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, November 19, 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	Present	
Louie Potetz	Board Member	Present	
Barbara Norwood	Board Member	Absent	
Leslie Herndon	Board Member	Present	
David Arnold	Board Member	Present	
Mark Campbell	Board Member	Present	
Gary Broz	General Manager	Present	
Dianne Tidwell	City Secretary	Present	
Brandon Davis	Legal 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 guests/visitors.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 2862)

Financial Report

COMMENTS - Current Meeting:

General Manager Gary Broz reviewed the Corporation financials through September 30, 2013, stating that the current fund balance is $3,198,148. Total revenue for the year was $1,114,780.89, with expenses of $337,084.58; leaving $776,696.41 of revenue over expenditures. Mr. Broz concluded by reporting that sales tax revenues came in at 104% of the budgeted amount.

B. LCDC Information Item (ID # 2863)

Project Updates

COMMENTS - Current Meeting:

Mr. Broz reported on a handout, provided by legal counsel, regarding a projected condemnation timeline for the street extension project. Mr. Broz reviewed the projected dates for various steps of the process, and barring no appeal, Final Judgment should be January 21, 2014. Mr. Broz concluded by stating that bids for the construction of the street project should be let mid-January.

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:	David Arnold, Board Member
SECONDER:	Leslie Herndon, Board Member
AYES:	Beasley, McCarty, Potetz, Herndon, Arnold, Campbell
ABSENT:	Barbara Norwood

A. Minutes Approval

1. Monday, October 07, 2013

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 2864)

Consider proposal award for a commercial hangar at the Liberty Municipal Airport.

COMMENTS - Current Meeting:

Mr. Broz reported that previously discussion was held regarding the rehabilitation of a small hangar at the Municipal Airport, to house an airport mechanic. However, at a cost of $80,000 and with future runway expansion the small hangar would have to be dismantled. Mr. Broz stated that Council had charged him with letting bids for a new hangar to locate the airport mechanic on the west side of the Airport.

Public Works Director Tom Warner reviewed the hangar proposals and related score sheet. Mr. Warner reported that this was a design-build project and that Arnold Construction had scored a 92.5 out of 100 maximum points. They were also low bidder with a base bid of $206,255, to include Alternate No. 1 (epoxy coat on the hangar floor) at $17,325, for a total cost of $223,580. Mr. Warner reported that the structure would have a wind load of 150 mph.

Lengthy discussion was held regarding monthly rental fee for the hangar, length of lease, projected revenues, runway expansion, airport traffic, TxDOT Aviation and grants, and other related issues. Consensus of the Board was to direct management to gather additional information regarding the topics discussed.

RESULT: NO ACTION TAKEN

2. LCDC Corporation Action (ID # 2866)

Consider a partnership with Liberty County Hospital District No. 1 and the Dayton Community Development Corporation for funding a hospital feasibility study.

COMMENTS - Current Meeting:

Mr. Broz reported that the Liberty Dayton Regional Medical Center (LDRMC) had requested that the cities of Liberty and Dayton join with the LDRMC in sharing the cost of a feasibility study regarding the hospital's healthcare. The results of the study would be used to utilize and 1) improve and add services at the hospital, 2) promote dialogue with various hospital systems as potential partners, and 3) work toward a new hospital facility for both communities. Mr. Broz stated that cost of the study is $6.167.00.

Mr. Broz further stated that at the Dayton City Council meeting of the previous night, this item was tabled, as the Dayton Council would like to see the scope of the study expanded to include the location of a hospital. Lengthy discussion was held regarding the study and its cost, other businesses that conduct the same type studies, and potential hospitals wanting to conduct their own feasibility studies.

RESULT: NO ACTION TAKEN

3. LCDC Corporation Action (ID # 2867)

Discussion of a Street Extension Project update, and take any action deemed necessary.

COMMENTS - Current Meeting:

This item was discussed during Project Updates.

RESULT: NO ACTION TAKEN

4. LCDC Corporation Action (ID # 2868)

Discussion of the status of the proposed new business to be located in the old Wal-Mart building on Main Street, and take any action deemed necessary.

COMMENTS - Current Meeting:

Lengthy discussion was held regarding the potential business to be located in the old Wal-Mart building on North Main Street. Discussed was the earnest contract with the County for this facility, future taxes, possible abatement to be offered by the County and the City, and other related topics.

RESULT: NO ACTION TAKEN

5. LCDC Corporation Action 2013-11

Discussion of the proposed DeLoach Industrial Park to be located at FM 160 and FM1909, and take any action deemed necessary.

COMMENTS - Current Meeting:

Mr. Broz reported on a proposal from O'Malley Engineers, LLP, to provide professional engineering services for the proposed development of a 355 acre industrial park. Mr. Broz stated that he had two businesses that are interested in this site and each would need 25-30 acres. This proposal would encompass Phase I of the project to include a sketch of the project, mapping for water distribution and sanitary sewer collection, evaluation of the construction of a sanitary sewer lift station, evaluate utilizing the City of Ames water supply, and other related tasks.

Further discussion ensued regarding property owner John DeLoach assuming a portion of the cost for this study, value of acreage and cost per acre, street construction, cost for improvement at property owner's expense, and other related issues. Motion was made to expend the funds, in the amount of $4,750.00, for professional engineering services with O' Malley Engineers, LLP.

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

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, President Beasley adjourned the meeting at 6:55 p.m.

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary