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, November 18, 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	Present	
Leslie Herndon	Board Member	Present	
David Arnold	Board Member	Present	
Mark Campbell	Board Member	Absent	
Gary Broz	General Manager	Present	
Dianne Tidwell	City 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 # 3161)

Project Updates - Gen. Mgr. Gary Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported on various projects and related issues:

- Street Project moving along well, placing select fill and cutting ditches
- Stripes clearing property at Main St. & The Bypass
- Fuel Maxx pouring concrete at Hwy. 146 & FM 1011
- Corner north of Chili's is sold
- Houston foundry searching for property to locate in Liberty
- manufacturing plant business also searching for property to locate in Liberty

- bike route signs and stencils have been ordered
- Recent trip to International Council of Shopping Centers in Dallas resulted in good contacts with housing developers and others.

B. LCDC Information Item (ID # 3162)

Financial Report - Gen. Mgr. Gary Broz

COMMENTS - Current Meeting:

This agenda item was passed on.

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:	Leslie Herndon, Board Member
AYES:	Beasley, McCarty, Potetz, Norwood, Herndon, Arnold
ABSENT:	Mark Campbell

A. Minutes Approval

1. Tuesday, October 21, 2014

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2014-17

Discussion, with Lee College President Dennis Brown, regarding advanced educational initiatives for our community, and take any action deemed necessary.

COMMENTS - Current Meeting:

Dr. Dennis Brown, Lee College President and Dr. Cathy Kemper, Vice-President of Student Services addressed the Board regarding a Career & Technical Early College High School in Liberty. Dr. Brown explained that students may earn an Associate's degree, certificates of completion, or two years of college credit, by taking a mixture of high school and college classes. Dr. Brown is proposing this special project which would be one of the first of its kind in the State.

Dr. Brown continued by stating that this project would be a multi-district partnership, with 8 independent school districts, allowing students to come to Liberty for a premier education and the opportunity of earning a college degree while in high school. Lengthy discussion included Liberty being in the middle of the Lee College service area, various degree programs, prospective school location in Liberty, funding and project needs, high demand for individuals to fill technical jobs/high wage careers, 100% tuition free for the student, and numerous other related issues.

A motion was made to begin the project with the required 60-day notice for funding of the Early College High School Program needs.

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

2. LCDC Corporation Action 2014-12

Consider proposals for landscaping services for the monument at the west entrance to the City, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz reported that proposals were sought for landscape upgrades to the west entrance to the City on Hwy. 90. Three proposals were received with costs ranging from $4,272.00 to $9,545.00. Discussion was held regarding the various plants and that the City will assume responsibility for the care and maintenance of the new landscaping. A motion was made to accept the proposal from Precision Lawns in the amount of $ $5,768.23.

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

3. LCDC Corporation Action 2014-14

Consider proposals for additional plants in the Hwy. 90 median, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz reported that proposals were also received for crepe myrtle trees to be placed in the Hwy. 90 median. Mr. Broz stated that three proposals were received ranging from $11,940.00 to $15,274.00. The City will assume responsibility for the care and maintenance of the new trees. The proposal from Precision Lawns for the monument upgrade and the crepe myrtle trees on Hwy. 90, is a combined total cost of $17,708.23. A motion was made to accept the proposal from Precision Lawns for $11,940.00.

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

4. LCDC Corporation Action 2014-13

Discussion of proposal for placement of Way-Finding signage, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz presented to Council a proposal for way-finding signage, from National Sign Plazas, in the amount of $15,000.00. Lengthy discussion was held regarding this signage, various sizes, design, location, points of interest, and numerous other issues. The Board requested that Mr. Broz further research way-finding signage, along with related photos of various sign styles and associated costs.

RESULT:	**NO ACTION TAKEN**

5. LCDC Corporation Action 2014-15

Consider purchase of real property from Lon Morris College for the Street Project, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz reported on a .4497 acre tract to be purchased for the Street Project. Mr. Broz stated that 50% of the .4497 acres belongs to Lon Morris College and has been appraised at a value of $11,000.00. The City has offered $5,500.00 to which the school has accepted and signed the appropriate documents for the sale of the property. This property is described as a parcel of land located in Liberty County, Texas situated in the Liberty Town East League, Abstract No. 359, and being out of and a part of that portion of Lot 5, Outer Block 6.

Mr. Broz stated that the sale of the 25% to the First United Methodist Church will be placed before the Board at a future meeting.

A motion was made to proceed with execution of related documents for the purchase of real property from Lon Morris College and authorizing payment of $5,500.00, for the Street Project.

ATTACHMENTS:

- Property Sale Contract-Lon Morris (PDF)
- Warranty Deed-Lon Morris (PDF)

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

6. LCDC Corporation Action 2014-16

Consider purchase of real property from Methodist Hospital, Houston, for the Street Project, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz reported that out of the remaining 50% percent of the .4497 acre tract for the Street Project, that 25% belongs to Methodist Hospital, Houston and 25% belongs to First United Methodist Church, Liberty. The City has offered $2,750.00 to Methodist Hospital for their portion of the parcel, to which the hospital has accepted the offer and executed the appropriate documents for the sale of the property. This property is described as a parcel of land located in Liberty County, Texas situated in the Liberty Town East League, Abstract No. 359, and being out of and a part of that portion of Lot 5, Outer Block 6.

A motion was made to approve the purchase of real property from Methodist Hospital, Houston and authorizing payment of $2,750.00, for the Street Project.

ATTACHMENTS:

- Property Sale Contract-Methodist Hosp (PDF)
- Warranty Deed-Methodist Hosp (PDF)

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

VI. ADJOURNMENT

There being no further business before the Board, President Beasley adjourned the meeting at 7:25 p.m.

A. Motion To: Adjourn

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary