The City of Liberty

Liberty Community Development Corporation

1829 Sam Houston Street
Liberty, TX 77575
www.cityofliberty.org

Meeting

~ Minutes ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, July 2, 2013 | **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	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Absent	
Louie Potetz	Board Member	Present	
Barbara Norwood	Board Member	Present	
Leslie Herndon	Board Member	Present	
David Arnold	Board Member	Present	
Mark Campbell	Board Member	Present	
Gary Broz	General Manager	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 from the audience.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 2731)

Financial Report - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the financial statement ending May 31, 2013, reviewing revenues and expenditures of the Corporation, also stating that sales tax revenues were on target with budgeted amounts.

At this time, President Beasley changed the order of the agenda, and moved directly to the Executive Session.

IV. CONSENT AGENDA

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	David Arnold, Board Member
SECONDER:	Leslie Herndon, Board Member
AYES:	Beasley, Potetz, Norwood, Herndon, Arnold, Campbell
ABSENT:	Mike McCarty

A. Minutes Approval

1. Tuesday, June 04, 2013

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2013-5

Discussion Regarding the Street Extension Project Right-Of-Ways, and Take Any Action Deemed Necessary.

COMMENTS - Current Meeting:

Mr. Broz reported that the right-of-way acquisition was complete all the way to the Wickliff property at the Bypass, and requested approval to begin the street project. Mr. Broz proposed that the road begin off of Lakeland Drive and build backwards, towards the east, in order to accommodate the business that is currently ready to locate on the new road. Mr. Broz reviewed the particulars of the project to include that this would be a 3-lane concrete road expandable to five lanes, curb and gutter, underground electricity, drainage, street lights, etc. Mr. Broz also referred to the Right-of-Way and Construction Cost Estimate document for the project from Lakeland to the Bypass, in the amount of $4,663,692. Discussion included issuance costs for Sales Tax Revenue Bonds, a $1.5 million cash contribution from the LCDC's fund balance of $2.7 million, interest, the engineering fee of $357,000 or 7.5% of project cost, and other related topics.

Motion was made to proceed with the street project as presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, President
SECONDER:	David Arnold, Board Member
AYES:	Beasley, Potetz, Norwood, Herndon, Arnold, Campbell
ABSENT:	Mike McCarty

2. LCDC Corporation Action (ID # 2733)

Consider an Engineering Proposal for the Design and Bid of the Street Extension Project, and Take Any Action Deemed Necessary.

COMMENTS - Current Meeting:

Mr. Broz reported that he does not yet have a final document, but the engineering fee for this project would be approximately $357,000 or 7.5% of the project cost. No formal action was taken.

RESULT:	**NO ACTION TAKEN**

3. LCDC Corporation Action (ID # 2734)

Consider Funding Options for the Street Extension Project, and Take Any Action Deemed Necessary.

COMMENTS - Current Meeting:

Mr. Broz reported that he would be getting with the City's Financial Advisor, Bob Henderson, to obtain a timeline on the issuance and funding options for the remaining $3.3 million. No formal action was taken.

RESULT:	**NO ACTION TAKEN**

4. LCDC Corporation Action 2013-6

Consider Authorization for City Attorney to Continue Attempts to Acquire 2.25 Acre Tract through Additional Negotiation and Imminent Domain Notices and Proceeding According to Applicable Law as Necessary.

COMMENTS - Current Meeting:

Motion was made to proceed as necessary in attempting to acquire a 2.25 acre tract for the Street Extension Project.

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Barbara Norwood, Board Member
SECONDER:	David Arnold, Board Member
AYES:	Beasley, Norwood, Herndon, Arnold, Campbell
NAYS:	Louie Potetz
ABSENT:	Mike McCarty

5. LCDC Corporation Action 2013-7

Discuss Proposed 2013-2014 LCDC Budget, and Take Any Action Deemed Necessary.

COMMENTS - Current Meeting:

Discussion was held regarding Corporation revenues and expenses, with an increase in the transfer to General Fund from $21,000 to $50,000. Mr. Broz reported that a portion of this additional funding would be dedicated to salary for personnel that handles economic development business. Mr. Broz further stated that this would leave $900,000 in unencumbered funds.

Motion was made to approve the proposed budget for Fiscal Year 2013-2014, as submitted.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Leslie Herndon, Board Member
SECONDER:	Louie Potetz, Board Member
AYES:	Beasley, Potetz, Norwood, Herndon, Arnold, Campbell
ABSENT:	Mike McCarty

6. LCDC Corporation Action (ID # 2737)

Discuss Funding Request from the Trinity Valley Exposition for Facility Improvements.

COMMENTS - Current Meeting:

Mr. Broz reported on a letter from the Trinity Valley Exposition requesting funding assistance for facility improvements. Mr. Broz asked that Council review this information for future consideration. No formal action was taken.

RESULT:	**NO ACTION TAKEN**

B. Executive Session

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

1. Discussion regarding potential purchase or sale of real property interests associated with a capital project.

Deliberation Regarding Economic Development Negotiation. Gov. Code §551.087
Consultation with Attorney-Closed Session. Gov. Code §551.071

2. Discussion regarding an economic development prospect/negotiations, and/or to deliberate the offer of a financial incentive.

At 6:07 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 # 2735)

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 the Corporation, the meeting was adjourned at 6:30 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Barbara Norwood, Board Member
SECONDER:	Dennis Beasley, President
AYES:	Beasley, Potetz, Norwood, Herndon, Arnold, Campbell
ABSENT:	Mike McCarty

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary