOC ID: 2161

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

Meeting: 09/06/11 06:00 PM

Department: Administration
Category: LCDC Financial Issues

LCDC PUBLIC HEARING (ID # 2162)

DOC ID: 2162

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

Meeting: 09/06/11 06:00 PM

Department: Administration
Category: LCDC Budget Matters

LCDC RESOLUTION (ID # 2163)

DOC ID: 2163 A

A RESOLUTION OF THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION OF LIBERTY, TEXAS, APPROVING A BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2012.

WHEREAS, the Liberty Community Development Corporation was formed for the purpose of implementing certain flood prevention and drainage improvements, and related capital improvement projects; and,

WHEREAS, it is necessary for the Corporation to have at its disposal financial resources sufficient to fund these projects; and,

WHEREAS, state statutes require that said financial resources be provided for through a budget;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION:

That the Liberty Community Development Corporation adopt, for the fiscal year ending September 30, 2012, a budget anticipating revenues in the amount of $1,006,000 and expenditures in the amount of $1,256,300.

PASSED AND APPROVED THIS 6th DAY OF SEPTEMBER, 2011.

Dennis Beasley
President

ATTEST:

____

Dianne Tidwell
City Secretary

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

Meeting: 09/06/11 06:00 PM

Department: Administration
Category: Miscellaneous Expenditures

LCDC CORPORATION ACTION (ID # 2164)

DOC ID: 2164

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

Meeting: 09/06/11 06:00 PM

Department: Administration
Category: Miscellaneous Expenditures

LCDC CORPORATION ACTION (ID # 2165)

DOC ID: 2165

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

Meeting: 09/06/11 06:00 PM

Department: Administration
Category: Current Projects

LCDC CORPORATION ACTION (ID # 2166)

DOC ID: 2166

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

Meeting: 09/06/11 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 2167)

DOC ID: 2167

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

Meeting: 09/06/11 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 2168)

DOC ID: 2168

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