# 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, March 6, 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 # 2325)**

Financial Report

**B. LCDC Information Item (ID # 2326)**

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, February 07, 2012

# V. REGULAR AGENDA

### *A. Executive Session*

Consultation with Attorney; Closed Meeting. Gov. Code §551.071
Deliberation Regarding Real Property. Gov. Code §551.072
Deliberation Regarding Economic Development Negotiation. Gov. Code §551.087

1. Discussion regarding acquisition of real estate - Liberty Municipal Airport.
2. Discussion regarding possible economic development project - Hwy. 146 Bypass.

### *B. Reconvene into Regular Session*

**1. LCDC Corporation Action 2012-2**

Consider and Take Action, If Any, on the Acquisition of Real Property for the Liberty Municipal Airport.

- Property Info Airport-March 2012 (PDF)
- Property Info Airport Map-March 2012 (PDF)

**2. LCDC Corporation Action (ID # 2328)**

Consider and Take Action, If Any, on a Possible Economic Development Project at the Hwy. 146 Bypass.

# 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 March, 2012 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***

*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: 03/06/12 06:00 PM

Department: Administration
Category: LCDC Reports

## LCDC INFORMATION ITEM (ID # 2325)

DOC ID: 2325

.

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

Meeting: 03/06/12 06:00 PM

Department: Administration
Category: LCDC Reports

## LCDC INFORMATION ITEM (ID # 2326)

DOC ID: 2326

.

# 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, 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

The Meeting was called to order on February 7, 2012 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:04 PM by President Dennis Beasley.

| Attendee Name | Title | Status | Arrived |
|---|---|---|---|
| Dennis Beasley | President | Present | |
| Mike McCarty | Vice-President | Absent | |
| Billy Page | Board Member | Present | |
| 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 | |
| April Reiss | Secretary | Present | |

## II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

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

## III. PRESENTATIONS / REPORTS

### A. LCDC Information Item (ID # 2296)

Financial Report

**COMMENTS - Current Meeting:**

General Manager Gary Broz reported on the financial report for December, 2011. Mr. Broz stated that 62 acres of property for the Liberty Municipal Airport was recently paid for, in the amount of $300,000. Mr. Broz reviewed revenues and expenditures; further stating that the current fund balance is $2,440,340.

### B. LCDC Information Item (ID # 2297)

Various Project Updates

**COMMENTS - Current Meeting:**

Mr. Broz reported that the new Fire Department Substation will be finished this week, with a ribbon cutting to be scheduled in the near future. Mr. Broz further reported on Liberty Municipal Airport activities to include 1) closing on 62 acres of property, 2) airport property being properly fenced, 3) old tavern recently purchased has been inspected for demolition, 4) working with Leslie Wallace on swap of acreage, 5) draining, moving and repainting of 100LL fuel tank, and discussion of other airport related issues.

# 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:** | Barbara Norwood, Board Member |
| **AYES:** | Dennis Beasley, Billy Page, Louie Potetz, Barbara Norwood |
| **ABSENT:** | Mike McCarty, Robert Ward, Leslie Herndon |

## *A. Minutes Approval*

**1.** Tuesday, December 06, 2011

**2.** Tuesday, December 27, 2011

# V. REGULAR AGENDA

## *A. Regular Session*

### 1. LCDC Corporation Action 2012-1

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

**COMMENTS - Current Meeting:**

Discussion was held regarding the shopping center convention to be held in Las Vegas, May 20-23, 2012. Mr. Broz explained that this convention provides networking opportunities with numerous retail professionals. Further discussion included expenditures for rooms, flight, etc. and that the City will be sharing a 10 X 20 booth with the City of Fulshear, Texas. The sharing of a booth will assist in keeping expenditures to a minimum. Those attending will be City Manager Gary Broz, LCDC President Dennis Beasley, and Adm. Asst. April Reiss. A motion was made to approve an expenditure, not to exceed $3500, for attendance at the ICSC.

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

### 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.

**COMMENTS - Current Meeting:**

Mr. Broz reported that Councilperson Jordan is a member of the Houston-Galveston Area Council, Gulf Coast Economic Development District. This district is an EDA revolving loan program for communities, offering long-term, low-interest loans. Mr. Broz stated that monies will soon become available for various purchases/projects to include historic preservation, small community facilities, downtown projects, miscellaneous equipment, and other potential projects. Mr. Broz related that this is an informational item to keep the Board abreast of new opportunities on the horizon.

| | |
|---|---|
| **RESULT:** | **NO ACTION TAKEN** |

### 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.

**COMMENTS - Current Meeting:**

Mr. Broz reported that he had located fuel tanks for sale at an Air Force Base in Big Spring, Texas. In the near future, he will make a site visit to examine this equipment for possible use at the Liberty Municipal Airport.

Mr. Broz further reported on a meeting with military officials at the Port of Beaumont regarding the City of Liberty providing jet fuel for rotorcraft, from Iraq and Afghanistan, coming through the Port of Beaumont. These officials are willing to talk with City officials regarding this project; however, at this time the City does not have the proper equipment to provide this service. AVFuel will lease a self-contained bobtail fuel truck to the City of Liberty for approximately $1100 per month, providing a means for the City to offer jet fuel for this aircraft.

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

At 6:27 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

### *C. Reconvene into Regular Session*

At 6:41 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

**1. LCDC Corporation Action (ID # 2301)**

Consider and Take Action, If Any, on Acquisition of Property 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 the Board, the meeting was adjourned at 6:43 p.m.

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

______________________________
Dennis Beasley, President

ATTEST:

______________________________
Dianne Tidwell, City Secretary

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

Meeting: 03/06/12 06:00 PM

Department: Administration
Category: LCDC Executive Session Items

## LCDC CORPORATION ACTION 2012-2

DOC ID: 2327

.

# APPRAISAL OF REAL PROPERTY

## LOCATED AT

2215 F. M. Highway 160
Raywood, Tx 77582
1.00 Acre, P. P. Dever Survey, Abstract No. 22

## FOR

City of Liberty
1829 Sam Houston
Liberty, Texas 77575

## OPINION OF VALUE

$60,600

## AS OF

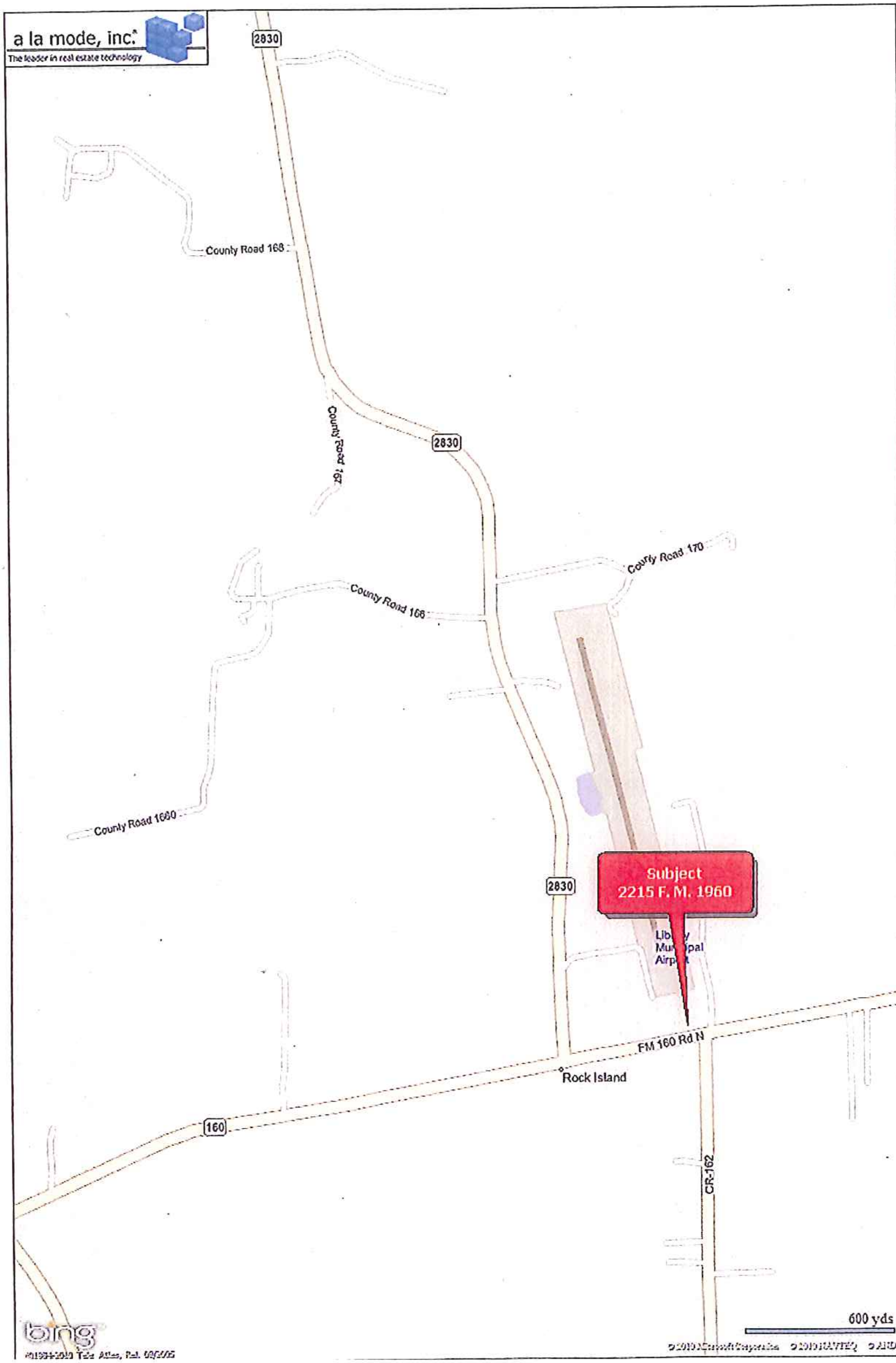
June 17, 2010

## BY

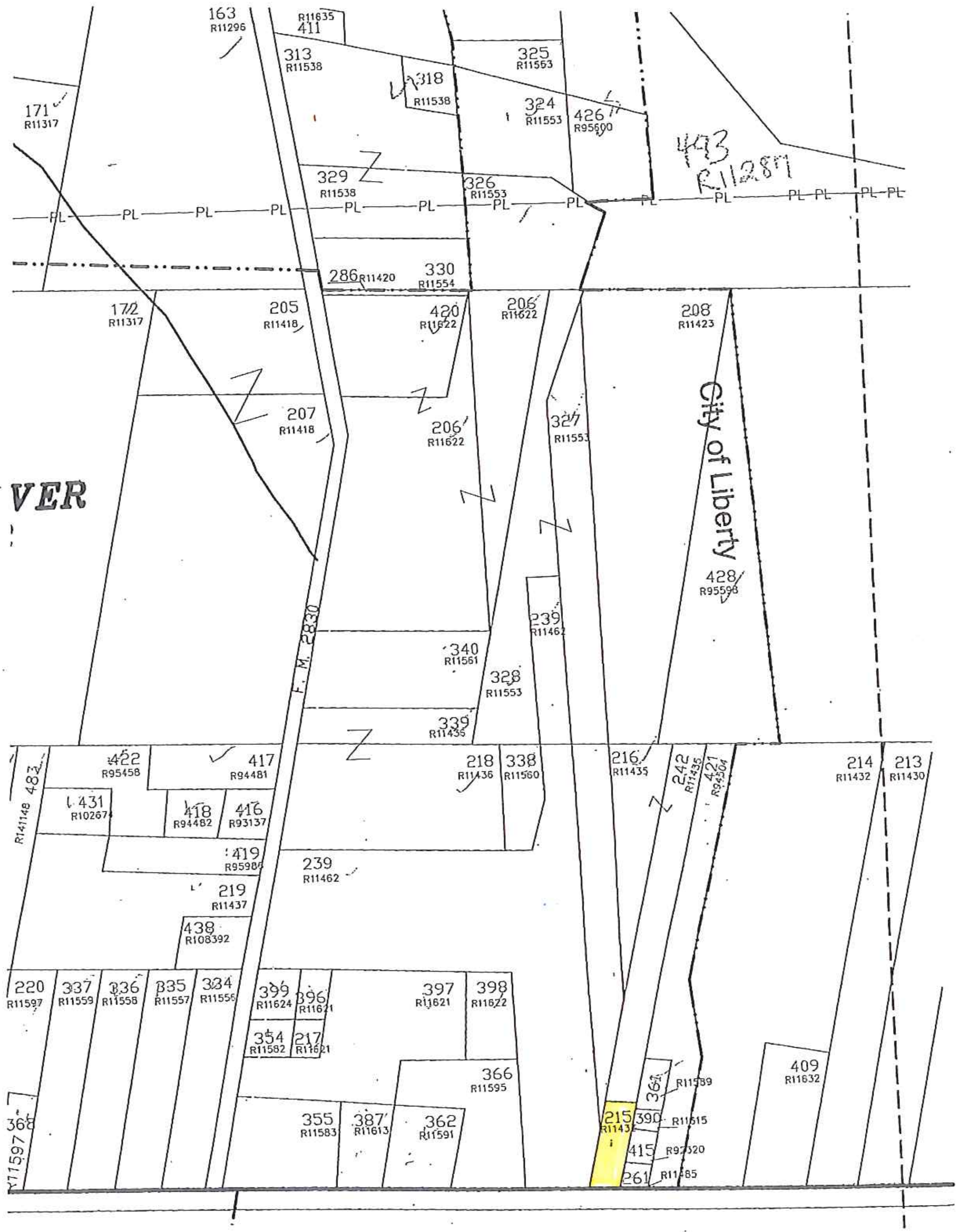
W.C. Lee, III
Lee Real Estate
517 Travis
Liberty, Texas 77575
(936) 336-6744
lee.realestate@imsday.com

## Location Map

| | | | |
|---|---|---|---|
| Client | City of Liberty | | |
| Property Address | 2215 F. M. Highway 160 | | |
| City | Raywood | County Liberty | State Tx | Zip Code 77582 |
| Client | City of Liberty | | |

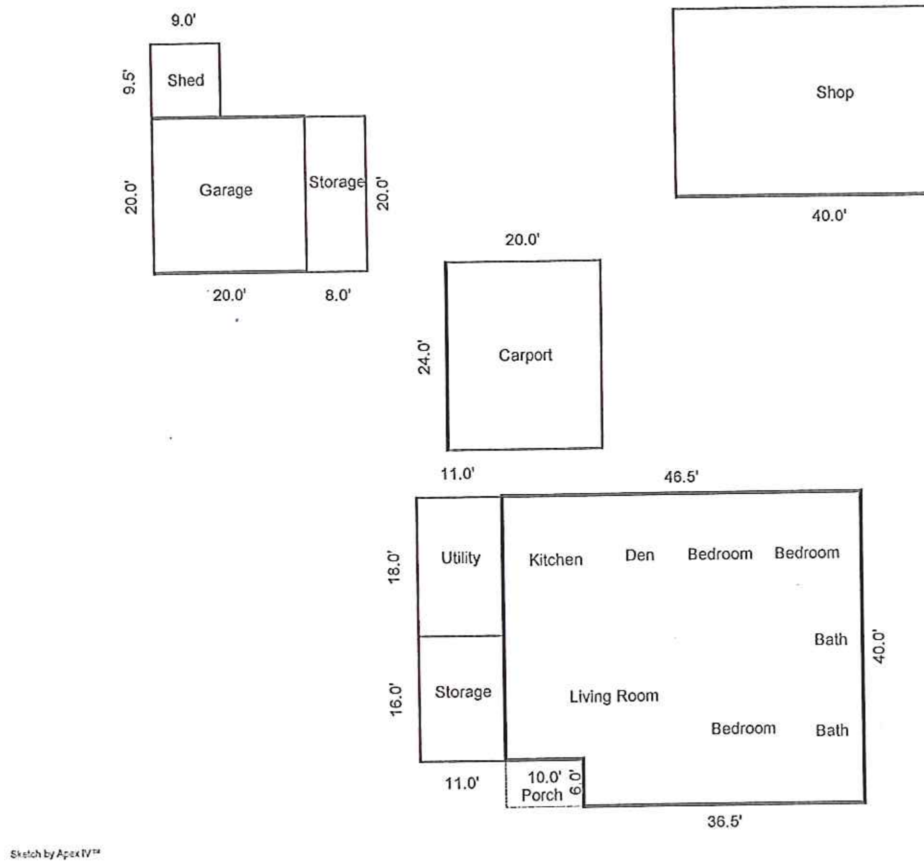


| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Client | City of Liberty | | | | | | |
| Property Address | 2215 F. M. Highway 160 | | | | | | |
| City | Raywood | County | Liberty | State | Tx | Zip Code | 77582 |
| Client | City of Liberty | | | | | | |



Building Sketch

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Client | City of Liberty | | | | | | |
| Property Address | 2215 F. M. Highway 160 | | | | | | |
| City | Raywood | County | Liberty | State | Tx | Zip Code | 77582 |
| Client | City of Liberty | | | | | | |




Comments:

AREA CALCULATIONS SUMMARY

| Code | Description | Net Size | Net Totals |
|---|---|---|---|
| GLA1 | First Floor | 1800.0 | 1800.0 |
| P/P | Porch | 60.0 | 60.0 |
| GAR | Carport | 480.0 | |
| | Garage | 400.0 | 880.0 |
| OTH | Storage | 176.0 | |
| | Utility | 198.0 | |
| | Drop Shed | 85.5 | |
| | Storage | 160.0 | |
| | Shop | 960.0 | 1579.5 |
| | Net LIVABLE Area | (Rounded) | 1800 |

