The City of Liberty

Liberty Community Development Corporation

Meeting

~ Agenda ~

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

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, August 7, 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 Barbara Norwood	☐	☐	☐	
Board Member Leslie Herndon	☐	☐	☐	
Board Member Mark Campbell	☐	☐	☐	
Board Member David Arnold	☐	☐	☐	
Board Member Mike Page	☐	☐	☐	
Board Member Courtney Daniel	☐	☐	☐	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 4186)

Financial Report - Interim Mgr. L. Shaw

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. Wednesday, May 23, 2018

2. Tuesday, June 19, 2018

V. REGULAR AGENDA

A. Regular Session

1. LCDC Information Item (ID # 4187)

Discussion and review of the Liberty Community Development Corporation Proposed Budget for Fiscal Year 2018-2019.

2. LCDC Corporation Action (ID # 4188)

Consider approval of the Liberty Community Development Corporation Budget for Fiscal Year 2018-2019.

VI. ADJOURNMENT

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 3rd day of August, 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
Dianne Tidwell, City 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

Meeting: 08/07/18 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 4186)

DOC ID: 4186

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The City of Liberty
Liberty Community Development Corporation
Meeting
~ Minutes ~

1829 Sam Houston Street
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Dianne Tidwell
City Secretary
(936) 336-3684

Wednesday, May 23, 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	
Barbara Norwood	Board Member	Present	
Leslie Herndon	Board Member	Present	
Mark Campbell	Board Member	Present	
Gary Broz	General Manager	Present	
Dianne Tidwell	Corp Secretary	Present	
David Arnold	Board Member	Present	
Mike Page	Board Member	Present	
Courtney Daniel	Board Member	Present	
Brandon Davis	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 # 4125)

Project Updates - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported on various topics to include

- The sidewalk project from Tarver Abstract to Coats Jewelers, on Main Street, is in the design phase, anticipating design in next thirty days,
- Recently discussed partnering for a Hotel Study, with the Trinity Valley Exposition, TVE still considering project,

- Had recent discussion with the Liberty Youth Baseball Association for partnering on project to construct a new concession stand and restrooms, after baseball season,
- Information distributed to Board Members regarding Type B Corporations

General Manager Gary Broz addressed the Board stating this is his last Corporation Meeting and that he has enjoyed working with everyone and the projects that resulted from their work. Mr. Broz is retiring and will be leaving the City on June 15, 2018.

B. LCDC Information Item (ID # 4126)

Financial Report - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported on a Balance Sheet and Financial Statement ending April 30, 2018. Mr. Broz stated the Corporation has a $ 2.9 million fund balance, and reviewed the expenses to include the NRCS Project, Rotary Park Projects, new light poles placed at the Liberty Municipal Park, and rehabilitation of the Park Trail. Mr. Broz further detailed additional projects not yet complete and possible projects not yet funded.

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:	Mark Campbell, Board Member
SECONDER:	Leslie Herndon, Board Member
AYES:	Beasley, Norwood, Herndon, Campbell, Arnold, Page, Daniel

A. Minutes Approval

1. Tuesday, April 17, 2018

V. REGULAR AGENDA

A. Regular Session

1. LCDC Information Item (ID # 4127)

Oath of Office to be administered to newly appointed Board Members.

COMMENTS - Current Meeting:

President Beasley moved the Oath of Office to first place on the agenda. Mayor Carl Pickett administered the Oath of Office to newly appointed Board Members, to serve two-year terms; Dennis Beasley, David Arnold, Barbara Norwood, and Mike Page. Courtney Daniel was administered the Oath of Office and will fill the unexpired term, of one year, left by the resignation of Walden David.

2. LCDC Corporation Action 2018-4

Board of Directors to elect a President of the Liberty Community Development Corporation.

COMMENTS - Current Meeting:

A motion was made to re-elect Dennis Beasley as President of the Liberty Community Development Corporation.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Leslie Herndon, Board Member
SECONDER:	Barbara Norwood, Board Member
AYES:	Beasley, Norwood, Herndon, Campbell, Arnold, Page, Daniel

3. LCDC Corporation Action 2018-5

Board of Directors to elect a Vice-President of the Liberty Community Development Corporation.

COMMENTS - Current Meeting:

A motion was made to elect Barbara Norwood as Vice-President of the Liberty Community Development Corporation.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, President
SECONDER:	Leslie Herndon, Board Member
AYES:	Beasley, Norwood, Herndon, Campbell, Arnold, Page, Daniel

4. LCDC Corporation Action (ID # 4130)

Discussion of wayfinding signage for City facilities, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz addressed the Board regarding the placement of wayfinding signage, with a powerpoint presentation regarding various type of signs. Discussed was the need for these directional signs to government facilities, schools, Library, the new municipal golf course and other locations. Management is to contact, and find vendor information, for signage in the City of Halletsville, Texas. No action was taken.

RESULT:	**NO ACTION TAKEN**

5. LCDC Corporation Action (ID # 4131)

Discussion of the Liberty Municipal Golf Course, to include improvements and equipment needed, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz reviewed a draft budget prepared for a meeting with the golf course the following day. Mr. Broz stated that City crews have done some road patches, drainage improvements, mowing and other minor improvements in preparation for the

Invitational Golf Tournament. Also discussed was the street name change to 100 Magnolia Ridge Drive, course personnel and job descriptions, voluntary annexation, various future needs, and other related topics. No action was taken.

RESULT:	**NO ACTION TAKEN**

VI. ADJOURNMENT

____
Dennis Beasley, President

ATTEST:

____
Dianne Tidwell, City Secretary

The City of Liberty

Liberty Community Development Corporation

Meeting

~ Minutes ~

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Dianne Tidwell
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(936) 336-3684

Tuesday, June 19, 2018 | **6:00 PM** | **City Council Chambers**

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I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Barbara Norwood	Vice-President	Present	
Leslie Herndon	Board Member	Present	
Mark Campbell	Board Member	Absent	
David Arnold	Board Member	Present	
Mike Page	Board Member	Absent	
Courtney Daniel	Board Member	Present	
Larry Shaw	Interim General Manager	Present	
Dianne Tidwell	Corp Secretary	Present	
Brandon Davis	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. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2018-6

Consider, and take action, on finalizing the purchase of the Magnolia Ridge Golf Course and authorize the Liberty Community Development Corporation President to execute related documents.

COMMENTS - Current Meeting:

Interim City Manager Larry Shaw reported on the list of payables submitted by the Magnolia Ridge County Club, which determines the proposed purchase price to the Club of $288,575.36. Lengthy discussion was held regarding these expenses to be paid by the Club from the purchase by the City, net profit from the Invitational Golf Course, Club bills and invoices that will arrive after closing of the sale and increasing the purchase price to cover those accumulated operating costs, payroll expenses, easement issue on the west side of the property from the gate to the curve in the road, and options to resolve the issue, and numerous related issues.

A motion was made to move forward with the closing of the sale, with payment to the Country Club in the amount of $288,575.36, not to exceed $300,000.00 to cover necessary costs, not to include closing costs, with net proceeds from the Annual Invitational Golf Course of $3900 to be relinquished to the City, with proceeds of $1263.17 and $832.65 from the Cowboy Classic and Liberty Young Farmers Golf Tournaments, respectively, to be kept by the Club for payables, and to authorize the LCDC President to execute all related documents.

RESULT:	**APPROVED [4 TO 0]**
MOVER:	Barbara Norwood, Vice-President
SECONDER:	Leslie Herndon, Board Member
AYES:	Dennis Beasley, Barbara Norwood, Leslie Herndon, David Arnold
ABSTAIN:	Courtney Daniel
ABSENT:	Mark Campbell, Mike Page

2. LCDC Corporation Action 2018-7

Consider, and take action, on the creation of an Enterprise Fund for the Golf Course and funding for same.

COMMENTS - Current Meeting:

Interim City Manager Larry Shaw reported on the creation of an Enterprise Fund to serve the future operating costs of the golf course. Mr. Shaw reviewed a proposed budget of anticipated revenue and expenditures. After lengthy discussion, a motion was made to place $210,000.00 in an Enterprise Fund for projected operating costs of the golf course.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, President
SECONDER:	David Arnold, Board Member
AYES:	Beasley, Norwood, Herndon, Arnold, Daniel
ABSENT:	Mark Campbell, Mike Page

IV. ADJOURNMENT

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

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

Meeting: 08/07/18 06:00 PM
Department: Administration
Category: LCDC FY Budget

LCDC INFORMATION ITEM (ID # 4187)

DOC ID: 4187

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Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

Meeting: 08/07/18 06:00 PM

Department: Administration
Category: LCDC FY Budget

LCDC CORPORATION ACTION (ID # 4188)

DOC ID: 4188

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