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 3, 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 April 3, 2012 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:00 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	Present	
Gary Broz	General Manager	Present	
Dianne Tidwell	Corp. Secretary	Present	
Brandon Davis	City Counsel	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 # 2355)

Financial Report- Gen. Mgr. Gary Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reviewed the February Financial Report stating that there was $111,829 in revenues and $9400.00 in expenditures for the month; leaving approximately $102,000 in revenues over expenses. Mr. Broz reported that the expenditures consisted mostly of preparing for the International Council of Shopping Centers Convention in Las Vegas and bringing the Fire Department Substation project to a close. Mr. Broz further stated that sales tax revenue and interest income were on target with budgeted amounts, and that the Corporation fund balance is approximately $2.5 million dollars.

B. LCDC Information Item (ID # 2356)

Project Updates - Gen. Mgr. Gary Broz

COMMENTS - Current Meeting:

Mr. Broz updated the Board on the following:

1) the Fire Department Substation is complete, employees are creating an emblem for signage in front of the substation, and a ribbon cutting will be held soon,

2) management is working with Mr. Aaron Farmer and Retail Coach regarding a plan to encourage various retailers to locate in the City of Liberty,

3) management is working with Mr. Leslie Wallace regarding property negotiations for the Municipal Airport, and will soon close on the Curtis Herman property, also for the Airport, and

4) the water line installation at the Airport is 90% complete and an Airport Manager has been employed.

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.

Motion was made to approve the minutes with the correction of removing the name "Mayor Pickett" and replacing with "President Beasley".

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

A. Minutes Approval

1. Tuesday, March 06, 2012

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 2357)

Consider Awarding Construction Contract Proposal for T-Hangars at the Liberty Municipal Airport.

COMMENTS - Current Meeting:

Mr. Broz reported to the Board that eight proposals were opened on Friday, March 30th for two 10-unit nested T-Hangars for the Liberty Municipal Airport. Mr. Broz explained that this design build project is for the cement slab, the metal structure and electrical wiring, to include bi-fold doors, privacy partitions, and a wind load of 130 mph.

Mr. Broz presented a budget for the 2011/2012 Airport Improvement Project, reviewing expenditures made-to-date, sources of project monies, and remaining funds. Lengthy discussion was held regarding the bid specifications, options for walls and storage rooms, Erect-A-Tube, use of American steel vs. foreign materials, base bid, and raising the wind load of the structures to 150 mph.

Council concensus was that management will seek additional costs from the two lowest proposers and meet on April 10th to further discuss and consider possible action on construction of the T-hangars for the Airport.

RESULT:	**NO ACTION TAKEN**

2. LCDC Corporation Action 2012-4

Consider and Take Any Action on Developing a College in the City of Liberty.

COMMENTS - Current Meeting:

Mayor Carl Pickett addressed the Board regarding a proposed initiative to seek a college presence in the City of Liberty, by aggressively seeking contacts with those colleges that may be willing to undertake this project. Mayor Pickett stated that Lee College has been a prominent part of the education opportunities in our community by offering classes at Liberty High School and has provided significant support to our students in the community. Further, Mayor Pickett remarked that his focus is on 1) the promotion of educational opportunities, not only for young students, but adults of all ages, and 2) the economic benefits provided to our town and community by having a college campus located in our community.

Mayor Pickett explained that he would like LCDC to appoint a committee to study and direct the project, of which he has two volunteers currently willing to serve. Mayor Pickett further explained that he would like to see a consultant hired who is skilled in this area that would lobby for this project and carry out the mandates of the committee. An additional task for the consultant would be to create a packet to be presented to those colleges interested in locating in Liberty. Lengthy discussion was held regarding the employment of a consultant for an amount of $5000, LCDC consideration of infrastructure money for the project, property near the Sam Houston Regional Library as a possible location that would provide an appropriate setting for an educational facility, quality of life issues, and the adoption of a Resolution to authorize the Mayor to contact the Texas State Library and Archives Commission regarding the donation of this property for an educational facility that would possibly be located on FM 1011.

Following numerous comments from the Board in support of this project, a motion was made to appoint Barbara Norwood and Leslie Herndon to this committee, to develop a budget plan and locate a consultant/consultant firm for this project.

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

3. LCDC Corporation Action 2012-3

Consider and Take Action on Proposal for Right of Way Acquisition for the New Street Project.

COMMENTS - Current Meeting:

Mr. Broz stated that the street extension project is now back on track. Mr. Broz reported that Magnolia Place Nursing Home is ready to build a new facility, the hospital is researching options for a new facility, and meetings have been held with representatives from these businesses and various landowners. The route for the new road has been redesigned to follow the property lines from the Bypass to Lakeland Drive. Mr. Broz stated that there are 19 parcels of land as a part of this project, and would like to sit down with each of the landowners to see if consideration would be given to the donation of 60' of right-of-way from each landowner. This project would be completed in two phases;

Phase I - Bypass west towards Lakeland - approximately 2500'

Phase II - then from the termination of the road under Phase I to Jefferson Drive, and then to Main Street

Lengthy discussion was held regarding obtaining commitments from all the landowners prior to beginning Phase I, street extension route, landowner issues, and other related topics. Mr. Broz requested approval of a proposal from CivilCorp for the mapping, surveying, and preliminary engineering of Phase I of this project, for a cost of $86,000.00.

Councilperson McCarty departs the meeting at 6:50 p.m.

Motion made to approve the contract with CivilCorp for $86,000 for mapping, surveying, and preliminary engineering of Phase I of the Street Extension Project.

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

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, the meeting was adjourned at 7:02 p.m.

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary