



The City of Liberty
Liberty Community Development Corporation

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

Meeting
~ Agenda ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, May 6, 2014

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 Louie Potetz	☐	☐	☐	
Board Member Barbara Norwood	☐	☐	☐	
Board Member Leslie Herndon	☐	☐	☐	
Board Member David Arnold	☐	☐	☐	
Board Member Mark Campbell	☐	☐	☐	
General Manager Gary Broz	☐	☐	☐	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 2988)

Financial Report - Gen. Mgr. Gary Broz

B. LCDC Information Item (ID # 2989)

Project Updates - Gen. Mgr. Gary Broz

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, April 01, 2014

V. REGULAR AGENDA

A. Regular Session

1. LCDC Public Hearing (ID # 2990)

Public Hearing on a proposed project to fund a Tanker Truck for the Liberty Fire Department, with a loan from the Gulf Coast Economic Development District.

- Notice of Proposed Project-Tanker Trk (PDF)

2. LCDC Corporation Action (ID # 2991)

Discuss the Street Project Timeline to include a ribbon cutting for commencement of the project, and take any action deemed necessary.

3. LCDC Corporation Action (ID # 2992)

Consider replacement of the "Welcome to Liberty" signs, and take any action deemed necessary.

4. LCDC Corporation Action (ID # 2993)

Consider options for working in partnership with Lee College, and take any action deemed necessary.

5. LCDC Information Item (ID # 2994)

Discuss potential future projects for Fiscal Year 2014-2015.

B. Executive Session

Consultation with Attorney. Gov. Code §551.071

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.

C. Reconvene into Regular Session

1. LCDC Corporation Action (ID # 2995)

Consider and take action, if any, on the items as discussed in the Executive Session, including possible action to resolve case.

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 May, 2014 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 _____, 2014.



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

3.A

Meeting: 05/06/14 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 2988)

DOC ID: 2988



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

3.B

Meeting: 05/06/14 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 2989)

DOC ID: 2989



The City of Liberty

Liberty Community Development Corporation

1829 Sam Houston Street
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www.cityofliberty.org

Meeting

~ Minutes ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, April 1, 2014

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	Corp. Secretary	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 # 2961)

Project Updates - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

LCDC General Manager Gary Broz reported on the following items:

- 1) Met with individuals regarding possible new hotel, working on follow-up correspondence,
- 2) Attended a Developers and Realtors event, making new contacts,
- 3) working on possible development of 100 acres of DeLoach property on FM 1909,
- 4) working on various issues for the Street Project, also have a court date for the Pinkney property suit,
- 5) working on other contacts that may be interested in Liberty locations,
- 6) Sales Tax Revenue Bond sale for Street Project is now complete, and

7) working with Lee College, providing location for day workshops for the community.

B. LCDC Information Item (ID # 2962)

Financial Report - Gen. Mgr. Gary Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported the Corporation fund balance is currently \$3,303,658.000. A transfer of funds will be made, in the amount of \$2,237,395.00 for the Street Project, leaving a fund balance of \$1,066,263.00. Mr. Broz reviewed revenues and expenses, and stated that the construction contracts for the Street Project should be executed within the week. Anticipated construction of the Street Project should commence within thirty days of the contract execution; currently the projected date is May 1st.

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:	Mike McCarty, Vice-President
SECONDER:	David Arnold, Board Member
AYES:	Beasley, McCarty, Potetz, Herndon, Arnold, Campbell
ABSENT:	Barbara Norwood

A. Minutes Approval

1. Tuesday, February 04, 2014
2. Tuesday, February 25, 2014
3. Tuesday, March 11, 2014

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2014-5

Consider acceptance of a loan for a tanker truck, for the Fire Department, from the Gulf Coast Economic Development District, and take any action deemed necessary.

COMMENTS - Current Meeting:

City Councilperson Frank Jordan, as a member of the H-GAC Gulf Coast Economic Development District (GCEDD) Board of Directors, addressed the LCDC Board regarding the approval of a 100% Economic Development Assistance Loan. The GCEDD Loan Committee has approved this Economic Development Assistance Loan to the Liberty Community Development Corporation, in the amount of \$492,982 (monthly payment of \$2,987), for the

Minutes Acceptance: Minutes of Apr 1, 2014 6:00 PM (Minutes Approval)

purchase of a tanker truck for the Liberty Fire Department. This is a twenty year loan at 4% simple interest.

Councilperson Jordan reported that currently the Fire Department does not have a tanker truck, which would increase the available water supply to fight fires. This loan application was the first of its type for EDA Funds to finance essential equipment for the safety and economic development of the community.

After consideration and approval by the Liberty Community Development Corporation, this item will then be presented to the City Council for its approval.

Motion was made to proceed with required public hearings and process for acquisition of the tanker truck.

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

B. Executive Session

Consultation with Attorney. Closed Session. Gov. Code 1551.071

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

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

At 6:25 p.m., President Beasley closed the open session and opened the Executive Session as authorized above.

C. Reconvene into Regular Session

At 6:36 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action (ID # 2964)

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

RESULT:	NO ACTION TAKEN
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VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Corporation, the meeting was adjourned at 6:36 p.m.

Minutes Acceptance: Minutes of Apr 1, 2014 6:00 PM (Minutes Approval)

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of Apr 1, 2014 6:00 PM (Minutes Approval)



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

5.A.1

Meeting: 05/06/14 06:00 PM

Department: Administration
Category: LCDC Proposed Projects

LCDC PUBLIC HEARING (ID # 2990)

DOC ID: 2990



NOTICE OF PUBLIC HEARING AND
NOTICE OF PROPOSED PROJECTS AND EXPENDITURES OF
THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION FUNDS

NOTICE IS HEREBY GIVEN that the Liberty Community Development Corporation intends to participate in **"Projects"** as defined in the Development Corporation Act of 1979, as amended, Texas Revised Civil Statutes Annotated Article §5190.6, including, but not limited to improving the following:

Proposed acceptance of a loan from the Gulf Coast Economic Development District for a Tanker Truck for the Liberty, Texas Fire Department

A public hearing on the proposed expenditure of funds for such project will be held by the Board of Directors of the Liberty Community Development Corporation during a meeting to be held at 6:00 p.m. on Tuesday, May 6, 2014 at the City Council Chambers, Liberty City Hall located at 1829 Sam Houston, Liberty, Texas 77575.

All interested persons are invited to attend the hearing to express their views with respect to these projects. The public hearing site is wheelchair accessible, with parking available on the west side of the building.

A handwritten signature in blue ink that reads "Dianne Tidwell".

Dianne Tidwell
Corporation Secretary

Publication Date: April 10, 2014



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

5.A.2

Meeting: 05/06/14 06:00 PM

Department: Administration
Category: LCDC Projects

LCDC CORPORATION ACTION (ID # 2991)

DOC ID: 2991



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

5.A.3

Meeting: 05/06/14 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 2992)

DOC ID: 2992



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

5.A.4

Meeting: 05/06/14 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 2993)

DOC ID: 2993



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

5.A.5

Meeting: 05/06/14 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC INFORMATION ITEM (ID # 2994)

DOC ID: 2994



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

Meeting: 05/06/14 06:00 PM

Department: Administration
Category: LCDC Executive Session Items

LCDC CORPORATION ACTION (ID # 2995)

DOC ID: 2995