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, February 7, 2012 | **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 # 2296)

Financial Report

B. LCDC Information Item (ID # 2297)

Various 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, December 06, 2011

2. Tuesday, December 27, 2011

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 2298)

Consider Authorizing Attendance at the International Council of Shopping Centers Convention in Las Vegas, May 20-23, 2012.

2. LCDC Corporation Action (ID # 2299)

Consider Authorizing Submission of an Application to the Houston-Galveston Area Council Loan Program for Possible Purchase of City Equipment.

3. LCDC Corporation Action (ID # 2300)

Discuss Status of Fuel Tank and Truck for the Liberty Municipal Airport, and Take Any Action as Deemed Necessary.

B. Executive Session

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

1. Discussion regarding acquisition of real estate - Liberty Municipal Airport, Street Extension.
2. Discussion regarding acquisition of real estate, possible retail development - old WalMart Bldg.

C. Reconvene into Regular Session

1. LCDC Corporation Action (ID # 2301)

Consider and Take Action, If Any, on Acquisition of Property as Discussed in the Executive Session.

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 3rd day of February, 2012 at 2:00 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 ____________________, 2012.

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

Meeting: 02/07/12 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 2296)

DOC ID: 2296

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

Meeting: 02/07/12 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 2297)

DOC ID: 2297

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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, December 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

The Meeting was called to order on December 6, 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	Present	
Billy Page	Board Member	Present	
Louie Potetz	Board Member	Absent	
Robert Ward	Board Member	Present	
Barbara Norwood	Board Member	Present	
Leslie Herndon	Board Member	Absent	
Gary Broz	General Manager	Present	
Dianne Tidwell	Ciorp.Secretary	Present	
Randy Gunter	City Attorney	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

President Beasley passed on this item as there were no guests or visitors.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 2242)

Financial Report

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the finances for the end of October, first month of the new fiscal year. Mr. Broz stated that revenues for the month were in the amount of $77,537, with expenditures in the approximate amount of $3500. Mr. Broz further stated that the expended funds were for attorney fees and supplies for the state conference of the International Council of Shopping Centers.

Mr. Broz further reviewed that sales tax revenue was almost 8% of the budgeted amount, and the Corporation fund balance is $2.7 million.

B. LCDC Information Item (ID # 2243)

International Council of Shopping Center State Conference

COMMENTS - Current Meeting:

Mr. Broz reported that he, President Beasley, and Adm. Asst. April Reiss attended the state conference of the International Council of Shopping Centers, in San Antonio, Texas. Mr. Broz stated that the City had an attractive booth with the City's logo, pictures of the community, and a CD containing statistical information about the area. Further review of the conference was given, by Mr. Broz and President Beasley, regarding the Retail Roundup and the many contacts that were made with various retailers, and that Retail Coach was also present and assisted with contacts with retail developers.

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.

The minutes were approved subsequent to the changes stated by the City Secretary.

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

A. Minutes Approval

1. Tuesday, November 01, 2011

2. Wednesday, November 16, 2011

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 2244)

Discussion and Action, If Any, on a Grant Request from Terrell Auto Parts.

COMMENTS - Current Meeting:

This agenda item was passed on.

RESULT:	**NO ACTION TAKEN**

B. Executive Session

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

1. Discussion regarding acquisition of real estate.

At 6:14 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

C. Reconvene into Regular Session

At 6:20 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action (ID # 2245)

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

RESULT:	**NO ACTION TAKEN**

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before Board, President Beasley adjourned the meeting at 6:21 p.m.

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

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary

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, December 27, 2011 **12:00 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 December 27, 2011 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 12:04 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	
Robert Ward	Board Member	Absent	
Barbara Norwood	Board Member	Present	
Leslie Herndon	Board Member	Present	
Gary Broz	General Manager	Present	
Dianne Tidwell	City Secretary	Present	
Randy Gunter	City Attorney	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

There were no guests or visitors.

III. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2011-15

Consider Purchase of Real Property Adjacent to the Liberty Municipal Airport.

COMMENTS - Current Meeting:

General Manager Gary Broz reported on a proposed purchase of .46 acres of real property south of the Liberty Municipal Airport. Mr. Broz stated that an opportunity arose last week to purchase property from the Raymond Williams estate, after having been in negotiations for this property, appraised at $18,000, for some time. However, due to a death in the executor's family they are willing to expedite the sale of the property for a sum of $20,000. Further discussion regarding the proposed purchase included issues surrounding clear title, no boundary issues as the City owns the property on three sides of the Williams property, future runway expansion and other related airport improvements.

Motion was made to make a contractual offer based upon acquiring a clear title for the .46 acres of the Williams Estate in the amount of $20,000, and authorizing the appropriate parties to execute all related documents.

ATTACHMENTS:

- Property Purchase - Airport Dec. 2011 (PDF)

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

2. LCDC Corporation Action 2011-16

Consider Purchase of AvGas and Jet Fuel Farm for the Liberty Municipal Airport.

COMMENTS - Current Meeting:

Mr. Broz reported that he had located a Fuel Farm for sale at the Telluride, Colorado Regional Airport. This equipment has been sitting unused at the Telluride Airport for several years and is being sold, as is, for $30,000. Mr. Broz stated that a new fueling system would cost approximately $200,000. Mr. Broz prepared a budget for the proposed purchase to include the purchase, inspections costs, disassembling and delivery to Liberty, at a cost of $49,000. Additional numbers were budgeted for set up costs of approximately $29,000. Mr. Broz stated that through the City's TXDOT Aviation Ramp Grant that 50% of the costs would be paid by TXDOT for these improvements to the Liberty Municipal Airport.

Further discussion included concrete costs, fencing, equipment transportation, and an on-site inspection of the equipment by Mr. Tom Warner and Mr. Broz. Motion was made to purchase the fuel farm subject to it passing inspection by Mr. Warner and Mr. Broz, and approving the budgeted amount of $49,000 for the purchase, inspection, disassembling and delivery to Liberty, Texas. Additional costs will be discussed, for approval, at a later date.

ATTACHMENTS:

- Fuel Farm Purchase - Airport Dec 2011 (PDF)

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

IV. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, the meeting was adjourned at 12:25 p.m.

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

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary

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

Meeting: 02/07/12 06:00 PM

Department: Administration
Category: Miscellaneous Expenditures

LCDC CORPORATION ACTION (ID # 2298)

DOC ID: 2298

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

Meeting: 02/07/12 06:00 PM

Department: Administration
Category: LCDC Miscellaneous

LCDC CORPORATION ACTION (ID # 2299)

DOC ID: 2299

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

Meeting: 02/07/12 06:00 PM

Department: Administration
Category: Airport Projects & Improvements

LCDC CORPORATION ACTION (ID # 2300)

DOC ID: 2300

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

Meeting: 02/07/12 06:00 PM

Department: Administration
Category: LCDC Executive Session Items

LCDC CORPORATION ACTION (ID # 2301)

DOC ID: 2301

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