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, October 16, 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	
Barbara Norwood	Vice-President	Present	
Leslie Herndon	Board Member	Present	6:04 PM
Mark Campbell	Board Member	Absent	
David Arnold	Board Member	Present	
Mike Page	Board Member	Absent	
Courtney Daniel	Board Member	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

There were no guests / visitors.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 4277)

Project Updates - Gen. Mgr. Tom Warner

COMMENTS - Current Meeting:

General Manager Tom Warner reported and discussed the following:

- Work on Main “A”, to replace metal pipe culverts, is going well
- Water leak on Hwy. 90 & Bowie
- Possible food truck services at Golf Course until future restaurant opening
- Working with Liberty County Precinct 1 on paving the golf course parking lot, weather permitting, at a cost of $30,000.00.

B. LCDC Information Item (ID # 4278)

Financial Report - Gen. Mgr. Tom Warner

COMMENTS - Current Meeting:

General Manager Tom Warner reported on the Corporation's financial as of September 30, 2018. Mr. Warner reviewed the various revenues and expenditures, with cash on hand in the amount of $2,574,989.46 and total assets of $3,026,983.33.

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

A. Minutes Approval

1. Tuesday, August 21, 2018

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 4279)

Consider, and take any action necessary, on participation in a proposed Sanitary Sewer Line Extension on Hwy. 146 North.

COMMENTS - Current Meeting:

General Manager Tom Warner discussed with the Board, a proposed Sanitary Sewer Line Extension on Hwy. 146N, for property where PLC Construction and the proposed new nursing home is to be located. Currently, there is no sanitary sewer system and Mr. Warner proposed an agreement whereby the City would install the first 1400 feet and the remainder to be the developer's responsibility. The cost for the two businesses would be approximately $90,000 each, at an estimated cost of $180 per ft., which would include lines, taps, manholes, etc.

Further discussion included the Sheriff's Department possibly building on Hwy. 146N, dual service electric area, and contracts with PLC and the Nursing Home to be brought before the Board at the November Meeting. No action was taken.

ATTACHMENTS:

- Sewer Line Extension Map (PDF)
- Sewer Line Ext Info (PDF)

RESULT:	**NO ACTION TAKEN**

2. LCDC Corporation Action 2018-9

Consider, and take any action necessary, on participation in the Houston-Galveston Area Council Traffic Study for Liberty County.

COMMENTS - Current Meeting:

General Manager Tom Warner reported that the Houston-Galveston Area Council has offered to undertake a comprehensive traffic study for Liberty County. Cost of the study is $500,000.00, with H-GAC paying $450,000 of the total cost. Mr. Warner further stated that Liberty County has chosen to expend $20,000 of the remaining $50,000.00 and requests that the three economic development corporations, in the County, participate at $10,000.00 each.

After brief discussion of the advantages of this study, at a minimal cost, a motion was made to pay $10,000.00 towards the cost of the H-GAC Traffic Study for Liberty County.

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

3. LCDC Information Item (ID # 4281)

Discussion of the Harvey Relief Resource Fairs for Small Business.

COMMENTS - Current Meeting:

General Manager Tom Warner reported that a Take Action Now event will be held in the Liberty Center on October 31, from 9:00 a.m. until Noon. This event is a resource fair to assist small businesses recover from the after effects of Hurricane Harvey. Through these workshops, small business owners can secure 0% financing up to $35,000.00. Sessions will be held on business planning, access to capital and workforce opportunities.

ATTACHMENTS:

- Harvey Rebuild Initiative (PDF)
- Harvey Relief Flyer (PDF)

4. LCDC Information Item (ID # 4282)

Discussion of proposed Rail Service and a Proposal from Sjolander Resources and Development, LLC.

COMMENTS - Current Meeting:

General Manager Tom Warner discussed with the Board proposed rail service in the City that would assist Boomerang Tube, LLC, and other future interested businesses, in reducing transportation costs. Boomerang receives 35-40 reels of steel per day for the pipe manufacturing process. Rail service would provide a more efficient and cost effective manner in which to receive materials and also reduce truck traffic. Mr. Warner reported that Sjolander Resources and Development, LLC has submitted a proposal to conduct a rail study to find the best location for a rail yard in the City. However, at this time, Boomerang is not in a financial position to provide any funding for this proposed project.

5. LCDC Information Item (ID # 4283)

Economic Development discussion led by LCDC General Manager Tom Warner.

COMMENTS - Current Meeting:

Mr. Tom Warner, City Manager, and new General Manager of the Corporation, requested dialogue regarding the Board's future focus, projects, expenditures, etc. Mr. Warner reported that the City has contracted with a new vendor to update the City's webpage and that President Beasley has contacted The Retail Coach and Buxton for updated demographic information.

Further discussion included facade grants and the need for economic development leadership, someone to direct the energy and resources of the Corporation. Mr. Warner stated that might possibly be accomplished by the future employment of an Asst. City Manager, with economic development experience.

VI. ADJOURNMENT

There being no further business before the Board, President Beasley adjourned the meeting at 6:46 p.m.

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary