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, March 11, 2014 | **5:15 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	Absent	
Barbara Norwood	Board Member	Present	
Leslie Herndon	Board Member	Absent	
David Arnold	Board Member	Present	
Mark Campbell	Board Member	Absent	
Gary Broz	General Manager	Present	
Dianne Tidwell	Corp. 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 comments from the audience.

General Manager Gary Broz reported that he would holding a lunch meeting of the local realtors to discuss housing needs in the City. This lunch will take place at noon on Wednesday, March 12th at City Hall.

III. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2014-4

Consider award of bid for the Lakeland to Bypass Street Connector Project, and take any action deemed necessary.

COMMENTS - Current Meeting:

Mr. Broz reported that six bids were received for the street connector project on March 4th, ranging from $5.1 to $6.2 million dollars. The number of calendar days for construction ranged from 240 days to 450 days.

Mr. Tommy Kuykendall, CivilCorp Engineers, reviewed the project budget and costs. Mr. Kuykendall reported that the low bid of $5,107,816.29 exceeded the anticipated construction cost of $4,785,392.26 by $322,424.03. Mr. Kuykendall reported as a result of this difference, several alternatives were developed to reduce the project bid cost below the original estimated cost. A summary of those alternatives are as follows:

1) Eliminate upsizing of storm sewer trunkline for long range needs. Additional trunkline may be placed if Phase II is developed - Cost Savings - $174,000.

2) Reduction of the center turn lane from 14' to 12' for Phase I. When Phase II is developed, adequate width can be placed to provide an ultimate 14' turn lane when traffic warrants - Cost Savings - $79,000.

3) Reduce conduit placement for electrical distribution lines and provide for placement from the Bypass east 1,600'. Coverage will include the future nursing home site and potential hospital site. Additional electrical infrastructure can be constructed to the west as development occurs - Cost Savings - $182,000.

Mr. Kuykendall stated that the total estimated project savings is $435,000, for a beginning project cost of $4,672,816.29. Discussion was held regarding the second lowest bidder, R Construction, however, no similar projects had been completed under this company name even though they had personnel who had performed similar services. Further discussion included solicited references, the proposed alternatives, project funding and related issues. Management and CivilCorp recommend the project award to Doughtie Construction for $5,107,816.29, with 330 calendar days for completion, to include Change Order #1, the alternatives described.

A motion was made to award the bid to Doughtie Construction in the amount of $5,107,816.29, to include Change Order #1, for a beginning project cost of $4,672,816.29.

ATTACHMENTS:

- Bid Tab Street Project (PDF)

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

B. Executive Session

Consultation with Attorney-Pending Litigation. Gov. Code §551.071

1. Liberty Community Development Corporation v. Laura Pinkney, et. al., Cause Number CON-0136 in the Liberty County Court at Law, Liberty County, Texas.

At 5:37 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

C. Reconvene into Regular Session

At 5:55 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action (ID # 2953)

Consider and take action, if any, on the items as discussed in the Executive Session.

COMMENTS - Current Meeting:

No action was taken.

IV. ADJOURNMENT

1. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, President Beasley adjourned the meeting at 5:56 p.m.

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary