



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, March 20, 2018

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	Arrived
President Dennis Beasley	☐	☐	☐	
Vice-President Mike McCarty	☐	☐	☐	
Board Member Louie Potetz	☐	☐	☐	
Board Member Barbara Norwood	☐	☐	☐	
Board Member Leslie Herndon	☐	☐	☐	
Board Member Mark Campbell	☐	☐	☐	
Board Member Walden David	☐	☐	☐	
General Manager Gary Broz	☐	☐	☐	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 4060)

Project Updates - Gen. Mgr. G. Broz

B. LCDC Information Item (ID # 4061)

Finance Report - Gen. Mgr. G. 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, February 20, 2018

V. REGULAR AGENDA**A. Regular Session****1. LCDC Public Hearing (ID # 4062)**

Public Hearing on the expenditure of funds for purchase of the Magnolia Ridge Golf Course.

- Notice PH Golf Course (PDF)

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 14th day of March, 2018 at 4:00 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 _____, 2018.



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

3.A

Meeting: 03/20/18 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 4060)

DOC ID: 4060



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

3.B

Meeting: 03/20/18 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 4061)

DOC ID: 4061



The City of Liberty

Liberty Community Development Corporation

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

Meeting

~ Minutes ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, February 20, 2018

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	6:04 PM
Barbara Norwood	Board Member	Present	
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

President Beasley passed on this item as there were no guests or visitors.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 4034)

Project Updates - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported that the Sidewalk grant is moving along well and that he attended a meeting of the Trinity River Authority/Corps of Engineers regarding a project to dredge the Trinity River, to allow barge traffic in Liberty. Mr. Broz further stated that there have been several business inquiries concerning Liberty.

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

Minutes Acceptance: Minutes of Feb 20, 2018 6:00 PM (Minutes Approval)

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:	Dennis Beasley, Mike McCarty, Barbara Norwood, Leslie Herndon
ABSENT:	Louie Potetz, Mark Campbell, Walden David

A. Minutes Approval

1. Thursday, January 18, 2018
2. Wednesday, January 31, 2018

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2018-2

Consider approval of possible transfer of ownership of the Magnolia Ridge Golf Course to the City of Liberty, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz reviewed the draft agreement regarding the City's potential ownership of the Magnolia Ridge Golf Course. Discussion was held regarding the proposed purchase for approximately \$260,000.00, which includes payoff of the real estate note, mower note, and payables owed by the Country Club. Mr. Broz stated that the restaurant and bar services will be contracted out, there will be employed three full time and three part time employees, all equipment and tools will belong to the City, and cart leases will continue. Further discussion included condition of the entrance road to the golf course, voluntary annexation, proposed transition date of June 1, trail fees, Invitational Golf Tournament, and other related topics. The Magnolia Ridge Country Club will hold a meeting with its membership for final approval.

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

VI. ADJOURNMENT

- A. Motion To: Adjourn

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of Feb 20, 2018 6:00 PM (Minutes Approval)



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

5.A.1

Meeting: 03/20/18 06:00 PM

Department: Administration
Category: LCDC Public Hearings

LCDC PUBLIC HEARING (ID # 4062)

DOC ID: 4062



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

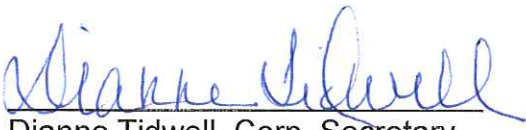
NOTICE IS HEREBY GIVEN that the Liberty Community Development Corporation intends to participate in **"Projects"** as defined in the Development Corporation Act of 1979, as amended, Texas Revised Civil Statutes Annotated Article §5190.6, including, but not limited to improving and/or acquiring the following:

Proposed purchase of the Magnolia Ridge Golf Course for the creation of a public golf course.

The Corporation will pay the costs of such project in the approximate amount of \$260,000.00 from available cash derived from the one-half of one percent sales and use tax collected for the Corporation.

A public hearing on the proposed expenditure of funds for such projects 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, March 20, 2018 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.


Dianne Tidwell, Corp. Secretary

Publication Date:
March 1, 2018

Attachment: Notice PH Golf Course (4062 : PH Golf Course)