



**The City of Liberty**  
**Liberty Community Development Corporation**

1829 Sam Houston  
 Liberty, TX 77575  
[www.cityofliberty.org](http://www.cityofliberty.org)

**Meeting**

April Gilliland  
 City Secretary  
 936-336-3684

~ Agenda ~

Tuesday, January 28, 2025

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 Barbara Norwood				
Vice-President Michael Dorsett Jr.				
Secretary Kathrine McCarty				
Board Member Mark Campbell				
Board Member Dan VanDeventer				
Board Member Betty Runkle				
Board Member Craig Vansau				

**II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT**

Public Comment is reserved for members of the public who would like to address the Liberty Community Development Corporation 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 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 - General Manager - Tom Warner. Topics include Business Façade and Utility and Public Safety Grant Programs, Projects, Permits, US 90 Project, Shred Day and Faux Real Trade Days.**
- B. **Finance Report**

**IV. CONSENT AGENDA**

All consent items listed are considered to be routine by the Liberty Community Development Corporation 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. November 19, 2024

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

1. Consider amending the guidelines of the Utilities and Public Safety Grant Program by allowing standby generators to be considered an allowable expense for certain businesses.
2. Consider awarding a grant to the Liberty Independent School District (LISD) in the amount of \$20,000 related to the Facade Grant Program.
3. Consider awarding a grant to Milton Fregia in the amount of \$1,900 related to the Façade Grant Program.

**B. Work Session**

1. Review and discuss LCDC 2024 Annual Report

**VI. ADJOURNMENT****A. Motion To: Adjourn**


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*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 17th day of January, 2025 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

## Liberty Community Development Corporation Agenda Item Form

**Meeting Date:** January 28, 2025

**Agenda Wording:** General Manager's Report - General Manager - Tom Warner. Topics include Business Façade and Utility and Public Safety Grant Programs, Projects, Permits, US 90 Project, Shred Day and Faux Real Trade Days.

**Department:** Community Development

**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.

- In the FY25 Budget, the LCDC Board of Directors approved \$90,000 for the Business Facade Grant Program and \$90,000 for the Utilities and Public Safety Grant program. So far, \$40,000 has been approved for the facade grant program and \$33,204.75 has been approved for the UPS grant program.

### Facade Grant

Select Safety – 11/19/24 - (\$20,000)

Deluxe Inn – 11/19/24 - (\$20,000)

### UPS Grant

Miriam Lohan Nails and Spa – 11/19/24 (\$3,204.75)

LDRMC – 11/19/24 (\$30,000)

- Completed Projects
  - Lohan Nails & Spa (2311 Edgewood)
  - Murphy's Barber (1320 N Main, Suite G)
  - Brother's BBQ Catering (1829 Sam Houston)
  - Blessey Marine/Web Engines (3560 Hwy 90)
  - Los Ponchos Re-Opening (2315 Hwy 90)
  - The Wild Appaloosa Boutique (820 N Main, Suite C)
  - Freedom Church Phase I (422 Hwy 90)
- Projects Under Construction – New Construction and Additions
  - Starbucks - New Build (1606 US 90)
  - Liberty ISD - Administrative Office Addition (2103 N Main)
  - Liberty County Central Appraisal District – Interior Remodel (303 Fannin)
  - Fire Station No. 2 - New Build (119 Bowie)
  - New Life Church - New Church (2510 Jefferson)

- Tiger Beach River Park - Clearing & Grading (705 Port Road) - *Not Yet Started*
- Popeyes - Re-Build (1710 US 90) - *Not Yet Started*
- Car Wash - New Build (2812 N Main) - *Not Yet Started*
- Projects Under Construction – Renovations and Remodels
  - Lakeland Apartments – Convert commercial buildings into apartments (2704 N Main)
- Documents regarding the US 90 Widening Project can be found here: <https://www.txdot.gov/projects/hearings-meetings/beamont/2024/us90-widening-liberty-county-111424.html>
- The Texas State Library and Archives Commission has pulled a permit to do repair work on the Cleveland-Partlow House (2131 Grand)
- Jessica Beemer is the new Manager of Government Affairs for Comcast/Xfinity for Liberty County. Among other things, she will facilitate the resolution of citizen complaints, utility pole issues and service for new developments.
- The Dayton Chamber now has an office in Liberty City Hall. Sean Stockard, Executive Director of the Dayton Chamber, will be in the Liberty office on Tuesday and Thursday and the Dayton office on Monday, Wednesday and Friday. The phone number to the Liberty Office is 936-334-7317. Sean’s email is [sean@daytontxchamber.com](mailto:sean@daytontxchamber.com).
- Shred Day is scheduled for Saturday, March 8 starting at 9am.
- Faux Real Trade Days is on January 24 – 26. All activities take place at the TVE Fairgrounds (321 FM 563).

**Funding Source:**

**Staff Recommendation:**

# CITY OF LIBERTY

## Liberty Community Development Corporation Agenda Item Form

**Meeting Date:** January 28, 2025

**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

CITY OF LIBERTY  
 FINANCIAL STATEMENT  
 AS OF: NOVEMBER 30TH, 2024

21 -LIBERTY COMM. DEV. CORP.  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	ALL REVENUE	1,507,460.00	123,079.31	231,330.94	15.35	1,276,129.06
	*** FUND TOTAL REVENUE ***	1,507,460.00	123,079.31	231,330.94	15.35	1,276,129.06
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	LIBERTY COMMUNITY DEV	1,507,460.00	24,039.00	233,555.74	15.49	1,273,904.26
	*** FUND TOTAL EXPENDITURES ***	1,507,460.00	24,039.00	233,555.74	15.49	1,273,904.26
		=====	=====	=====	=====	=====
	EXCESS REVENUES/EXPENDITURES	0.00	99,040.31	( 2,224.80)	0.00	2,224.80
		=====	=====	=====	=====	=====

C I T Y O F L I B E R T Y  
 FINANCIAL STATEMENT  
 AS OF: NOVEMBER 30TH, 2024

21 -LIBERTY COMM. DEV. CORP.  
 REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>ALL REVENUE</u>						
321-0101	SALES TAX REVENUE	1,150,000.00	116,134.98	216,919.04	18.86	933,080.96
321-0110	INTEREST INCOME	100,000.00	6,944.33	14,411.90	14.41	85,588.10
321-2120	TRANSFER IN FROM FUND BALANCE	257,460.00	0.00	0.00	0.00	257,460.00
		-----	-----	-----	-----	-----
***	FUND TOTAL REVENUE ***	1,507,460.00	123,079.31	231,330.94	15.35	1,276,129.06
		=====	=====	=====	=====	=====

CITY OF LIBERTY  
 FINANCIAL STATEMENT  
 AS OF: NOVEMBER 30TH, 2024

21 -LIBERTY COMM. DEV. CORP.  
 LIBERTY COMMUNITY DEV

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>3-CHARGES &amp; SERVICES</u>						
421-307	MAINTENANCE WEBSITE	7,500.00	0.00	0.00	0.00	7,500.00
421-308	PROFESSIONAL DEVELOPMENT	25,000.00	0.00	0.00	0.00	25,000.00
421-309	MARKETING & ADVERTISING	50,000.00	3,055.00	11,284.24	22.57	38,715.76
421-313	MISCELLANEOUS	15,000.00	0.00	125.00	0.83	14,875.00
421-314	TRAVEL & TRAINING	15,000.00	400.00	400.00	2.67	14,600.00
421-315	DUES & MEMBERSHIPS	1,500.00	350.00	350.00	23.33	1,150.00
421-319	LEGAL FEES	5,000.00	234.00	504.00	10.08	4,496.00
421-322	PRELIMINARY ENGINEERING FEES	30,000.00	0.00	0.00	0.00	30,000.00
		-----	-----	-----	-----	-----
** CATEGORY TOTAL **		149,000.00	4,039.00	12,663.24	8.50	136,336.76
<u>4-OTHER</u>						
421-422	UPS GRANT PROGRAM	90,000.00	0.00	6,425.00	7.14	83,575.00
421-423	BUSINESS INCENTIVES FACADE	90,000.00	20,000.00	69,467.50	77.19	20,532.50
		-----	-----	-----	-----	-----
** CATEGORY TOTAL **		180,000.00	20,000.00	75,892.50	42.16	104,107.50
<u>6-DEBT SERVICE</u>						
421-619	INTEREST SERIES 2014	83,000.00	0.00	0.00	0.00	83,000.00
421-620	PRINCIPAL SERIES 2014	175,000.00	0.00	0.00	0.00	175,000.00
421-621	ADMIN FEES SERIES 2014	1,050.00	0.00	0.00	0.00	1,050.00
		-----	-----	-----	-----	-----
** CATEGORY TOTAL **		259,050.00	0.00	0.00	0.00	259,050.00
<u>7-TRANSFERS</u>						
421-728	TRANSFER TO AIRPORT FUND	50,000.00	0.00	0.00	0.00	50,000.00
421-730	TRANSFER TO GENERAL FUND	351,000.00	0.00	0.00	0.00	351,000.00
421-732	TRANSFER TO GOLF COURSE	73,400.00	0.00	0.00	0.00	73,400.00
421-734	TRANSFER TO CAPITAL PROJECTS	445,010.00	0.00	145,000.00	32.58	300,010.00
		-----	-----	-----	-----	-----
** CATEGORY TOTAL **		919,410.00	0.00	145,000.00	15.77	774,410.00
		-----	-----	-----	-----	-----
** DEPARTMENT TOTAL **		1,507,460.00	24,039.00	233,555.74	15.49	1,273,904.26
		=====	=====	=====	=====	=====
*** FUND TOTAL EXPENDITURES ***		1,507,460.00	24,039.00	233,555.74	15.49	1,273,904.26

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

21 -LIBERTY COMM. DEV. CORP.

LIBERTY COMMUNITY DEV

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
		=====	=====	=====	=====	=====
	EXCESS REVENUES/EXPENDITURES	0.00	99,040.31	( 2,224.80)	0.00	2,224.80
		=====	=====	=====	=====	=====

\*\*\* END OF REPORT \*\*\*

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

21 -LIBERTY COMM. DEV. CORP.

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
<b>ASSETS</b>		
=====		
21-1-0101	CLAIM- DUE TO POOLED CASH	829.00
21-1-2110	CASH	2,731,149.11
21-1-2199	DUE FROM GBG FOR SALES TAX	1,967.60
21-1-2500	DUE FROM STATE	<u>203,244.28</u>
		<u>2,937,189.99</u>
TOTAL ASSETS		2,937,189.99
=====		
<b>LIABILITIES &amp; EQUITY</b>		
=====		
21-2-0220	AP PENDING-POOLED CASH	22,245.00
21-2-1111	ENCUMBRANCE	( 776,680.70)
21-2-1112	RESERVE FOR ENCUMBRANCE	776,680.70
21-2-1113	PRIOR YEAR ENCUMBRANCE	271,273.70
21-2-1114	PRIOR YEAR RESERVE ENCUMBRANCE	( 271,273.70)
21-2-2162	INTEREST PAYABLE	2,255.06
21-2-2180	FUND BALANCE	<u>2,914,914.73</u>
TOTAL LIABILITIES & EQUITY		<u>2,939,414.79</u>
TOTAL REVENUE		231,330.94
TOTAL EXPENSES		<u>233,555.74</u>
TOTAL REVENUE OVER/(UNDER) EXPENSES		( 2,224.80)
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		( <u>2,224.80</u> )
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		2,937,189.99
=====		



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

~ Minutes ~

Tuesday, November 19, 2024

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on November 19, 2024 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:00 p.m. by President Barbara Norwood.

A.

Table with 5 columns: ATTENDEE NAME, PRESENT, ABSENT, LATE, ARRIVED. Rows include President Barbara Norwood, Vice-President Michael Dorsett Jr., Secretary Kathrine McCarty, Board Member Mark Campbell, Board Member Dan VanDeventer, Board Member Betty Runkle, and Board Member Craig Vansau.

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

Public Comment is reserved for members of the public who would like to address the Liberty Community Development Corporation 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.

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. Betty Russo, Community Relations Specialist with the Office of the Governor, will make a presentation regarding Economic Development 101.

Ms. Betty Russo, Community Relations Specialist with the Office of the Governor, presented Economic Development Best Practices to the LCDC Board, which included Business Retention Strategies, Incentives, Strategic Planning, Programs offered by the state and different groups that can help with business and product development.

B. General Manager's Report - General Manager - Tom Warner. Topics include Business Facade Grant Program, Projects, Permits, Workforce Solutions, US 90 Project, Airport, Shred Day and Real Faux Trade Days.

City Manager Tom Warner reported on the following updates:

- Business Facade Grant Program
- Utilities and Public Safety Grant Program
- Completed Projects
- New Construction and Additions Projects
- Renovations and Remodel Projects
- Permits
- Workforce Solutions
- US 90 Widening Project
- Airport
- Shred Day

### C. Finance Report

City Manager Tom Warner reported on the LCDC financials as of September 30, 2024.

## IV. CONSENT AGENDA

All consent items listed are considered to be routine by the Liberty Community Development Corporation 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 VanDeventer. The motion passed 7 to 0.

### A. Minutes Approval

1. October 15, 2024

## V. REGULAR AGENDA

### A. Regular Session

1. Consider awarding a grant to Select Safety in the amount of \$20,000 related to the Facade Grant Program.

Heather Browning serves as the President of Select Safety which is located at 3820 Beaumont Avenue. Select Safety is proposing to replace all damaged metal and brick siding on the building and to repaint the trim and doors on the building. Select Safety is requesting reimbursement pursuant to the business façade grant program.

Select Safety has received two bids for their proposed project:

- 1 – Prestige Development & Construction (\$58,250)
- 2 – Fregia Construction & Development (\$50,000)

Select Safety's application was attached to the agenda for review. LCDC's 50% reimbursement is based on the lowest bid for each project.

A motion was made by Board Member VanDeventer to award a Facade Grant to Select Safety in the amount of \$20,000. The motion was seconded by Board Member Vansau. The motion passed 7 to 0.

2. Consider awarding a grant to Miriam Medina in the amount of \$3,204.75 related to the Utilities and Public Safety Grant Program.

Miriam Medina is proposing to operate “Miriam Lujan Nails and Spa” at 2311 Edgewood. Her plan is to convert her garage into a nail salon. The estimated size of the garage is 440 square feet. As part of getting her business ready, Ms. Medina must install a Knox box, fire sprinkler system and a fire alarm system in her building.

Ms. Medina has received the following quotes for the work:

**Knox Box (Sole Source)**

1 – Knox (\$564)

**Fire Sprinkler & Fire Alarm**

1 – Pye Barker (\$5,845.50)

2 – Renteria Fire Protection, Inc (\$15,000.00)

This item originally came before the Board on September 17. At that time, Ms. Medina did not have two quotes for her fire sprinkler system, so the Board deferred this item until that information was provided.

A motion was made by Board Member Vansau to award a Utilities and Public Safety Grant to Miriam Median in the amount of \$3,204.75. The motion was seconded by Board Member Campbell. The motion passed 7 to 0.

3. Consider awarding a grant to the Liberty Dayton Regional Medical Center (LDRMC) in the amount of \$30,000 related to the Utilities and Public Safety Grant Program.

The Liberty-Dayton Regional Medical Center (LDRMC) is located at 1353 N Travis. LDRMC is proposing to make a number of improvements to their building controls, HVAC and electrical systems in an effort to improve the efficiency of the building. LDRMC has received two quotes for their proposed project.

1 – Ferrara’s HVAC (\$193,432)

2 – Sumrall Air Conditioning (\$126,220)

This item originally came before the Board on October 15, 2024. At that time, the Board wanted more information from LDRMC regarding the public safety aspects of the project before approving the grant. Since that time, LDRMC has sent city staff two additional documents: the first document describes the benefits of the project and the second document better explains the scope of work. Both documents were included in the agenda packet for review.

LCDC’s 50% reimbursement is based on the lowest bid for each project. LCDC’s total grant amount cannot exceed \$30,000.

Mr. Adam Anders made a presentation to the Board on behalf of LDRMC.

A motion was made by Board Member Runkle to award a Utilities and Public Safety Grant to LDRMC in the amount of \$30,000. The motion was seconded by Board Member Vansau. The motion passed 5 to 2 with Board Members Campbell and Dorsett voting no.

4. Consider awarding a grant to Ajay Patel in the amount of \$20,000 related to the Facade Grant Program.

Ajay Patel operates Deluxe Inn Motel at 3410 Highway 90. Mr. Patel is proposing to paint the entire motel, repair the stucco and replace all the doors on the motel rooms. Mr. Patel is requesting reimbursement pursuant to the business façade grant program.

Mr. Patel has received two bids for his proposed project:

- 1 – AP Construction LLC (\$63,700)
- 2 – Wayside Construction (\$67,200)

Mr. Patel's application was attached to the agenda for review. LCDC's 50% reimbursement is based on the lowest bid for each project.

A motion was made by Board Member Vansau to award a Façade Grant to Ajay Patel in the amount of \$20,000. The motion was seconded by Board Member McCarty. The motion passed 7 to 0.

## B. Work Session

1. Review and discuss the Façade Grant Program and the Utilities and Public Safety Grant Program

City staff is seeking direction regarding three issues related to LCDC's grant programs:

1. *Does the Board want governmental entities, religious entities and non-profit organizations to be able to apply for façade grants or UPS grants?*

The LCDC Board would like to see what other communities are doing, but think that both grants should be used by for-profit businesses and some board members are okay with providing funding to religious institutions and non-profit businesses.

2. *Will the Board approve a grant for a key box only?*

The LCDC Board has no minimum value for either of the grants. Grants are approved on a case by case basis.

3. *Does the Board want standby generators to be included in either grant program or possibly included for critical businesses such as gas stations or nursing homes?*

The LCDC Board agrees that standby generators should be included for Critical Infrastructure and Critical Care Facility Businesses.

## VI. ADJOURNMENT

### A. Motion To: Adjourn

With no further business to discuss, President Norwood adjourned the meeting at 7:38 p.m.

\_\_\_\_\_  
Barbara Norwood, President

ATTEST:

\_\_\_\_\_  
Kathrine McCarty, Board Secretary

# CITY OF LIBERTY

## Liberty Community Development Corporation Agenda Item Form

**Meeting Date:** January 28, 2025

**Agenda Wording:** Consider amending the guidelines of the Utilities and Public Safety Grant Program by allowing standby generators to be considered an allowable expense for certain businesses.

**Department:** Community Development

**Subject:** LCDC Utilities and Public Safety Grant Program

**Background:** On November 19, 2024, the LCDC Board of Directors held a work session to review and discuss proposed changes to the façade grant and UPS grant program. During that discussion there was consensus to allow reimbursement for standby generators in very limited circumstances.

The proposed change allows for reimbursement for standby generators for the following establishments: fuel stations, hospitals, assisted living facilities, nursing homes and dialysis centers.

The City of Liberty does not require standby generators to be installed for any business.

**Funding Source:** LCDC Operating Budget

**Staff Recommendation:** Staff recommends approving the amended guidelines to the Utilities and Public Safety Grant Program.

# Commercial Business Utilities and Public Safety Improvement Grant Program Application

Applicant Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Business Email: \_\_\_\_\_

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

## UTILITY IMPROVEMENTS AND UPGRADES

\_\_\_\_\_ Water Tap & Water Meter Upgrades

\_\_\_\_\_ Sewer Tap Upgrades

\_\_\_\_\_ Gas Meter Upgrades

\_\_\_\_\_ Transformer or Electrical Service Upgrades

\_\_\_\_\_ Electrical Upgrades/Improvements for Business Expansion or Code Compliance

\_\_\_\_\_ Utility Pole Relocation

\_\_\_\_\_ Fire Hydrant Installation

\_\_\_\_\_ Standby Generator Installation (fuel stations, hospitals, assisted living facilities, nursing homes and dialysis centers ONLY)

\_\_\_\_\_ Other Infrastructure (please describe)

## INTERIOR SAFETY AND HEALTH IMPROVEMENTS

\_\_\_\_\_ Fire Safety Installations (Fire Alarms, Sprinkler Systems, Vent Hoods, etc.)

\_\_\_\_\_ Plumbing Installations (Grease Trap, Backflow Preventer, etc.)

\_\_\_\_\_ Asbestos Surveys

\_\_\_\_\_ Asbestos Removal

\_\_\_\_\_ Security Cameras

Total Estimated Cost of Proposed Improvements: \$ \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

Please include the following documentation with your application:

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

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Note 1:** LCDC will only reimburse 50% of interior improvements and 50% of utility improvements up to an amount not to exceed \$30,000.

**Note 2:** All electrical upgrades and/or improvements must be compliant with the 2023 National Electrical Code (NEC).

RETURN COMPLETED APPLICATION HERE:

Liberty Community Development Corporation  
ATTN: Chris Jarmon, Assistant City Manager  
1829 Sam Houston  
Liberty, Texas 77575  
[cjarmon@cityofliberty.org](mailto:cjarmon@cityofliberty.org)



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## Conroe to require new, renovated fuel stations, nursing homes to have alternative power sources



By [Lizzy Spangler](#) | 10:28 AM Oct 29, 2024 CDT  
Updated 10:28 AM Oct 29, 2024 CDT



The ordinance will apply to all fuel stations, assisted living facilities and nursing facilities permitted for construction or renovation after the effective date of the ordinance in early November. (Michaela Shaheen/Community Impact)

During its [Oct. 24 meeting](#), Conroe City Council [approved an ordinance](#) requiring all new and renovated retail fuel stations, assisted living facilities and nursing facilities to have alternative power sources in case of power outages.

### The gist

The ordinance will apply to all fuel stations, assisted living facilities and nursing facilities permitted for construction or renovation after the effective date of the ordinance in early November, according to [the](#)

[ordinance.](#)

The ordinance requires fuel stations to have a generator capable of operating “all essential emergency fueling system components and dispensing motor fuel safety and reliable within 24 hours after any disaster,” according to the ordinance’s language. If a fuel station has more than 12 pumps, then only 12 of those pumps are required to have a generator.

For assisted living and nursing homes, those facilities must have an alternate generated power supply capable of providing power to operate all areas used by residents during a disaster or emergency, according to the ordinance. The alternate power supply must also be able to maintain temperatures that are safe under the circumstances—between 68-82 degrees Fahrenheit, per the ordinance.

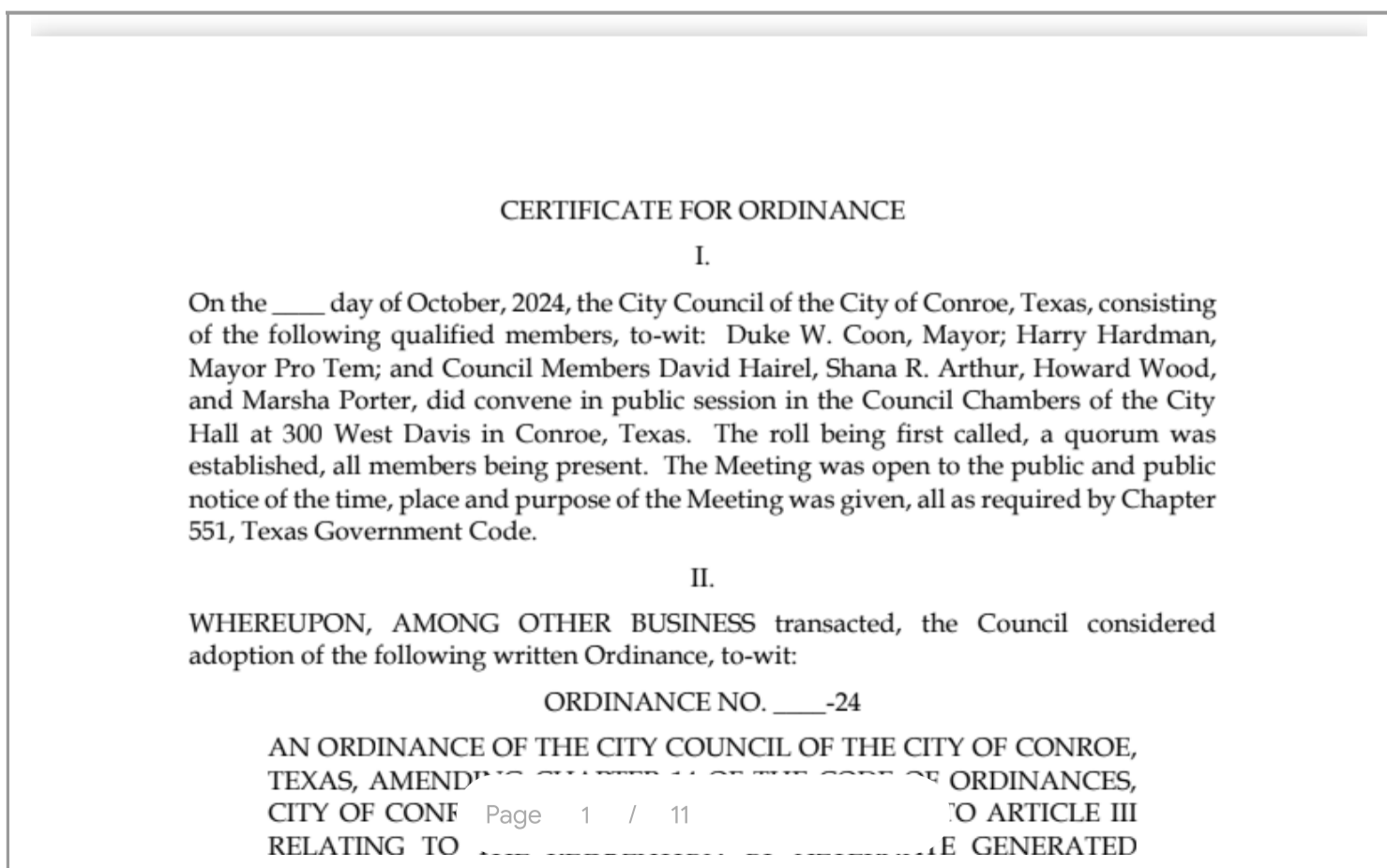


**Quotes of note**

- “On the second half of it, what it does is it gives our fire marshals and our code enforcement officers the ability to go in and better monitor these facilities during times of natural disasters and power outages so that they’re in compliance with state law,” Interim City Attorney Mike Garner said [Oct. 23](#). “It gives us some powers within the municipal court but also maybe a way to report these issues to state officials as well.
- “I think this is a very important ordinance that I did feel compelled to bring to Council in light of the recent experiences we just had with Hurricane Beryl,” council member Harry Hardman said Oct. 23.

**Learn more**

View the ordinance below.



By [Lizzy Spangler](#)  
Editor

Lizzy serves as editor for the Conroe/Montgomery and Tomball/Magnolia editions of *Community Impact*. Joining CI in August 2022, she covered government for Conroe, Jersey Village, Magnolia, Montgomery and Tomball prior to becoming editor. When not working, Lizzy enjoys hanging out with her dog, Twix, or watching reality TV.



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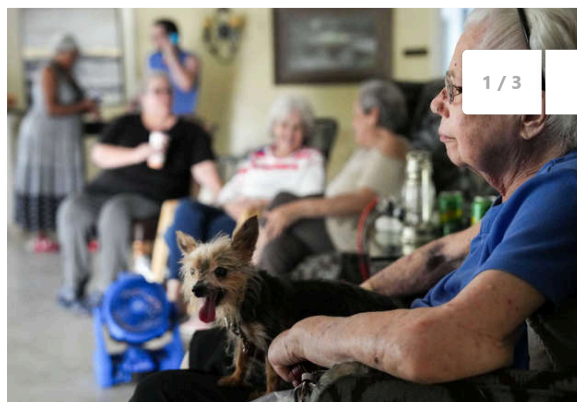
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# Harris County now requires backup power systems for nursing homes, assisted living facilities

Story by Catherine Dominguez, Staff writer • 3d • 3 min read




Harris County now requires backup power systems for nursing homes, assisted living facilities © Jon Shapley, Staff Photographer

An amendment to the Harris County Fire Code requiring nursing homes and assisted living facilities to have backup power systems went into effect Jan. 1, making the county the first to take action to protect vulnerable residents during disasters.

In a news conference Wednesday, Harris County Precinct 4 Commissioner Lesley Briones and Chief Laurie Christensen announced a new regulation for all facilities in unincorporated areas of the county.

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“This was a challenge,” Christensen said of developing the new regulation. “We are the first in Texas to adopt this as a standard in our fire code. I’m excited to see Harris County leading the way.”

**CRIME STATS:** [Harris County violent crime dropped in 2024, records show](#)

In November, commissioners unanimously approved an amendment to the Harris County Fire Code. As of Jan. 1, the code requires backup power generation for heating and air conditioning systems in all assisted living and nursing home facilities.

Briones said all 120 facilities in the county's unincorporated areas must comply with the new regulation by the end of the year.

"Today is a great day in Harris County because Harris County is setting new standards of safety, and Harris County is taking action to protect our senior citizens and to protect our most vulnerable residents," Briones said. "These backup generators will save lives and help protect our seniors."

 **Related video:** New power regulations for nursing homes, assisted living facilities (FOX 26 Houston)

 FOX 26 Houston


**New power regulations for nursing homes, assisted living facilities**

Briones said the regulation comes after several major weather events that claimed the lives of dozens of residents in nursing homes and assisted living facilities.

According to Briones, [during Winter Storm Uri](#) in February 2021, 10% of nursing homes and 33% of the assisted living facilities in Texas lost power. [During Hurricane Beryl in July](#), 14 nursing homes and 30 assisted living facilities lost power.

"We lost over 100 seniors," Briones said, referring to both events. "That is unacceptable. We know during the next oppressive heat, hurricane, the next derecho, that there will be backup systems in place here in Harris County because we are taking the lead in setting higher standards."

Briones said backup power systems will not only maintain the climate in these facilities but will continue to power needed medical devices, like oxygen machines, ensure access to medication, and allow for emergency alerts to help with communication in the event of evacuations.



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**RODEO TIME:** [Houston Rodeo lineup 2025: When concert tickets go on sale and where you can buy them](#)

However, Christensen said officials understate the potential cost burden to facilities.

“That is why we gave this period of ‘let us work with you, let us help you get to the right place with the right equipment,’” Christensen said.

Christensen said her team, along with other local officials and the Texas Department of Health and Human Services, will work with facilities to educate them and even develop an action plan for complying with the regulation.

“When you look at the fire code, a lot of people think it is about enforcement, it’s not. It’s about education,” Christensen said. “Our goal is to prevent a fatality before it happens whether it be by fire, heat or cold, any of those things. We want to save lives.”

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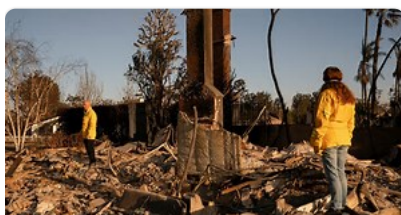
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Financ

# CITY OF LIBERTY

## Liberty Community Development Corporation Agenda Item Form

**Meeting Date:** January 28, 2025

**Agenda Wording:** Consider awarding a grant to the Liberty Independent School District (LISD) in the amount of \$20,000 related to the Facade Grant Program.

**Department:** Community Development

**Subject:** LCDC Façade Grant Program

**Background:** LISD recently purchased 2103 N Main (formerly Texas First Bank) and is in the process of relocating their administrative offices to that site. LISD is proposing to renovate an existing pole sign and add a digital sign board to the sign that will allow the district to communicate with stakeholders.

LISD has received two bids for their proposed project:

- 1 – Flight Signs (\$41,800)
- 2 – Atlas Signs (\$66,837)

LISD's application is attached for your review. LCDC's 50% reimbursement is based on the lowest bid for each project.

**Funding Source:** LCDC Operating Budget

**Staff Recommendation:** Staff recommends awarding a Business Facade Grant to Liberty Independent School District (LISD).

# Commercial Business Façade Improvement Grant Program Application

Applicant Name: Dusty McGee

Business Name: Liberty Independent School District

Business Address: 2103 North Main Street, Liberty, Texas, 77575

Business Phone: 936-336-7213 Business Email: dsmcgee@libertyisd.net

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

Painting or Mural Installation

Fence Repair or Installation

Brick or Siding Repair

Landscaping

Exterior Lighting

Windows

Doors

Signage

Awnings or Canopies

Parking Lot

Driveway

Dumpster Enclosures

Professional Services (architectural, etc.)

Total Estimated Cost of Proposed Improvements: \$ \$41,800.00

Estimated Start Date: January 2025

Estimated Completion Date: February 2025

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:  Date: 12-12-2024

**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  
[cjarmon@cityofliberty.org](mailto:cjarmon@cityofliberty.org)



**LIBERTY INDEPENDENT SCHOOL DISTRICT**  
**OFFICE OF THE SUPERINTENDENT**  
EMPOWERING EXCELLENCE

936.336.7213  
1600 Grand Avenue  
Liberty, TX 77575

Mr. Jarmon,

Liberty ISD is continuing to experience growth and as a result has been in need of additional space. Earlier this year, the District purchased the property at 2103 North Main and has been in the process of completing a renovation and expansion of the property that will serve as the District Administration Building beginning in the first quarter of 2025. A key piece of the project is the renovation of the current pole sign that is at the property that includes the addition of a digital sign board that will allow the District to communicate with stakeholders. This particular piece of the renovation includes custom fabrication and painting of the existing structure to accommodate a new digital sign, replacement of the plexiglass panels with newly designed panels along with newly updated LED internal and external lighting. We value our role in contributing to the growth and development of our city and kindly request consideration from the Liberty Community Development Organization.

Sincerely,

Dusty McGee M.E Superintendent

Liberty Independent School District



[www.libertyisd.net](http://www.libertyisd.net)

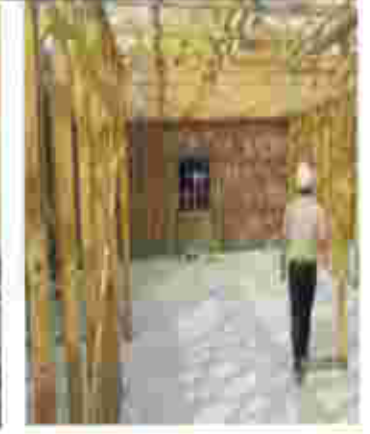


@LibertyISDPanthers  
#BeAPanther  
#ThePantherStandard

## 2103 North Main Renovation and Expansion Photos



# PHOTOS





# LIBERTY INDEPENDENT SCHOOL DISTRICT

2103 N MAIN STREET

## EXISTING POLE SIGN REFURBISH WITH NEW LED MSG CENTER



### SERVING OUR INDUSTRY SINCE 1979

#### SIGNAGE

Architectural • Cabinet & Wall • Channel Letter • Front Lit • Reverse Lit  
 Open Face Neon • Interior • Monument • Pillar • Pylon (Pole) • Wayfinding  
 ATM Canopies • Electronic Message Boards

#### AWNINGS AND CANOPIES

Backlit • Barista Shutters • Canvas • Louvers • Metal Retractable  
 Architectural • Carpools • Gazebos & Cabanas • Patio Covers  
 Roll-up Curtains • Shade Structures • Umbrellas • Walkway Shields

### FLITE SIGNS, LLC BENEFITS

- Underwritten Laboratory UL Certified
- Nationwide Installation & Maintenance
- Turnkey Service from Design to Installation
- Crafted Made by American Craftsmen
- 5 year warranty on all Parts and Labor
- Permitting & Engineering



**SIGN A** QTY: 1

**REFURBISH EXISTING D/F SCHOOL POLE SIGN WITH NEW ACRYLIC FACES AND ADD NEW D/F LED MSG CENTER**

**MFG & INSTALL:**

- (2) NEW ACRYLIC FACES, A1
- CONTOUR CUT VINYL GRAPHICS - V1, V2
- (1) D/F LED MESSAGE CENTER
- MODIFY EXISTING POLE COVER TO ACCOMMODATE (1) NEW D/F LED BOARD
- REPAINT ENTIRE CABINET AND POLE COVER - P1

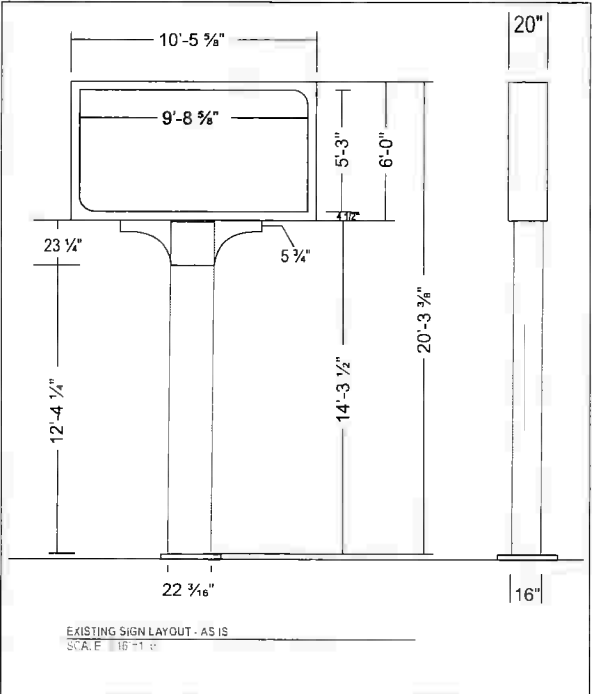
**COLORS**

	P1: BLACK
	A1: 3/16" WHITE ACRYLIC - 7328
	V1: 3M - 3630-25 SUNFLOWER
	V2: 3M - BLACK

**SURVEY REQUIRED**  
NOT FOR PRODUCTION

**VECTOR ART REQUIRED**  
NOT FOR PRODUCTION

P: 242	C: 18		<b>FONTS:</b> Montserrat (Regular) Montserrat Semi-Bold Open Sans Bold Poppins Poppins (Bold)
G: 166	K: 35		
B: 18	Y: 160		
#F5A660	18.1		



EXISTING SIGN ELEVATION  
SCALE: 3/16"=1'-0"

**EXISTING**

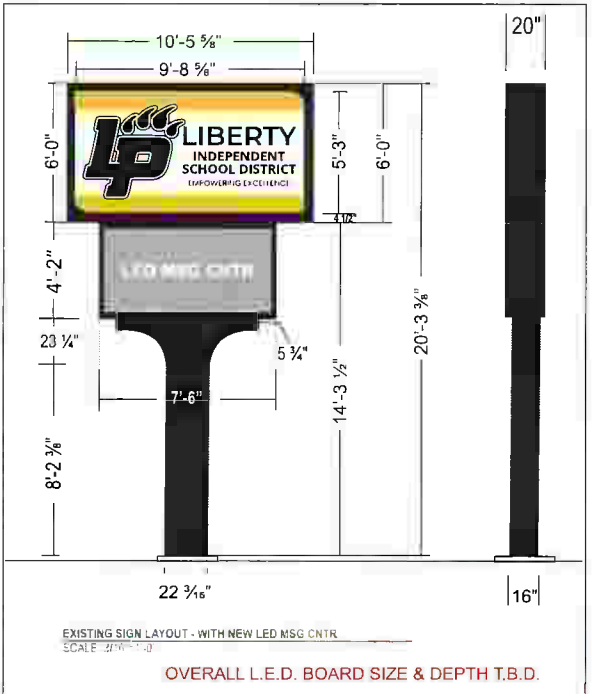


IMAGE SHOWING **OPTION 3**  
FOR FONT SELECTION -  
SEE PAGE 3 FOR ADDITIONAL OPTIONS



EXISTING SIGN ELEV W/ PROPOSED LED BOARD  
SCALE: 3/16"=1'-0"

**PROPOSED**



**PROJECT INFORMATION**

Job Name:	LIBERTY ISD - TX ASSOC OF SCHOOL BOARDS
Location:	2103 N MAIN STREET LIBERTY, TX
Date:	8.14.24
Sales Rep:	NATHAN NIEMEYER
Drawn By:	K. JONES
Dwg #::	24-02173
Dwg Path:	S:\LIBERTY ISD - TX ASSOC SCHL BRDS

**REVISIONS**

1	12.5.24 - UPDATED FACE GRAPHICS W/ CUST PROVIDED ART - KJ
2	12.6.24 - updated colors & fonts - KJ
3	12.9.24 - FONTS & LOGO UPDATED W/ OPTIONS - KJ
4	
5	
6	
7	
8	

**ELECTRICAL REQUIREMENTS**

PRIMARY ELECTRICAL TO BE PROVIDED BY CUSTOMER. SIGNS WILL BE WIRED FOR 120-277 VAC. FLITE SIGNS LLC MUST BE NOTIFIED IF VOLTAGE IS DIFFERENT PRIOR TO SIGN MANUFACTURING.

A CLEAN, DEDICATED 20A CIRCUIT CONSISTING OF PRIMARY (BLK), NEUTRAL (WHI), & GROUND (GRN) ARE TO BE PROVIDED BY CUSTOMER'S LICENSED ELECTRICAL CONTRACTOR. A BOX MUST BE LOCATED WITHIN 1FT OF SIGN WITH BREAKER LABELED.

ELECTRICAL LOAD: 1 AMP @ 120  
ELECTRICAL REG: 1 20AMP CIR @ 120V

**UL UNDERWRITERS LABORATORY**

UPON REQUEST, THIS SIGN IS INTENDED TO BE FABRICATED & INSTALLED IN ACCORDANCE TO UL STANDARDS AND THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A)(1) OF THE NATIONAL ELECTRIC CODE.

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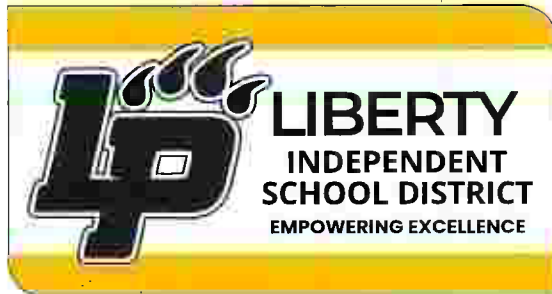
**WARRANTY 5 YEARS**

SEAL RESTRICTIONS MAY APPLY. PLEASE REFER TO CONTRACT.

**PRODUCTION DRAWING APPROVAL**

APPROVED BY	DATE
APPROVED BY	DATE
WORK ORDER NUMBER	

**OPTION 1**



LIBERTY - MONTERRAT SEMI BOLD  
 INDEPENDENT SCHOOL DISTRICT - OPEN SANS BOLD  
 EMPOWERING EXCELLENCE - POPPINS BOLD

**OPTION 2**



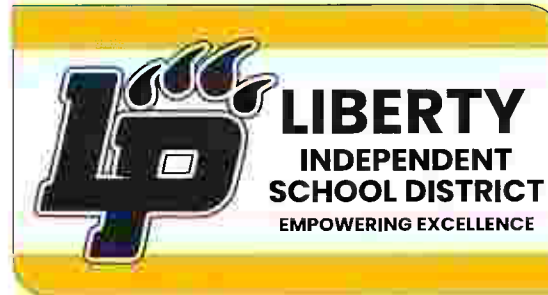
LIBERTY - OPEN SANS BOLD  
 INDEPENDENT SCHOOL DISTRICT - OPEN SANS BOLD  
 EMPOWERING EXCELLENCE - OPEN SANS BOLD

**OPTION 3**



LIBERTY - MONTERRAT SEMI BOLD  
 INDEPENDENT SCHOOL DISTRICT - OPEN SANS BOLD  
 EMPOWERING EXCELLENCE - POPPINS

**OPTION 4**



LIBERTY - POPPINS BOLD  
 INDEPENDENT SCHOOL DISTRICT - POPPINS BOLD  
 EMPOWERING EXCELLENCE - POPPINS BOLD



CUSTOMER SUPPLIED LOGO



PROJECT INFORMATION	
Job Name:	LIBERTY ISD - TX ASSOC OF SCHOOL BOARDS
Location:	2103 N MAIN STREET LIBERTY, TX
Date:	8.14.24
Sales Rep:	NATHAN NIEMEYER
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**ELECTRICAL REQUIREMENTS**

PRIMARY ELECTRICAL TO BE PROVIDED BY CUSTOMER. SIGNS WILL BE WIRED FOR 120-277 VAC. FLITE SIGNS LLC MUST BE NOTIFIED IF VOLTAGE IS DIFFERENT PRIOR TO SIGN MANUFACTURING.

A CLEAN, DEDICATED 20A CIRCUIT CONSISTING OF PRIMARY (BLK), NEUTRAL (WHY), & GROUND (GRN) ARE TO BE PROVIDED BY CUSTOMER'S LICENSED ELECTRICAL CONTRACTOR. \*BOX MUST BE LOCATED WITHIN 8FT OF SIGN, WITH BREAKER LABELED.

ELECTRICAL LOAD: ( ) AMPS @ 120  
 ELECTRICAL REQ: ( ) 20AMP CIR @ 120V

**UL UNDERWRITERS LABORATORY**

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**WARRANTY 5 YEARS**

SOME RESTRICTIONS MAY APPLY. PLEASE REFER TO CONTRACT

PRODUCTION DRAWING APPROVAL	
APPROVED BY	DATE
APPROVED BY	DATE
WORK ORDER NUMBER	

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Buyer: Texas Association of School Boards  
 Contact: Grady Slaydon, CTSBS  
 Phone: 512.467.0222  
 Mobile: 979.324.9609  
 E-Mail: Grady.Slaydon@tasb.org



**FLITE SIGNS, LLC**  
 6015 Skyline Drive Houston, Texas 77057  
 P: 713-780-1151

Salesman: Nathan Niemeyer  
 Phone: 713-429-6951  
 Fax:  
 Mobile: 832-341-6670  
 E-Mail: NNiemeyer@flitesignco.com

Date 11 20 2024

**JOB INFORMATION**

Name of Job Location Liberty ISD  
 Job Street Address 2103 N. Main Street City / St Liberty, TX Zipcode

**BILLING INFORMATION - IF DIFFERENT THAN JOB INFORMATION**

Company Name Texas Association of School Boards  
 Street Address 12007 Research Blvd City / St Zipcode 78759

Refurbish existing D/F pole sign.  
 Manufacture and install (2) new acrylic panels with vinyl graphics.  
 Provide and install (1) D/F 4' X 8' 9.5mm full color LED board. LED sign will require (2) 20 amp circuits. Communication with LED board will be via cellular router and controlled via wireless or direct connection.  
 Repaint entire sign cabinet and pole cover structure.  
 Retrofit internal lighting with new LED light sticks.

**Agreement Valid for Drawing Number**

**Buyer Initial**

- Should any discrepancy exist between the Artwork (specified by drawing number above) and any text written above - THE ARTWORK WILL PREVAIL
- Buyer acknowledges that any changes to material and/or fabrication methods made known via engineering could result in additional cost
- Quotes are valid for 30 days (if) deposit is paid within 30 day period
- Freight costs will be additional and passed thru at cost

**PURCHASE AGREEMENT**

Installation of Display	Permit Note	Price of Package: \$ 41,800.00
<input type="checkbox"/> Is included in the terms of this Agreement <input type="checkbox"/> Is NOT included in the terms of this Agreement <input checked="" type="checkbox"/> Permit, Engineering and acquisition fees as required, will be billed separately <input type="checkbox"/> Required permitting to be handled by Buyer	Engineering and permits are billed at cost, plus a \$425 procurement fee.	TAX EXEMPT
	Buyer Initial	Down Payment: \$ 20,900.00

Delivery date is determined after deposit, permit approvals, and customer signed (approved) drawings are completed.

Flat Cut Outs 5-6 Weeks	Non-Illuminated Cabinet 6-8 Weeks	Channel Letters 6-8 Weeks	Awnings 6-8 Weeks
Illuminated Cabinet 7-9 Weeks	Canopies 8-10 Weeks	Pylon Signs 8-10 Weeks	All Others: Inquire

Balance is to be paid in full upon Seller's tender of delivery or, if installation is covered herein upon delayed through no fault of Seller, then payment is due on the date that Seller is ready, willing and able to install the Display. If installation included and is to be done at several address locations, payment is due on a pro-rata basis as each location is completed.

I have read and understand the above statements **Buyer Initial**

# ATLAS SIGN

2103 N Main St  
Liberty, TX 77575

Sales Rep: Alex Ortenstone

Drawn By: Tyler Huff, TESML#462820

Date: 07/31/2024

Drawing Number: 073124-001

File Name: LIBERTY ISD

**POLE SIGN PACKAGE**

**Colors:** Actual material color may vary from picture due to display settings

**Prefinished Aluminum:**  
● MATTE BLACK

**Orcal Vinyl:**  
● 8500-080 BLACK  
● 8500-013 ZINC YELLOW  
○ 8500-010 WHITE

**Acrylic Face:**  
○ WHITE

**Materials:**

**Filler:** .040" Pre-finished Aluminum

**Frame:** 1.5"X1.5" Steel Tubing  
1.5"X 1.5" Aluminum Tubing

**Faces:** 3/16" White Acrylic

**int illum:** Principal QM3 Modules & Principal 120w Power Supplies

**Electrical Requirements:**

(3) 120 volt, 20 amp dedicated circuit(s) to power your sign.

**This Drawing is Copyrighted**

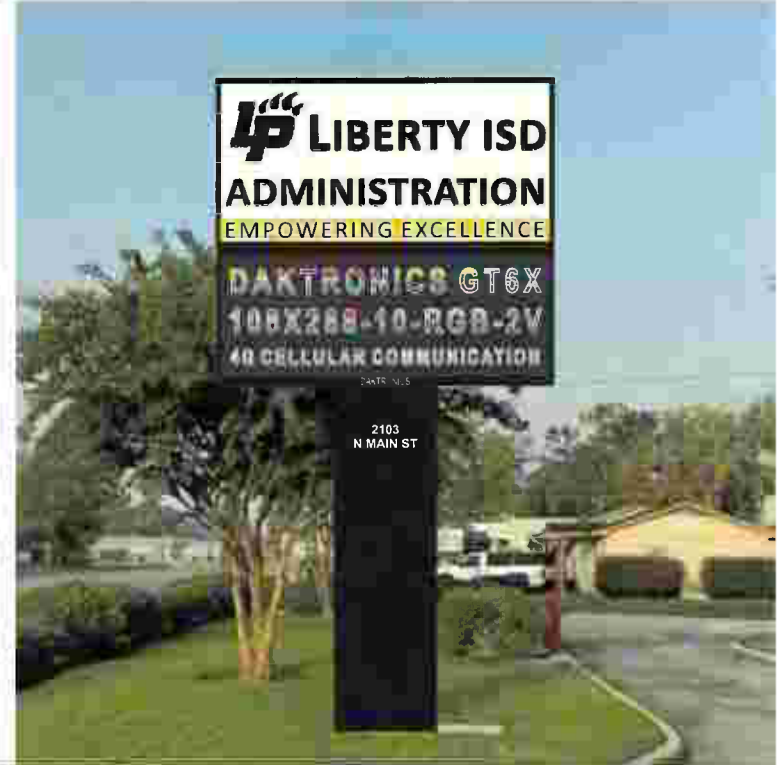
Use other than Customer viewing or Property Owner approval is strictly prohibited until a purchase is made. If this drawing is used for any other purposes without a written signed release by an Officer of Atlas Sign, you agree to pay the drawing fee. Drawing value is not less than \$400.00

**OPTION #1- NEW SIGN CABINET WITH 10MM DISPLAY**

EXISTING:



PROPOSED:



ESTIMATED APPEARANCE:

**Scope of Work:**

Remove and dispose (1) one existing ±5'-0" (H) x ±10'-0" (W) sign cabinet (1) one non-illuminated pole cover. A field survey will be conducted to determine if the steel pole can be re-used.

Fabricate and install (1) one 5'-0" (H) x ±9'-11" (W) LED internally illuminated sign cabinet with white acrylic faces and (2) two colors of high performance vinyl graphics installed on the first surface. Fabricate and install (1) one non-illuminated pole cover onto the existing steel pole.

Furnish and install (1) one double-sided full color Daktronics GT6X-108X288-10MM-RGB-2V LED Display mounted onto an existing steel pole.

Daktronics Specs:

Display: 10mm: Full Color

Active Area: 3' 8" H X 9' 8" W

Cabinet Dimensions: 4' 2" H X 9' 11" W X 0' 5" D

Communication: Verizon 4G Cellular Modem

Electrical Output: 20.88 Amps

**If additional primary electrical is needed, it is to be provided by OTHERS.**



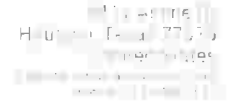
# PURCHASE CONTRACT

Atlas Sign Services Inc.  
 Job #20240786  
 08/13/2024

7494 CHICKADEE

**BILL TO**  
 Liberty ISD  
 2103 N Main St  
 Liberty, TX 77575  
 United States

**JOB LOCATION**  
 2103 N Main St  
 Liberty, TX  
 77575



QUANTITY	DESCRIPTION	UNIT COST	COST
1	<p>Fabricate (1) One 5'-0" H x 9'-11" W x 2'-2" D LED illuminated sign cabinet.            Specifications:            Frame- 1.5" X 1.5" Aluminum Tubing- Welded            Filler: .040" Matte Black Pre Finished Aluminum            Faces: 3/16" White Acrylic            Graphics: (2) Colors of Oracal 8500 Series Vinyl Applied to the First Surface            Illumination: (10) Ten Lines of Sloan 6500K LED Illumination mounted on 1"x1" aluminum tubing.</p>	\$10,000	\$10,000
1	<p>Furnish (1) Daktronics Galaxy Outdoor Electronic Message center model GT6x-108X288-10-RGB-2V double-sided LED display.            *Price includes a Daktronics Verizon 4G Cellular Modem &amp; Daktronics Verizon Lifetime 4G Cellular Data Plan.            *Price Includes Venus Control Suite Basic Subscription for a secure, web-based software that enables display management anytime, anywhere via internet connection.            Daktronics Specs:            Display: 10mm: Full Color            Active Area: 3' 8" H X 9' 8" W            Cabinet Dimensions: 4' 2" H X 9' 11" W X 0' 7" D            Max Power: Total of 20.88 Amps            Communication: Verizon 4G Cellular Modem             Atlas Signs BuyBoard Vendor #678-22</p>	\$47,325	\$47,325
1	<p>Fabricate (1) One ±10'-0" (H) x 3'-0" (W) x 10' (D) non-illuminated pole cover.            Specifications:            Frame- 1" X 1" Steel Tubing- Welded            Filler: .040" Matte Black Pre-Finished Aluminum            Graphics: (1) One Color of Oracal 8500 Series Vinyl Applied to the First Surface</p>	\$4,000	\$4,000
1	<p>Survey the existing steel pole.             Remove and dispose (1) one existing sign cabinet and pole cover. Steel pole to be reused (pending survey).             Installation of (1) One Internally Illuminated Top ID Sign Cabinet, (1) One Daktronics LED Display, and (1) One Pole Cover on an EXISTING steel pole and concrete footing. Note: Existing foundation will be surveyed &amp; must meet engineering criteria prior to installation. If the existing foundation DOES NOT meet the engineering criteria, a change order will be provided to adjust for a new steel pole and foundation.             Primary electrical to the sign is BY OTHERS. (3) Three 20apm / 120V circuits must be with in 6 feet of the location of the new sign prior to installation date. All electrical requirements to be confirmed by electrician performing the electrical work.</p>	\$5,512	\$5,512

THIS AGREEMENT IS ACCEPTED AND APPROVED BY:

Subtotal \$66,837

Total Tax \$0

Liberty ISD

Atlas Sign Services Inc.

**TOTAL CONTRACT \$66,837**

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Required Deposit \$0

Print: \_\_\_\_\_

Print: \_\_\_\_\_

**FINAL BALANCE \$66,837**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTES**

Customer to provide a detailed survey with easements and certificate of occupancy/fire code permit before permitting can begin.

Contract Notes:

# CITY OF LIBERTY

## Liberty Community Development Corporation Agenda Item Form

**Meeting Date:** January 28, 2025

**Agenda Wording:** Consider awarding a grant to Milton Fregia in the amount of \$1,900 related to the Façade Grant Program.

**Department:** Community Development

**Subject:** LCDC Business Façade Improvement Grant Program

**Background:** Mr. Fregia owns the building located at 1399 N. Main and operates Fregia Insurance Services at that location. Mr. Fregia is proposing to repair and repaint the top of his office. Mr. Fregia is requesting reimbursement for façade improvements pursuant to the Business Façade Grant Program.

Mr. Fregia has received two bids for his proposed project:

3D Construction: \$3,800

PIC: \$6,000

Mr. Fregia's application is attached for your review. LCDC's proposed reimbursement is based on the lowest bid for each project.

**Funding Source:** LCDC Operating Budget

**Staff Recommendation:** Staff recommends awarding a Business Façade Grant to Milton Fregia.



**TWFG**<sup>TM</sup>

**FREGIA INSURANCE SERVICES**

*Our Policy is Caring<sup>SM</sup>*

1399 N. Main St.  
Liberty, TX 77575  
Phone: 936-249-2218  
Email: mfgregia@twfg.com

January 13, 2025

City of Liberty  
Facade Grant

Chris,

We are having the top of our office repaired and painted, plus adding a wheelchair ramp at the front entrance. Photos are included.

David Papillon's 3D Construction company is performing the work.

I apologize for the late notice on this project, and I understand if it is too late to qualify for the grant.

Sincerely,

Milton Fregia

# Commercial Business Façade Improvement Grant Program Application

Applicant Name: Milton Fregia

Business Name: Fregia Insurance Services TWFG

Business Address: 1399 N Main St., Liberty TX 77575

Business Phone: 936-755-3018 Business Email: mfregia@twfg.com

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

Painting or Mural Installation

Fence Repair or Installation

Brick or Siding Repair

Landscaping

Exterior Lighting

Windows

Doors

Signage

Awnings or Canopies

Parking Lot

Driveway

Dumpster Enclosures

Professional Services (architectural, etc.)

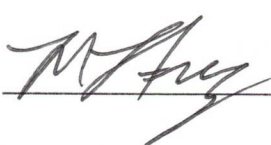
Total Estimated Cost of Proposed Improvements: \$ 3,800.00

Estimated Start Date: 1-13-25

Estimated Completion Date: 1-31-25

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:  Date: 1/13/25

**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  
[cjarmon@cityofliberty.org](mailto:cjarmon@cityofliberty.org)











# 3D CONSTRUCTION

1133 Teme Lane • Liberty, TX 77575  
936-334-9407



January 13, 2025

Milton Fregia  
1399 N. Main Street  
Liberty, TX 77575

**Re: Upgrade Project**

Proposal No. 1522

Dear Milton,

Based on the discussions we've had over the past few days; I have taken the opportunity to review the pricing associated with the project cost in an effort to provide you with the most appropriate pricing for successful execution of the required services.

As a result of our discussions, I have included various items to meet the required needs and success of the contract. The economic impact of these items results in the contract value as shown in the proposal.

Once again, I appreciate the opportunity to provide this response, and I look forward to providing you with innovative solutions to your construction needs which are safe, professional, and cost effective.

Should you like to discuss any of the attach details or require additional information, please do not hesitate to contact David Papillion at (936)334-9407.

**Scope of Work:**

1. Replace doors.
2. Replace rotten trim outdoors.
3. Caulking and painting
4. Pressure washing

I have based the pricing on utilizing a 40-hour work schedule. I reserved the right to conduct operations of a flexible schedule to account for weather delays and holidays. This price includes labor and materials.

**Proposal:**

<b>TOTAL</b>	<b>\$3,800.00</b>
--------------	-------------------

3-D CONSTRUCTION

Milton Fregia

# PIC

Poitevent Inspection and Construction  
 1705 Richardson Rd  
 Liberty, Texas 77575

# Estimate

Date	Estimate #
1/3/2025	5056

Name / Address
Fregia Insurance Services TWFG 1399 North Main Street Liberty, Texas 77575

			Project
Description	Qty	Rate	Total
Replace Doors		2,500.00	2,500.00
Replace Trim outdoors		1,000.00	1,000.00
Caulking and painting		1,500.00	1,500.00
Pressure Washing		1,000.00	1,000.00
Materials and Labor included in Estimate			
		<b>Total</b>	\$6,000.00

# CITY OF LIBERTY

## Liberty Community Development Corporation Agenda Item Form

**Meeting Date:** January 28, 2025

**Agenda Wording:** Review and discuss LCDC 2024 Annual Report

**Department:** Community Development

**Subject:** 2024 Annual Report

**Background:** Review the previous year's work product

**Funding Source:** n/a

**Staff Recommendation:** n/a

# LCDC – ANNUAL REPORT

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2024 Calendar Year

DECEMBER 31, 2024

# DEFINITION

- Economic Development – Programs, policies, and initiatives that seek to improve the economic well being and quality of life for a community by creating and retaining jobs that promote growth for a stable tax base.

