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, April 19, 2022	6:00 PM	City Council Chambers

I. CALL TO ORDER

This meeting was called to order on April19, 2022 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:00 p.m. by President Dennis Beasley.

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 citizens' 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.

President Beasley 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 - Topics include Facade Grant Program, Construction Projects, Airport Updates, Golf Course Updates and Residential Subdivisions.

General Manager Tom Warner reviewed the General Manager's report, discussing the following:

- FY2022 Budget - Business Facade Grant
- Recently Completed Project
- Projects under Construction
- Upcoming Projects
- Airport
- Golf Course
- Subdivision Developers
- Water and Wastewater improvement projects
- Replat of Holly Street Manor
- Economic Development Strategic Plan

B. Finance Report

Assistant City Manager and CFO Naomi Herrington reported on the corporation's financials through February 2022.

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council 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 Vice President Norwood to approve all items on the consent agenda. The motion was seconded by Secretary McCarty. The motion passed 6 to 0

A. Minutes Approval

1. 03.15.2022 LCDC Minutes

V. REGULAR AGENDA

C. Executive Session

At 6:11 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized by Title 5, Chapter 551 of the Texas Government Code.

1. Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.

2. Texas Government Code §551.071 - Private Consultation with Attorney.

- To seek advice regarding contemplated /pending litigation.

D. Reconvene into Regular Session

At 6:45 p.m., President Beasley closed the Executive Session and reconvened the open meeting. No action was taken regarding Executive Session items.

A. Regular Session

1. Citizen Request - FLNB

Mr. Kelly Stretcher from First Liberty National Bank gave a presentation on 4B Economic Development and Beautification/Improvement for the City of Liberty. Discussion of downtown revitalization using the Liberty Community Development Corporation and a loan program offered by First Liberty National Bank to help businesses in the area.

2. Consider amending the façade grant awarded to Milton Fregia by $476.50, for a new total grant amount of $5,112.32.

On March 15, 2022, the LCDC Board of Directors approved a facade grant for Milton Fregia in the amount of $4,635.82. As part of his project, Mr. Fregia planned to repave his parking lot. However, from the time Mr. Fregia received his original quote (on January 10th) to the time he intended to start on the project (March 30th), the cost of the project increased. Mr. Fregia is requesting additional assistance from LCDC to cover the cost of the price increase.

- Original Quote $6,403.00
- Revised Quote $7,356.00
- Increase $ 953.00
- Reimbursement $ 476.50

A motion was made by Board Member VanDeventer to award a business facade improvement grant amendment to Milton Fregia in the amount of $476.50 for a new total of $5,112.32. The motion was seconded by Vice President Norwood. The motion passed 6 to 0, with Board Member Dorsett being absent.

3. Consider amending the façade grant awarded to Tracy Williams by $2,067.84 for a new total grant amount of $20,000.

On November 16, 2021, the LCDC Board of Directors approved a façade grant for Tracy Williams in the amount of $17,932.16. Since that time, the costs of some project items have increased due to the job being more involved than originally anticipated and more work being needed to complete certain jobs than was initially anticipated. For these reasons, Mrs. Williams is requesting additional assistance from LCDC to cover the cost of the price increases. The additional grant request is for $2,067.84 for a total grant request of $20,000.00.

A motion was made by Secretary McCarty to award a business facade improvement grant amendment to Tracy Williams in the amount of $2,067.84 for a new total of $20,000. The motion was seconded by Board Member Campbell. The motion passed 6 to 0, with Board Member Dorsett being absent.

B. Work Session

1. Hold a work session to consider an amendment to the LCDC Bylaws.

Currently, the LCDC Bylaws state that “the Board shall consist of seven (7) directors, each of whom shall be appointed by the City Council. Each of the directors shall be a resident of the City.” A request has been made to the City to remove the requirement that directors be residents of the City.

General Manager Tom Warner discussed with the LCDC Board the request to remove the requirement that directors be residents of the City. The LCDC Board agreed that there should be no changes to the bylaws at this time.

VI. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, President Beasley adjourned the meeting at 7:49 p.m.

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Dennis Beasley, President

ATTEST:

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Kathrine McCarty, Board Secretary