



The City of Liberty
Liberty Community Development
Corporation

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

Meeting

April Gilliland
City Secretary
936-336-3684

~ Agenda ~

Tuesday, November 16, 2021

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

A.

ATTENDEE NAME	PRESENT	ABSENT	LATE	ARRIVED
President Dennis Beasley				
Vice-President Barbara Norwood				
Secretary Kathrine McCarty				
Board Member Mark Campbell				
Board Member Dan VanDeventer				
Board Member Julie Hebert				
Board Member Michael Dorsett Jr.				

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

Citizen Forum is reserved for members of the public who would like to address the LCDC Board regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Board may not deliberate or take any action during Citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public comment with a factual statement or clarification. The LCDC Board of Directors may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

III. PRESENTATIONS / REPORTS

A. General Manager's Report

B. Finance Report

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. 10.19.2021 Minutes

V. REGULAR AGENDA

A. Regular Session

1. Consider amending the Fiscal Year 2021-2022 LCDC Budget by \$40,000 to increase the transfer to the Liberty Municipal Airport to conduct a wildlife study.
2. Consider awarding a Business Façade Improvement Grant to Tracy Williams in the amount of \$20,000.

VI. ADJOURNMENT

A. Motion To: Adjourn

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 12th day of November, 2021 at 5:00 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.

April Gilliland

April Gilliland, 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 _____, _____.

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: November 16, 2021

Agenda Wording: General Manager's Report

Department: Administration

Subject: General Manager's Report

Background: This agenda item affords the General Manager the opportunity to update the Board Members and public on current and future projects, activities and other items related to the Corporation's business.

Funding Source: N/A

Staff Recommendation: N/A

To: Liberty Community Development Corporation Board of Directors

From: Tom Warner, General Manager

Date: November 16, 2021

Re: General Manager's Report

1. In the FY22 budget, the LCDC Board of Directors approved \$88,000 for the downtown facade grant program. Since that time, the board has approved two grants: one to the Liberty County Chamber of Commerce (\$6,365.10) and one to SwampSmoke, LLC (11,742.50). There is still \$69,892.40 available to fund additional grants. The program is available citywide.
2. Recently Completed Projects
 - a. Dream Furniture #2 (2212 N. Main) – *Conditionally*
 - b. Divine Integrity – Buildout (1211 N. Main) – *Conditionally*
 - c. John Deere – Window Repair/Replacement (2210 Highway 90 E)
3. Projects Under Construction:
 - a. Sleep Inn Hotel – New Build (1023 N. Main)
 - b. Fuel Maxx – New Build (1025 N. Main)
 - c. 7-Eleven – New Build (2000 US 90)
 - d. Firm Foundations Healthcare – New Build (2708 Jefferson Drive)
 - e. Sheriff's Office and Precinct 3 Annex – New Build (5000 Highway 146)
 - f. Lakeland Apartments – Interior Remodel (2704 N. Main)
 - g. Shelly Knapp, CPA – Interior Remodel (1809 Grand)
 - h. Marco's Pizza – Buildout (2139 Highway 146, Suite 100)
 - i. Family Dollar – Freezer/Cooler Installation (1017 N. Main)
 - j. Tractor Supply – Interior Remodel (2337 N. Main)
 - k. NSC – Commercial Addition (317 Industrial)
 - l. Liberty-Dayton RMC – Installation of modular building for life flight base (1401 N Travis)
 - m. Pueblos – Construction of outdoor seating area (accessory structure) (906 Main)
 - n. St. Stephen's Episcopal Church – Installation of bell tower (2401 Trinity)
 - o. Tri-County Behavioral Health – Interior Remodel (2000 Panther Lane)
 - p. Lee College – Interior Remodel to include cosmetology lab (1715 Highway 146)
4. Upcoming Projects
 - a. Swamp Smoke BBQ (2200 MLK) – *Plans are currently under review*
 - b. Maxx Self-Storage (1021 N Main) – *Plans are currently under review*
 - c. Food Truck Park (1021 N Main) – *Plans are currently under review*
 - d. Pueblos (906 Main) – *Plans are currently under review*

5. The city has executed an agreement with DPC Hospitality to update the city's hotel market study. The city's last hotel market study was completed in 2012. A draft of the new study is expected by the end of November. The hotel market study is used to recruit hotels to the City of Liberty.
6. The golf course officially closed on April 5 for renovations and construction activities are expected to be complete by **November 30**. Due to frequent rain, the window to plant warm season grasses was missed and the course must be seeded for winter maintenance. Duininck, Inc. will complete the course by seeding cool season grasses and will return in the Spring to plant warm season grasses.
7. On April 13, City Council approved a lease agreement with Scott Neal to have Mr. Neal operate a restaurant at the clubhouse. Mr. Neal anticipates opening the restaurant the first week of December.
8. On April 20, LCDC approved an agreement with Strand Associates for engineering services related to the development of two (2) 10-unit t-hangars at the airport. City Council ratified the expenditure on May 11. The contract with Strand Associates has been signed and engineering work is expected to be 90% complete on or before **December 1, 2021**.

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: November 16, 2021

Agenda Wording: Finance Report

Department: Finance

Subject: Finance Report

Background: This agenda item affords the Assistant City Manager / CFO an opportunity to report on the financial activities and position of the Liberty Community Development Corporation, to include revenues, liabilities, assets, and other financial information.

Funding Source: n/a

Staff Recommendation: n/a



The City of Liberty
Liberty Community Development
Corporation

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

April Gilliland
City Secretary
936-336-3684

Meeting

~ Minutes ~

Tuesday, October 19, 2021

6:00 PM

City Council Chambers

I. CALL TO ORDER

The meeting was called to order on October 19, 2021 at the City Hall Council Chambers, 1829 Sam Houston, Liberty, Texas at 6:03 PM by Vice-President Barbara Norwood.

A.

ATTENDEE NAME	PRESENT	ABSENT	LATE	ARRIVED
President Dennis Beasley		X		
Vice-President Barbara Norwood	X			
Secretary Kathrine McCarty	X			
Board Member Mark Campbell	X			
Board Member Dan VanDeventer	X			
Board Member Julie Hebert		X		
Board Member Michael Dorsett Jr.		X		

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

Citizen Forum is reserved for members of the public who would like to address the LCDC Board regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Board may not deliberate or take any action during Citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public comment with a factual statement or clarification. The LCDC Board of Directors may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

Vice-President Norwood welcomed guests and visitors in attendance, opening the floor for public comment to those individuals wishing to address the board. There were no comments.

III. PRESENTATIONS / REPORTS

A. General Manager's Report

General Manager Tom Warner reviewed the various City Projects as listed:

- Facade Grant Program
- Completed Projects
- Projects under construction
- Future Projects
- Golf Course

- Sidewalk Grant for downtown sidewalk
- Airport

B. Finance Report

Assistant City Manager / CFO Naomi Herrington reported on the Corporation's financials through August 31, 2021.

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 motion was made by Secretary McCarty to approve all items on the consent agenda. The motion was seconded by Board Member Campbell. The motion passed 3 to 0 with Board Members McCarty, VanDeventer and Campbell voting yes and Board Member Norwood abstaining due to being absent at the 08.17.2021 meeting.

A. Minutes Approval

1. 08.17.2021 Minutes

V. REGULAR AGENDA**A. Regular Session**

1. Consider awarding a Business Façade Improvement Grant to the Liberty County Chamber of Commerce in the amount of \$6,365.10.

City Manager Tom Warner presented the Liberty County Chamber's application for the Business Facade Improvement Grant to the LCDC Board explaining that the Liberty County Chamber would like to make facade improvements by tearing down the old awning and replacing it with a new metal structure. The Chamber has received two bids for their proposed project:

- 1 - Brush Masters (\$12,730.20)
- 2 - Mako Roofing (\$15,782.00)

The 50% reimbursement is based on the lowest bid for the project.

A motion was made by Board Member Campbell to approve the Business Facade Improvement Grant to the Liberty County Chamber for the amount of \$6,365.10. The motion was seconded by Secretary McCarty. The motion passed 3 to 0, with board members McCarty, Norwood and Campbell voting yes and Board Member VanDeventer abstaining because of conflict of interest.

2. Consider awarding a Business Façade Improvement Grant to SwampSmoke, LLC in the amount of \$11,742.50.

City Manager Tom Warner presented SwampSmoke, LLC's application for the Business

Facade Improvement Grant to the LCDC Board explaining the improvements SwampSmoke, LLC would like to make to the buildings located in the 2200 block of Dr. MLK Drive. SwampSmoke, LLC has received three bids for their proposed project:

- 1 - Jim Lindsey Contracting (\$40,675)
- 2 - Bigg Redd Builders (\$39,925)
- 3 - Kemp Remodeling (\$33,905)

The 50% reimbursement is based on the lowest bid for the project.

A motion was made by Board Member VanDeventer to approve the Business Facade Improvement Grant to SwampSmoke, LLC for the amount of \$11,742.50. The motion was seconded by Board Member Campbell. The motion passed 4 to 0, with all present members voting Yes.

3. Consider approving an agreement with Whiteley Oliver for engineering services at the Liberty Municipal Golf Course in the amount of \$24,000.

The ongoing renovations at the Liberty Municipal Golf Course, in addition to the clubhouse being leased for the operation of a restaurant, will require enlargement of the parking lot and other paving needs. The scope of work for the project includes expanding the parking lot, repaving the area behind the pro shop and paving under the existing cart barn. Whiteley Oliver has submitted a proposal to prepare the plans, specifications, and contract documents to prepare the project for bidding. Funds for construction were included in the Fiscal Year 2021 Budget. A motion was made by Vice-President Norwood to approve the agreement with Shiteley Olive for engineering services a the Liberty Municipal Golf Course in the amount of \$24,000. The motion was seconded by Secretary McCarty. The motion passed 4 to 0, with all present board members voting yes.

VI. ADJOURNMENT

A. Motion To: Adjourn

There being no further business before the LCDC Board of Directors, Vice-President Norwood adjourned the meeting at 6:33 p.m.

Barbara Norwood, Vice President

ATTEST:

Kathrine McCarty, Board Secretary

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: November 16, 2021

Agenda Wording: Consider amending the Fiscal Year 2021-2022 LCDC Budget by \$40,000 to increase the transfer to the Liberty Municipal Airport to conduct a wildlife study.

Department: Airport

Subject: Liberty Municipal Airport - LCDC Budget Amendment

Background: On November 3rd, the Airport Advisory Board met to discuss the operations of the Liberty Municipal Airport. One of the main concerns discussed by the board is the lack of fencing at the airport.

The Texas Department of Transportation (TxDOT) has funding to conduct a wildlife study at the airport programmed for FY24. Due to Federal Aviation Administration (FAA) rules, additional fencing cannot be installed until a wildlife study has been conducted.

In order to move up the timeline of this project, staff is asking the LCDC Board to fund the wildlife study in the current fiscal year, which will in turn allow the fence installation to move forward much sooner.

Funding Source: LCDC Fund Balance

Staff Recommendation: Staff recommends approval of the budget amendment increasing the transfer to the Liberty Municipal Airport in the amount of \$40,000.

INDEX BY CITY - AVIATION CAPITAL IMPROVEMENT PROGRAM - 2022 -- 2024

July 18, 2021

Estimated Project Costs and Fiscal Year in Which Project Will Be Implemented

Associated City	Facility Name	Total	Federal	State	Local	FY	Status
GONZALES	ROGER M DREYER MEMORIAL	100,000	0	90,000	10,000	2024	PENDING
GRAFORD	POSSUM KINGDOM	391,200	0	348,640	42,560	2023	PENDING
GRAHAM	GRAHAM MUNI	245,000	122,500	0	122,500	2023	PENDING
GRANBURY	GRANBURY RGNL	64,400	57,960	0	6,440	2022	PENDING
GRAND PRAIRIE	GRAND PRAIRIE MUNI	175,000	157,500	0	17,500	2023	PENDING
GRAND PRAIRIE	GRAND PRAIRIE MUNI	2,350,000	2,051,500	0	298,500	2024	PENDING
HAMILTON	HAMILTON MUNI	110,000	99,000	0	11,000	2022	PENDING
HAMILTON	HAMILTON MUNI	1,350,000	849,500	0	500,500	2023	PENDING
HASKELL	HASKELL MUNI	110,000	99,000	0	11,000	2022	PENDING
HASKELL	HASKELL MUNI	1,375,000	1,237,500	0	137,500	2023	PENDING
HENDERSON	RUSK COUNTY	2,010,000	1,809,000	0	201,000	2023	PENDING
HEREFORD	HEREFORD MUNI	180,000	162,000	0	18,000	2022	PENDING
HEREFORD	HEREFORD MUNI	1,032,100	928,890	0	103,210	2023	PENDING
HILLSBORO	HILLSBORO MUNI	50,000	45,000	0	5,000	2022	PENDING
HILLSBORO	HILLSBORO MUNI	674,900	607,410	0	67,490	2023	PENDING
HOUSTON	CONROE-NORTH HOUSTON RGNL	520,000	468,000	0	52,000	2023	PENDING
HOUSTON	CONROE-NORTH HOUSTON RGNL	850,000	765,000	0	85,000	2024	PENDING
HOUSTON	HOUSTON-SOUTHWEST	580,000	522,000	0	58,000	2023	PENDING
HOUSTON	SUGAR LAND RGNL	7,850,000	6,986,500	0	863,500	2022	PENDING
JASPER	JASPER COUNTY-BELL FIELD	2,515,000	1,836,000	0	679,000	2022	PENDING
KERRVILLE	KERRVILLE MUNI/LOUIS SCHREINER FIELD	1,790,500	0	1,611,450	179,050	2023	PENDING
KERRVILLE	KERRVILLE MUNI/LOUIS SCHREINER FIELD	250,000	225,000	0	25,000	2023	PENDING
KILLEEN	SKYLARK FIELD	200,000	180,000	0	20,000	2022	PENDING
KILLEEN	SKYLARK FIELD	2,980,000	2,682,000	0	298,000	2023	PENDING
KINGSVILLE	KLEBERG COUNTY	1,410,000	1,269,000	0	141,000	2022	PENDING
KINGSVILLE	KLEBERG COUNTY	150,000	135,000	0	15,000	2024	PENDING
KOUNTZE/SILSBEE	HAWTHORNE FIELD	1,053,300	947,970	0	105,330	2022	PENDING
LA GRANGE	FAYETTE RGNL AIR CENTER	666,666	599,999	0	66,667	2022	PENDING
LAMESA	LAMESA MUNI	956,870	861,183	0	95,687	2023	PENDING
LANCASTER	LANCASTER RGNL	440,000	396,000	0	44,000	2024	PENDING
LEVELLAND	LEVELLAND MUNI	200,000	180,000	0	20,000	2023	PENDING
LEVELLAND	LEVELLAND MUNI	1,095,000	985,500	0	109,500	2024	PENDING
LIBERTY	LIBERTY MUNI	500,000	450,000	0	50,000	2024	PENDING
LIBERTY	LIBERTY MUNI	40,000	0	36,000	4,000	2024	PENDING

AVIATION CAPITAL IMPROVEMENT PROGRAM

Locations, Projects, and Costs

Texas Department of Transportation -- Aviation Division

December 08, 2020

FEDERAL & STATE FY 2023

Federal FY 2023 (October 2022 - September 2023)/State FY 2023 (September 2022 - August 2023)

City & Airport	Project Status & Description	Project Costs			
		Total	Federal	State	Local
LIBERTY	<u>Project Status:</u>				
<u>LIBERTY MUNI</u>	PENDING				
	Conduct wildlife study	40,000	0	36,000	4,000
Project Totals:		\$ 40,000	\$ 0	\$ 36,000	\$ 4,000

CITY OF LIBERTY

City Council Agenda Item Form

Council Meeting Date: November 16, 2021

Agenda Wording: Consider awarding a Business Façade Improvement Grant to Tracy Williams in the amount of \$20,000.

Department: Community Development

Subject: LCDC Business Façade Improvement Grant Program

Background: Tracy Williams owns the building that is located at 1710 N Main Street. Mrs. Williams is proposing to relocate her State Farm Insurance Office from 1400 N. Travis to 1710 N. Main. Mrs. Williams is applying for reimbursement for exterior improvements pursuant to the façade grant program.

Mrs. Williams' application is attached for your review. LCDC's 50% reimbursement is based on the lowest bid for each project. Mrs. Williams' total project is estimated to cost \$44,944.12. However, staff has deducted the following expenses: \$500 for permit fees which are not reimbursable; \$800 for brick pedestal removal due to a cheaper price being available; \$3,000 for rotten wood replacement and painting due to a cheaper price being available and \$210 for signs so that the estimate received matches the amount requested for reimbursement. With these deductions, the total project is estimated to cost \$40,434.12

Funding Source: The \$20,000 reimbursement will be made from the Business Façade Improvement Grant Program in LCDC's Operating Budget. Reimbursement are made after a project is complete.

Staff Recommendation: Staff recommends approval of a Business Façade Improvement Grant to Tracy Williams in the amount of \$20,000.

Commercial Business Façade Improvement Grant Program Application

Applicant Name: Tracy Williams

Business Name: State Farm

Business Address: 1710 N. Main St., Liberty, TX

Business Phone: 936-336-2226 Business Email: tracy@tracywilliams.biz

Type of Working Being Completed (check all that apply):

☒ Façade Improvements (painting, brick repair, etc.)

☒ Landscaping

☐ Exterior Lighting

☐ Windows

☒ Doors

☒ Signage

☐ Awnings or Canopies

☒ Parking Lot Cleaning

☒ Driveway - Cleaning

☐ Professional Services (architectural, etc.)

Total Estimated Cost of Proposed Improvements: \$ \$44,944.12

Estimated Start Date: as soon as grant is approved

Estimated Completion Date: approx 90 days

Please include the following documentation with your application:

1. A narrative description of the project
2. Current photos of the building exterior
3. At least two (2) quotes or bids received from contractors or vendors
4. Approval from property owner to participate in the program (if required)

Applicant Signature: Tracy Williams Date: 11/08/21

Note: LCDC will only reimburse 50% of the total estimated project cost, up to an amount not to exceed \$20,000.

RETURN COMPLETED APPLICATION HERE:

Liberty Community Development Corporation
ATTN: Chris Jarmon, Assistant City Manager
1829 Sam Houston
Liberty, Texas 77575

Commercial Business Façade Improvement Grant

Tracy Williams State Farm

1710 N Main St

Between China Wok and Donut Delight



Façade improvements

- Remove brick pedestal and set bell on patio \$2300



- Remove Flagpole \$100



- **Remove Railings in parking lot \$1500**



- **Landscape 2 flower beds where the brick pedestal and flagpole were \$3000**



- **Paint and replace rotted wood around windows
replace expansion joint wood with hardiplank as
needed. Paint under front porch. \$5000**



- **Powerwash parking lot and sidewalks \$800**

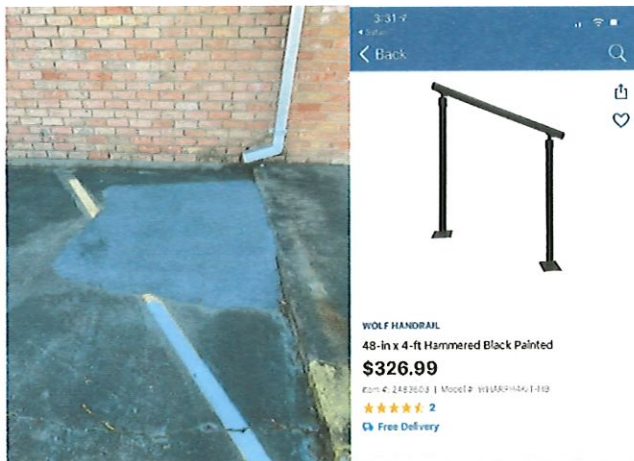


- **Powerwash outside of building and front roof
awning \$900**
- **Paint complete old sign to State Farm specs \$1200**

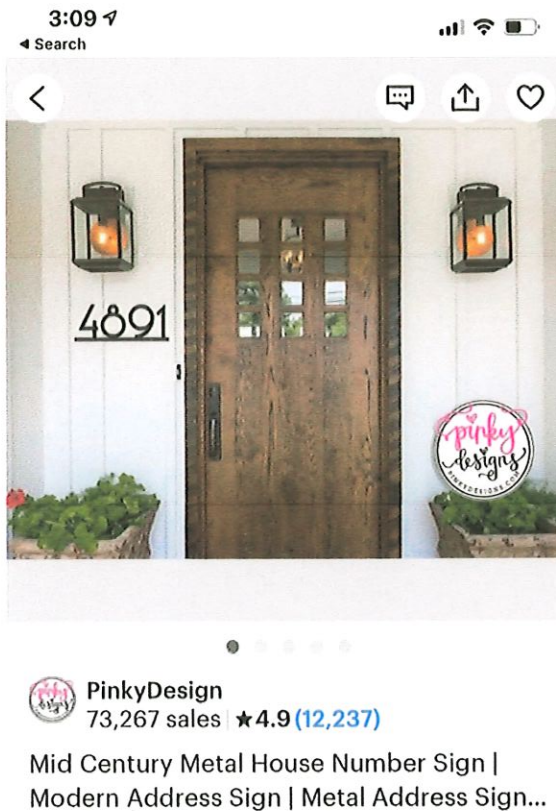
- Replace sign faces and upgrade lighting \$5979.80



- Remove and replace handicap ramp to code \$1200
- Add railing for handicap ramp \$600



- Install numbers on outside wall \$35
- Cost of numbers \$68.14



3:10

Search

Receipt

Quantity: 1
Size: 8 Inch - 4 Digits
Color: Black
Personalization: 1710

You can leave a review for this item
on Nov 20, 2021

Buy this again

Help with order

Price	\$69.95
-------	---------

Payment method

Apple Pay
Paid on Nov 2, 2021

Item total	\$69.95
Shop discount	-\$7.00
Subtotal	\$62.95
Shipping	\$0.00
Sales tax	\$5.19
Order total	\$68.14

Home Favorites Updates You Cart

- Remove and install double doors or one door with side lights \$5200
- Install new exterior door for second tenant will require removing a window \$4000



Custom Solid Mahogany Doors
\$7 · In Stock

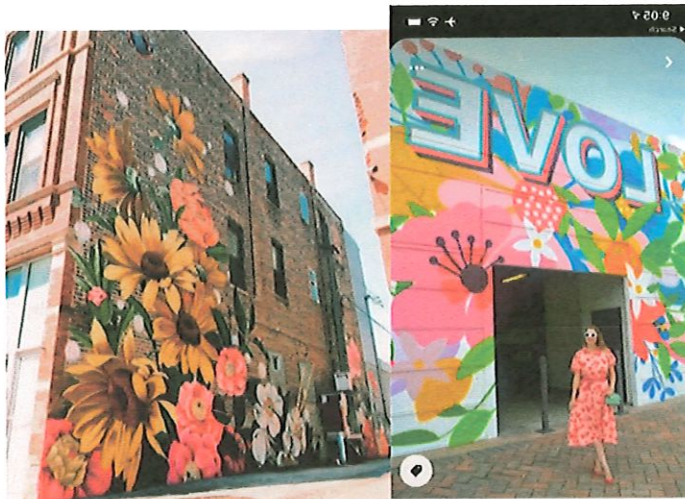
Send call or message



- 2 sets of door handle sets with locks \$214.32 with tax



- Paint large mural on southwest side of building to bring new visitors to the site be a liberty destination \$ 10500



- Install new gutter system to improve drainage \$1500
- Stripe parking lot with wheelchair designation \$500

- **Permits : \$500?**

**My preferred Contractor **

J&M Painting and Pressure Washing 936-402-3534

Bid for outside work at 1710 N Main:

Date: 11-8-21

\$2,300- Remove brick pedestal

\$3,000- Landscape two new flower beds

\$5,000- Replace and paint any rotted wood on windows and spacers between brick walls outside. Paint trim and front porch area

\$1,500- Remove railings in parking lot

\$800- Power wash parking lot and sidewalks

\$900- Power wash outside of building and front awning

\$100- Remove Flagpole

\$1,200- Paint complete old sign

\$1,200- Handicap ramp

\$500- Stripe parking lot with wheelchair designation

\$600- Add railing near handicap parking ramp

\$35- Install numbers on outside wall

\$1,000- Clean out drainage ditch If city does not do it

\$5,600- Remove and install new front door

\$4,000- Install second front door for rental space

Haul off is included

Total: \$27,735

James McClary
James McClary

11-8-21
11-8-21

J. Lopez Roofing

Preferred Gutter Estimate

**J. LOPEZ
ROOFING**
936-346-1153

Bill To

Invoice 9

Date of Issue: Nov 1, 2021
Due Date: Nov 1, 2021

DESCRIPTION	QTY	RATE	AMOUNT
		Subtotal	\$0.00
		Shipping	\$8,300.00
		Tax (0%)	\$0.00
		Total	\$8,300.00

Pressure wash parking lot and building-
\$4,000.00 Remove and install seamless
gutters-\$1,450.00 Paint building-\$2,750 City
permit-\$130.00



ESTIMATE

2021E-25

Lopez Roofing and Construction
401 W. Hwy 90, Unit 2
Dayton, TX 77535

Date: Nov 4, 2021

Due Date: Upon Completion

Balance Due: \$12,500.00

Bill To:

Tracy Williams
1710 N Main St.
Liberty, TX 77575

Item	Quantity	Rate	Amount
Install Industrial Gutter System	1	\$3,000.00	\$3,000.00
Demo Brick Pedestal	1	\$1,500.00	\$1,500.00
Paint & Trim all wooden surfaces (Includes any rotten wood that needs to be replaced -- and pressure washing)	1	\$2,000.00	\$2,000.00
Demo all guard rails and flagpole	1	\$2,500.00	\$2,500.00
Pressure wash parking lot	1	\$3,500.00	\$3,500.00

Subtotal: \$12,500.00

Tax (0%): \$0.00

Total: \$12,500.00

Notes:

Hand Nailed Quality Shingles
A+ rating with the BBB.
Locally owned and operated since 1995.
The ORIGINAL Lopez Roofing and Construction.

Terms:

Includes hauling off and disposing of guardrails and brick.

Cost of permit still pending.

Landscaping



October 20, 2021

Tracy Williams State Farm
Attn: Avian
1710 North Main
Liberty TX 77575

Dear Avian:

Thank you for taking the time to speak with us regarding your landscape needs. We look forward to the opportunity to work with you and feel confident our services will exceed your expectations. Please see detail below of the services we discussed. Should you have any questions, or concerns, please do not hesitate to call.

v.1

Landscape	Landscape	\$ 9,735.00 (w/o tax)
	(10) Mixed Soil (Yards)	
	(1) Moss Rock (Pallets)	
	(2) Boulders – Medium (Pieces)	
	(4) Phlox (1 Gallon)	
	(8) Lantana (3 Gallon)	
	(2) Oak Holly (30 Gallon)	
	(12) Drift Roses (3 Gallon)	
	(2) River Rock (Yards)	
	(3) Brown Hardwood Mulch (Yards)	
	(8) Sunshine Ligustrum (3 Gallon)	
	(4) Labor (Days)	

****Notes****

Additional materials, not listed above, to be provided by Customer, or will be additional charge (i.e. lighting, additional drainage materials, etc.). The above is a good faith estimate. No verbal change orders may be made to the above estimate. Any additional material/labor will be proposed to Customer and agreed upon in writing. Above installation will take approximately "labor" (Days), as defined above. (Saturdays and Sundays are occasionally excluded from "working days"), assuming no unstable weather conditions or unforeseen obstacles. Transplants have no warranty. Earthscapes of Texas, Inc., is not responsible for plant death due to any acts of nature or negligence by the Customer.

PO Box 366/2755 FM 1960
Dayton TX 77535
936.258.4455 (Voice)/866.698.1272 (Fax)
office@earthscapesoftexas.net

ESTIMATE

Preferred Door
Estimate

Ms.Tracy

Duran Doors

112 S. 11TH ST
Highlands, TX 77562

Phone: (713) 822-8343

Email: duranwide@gmail.com

Estimate #

000094

Date

11/03/2021

Description

Total

All Materials and Labor for Heavy Duty Custom Mahogany Exterior Doors \$5,200.00

All Materials and Labor for Heavy Duty Custom Mahogany Exterior Doors all details included.

- Two Heavy Duty Custom Mahogany Solid wood French Entry Doors with 3/8 inch tempered glass for 93 x 75 opening.

- Solid Mahogany Door Frame

Demolition, removal and disposal of existing door and frame included in estimate.

Reframing opening and installing new frame included in estimate.

Install Doors included in estimate.

Heavy Duty Hardware included: rust resistant stainless steel hinges, threshold, astragal mortis locks for doors.

Professional weather proofing Seal, Stain and Finish included.

Includes all details including door frame insulation, frame seal, weather striping, door sweeps, Mahogany Trim Moulding, door handle and lock installation. *Door handle not included.

Everything delivered, installed and finished to the last detail.



Subtotal \$5,200.00

Total \$5,200.00

Notes:

Payment of 50% required to start job.

Ms.Tracy



Mural

QUOTE

**606 N. Main St.
Dayton, TX 77535
Phone: (409) 679-4946**

DATE	11/8/2021
QUOTE #	12021
VALID UNTIL	12/31/2021

Tracy Williams
State Farm
1400 N. Travis St.
Liberty, TX 77575
(936) 336-2226

[illegible]

Subtotal	14,547.95
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TERMS AND CONDITIONS

1. Customer will be billed after indicating acceptance of this quote
 2. Payment will be due prior to delivery of service and goods
 3. Please fax or mail the signed price quote to the address above
- Customer Acceptance (sign below):*

Taxable	-
Tax rate	8.250%
Tax due	-
Other	-
TOTAL	\$ 14,547.95

x _____
Print Name: _____

If you have any questions about this price quote, please contact
[Name, Phone #, E-mail]

Thank You For Your Business!

Liberty Mural

Suzanne Sellars
713-253-2476

Artist will design and work with the client in person or over the phone to discuss final image selection and produce two color renderings of final concept.

Artist will supply all necessary materials, lift equipment and labor needed to complete the mural*.

The pricing below is based on the level of detail shown on the attached images and is calculated at \$12 a sq. ft.

Option A (the entire side of the building, approx. 1000 sq. ft.): \$12,000

→ Option B (the side of the building minus the area under the roof, approx. 870 sq. ft.)
\$10,500

Option C (sketch show in image C, approx. 525 to 600 sq. ft.) \$6300 - \$7200

These quotes are based on painting the entire surface. If we choose to leave some of the brick unpainted, prices will be adjusted. Artist will require a 10% downpayment to continue designing, purchasing supplies and securing a lift rental.

*Quotes do not include cleaning or priming the surface or sealing the finished product.

Tracy Williams

From: Hardin Sign Company <hardinsign@gmail.com>
Sent: Monday, October 25, 2021 9:17 AM
To: Tracy@tracywilliams.biz
Subject: [EXTERNAL] Sign

Good morning,

To install 2- 5'x12' Lexan faces w/graphics, new LED lighting, 1 set of retainers on both sides, remove old faces, fluorescent lighting and frames.
with tax is \$5769.80

--
Phil Baragas
Hardin Sign Co.
Cell: 832-867-1174
hardinsign@gmail.com

*Preferred Sign Company
Local company!
does not include permit*



FINAL LAYOUT

11-01-21

State Farm® / Creative Services / Agent Sign Program

Page 2 of 3

Prepared by: Brad Cole / brad.cole.g1it@statefarm.com / 309-766-4528

This page is to show correct appearance only. Graphics are not to scale and roughly placed.

Vendor's Next Steps: See page one for next steps in approval/production process.

State Farm specifications: Correct specifications for State Farm signage and window graphics are supplied in the final art files. The vendor is required to follow these specifications with no deviations.

Note: The final art files are to be used for this sign only.

Illuminated Box Sign

Gray Border:

The 1.5" gray border shown here is a visual representation of the sign retainer and shows the approximate visual opening. It is on a non-printing layer and is NOT part of the sign face artwork.

Cabinet:

For EXISTING cabinet box signs, the vendor may use the existing retainer – PMS 432u Special Dark Gray Metallic or Sherwin Williams SW 7076 Cyberspace (required if it appears worn in any way).

For NEW cabinet box signs, the retainer color should be gray. See cabinet specifications on the supplied Creative Services Illustrator .ai file for size and color.

Agent Sign:

Size: 60" x 144"

Logo: 15.3" High

Agent Name: 7.1" Cap Height

Phone Number: 6.3" High

Double-Sided

Sign cabinet and area below cabinet will need to be painted our gray colors (in the file specs).



Using
Hardin Sign Co.
& painting existing
sign





To: STATE FARM MUTUAL AUTO INS COMPANY
AGENT SIGNAGE PROGRAM
HOME MKTG-AGENTSIGNPROGRAM
home.mktg-agentsignprogram.169o13@statefarm.com
State Agent Code 53-8602
PO# MOVING

Site Id: SF97775
Location: TRACY WILLIAMS
Address: 1710 N MAIN ST
LIBERTY, TX 77575
Contact: Tracy Williams

Sign quote

Note: If you select sign product to be shipped to your installer, you are solely responsible for confirming that the quoted product will fit the designated location, permits are obtained, landlord requirements are met, and that the sign meets local code requirements.

In addition, if sign product arrives with visible damage, the consignee must refuse the damaged portion of signage shipment, noting damage on delivery receipt, and having the driver & consignee take pictures of damaged product.

Qty	Item #	Description	Price	Amount
1	PP457662A	SIGN,SF 74"X97" LOGO FLAT DF W Remove and dispose of existing, pole sign and footing. Install new, approx. 6'x8', double side decorated, LED illuminated, center pole mounted, direct bury footing, 12' overall height, pylon sign in its place. Agent is responsible to have dedicated, adequate electric run to sign location by a local licensed electrician (120V, 20amp). Installers to perform final connect within 5' of sign only. Such wiring must have the approval of the National Board of Fire Underwriters or the municipal department having jurisdiction. Note Sign does not ship with a photo cell or timer. Agent is responsible to have a timer installed at the breaker by a local licensed electrician if needed	\$6,573.88	\$6,573.88
1	PP457662H	POLE,SF 12' OAH GREY Additional charges applied to final invoice. Please install new direct bury pole, cassion footing for use with new SF 6' x 8' box sign	\$1,507.46	\$1,507.46
1	W2C-1	VINYL LOGO-NAME-WEB-OFFICE INFORMATION.WHITE. APP LIED TO THE 1ST SURFACE. Install all vinyls on OUTSIDE of glass. Trim as needed in field. Horizontally center text on stripe. Red Stripes should be approximately 30" on center above grade or at door knob height. From left to right: AHL, HB, left door, none, right door - agent info, PIAFS, SF Logo, LAGNSFITNothing in far right window	\$102.32	\$102.32



QUOTE 278455-1
Quoted Date: 10/07/21

Page: 2
Project #: 457662

Qty	Item #	Description	Price	Amount
		Install Agent name on DOOR. bottom of agent's name should be 60" above grade, left justified. SF Logo to be 2.5" above top of agent's name.		
1	6077	LABOR-REMOVING CURRENT SIGN	\$918.00	\$918.00
1	6201	PERMIT STAFF TIME (ESTIMATED)	\$444.44	\$444.44
1	6204	PROJECT MANAGEMENT SERVICES	\$700.00	\$700.00
1	6205	PERMIT FEE (ESTIMATED, BILLED AT COST)	\$800.00	\$800.00

NOTES:

The above pricing is based on standard sign construction to withstand winds of 35 psf (approx. 90 mph @ 40'OAH). Signs being shipped to certain areas, including coastal areas, will require structural modification to withstand higher wind loads based on local code requirements and need to be quoted separately.

More than (2) design rendering changes will be charged at \$95.00 per piece and will be eligible for the subsidy.

YES / NO (please select) I would like to be notified if during the survey or installation, it is observed that the underside of the building or sign surface may need to be repaired or painted. I understand that this may require that the new sign installation be delayed and require an additional return site expense by sign installer. (Maintenance is not eligible for subsidy and is the agent's full responsibility to arrange and pay all related expenses.)	Subtotal: \$11,046.10 Eligible Installation: \$4,853.99 Ineligible Installation: \$0.00 Estimated Freight: \$1,100.00 Sales Tax: \$0.00 Project total: \$17,000.09 State Farm Responsibility: \$3,500.00 Agent Responsibility: \$13,500.09
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EXISTING COLUMN, ANCHOR BOLTS AND FOUNDATION HAVE NOT BEEN INSPECTED FOR ADEQUATE STRUCTURE INTEGRITY. THIS IS THE RESPONSIBILITY OF THE PURCHASER. PURCHASER ASSUMES ALL LIABILITY IN THIS REGARD

STATE FARM PAYMENT OPTIONS - Please mark only one box.

I, Tracy Williams, (agent/intern name) acknowledge that State Farm will advance funds for the items ordered and agree that regardless of my affiliation to State Farm that I will reimburse State Farm in full and hereby authorize the following method and timing of payment as indicated below.

SELECT COMPENSATION DEDUCTION OPTION BELOW:

- ☐ 0% Interest 1 Month (Any Purchase Amount)
- ☐ 0% Interest 3 Month (Purchase exceeding \$300)
- ☐ 0% Interest 6 Month (Purchase exceeding \$750)
- ☐ 0% Interest 12 Month (Purchase exceeding \$750)

Note: Certain installation expenses are not eligible for compensation deduction such as electric service, major wall repair and

Work item	Estimate	Preferred contractor
Take down brick pedestal	\$2,300.00	J & M painting from Dayton
Lanscaping in front	\$3,000.00	J & M painting from Dayton
Replace rotted wood on windows and exterior & Paint trim and porch	\$5,000.00	J & M painting from Dayton
Remove flagpole	\$100.00	J & M painting from Dayton
Remove railings in parking lot	\$1,500.00	J & M painting from Dayton
powerwash building	\$900.00	J & M painting from Dayton
powerwash sidewalks and parking lot	\$800.00	J & M painting from Dayton
Paint faded parts of sign	\$1,200.00	J & M painting from Dayton
New sign faces, rework the old sign with new lighting	\$5,979.80	Hardin Sign Co.
remove and replace concrete handicap ramp	\$1,200.00	J & M painting from Dayton
stripe parking lot and add wheelchair spot	\$500.00	J & M painting from Dayton
Add railing near handicap parking ramp	\$600.00	J & M painting from Dayton
New double door or one door with 2 sidelites	\$5,200.00	Duran Doors
Replace front window with new door for tenant	\$4,000.00	Duran Doors
Door handle lockset	\$214.32	Wayfair or lowes
paint mural on side of building	\$10,500.00	Haven't chosen the artist yet
install gutters	\$1,450.00	J Lopez roofing
Permits?	\$500.00	City of Liberty
Total	\$44,944.12	

CONSTRUCTION 1

	J&M Painting and Pressure Washing
Install second front door	\$ 4,000.00
Remove railings in parking lot	\$ 1,500.00
Paint/Complete old sign	\$ 1,200.00
Handicap ramp	\$ 1,200.00
Power wash outside of building	\$ 900.00
Add railing	\$ 600.00
Stripe parking lot	\$ 500.00
<u>Total</u>	<u>\$ 9,900.00</u>

CONSTRUCTION 2

	Duran Doors	J&M Painting and Pressure Washing
Install new double door	\$ 5,200.00	\$ 5,600.00

CONSTRUCTION 3

	J&M Painting and Pressure Washing	Lopez Roofing
Remove brick pedestal	\$ 2,300.00	\$ 1,500.00
Remove flagpole	\$ 100.00	\$ 2,500.00
Power wash parking lot	\$ 800.00	\$ 3,500.00
Replace and paint rotten wood	\$ 5,000.00	\$ 2,000.00
<u>Total</u>	<u>\$ 8,200.00</u>	<u>\$ 9,500.00</u>

PAINTING

	Suzanne Sellars	Kelsey Connor
Mural	\$ 10,500.00	\$ 14,547.95

GUTTERS

	J. Lopez Roofing	Lopez Roofing
Install new gutters to improve drainage	\$ 1,450.00	\$ 3,000.00

SIGNS

	Hardin Sign Company	Everbrite
Install new state farm sign	\$ 5,979.80	\$ 13,500.09

LANDSCAPING

	J&M Painting and Pressure Washing	Earthscapes of Texas
Landscape two new flower beds	\$ 3,000.00	\$ 9,735.00

MATERIALS

Door handles with locks	\$ 214.32
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<u>PERMITS</u>	\$	500.00
<u>Grand Total</u>	\$	44,944.12