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, August 15, 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	Present	
Louie Potetz	Board Member	Present	
Barbara Norwood	Board Member	Present	6:08 PM
Leslie Herndon	Board Member	Present	
Mark Campbell	Board Member	Absent	
Walden David	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 at this meeting.

III. PRESENTATIONS / REPORTS

There were no presentations or reports.

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:	Louie Potetz, Board Member
SECONDER:	Mike McCarty, Vice-President
AYES:	Dennis Beasley, Mike McCarty, Louie Potetz, Leslie Herndon
ABSENT:	Barbara Norwood, Mark Campbell, Walden David

A. Minutes Approval

1. Monday, July 10, 2017

V. REGULAR AGENDA

A. Regular Session

1. LCDC Public Hearing (ID # 3890)

Public Hearing on a project to resurface the walking trail at the Liberty Municipal Park.

COMMENTS - Current Meeting:

At 6:06 p.m., President Beasley opened the Public Hearing on improvements to the Liberty Municipal Park. This project consists of resurfacing the walking trail with a six-foot overly, an approximate length of slightly over two miles. City Manager Gary Broz reported that this public hearing, and the following public hearings held during this meeting are requirements in which notice is provided to the public of proposed projects and expenditures of the Corporation. Other project improvements will also include additional picnic tables, benches, trash receptacles, marked concrete crossings and parking spaces. Project cost is $305,336.00, to be completed by Hayden Construction, Houston, Texas.

At 6:10 p.m., President Beasley closed the Public Hearing.

2. LCDC Public Hearing (ID # 3891)

Public Hearing on the purchase of steel poles for baseball fields at the Liberty Municipal Park.

COMMENTS - Current Meeting:

At 6:11 p.m., President Beasley opened the Public Hearing on the purchase of steel poles for baseball fields at the Liberty Municipal Park. City Manager Gary Broz reported that five (5) 70 ft. steel poles will be installed to replace wooden poles at the baseball fields, and are to be purchased from Techline Sports Lighting for $6500.00 each. Total project cost is $32,500.00. Brief discussion was held regarding the condition of the current poles, baseball field locations, cost and lighting.

At 6:14 p.m., President Beasley closed the Public Hearing.

3. LCDC Public Hearing (ID # 3892)

Public Hearing on the installation of steel poles for baseball fields at the Liberty Municipal Park.

COMMENTS - Current Meeting:

At 6:15 p.m., President Beasley opened the Public Hearing on the installation of the steel poles for the baseball fields at the Liberty Municipal Park. City Manager Gary Broz stated that proposals were received from E.P. Breaux, High Voltage, and DigTech for installation of the steel poles. Mr. Broz reported that the City Council had authorized management to negotiate with the vendors for the pole installation at a cost not to exceed $33,000.00.

4. LCDC Public Hearing (ID # 3893)

Public Hearing on the funding of a Joint Levee Rehabilitation Project between the City of Liberty, Water control Improvement District #5, Natural Resources Conservation Service, and take any action deemed necessary.

COMMENTS - Current Meeting:

At 6:17 p.m., President Beasley opened the Public Hearing on a Joint Project to rehabilitate the Levee with the Water Control Improvement District #5 and the Natural Resources Conservation Service. Mr. Broz reported that this project is the rehabilitation of the pump station and the levee at Main "A". WCID has received a $2 million grant from FEMA to repair the gravity flow pipes and outfall with flag gates at the pump station. WCID also received a $2 million grant from National Resources Conservation Service for repair of the levee.

These two projects will be bid as one, providing a cost savings. Both grants are a 75/25 match, with each the City and WCID #5 each providing a 25% portion. The City will fund its 25% through the Liberty Community Development Corporation. The City Council approved the execution of a contract with the WCID, to include an expenditure of up to $534,435 to be paid as the work is completed.

At 6:20 p.m., President Beasley closed the Public Hearing.

5. LCDC Corporation Action (ID # 3894)

Discussion of the Texas Department of Transportation Sidewalk Grant, and take any action deemed necessary.

COMMENTS - Current Meeting:

City Manager Gary Broz reported that notice has been received that the City's application is still being considered for the next funding cycle of the Texas Department of Transportation Sidewalk Grant. This is an approximate $90,000 project, a 75/25 match. The project consists of rehabilitating one block of sidewalk on the east side of Main Street, from Coats Jewelers to Tarver Abstract Company.

RESULT: NO ACTION TAKEN

6. LCDC Information Item (ID # 3895)

Discussion of a feasibility study to determine the viability of hotel development.

COMMENTS - Current Meeting:

City Manager Gary Broz discussed with Council the possibility of a feasibility study for hotel development. Mr. Broz remarked that the City's previous 2012 study is now considered out of date. Contact has been made with numerous hotel chains, with no results. However, Cobblestone Hotels constructs hotels for small cities, their management visited the City, however asked for a current feasibility study. Mr. Broz presented a powerpoint of various hotels constructed by Cobblestone. Further discussion was held regard the average cost of a study to be $8000 - $12,000, Hot Tax, 380 Agreements and other related information.

7. LCDC Corporation Action 2017-11

Consider the proposed payoff of the loan from the HGAC Gulf Coast Economic Development District for the Fire Department Tanker Truck, and take any action deemed necessary.

COMMENTS - Current Meeting:

City Manager Gary Broz reported on the possible pay-off, in the amount of $450,000, of a fire truck purchased and financed in 2014. The income and expenses of the Corporation and cost of current projects were reviewed. Mr. Broz remarked that the City's water and wastewater projects will involve tearing up the streets, which will need immediate repair, and would like to use Corporation funds for that purpose. For the Board's future consideration, Mr. Broz explained that State Law does allow the expenditure of Corporation funds for street maintenance.

After further discussion, a motion was made to pay off the loan for the above-mentioned fire truck.

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Louie Potetz, Board Member
SECONDER:	Mike McCarty, Vice-President
AYES:	Dennis Beasley, Mike McCarty, Louie Potetz, Leslie Herndon
NAYS:	Barbara Norwood
ABSENT:	Mark Campbell, Walden David

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, President Beasley adjourned the meeting at 6:45 p.m.

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary