



The City of Liberty City Council

Special Called Meeting

~ Agenda ~

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

April Gilliland
City Secretary
936-336-3684

Tuesday, May 28, 2024

6:00 PM

City Council Chambers

The City Council 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
Mayor John Hebert, Jr.				
Mayor Pro Tem Libby Simonson				
Council Member Dennis Beasley				
Council Member Tommy Brents				
Council Member Ed Seymour				
Council Member Ross Ward				
Council Member Debbie Dugger				

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

Public Comment is reserved for members of the public who would like to address the City Council regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Council 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 City Council may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

III. REGULAR AGENDA

A. Regular Session

1. City Council hold a public hearing on the condemnation of two (2) hazardous and unsafe structures to determine if the structure should be repaired or demolished: 4310 N Main (Car Wash) and 2612 Newman.
2. **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE MAYOR TO SIGN ORDERS OF ABATEMENT FOR THE SUBSTANDARD STRUCTURES SUBJECT TO THE PUBLIC HEARING HELD ON MAY 28, 2024.**

3. **AN ORDINANCE AMENDING ARTICLE 1.05, BOARDS, COMMISSIONS AND COMMITTEES, DIVISION 3, AIRPORT ADVISORY BOARD, SECTION 1.05.063, APPOINTMENT AND TERM OF MEMBERS, OF THE CITY OF LIBERTY CODE OF ORDINANCES RELATED TO THE COMPOSITION OF THE AIRPORT ADVISORY BOARD; ESTABLISHING AN EFFECTIVE DATE.**
4. **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE CONSTRUCTION OF A TEN-UNIT NESTED T-HANGAR AT THE LIBERTY MUNICIPAL AIRPORT.**
5. **First Reading: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, RATIFYING THE LCDC'S EXPENDITURE OF FUNDS FOR A TEN-UNIT NESTED T-HANGAR AT THE LIBERTY MUNICIPAL AIRPORT.**
6. **Second Reading: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, RATIFYING THE LCDC'S EXPENDITURE OF FUNDS FOR A TEN-UNIT NESTED T-HANGAR AT THE LIBERTY MUNICIPAL AIRPORT.**
7. **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH CLUB CAR, LLC.**

B. Work Session

1. Discussion of City Park Restrooms

C. Executive Session

1. **Texas Government Code §551.071 - Private Consultation with Attorney**
Discussion with attorney regarding contemplated/pending litigation and/or regarding matters protected by attorney/client privilege.
2. **Texas Government Code §551.072 - Deliberation Regarding Real Property**
Discussion regarding real property.
3. **Texas Government Code §551.074 - Personnel Matters.**
To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
4. **Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.**
Discussion regarding economic development negotiations.

D. Reconvene into Regular Session

1. Consider and take possible action on legal matters discussed in executive session.
2. Consider and take action on real estate matters discussed in executive session.
3. Consider and take possible action on personnel matters discussed in the executive session.
4. Consider and take possible action on economic development matters discussed in executive session.

IV. 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 24th day of May, 2024 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

Meeting Date: May 28, 2024

Agenda Wording: City Council hold a public hearing on the condemnation of two (2) hazardous and unsafe structures to determine if the structure should be repaired or demolished: 4310 N Main (Car Wash) and 2612 Newman.

Department: Community Development

Subject: Hazardous Structures

Background: The Code of Ordinances requires the City Council to hold a public hearing to determine if a structure complies with the City's Hazardous Building Ordinance and, if not, to determine if the structure should be (1) repaired, (2) vacated and repaired or (3) demolished.

The Code of Ordinances specifies that if a structure is fifty (50) percent damaged, decayed, or deteriorated, it shall be demolished or if the cost of repairs exceeds fifty (50) percent of the value of the structure, it shall be demolished.

The public hearing will consider the following structures:

- 4310 N Main
- 2612 Newman

Funding Source: n/a

Staff Recommendation: Staff recommends City Council hold the public hearing.

SUBSTANDARD BUILDING INSPECTION REPORT

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF LIBERTY

ADDRESS OF STRUCTURE:	4310 N MAIN (CAR WASH)
OWNER:	VIRANI NAUSHAD ALI
OWNER ADDRESS:	P O BOX 748 LIBERTY, TEXAS 77575
LEGAL DESCRIPTION:	000091 GEO ORR, TRACT 248-9, 262, ACRES 1.1019
2023 ASSESSED CAD VALUE:	\$7,880
FIRE DAMAGED?	NO
INSPECTION DATE:	01/30/2024
50% DAMAGED OR DECAYED?	YES (CAR WASH)
REPAIR COSTS > 50% VALUE?	YES (CAR WASH)

DESCRIPTION OF PROPERTY: The car wash at 4310 N Main is a neglected car wash that has not had an active utility account in years. On the day of the inspection, staff observed inadequate maintenance, faulty weather protection, inadequate sanitation and structural hazards. At this time the structure has been damaged and deteriorated. The car wash at 4310 N Main is dilapidated, substandard and unfit for human habitation and a hazard to the public health, safety, and welfare. This structure meets the conditions of a substandard and dangerous building as established by the City of Liberty hazardous structure ordinance.

Property Address:
4310 N Main (Car
Wash)

Substandard
Building Inspection

5.28.2024





Jan 30, 2024 at 10:34:13 AM



On January 30, 2024, the Liberty Code Enforcement Division and BBG Staff made a site inspection of the property located at 4310 N Main (Car Wash) in Liberty, TX.

Violations were found with regards to the structural integrity of the building, and it is in danger of collapse due to catastrophic failure of the structural support system.

These violations were found to constitute a hazard to public health, safety and welfare of the citizens.

The structure meets the conditions for substandard and dangerous as established in the Liberty Code of Ordinances.

**Summary Report of Conditions located
at 4310 N Main (Car Wash), Liberty, TX.**

The City of Liberty Code of Ordinances Chapter 3 Article 3.05.003 Substandard conditions states:

For the purpose of this article, any building or structure which has any or all of the following conditions or defects shall be deemed a substandard and dangerous building and be below the minimum standards for continued use and occupancy.

A list of 14 conditions is then provided to determine if a building is substandard and dangerous.

Summary Report of Conditions located
at 4310 N Main (Car Wash), Liberty, TX.



Jan 30, 2024 at 10:29:20 AM

City of Liberty Code of Ordinances

Sec. 3.05.003

(4) Hazardous wiring. Hazardous wiring shall include all wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner:

Jan 30, 2024 at 10:29:51 AM



City of Liberty Code of Ordinances

Sec. 3.05.003

(4) Hazardous wiring. Hazardous wiring shall include all wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner:

Jan 30, 2024 at 10:32:06 AM



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Structural hazards. Structural hazards shall include but not be limited to the following:

(F) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.

Jan 30, 2024 at 10:30:36 AM



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Structural hazards. Structural hazards shall include but not be limited to the following:

(F) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.

Jan 30, 2024 at 10:31:31 AM



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Structural hazards. Structural hazards shall include but not be limited to the following:

(F) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.

Jan 30, 2024 at 10:30:55 AM



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Structural hazards. Structural hazards shall include but not be limited to the following:

(D) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defect or deterioration



City of Liberty Code of Ordinances

Sec. 3.05.003

(10) Hazardous or unsanitary premises. Hazardous or unsanitary premises shall include those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health or safety hazards.

(11) Inadequate maintenance. Inadequate maintenance shall include any building or portion thereof which is determined to be an unsafe building.

Jan 30, 2024 at 10:30:08 AM

City of Liberty Code of Ordinances

Sec. 3.05.003

(10) Hazardous or unsanitary premises. Hazardous or unsanitary premises shall include those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health or safety hazards.

(11) Inadequate maintenance. Inadequate maintenance shall include any building or portion thereof which is determined to be an unsafe building.

Jan 30, 2024 at 10:29:06 AM



Apr 5, 2024 at 3:55:05 PM



City of Liberty Code of Ordinances

Sec. 3.05.031

- (e) Posting. One (1) copy of the notice provided for herein shall be conspicuously posted on the building or structure involved.

END OF PRESENTATION
4310 N Main (Car Wash)

Summary Report of Conditions located
at 4310 N Main (Car Wash), Liberty, TX.

SUBSTANDARD BUILDING INSPECTION REPORT

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF LIBERTY

ADDRESS OF STRUCTURE:	2612 NEWMAN
OWNER:	PARGA JUAN M & TINA
OWNER ADDRESS:	1003 MILAM ST LIBERTY, TEXAS 77575
LEGAL DESCRIPTION:	DAVIDGE, BLOCK 4, LOT 4, ACRES .1492
2023 ASSESSED CAD VALUE:	\$60,060
FIRE DAMAGED?	YES
INSPECTION DATE:	04/12/2024
50% DAMAGED OR DECAYED?	YES
REPAIR COSTS > 50% VALUE?	YES

DESCRIPTION OF PROPERTY: The home at 2612 Newman was damaged by fire on 6-14-2021. The estimated property damage from the fire is \$100,000. The home has not been repaired or maintained since the fire. The home does not have any utilities. The home at 2612 Newman is dilapidated, substandard and unfit for human habitation and a hazard to the public health, safety, and welfare. This structure meets the conditions of a substandard and dangerous building as established by the City of Liberty hazardous structure ordinance.

Property Address:
2612 Newman

Substandard
Building Inspection

5.28.2024



Apr 12, 2024 at 4:07:55 PM





On April 12, 2024, the Liberty Code Enforcement Division made a site inspection of the property located at 2612 Newman in Liberty, TX.

Violations were found with regards to the structural integrity of the building, and it is in danger of collapse due to catastrophic failure of the structural support system.

These violations were found to constitute a hazard to public health, safety and welfare of the citizens.

The structure meets the conditions for substandard and dangerous as established in the Liberty Code of Ordinances.

**Summary Report of Conditions located
at 2612 Newman, Liberty, TX.**

The City of Liberty Code of Ordinances Chapter 3 Article 3.05.003 Substandard conditions states:

For the purpose of this article, any building or structure which has any or all of the following conditions or defects shall be deemed a substandard and dangerous building and be below the minimum standards for continued use and occupancy.

A list of 14 conditions is then provided to determine if a building is substandard and dangerous.

Summary Report of Conditions located
at 2612 Newman, Liberty, TX.

Apr 12, 2024 at 4:12:00 PM



City of Liberty Code of Ordinances

Sec. 3.05.003

(4) Hazardous wiring. Hazardous wiring shall include all wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner:



City of Liberty Code of Ordinances

Sec. 3.05.003

(7) Faulty weather protection. Faulty weather protection shall include but not be limited to deteriorated, crumbling or loose plaster or deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors; also, defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other approved protective covering, and broken, rotten, split or buckled exterior wall covering or roof covering.

Apr 12, 2024 at 4:10:29 PM



City of Liberty Code of Ordinances

Sec. 3.05.003

(7) Faulty weather protection. Faulty weather protection shall include but not be limited to deteriorated, crumbling or loose plaster or deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors; also, defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other approved protective covering, and broken, rotten, split or buckled exterior wall covering or roof covering.

Apr 12, 2024 at 4:10:36 PM



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Structural hazards. Structural hazards shall include but not be limited to the following:

(F) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Structural hazards. Structural hazards shall include but not be limited to the following:

(F) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Structural hazards. Structural hazards shall include but not be limited to the following:

(F) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.

Apr 12, 2024 at 4:16:28 PM



City of Liberty Code of Ordinances

Sec. 3.05.003

(2) Structural hazards. Structural hazards shall include but not be limited to the following:

(D) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defect or deterioration

Apr 12, 2024 at 4:10:04 PM



Apr 12, 2024 at 4:11:18 PM



Apr 12, 2024 at 4:16:49 PM



Apr 12, 2024 at 4:17:07 PM



Apr 12, 2024 at 4:17:32 PM



Apr 12, 2024 at 4:17:12 PM



Apr 16, 2024 at 3:07:40 PM



City of Liberty Code of Ordinances

Sec. 3.05.031

- (e) Posting. One (1) copy of the notice provided for herein shall be conspicuously posted on the building or structure involved.



City of Liberty Code of Ordinances

Sec. 3.05.031

- (e) Posting. One (1) copy of the notice provided for herein shall be conspicuously posted on the building or structure involved.

END OF PRESENTATION
2612 Newman

Summary Report of Conditions located
at 2612 Newman, Liberty, TX.

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: May 28, 2024

Agenda Wording: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE MAYOR TO SIGN ORDERS OF ABATEMENT FOR THE SUBSTANDARD STRUCTURES SUBJECT TO THE PUBLIC HEARING HELD ON MAY 28, 2024.

Department: Community Development

Subject: Hazardous Structures

Background: The following structures have been inspected by City Staff and found to be unsafe structures as defined by the City of Liberty's Code of Ordinances, Article 3.05, Hazardous Structures and by the 2021 International Property Maintenance Code. Additionally, these structures have deteriorated to a condition that they are no longer considered suitable for repair.

- 4310 N Main
- 2612 Newman

Funding Source: If not demolished by the owner, demolition funds are available in the Inspections & Permits operating budget.

Staff Recommendation: Staff recommends approval of the resolution declaring one (1) structure to be hazardous, a public nuisance, and ordering the owners to demolish the structure within thirty (30) days.

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: May 28, 2024

Agenda Wording: AN ORDINANCE AMENDING ARTICLE 1.05, BOARDS, COMMISSIONS AND COMMITTEES, DIVISION 3, AIRPORT ADVISORY BOARD, SECTION 1.05.063, APPOINTMENT AND TERM OF MEMBERS, OF THE CITY OF LIBERTY CODE OF ORDINANCES RELATED TO THE COMPOSITION OF THE AIRPORT ADVISORY BOARD; ESTABLISHING AN EFFECTIVE DATE.

Department: Airport

Subject: Airport Advisory Board

Background: Currently, the Airport Advisory Board allows for 2 residents, 2 nonresidents and 1 councilperson to serve as members. However, due to the difficulty of finding interested applicants who are also city residents, staff is proposing to decrease the number of residents by one and increase the number of nonresidents by one.

If approved, the new structure would allow for 1 resident, 3 nonresidents and 1 councilperson.

Funding Source: n/a

Staff Recommendation: Staff recommends approval of the ordinance.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 5/28/2024 6:00 PM

Department: Airport
Category: Ordinance

Ordinance

AN ORDINANCE AMENDING ARTICLE 1.05, BOARDS, COMMISSIONS AND COMMITTEES, DIVISION 3, AIRPORT ADVISORY BOARD, SECTION 1.05.063, APPOINTMENT AND TERM OF MEMBERS, OF THE CITY OF LIBERTY CODE OF ORDINANCES RELATED TO THE COMPOSITION OF THE AIRPORT ADVISORY BOARD; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Liberty is a Texas municipal corporation existing under the laws of the State of Texas; and

WHEREAS, currently, Article 1.05, Division 3, of the City of Liberty Code of Ordinances provides that the Airport Advisory Board is to be composed of five (5) members, including at least two (2) residents of the City of Liberty, up to two (2) nonresidents, and one (1) member of the City Council or City management; and

WHEREAS, due to difficulty in finding interested residents of the City of Liberty to serve on the Airport Advisory Board, City staff recommends amending Section 1.05.063 of the Code of Ordinances to allow for the Airport Advisory Board to be composed at least one (1) resident of the City of Liberty, up to three (3) nonresidents, and one (1) member of the City Council or City management.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Liberty, Liberty County, Texas:

SECTION 1. That Article 1.05, Board, Commissions and Committees, Division 3, Airport Advisory Board, Section 1.05.063, Appointment and Term of Members, of the Code of Ordinances of the City of Liberty, Texas, shall be amended as follows:

CHAPTER 1 GENERAL PROVISIONS

ARTICLE 1.05 BOARDS, COMMISSIONS AND COMMITTEES

Division 3 Airport Advisory Board

Sec. 1.05.063 Appointment and term of members.

(a) The city council shall appoint the members of the airport advisory board for three (3) year terms. All terms shall end on December 31st. The city council shall have the right and authority to remove or replace any members of the airport advisory board at any time and for any reason.

(b) The airport advisory board shall be composed as follows:

1. Membership may include three (3) nonresident members;
2. One (1) member shall be a councilperson or a member of management of the city;
3. Except as provided by subsection (b)(1), all members must live in the corporate

city limits.

(c) Members of the airport advisory board shall serve without compensation.

(d) Members of the airport advisory board shall be subject to removal at the will and pleasure of the city council.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given as required by law.

SECTION 5. That the changes set forth in this ordinance will take effect immediately.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Liberty, this _____ day of _____, 2024.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: May 28, 2024

Agenda Wording: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE CONSTRUCTION OF A TEN-UNIT NESTED T-HANGAR AT THE LIBERTY MUNICIPAL AIRPORT.

Department: Airport

Subject: T-Hangar Construction

Background: The Texas Department of Transportation (TxDOT) Aviation Division notified the City of the current and future federal funding available for the Liberty Municipal Airport. The funding availability is summarized below:

Leftover Funding (Runway Rehab)	Infrastructure Investment and Jobs Act	Non-Primary Entitlement	Total
FY 21 - \$266,600			\$266,600
	FY 22 - \$159,000		\$159,000
	FY 23 - \$145,000		\$145,000
	FY 24 - \$145,000	FY 24 - \$150,000	\$295,000
	FY 25 - \$145,000	FY 25 - \$150,000	\$295,000
	FY 26 - \$145,000	FY 26 - \$150,000	\$295,000
		FY 27 - \$150,000	\$150,000
\$266,000	\$739,000	\$600,000	\$1,605,600

The City was also requested by TxDOT to identify the projects and the appropriate fund allocation amount for each project. After reviewing the maximum funding amount and the time frame in which the funds must be expended, it was determined that the construction of a ten-unit nested T-hangar was the best use of these funds. The estimated cost of the T-hangars is \$2,200,000 which results in a funding deficiency of \$600,000.

On May 22, 2024, the LCDC Board of Directors approved the expenditure of one-half of the deficit or \$300,000 from LCDC's fund balance. The LCDC's funding of \$300,000 is contingent upon the City Council funding the remaining \$300,000.

Since a portion of the future federal and state funding will be funded in the next three fiscal years, it will be necessary for the city to fund the project for those fiscal years until all the funding is received. The total amount of future funding required is \$740,000.

Liberty's current T-hangars were constructed in 2012. As of December 13, 2023, over 45 people are on Liberty's waiting list for T-hangars.

If the T-hangars are approved for construction, the airport would generate additional revenue from t-hangar rental fees and fuel sales.

Funding Source: LCDC Fund Balance and Cambridge Funds

Staff Recommendation: Staff recommends approval of the resolution authorizing expenditure for ten nested T-hangars.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 5/28/2024 6:00 PM

Department: Airport
Category: Resolution

Resolution

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE CONSTRUCTION OF A TEN-UNIT NESTED T-HANGAR AT THE LIBERTY MUNICIPAL AIRPORT.

WHEREAS, on May 22, 2024, the Liberty Community Development Corporation ("LCDC") authorized the expenditure of \$300,000.00 for the construction of a ten-unit nested T-hangar at the Liberty Municipal Airport; and

WHEREAS, the T-Hangar project is estimated to cost \$2,200,000.00 with \$1,600,000.00 available in state and federal funding; and

WHEREAS, with a deficit of \$600,000.00, the LCDC agreed to fund \$300,000.00 contingent upon the City funding the remaining \$300,000.00; and

WHEREAS, if the T-hangars are approved for construction, the airport would generate additional revenue from T-hangar rental fees and fuel sales; and

WHEREAS, since a portion of the future federal and state funding will be funded in the next three fiscal years, it will be necessary for the city to fund the project for those fiscal years using Cambridge funds until all the funding is received and the City can be reimbursed; and

WHEREAS, the City Council approves the expenditure of \$300,000 in Cambridge funds to help fund the deficit after LCDC funds and state and federal funds are used; and

WHEREAS, the City Council finds that the expenditure of funds on the ten-unit nested T-hangar project at the Liberty Municipal Airport promotes economic development within the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby approves the use of Cambridge funds to pay for the initial costs of the T-Hangar, with a portion of the funds being reimbursed by state and federal grants, and the City Council approves the use of \$300,000 in Cambridge funds for the actual funding of the project.

PASSED AND APPROVED this ____ day of _____, 2024.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: May 28, 2024

Agenda Wording: First Reading: **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, RATIFYING THE LCDC'S EXPENDITURE OF FUNDS FOR A TEN-UNIT NESTED T-HANGAR AT THE LIBERTY MUNICIPAL AIRPORT.**

Department: Airport

Subject: T-Hangar Construction

Background: On May 22, 2024, the LCDC Board of Directors authorized the expenditure of \$300,000 for the construction of a ten-unit nested T-hangar at the airport. The project is estimated to cost \$2,200,000 with \$1,600,000 available in state and federal funding. With a deficit of \$600,000, LCDC agreed to fund \$300,000 contingent upon the City Council funding the remaining \$300,000.

Liberty's current T-hangars were constructed in 2012. As of December 13, 2023, over 45 people are on Liberty's waiting list for T-hangars.

If the T-hangars are approved for construction, the airport would generate additional revenue from T-hangar rental fees and fuel sales.

Funding Source: LCDC Fund Balance and Cambridge Fund

Staff Recommendation: Staff recommends approval of the resolution ratifying the LCDC expenditure for a ten-unit nested T-hangar.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 5/28/2024 6:00 PM

Department: Airport
Category: Resolution

Resolution

First Reading: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, RATIFYING THE LCDC'S EXPENDITURE OF FUNDS FOR A TEN-UNIT NESTED T-HANGAR AT THE LIBERTY MUNICIPAL AIRPORT.

WHEREAS, on May 21, 2024, the Liberty Community Development Corporation ("LCDC") authorized the expenditure of \$300,000.00 for the construction of a ten-unit nested T-hangar at the Liberty Municipal Airport; and

WHEREAS, the project is estimated to cost \$2,200,000.00 with \$1,600,000.00 available in state and federal funding; and

WHEREAS, with a deficit of \$600,000.00, the LCDC agreed to fund \$300,000.00 contingent upon the City funding the remaining \$300,000.00; and

WHEREAS, the City Council finds that the expenditure of funds on the ten-unit nested T-hangar project at the Liberty Municipal Airport promotes economic development within the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby ratifies LCDC's expenditure of \$300,000.00 for the ten-unit nested T-hangar project at the Liberty Municipal Airport.

PASSED AND APPROVED this ____ day of _____, 2024.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: May 28, 2024

Agenda Wording: Second Reading: **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, RATIFYING THE LCDC'S EXPENDITURE OF FUNDS FOR A TEN-UNIT NESTED T-HANGAR AT THE LIBERTY MUNICIPAL AIRPORT.**

Department: Airport

Subject: T-Hangar Construction

Background: On May 22, 2024, the LCDC Board of Directors authorized the expenditure of \$300,000 for the construction of a ten-unit nested T-hangar at the airport. The project is estimated to cost \$2,200,000 with \$1,600,000 available in state and federal funding. With a deficit of \$600,000, LCDC agreed to fund \$300,000 contingent upon the City Council funding the remaining \$300,000.

Liberty's current T-hangars were constructed in 2012. As of December 13, 2023, over 45 people are on Liberty's waiting list for T-hangars.

If the T-hangars are approved for construction, the airport would generate additional revenue from T-hangar rental fees and fuel sales.

Funding Source: LCDC Fund Balance and Cambridge Fund

Staff Recommendation: Staff recommends approval of the resolution ratifying the LCDC expenditure for a ten-unit nested T-hangar.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 5/28/2024 6:00 PM

Department: Airport
Category: Resolution

Resolution

Second Reading: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, RATIFYING THE LCDC'S EXPENDITURE OF FUNDS FOR A TEN-UNIT NESTED T-HANGAR AT THE LIBERTY MUNICIPAL AIRPORT.

WHEREAS, on May 22, 2024, the Liberty Community Development Corporation ("LCDC") authorized the expenditure of \$300,000.00 for the construction of a ten-unit nested T-hangar at the Liberty Municipal Airport; and

WHEREAS, the project is estimated to cost \$2,200,000.00 with \$1,600,000.00 available in state and federal funding; and

WHEREAS, with a deficit of \$600,000.00, the LCDC agreed to fund \$300,000.00 contingent upon the City funding the remaining \$300,000.00; and

WHEREAS, the City Council finds that the expenditure of funds on the ten-unit nested T-hangar project at the Liberty Municipal Airport promotes economic development within the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby ratifies LCDC's expenditure of \$300,000.00 for the ten-unit nested T-hangar project at the Liberty Municipal Airport.

PASSED AND APPROVED this ____ day of _____, 2024.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas

CITY OF LIBERTY

City Council Agenda Item Form

Meeting Date: May 28, 2024

Agenda Wording: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH CLUB CAR, LLC.

Department: Golf Course

Subject: Golf Cart Rental

Background: The Liberty Municipal Golf Course leases forty-one (41) golf carts from Club Car, LLC. The current lease term with Club Car is 54 months and expires in October 2024. There are currently three (3) cart rental agreements between Club Car and the City. The reason for the multiple agreements was the need for additional carts when the number of players exceeded the number of carts available. The average cost per cart under these three agreements is \$131.44. The proposed lease agreement rate is \$147.29 per cart for a total of \$6,628.05 per month for all forty-five (45) carts. The term of the lease is fifty-four (54) months.

The golf carts to be furnished under this lease agreement are 2025 Club Car Golf Package models with lithium batteries. A few of the features included with each cart are chargers with power cords, driver and passenger-side sand bottles, numbering, connectivity and the city logo. The connectivity feature not only provides the golfer with a layout of each hole on a touchscreen display, it also gives the city the ability to geographically fence certain areas of the course that will disable the cart once the cart enters into the geographically fenced area. For example, a geographical fence will be placed around each green to prevent carts from being driven on to the greens.

The anticipated delivery date of the golf carts is October 2024.

Funding Source: Golf Cart Rental Fees

Staff Recommendation: Staff recommendations approval of the resolution authorizing the City Manager to execute the lease agreement with Club Car, LLC.



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 5/28/2024 6:00 PM

Department: Golf Course
Category: Resolution

Resolution

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBERTY, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH CLUB CAR, LLC.

WHEREAS, the Liberty Municipal Golf Course currently leases forty-one (41) golf carts from Club Car, LLC; and

WHEREAS, the current lease term with Club Car is 54 months and expires in October 2024; and

WHEREAS, there are currently three (3) cart rental agreements between Club Car and the City; and

WHEREAS, the average cost per cart under these three agreements is \$131.44; and

WHEREAS, the proposed lease agreement rate is \$147.29 per cart for a total of \$6,628.05 per month for all forty-five (45) carts.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Liberty, Texas, hereby authorizes the City Manager to execute an agreement with Club Car, LLC, to lease forty-five (45) carts for a total of \$6,628.05 per month.

PASSED AND APPROVED this ____ day of _____, 2024.

Mayor
City of Liberty, Texas

ATTEST:

City Secretary
City of Liberty, Texas