LIVING AREA BREAKDOWN

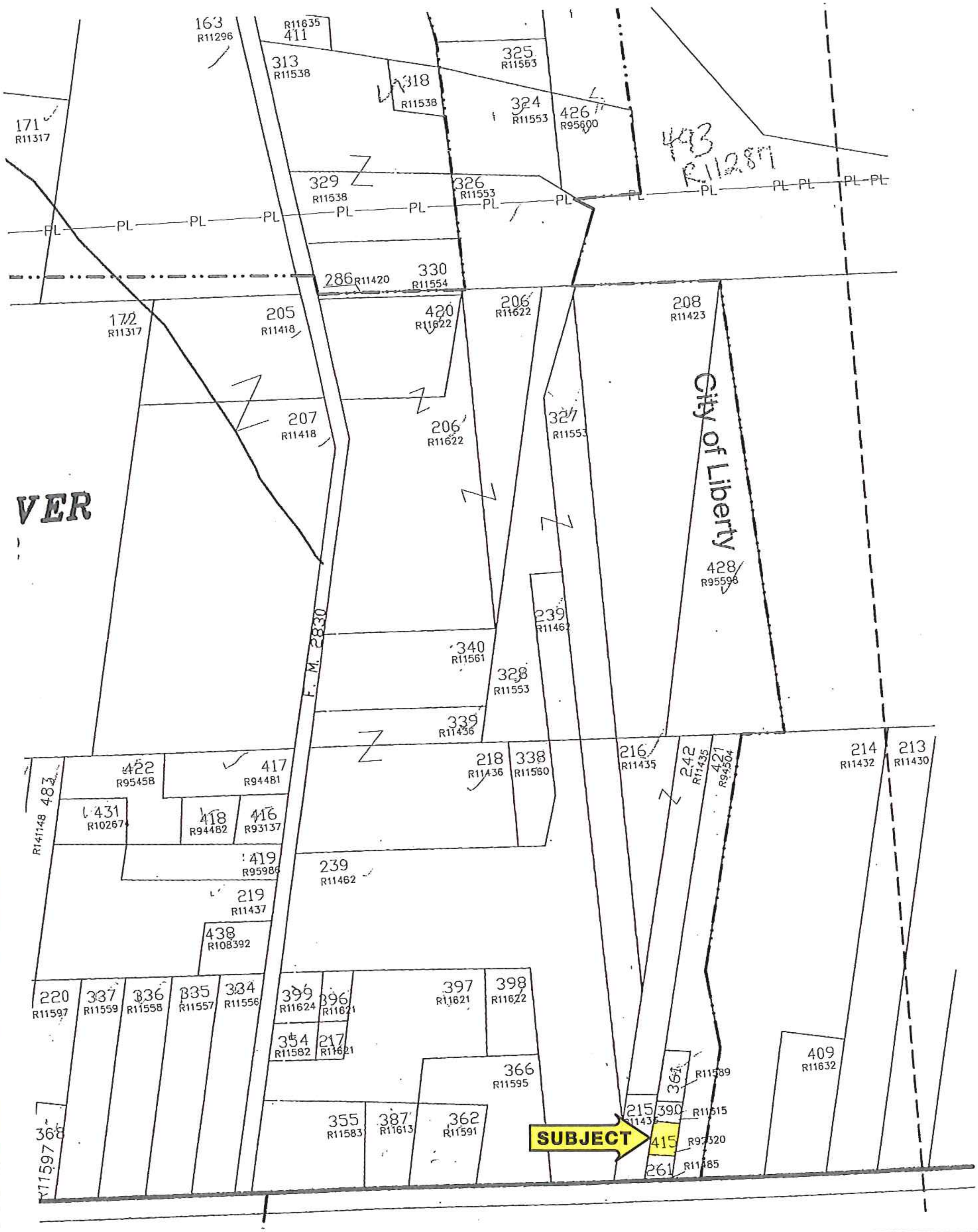
| Breakdown | Subtotals |
|---|---|
| First Floor | |
| 36.5 x 40.0 | 1460.0 |
| 10.0 x 34.0 | 340.0 |
| 2 Items (Rounded) | 1800 |

# SUMMARY OF SALIENT FACTS AND CONCLUSIONS

| | |
|---|---|
| 1. Property Type | Commercial |
| 2. Location | North of F. M. Highway 160,<br>Raywood, Texas |
| 3. Owner | Curtis Herman and Christine Herman |
| 4. Site | .23 Acre |
| 5. Zoning | None |
| 6. Highest and Best Use | Commercial |
| 7. Date of Inspection | July 22, 2010 |
| 8. Property Rights Appraised | Fee Simple |
| 9. Estimate of Value | $1,100.00 |

Lee Real Estate

# TAX PLAT MAP




206
11622
208
11622
428
11622
209
11287
164
11287
207
11418
340
11622
328
11622
339
11436
338
11622
327
11622
A-22
DEVER, P P
218
11436
216
11622
214
11432
213
11430
212
11429
211
11428
32
11060
417
94481
239
11622
421
11622
219
11437
398
307
11621
366
11696
SUBJECT
390
11816
416
92320
261
11485
409
11632
355
11583
362
11591
334
11556
336
11558
FM 2830 N
FM 160 N
FM 2830 S
A-273
H&TC #171
6
25714
A-300
JONES, SAMUEL
8
26180
19
26202
27
150074
23
26206
106
26300
71
25785
75
25789
70
13
25723

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

Meeting: 03/06/12 06:00 PM

Department: Administration
Category: LCDC Executive Session Items

## LCDC CORPORATION ACTION (ID # 2328)

DOC ID: 2328

.