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, April 18, 2017 **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	Absent	
Gary Broz	General Manager	Present	
Dianne Tidwell	Corp Secretary	Present	
Brandon Davis	City Attorney	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

There were no guests or visitors.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 3765)

Project Updates - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the following:

- local construction at Bypass and Wal-Mart - AT&T Building and O'Riley's
- 33 acres south of Stripes, east side of the road sold, developer considering shopping center concept
- Housing construction interests on new road
- 4 new homes under construction
- Numerous inquiries regarding various city business, property, etc.

B. LCDC Information Item (ID # 3766)

Financial Report - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported the Corporation's fund balance is $2.8 fund, sales tax revenues are down approximately 4% from the budgeted amount, recent Corporation expenditures include a bond payment, tanker truck payment and registering for the RECON Convention.

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

A. Minutes Approval

1. Tuesday, February 21, 2017

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 3767)

Review preliminary plans for the Trails Upgrade at the Liberty Municipal Park, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the proposed upgrade to the walking trail at the Liberty Municipal Park. Mr. Broz reported that the cost is approximately $350,000.00 and will include the following:

- Blocking off the trail so that it may not be driven on
- Additional picnic tables and benches
- Concrete crossing, with crossings marked
- Additional trash receptacles
- 6 ft. wide overlay of the trail

Additional discussion included replacement of 4-5 electrical poles with metal poles adding a cost of $10,000 per pole.

RESULT:	**NO ACTION TAKEN**

2. LCDC Public Hearing (ID # 3768)

Public Hearing on the expenditure of LCDC funds on a grant for Liberty Complete LP.

COMMENTS - Current Meeting:

At 6:15 p.m., President Beasley opened the Public Hearing on the expenditure of funds for a grant to Liberty Complete LP.

General Manager Gary Broz reported that Liberty Complete is the new nursing home that will be constructed on ten acres, past the North Main Baptist Church, on Hwy. 146N. Liberty Complete has requested that the City place 1200 feet of sewer line, from the meter at Feather Trace to past North Main Baptist Church, ($100/ft.) and the nursing home will put up a $150,000 bond to ensure project completion. Once the Certificate of Occupancy has been obtained, the City will reimburse the nursing home the $150,000 of bond money. Discussion also included the location being a dual certified area, and the contract for placement of the sewer lines will include that both parties are in agreement that the City is to provide the electric service.

At 6:25 p.m., President Beasley closed the Public Hearing.

3. LCDC Corporation Action (ID # 3769)

Consider and take action regarding a grant to Liberty Complete LP.

COMMENTS - Current Meeting:

This agenda item was passed on.

RESULT:	**NO ACTION TAKEN**

4. LCDC Public Hearing (ID # 3770)

Public Hearing on the expenditure of LCDC funds on a grant for PLC Construction, Inc.

COMMENTS - Current Meeting:

fAt 6:25 p.m., President Beasley opened the Public Hearing on the a grant to PLC Construction, Inc.

General Manager Gary Broz reported that Mr. Eddie Presnull, PLC Construction, Inc.was proposing to build a new facility to include an office and warehouse on forty acres, next to the new nursing home, on Hwy. 146N. Mr. Presnull is requesting the City place 1000 ft of sewer line, from Liberty Complete LP to PLC property, and PLC Construction property will

put up a $120,000 bond to ensure project completion. Once the Certificate of Occupancy has been obtained, the City will reimburse to PLC the $120,000 bond money. Discussion also included the location being a dual certified area and the contract for placement of the sewer lines will include that both parties are in agreement that the City is to provide the electric service.

At 6:37 p.m., President Beasley closed the Public Hearing.

5. LCDC Corporation Action (ID # 3771)

Consider and take action regarding a grant to PLC Construction, Inc.

COMMENTS - Current Meeting:

This agenda item was passed on.

RESULT:	**NO ACTION TAKEN**

6. LCDC Resolution 2017-1

Consider a Resolution supporting the Texas Department of Transportation Alternatives Set-Aside Project.

COMMENTS - Current Meeting:

General Manager Gary Broz reported that the Texas Department of Transportation Alternatives Set-Aside Project for the City is the rehabilitation of the sidewalk across from the Courthouse on the east side of Main Street. Mr. Broz stated that the City is requesting $60,000 for this one-block project, the grant being an 80/20 match, with options for the City's portion being engineering, in-kind etc. Mr. Broz is working with TxDOT to make these improvements should the grant be awarded.

Mr. Broz stated that the City is in competition with other cities for these funds and requests that the Board submit the Resolution to TxDOT in support of the grant project.

A motion was made to approve the Resolution supporting the Texas Department of Transportation Set-Aside Project.

ATTACHMENTS:

- Resolution-TxDOT Alternativs Set-Aside Program(PDF)

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

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, President Beasley adjourned the meeting at 6:40 p.m.

_____
Dennis Beasley, President

ATTEST:

_____
Dianne Tidwell, City Secretary