# ECONOMIC DEVELOPMENT IN TEXAS

- Economic Development is primarily handled at the local level
  - 726 EDCs in Texas
    - 208 are Type A Corporations (approximately 29%)
    - 518 are Type B Corporations (approximately 71%)
  - Economic Development Department (w/o corporation)

- The Liberty Community Development Corporation (LCDC) is a “Type B” Corporation

ECONOMIC  
DEVELOPMENT  
IN LIBERTY, TX

## 7 Member Board of Directors

(approves all LCDC budgets & projects)

- Barbara Norwood - President
- Michael Dorsett – Vice President
- Kathrine McCarty – Secretary
- Betty Runkle
- Mark Campbell
- Dan VanDeventer
- Craig Vansau

## Meetings (are open to the public)

- 3<sup>rd</sup> Tuesday of each month @ 6pm
- Liberty City Hall (1829 Sam Houston)

# GOVERNANCE

(board members are appointed by the Liberty City Council)

LCDC is funded by a ½ cent sales tax

State of Texas = 6.25%	City of Liberty = 1%	LCDC = .5%	Liberty County = .5%	Total = 8.25%
---------------------------	-------------------------	---------------	-------------------------	------------------



LCDC's ½ cent generates slightly more than ***\$1 million per year*** in revenue



Shopping local is important → It generates revenue that is funneled back in the City and LCDC

## FUNDING MECHANISM

Type B Corporations are regulated by state law

## Local Government Code

- Section 501, 502, 505

Eligible Projects

Type A Projects vs. Type B Projects

- Type B corporations can fund all Type A projects (infrastructure) + Type B projects (quality-of-life)

Reporting Requirement

LCDC must make an annual report to the Texas Comptroller detailing their activities and projects for the past year

# REGULATIONS

# What are Type A Projects?

- **manufacturing and industrial facilities**, recycling facilities, distribution centers, and **small warehouse facilities**;
- research and development facilities, regional or national corporate headquarters facilities, primary job training facilities operated by higher education institutions, **job training classes**, telephone call centers and career centers not located within a junior college taxing district;
- **certain infrastructure improvements that promote or develop new or expanded business enterprises**;
- **aviation facilities**;
- commuter rail, light rail or commuter bus operations;
- port-related facilities, railports, rail switching facilities, marine ports, **inland ports**; and
- **maintenance and operating costs associated with projects.**

**ELIGIBLE  
PROJECTS**

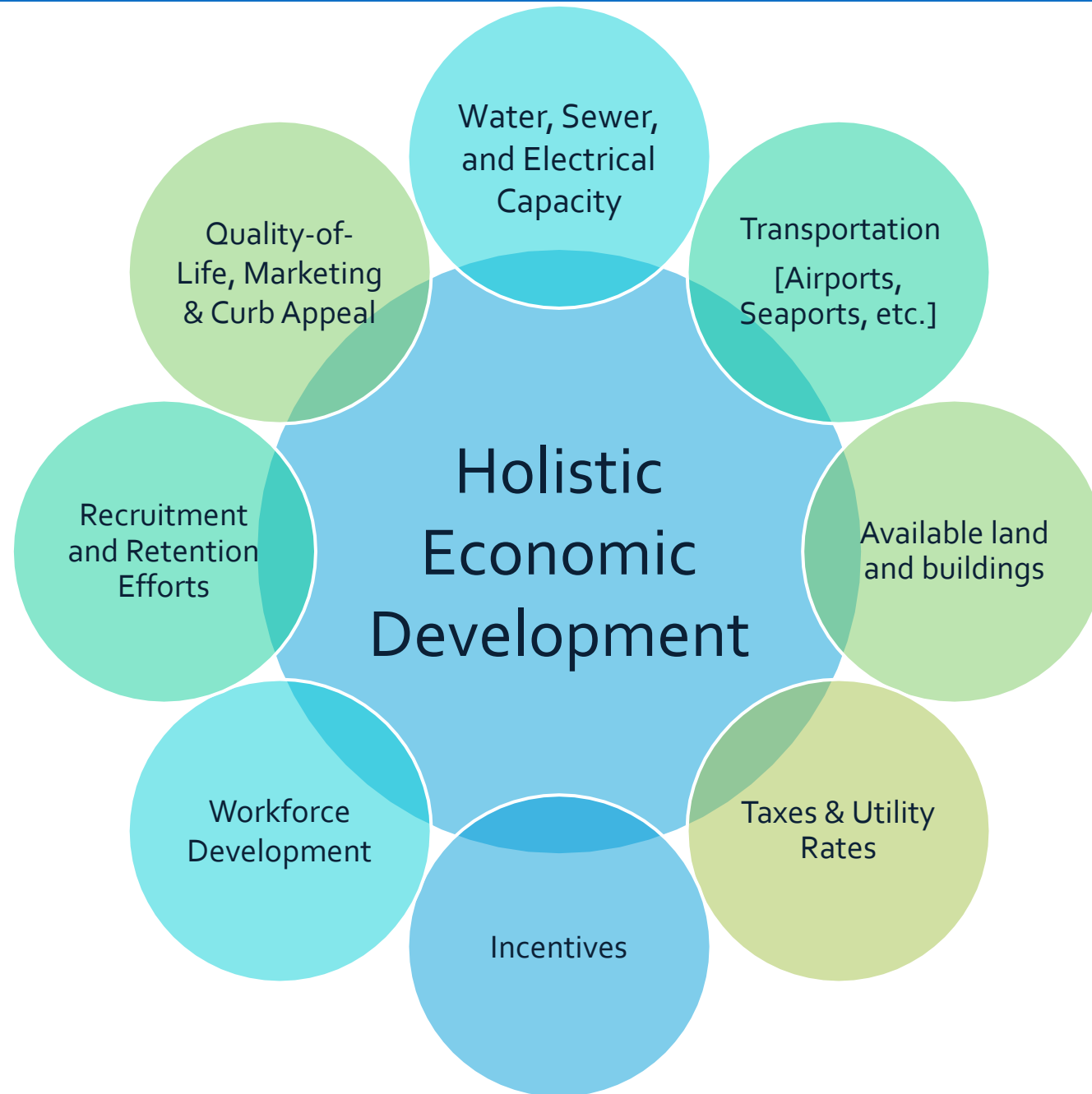
## What are Type B Projects?

- professional and **amateur sports and athletic facilities, tourism and entertainment facilities, convention facilities and public parks;**
- related store, restaurant, concession, parking and transportation facilities;
- related street, water and sewer facilities; and
- affordable housing (based on federal definition);
- public safety facilities;
- recycling facilities;
- **streets, roads, drainage and related improvements (that create or retain primary jobs);**
- **demolition of existing structures;**

**ELIGIBLE  
PROJECTS  
(CONTINUED)**

# SO WHAT ENCOMPASES ECONOMIC DEVELOPMENT?

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# LCDC IN 2024

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# Façade & UPS Grants Approved: \$171,472.25

## FAÇADE GRANTS

Eight (8) grants  
throughout the  
calendar year  
totaling  
**\$131,842.50**

## UPS GRANTS

Three (3) grants  
totaling  
**\$39,629.75**

# City Projects Funded via FY25 Budget: \$372,400

## GOLF COURSE

1. New Equipment - **\$53,000**
2. Misc. - **\$13,400**

## AIRPORT

1. Local Match for Wildlife Fence - **\$145,000**
2. Local Match for Airport Master Plan - **\$50,000**

## OTHER

1. Parks Master Plan - **\$70,000**
2. July 3<sup>rd</sup> Fireworks - **\$21,000**
3. City Mgr. Search Firm - **\$20,000**

# New Residential Construction Permits: 31

MANUFACTURED  
HOMES

25

SINGLE FAMILY

6

# Demolitions: 8

RESIDENTIAL – HOUSE  
OR MANUFACTURED  
HOME

6

RESIDENTIAL – SHED OR  
GARAGE

2

Note: Structures approved by City Council

# 23 to 24 Sales Tax Growth: +70,017

2022

ANNUAL  
PAYMENTS:  
**\$3,400,288**

2023

ANNUAL  
PAYMENTS:  
**\$3,547,097**

2024

ANNUAL  
PAYMENTS:  
**\$3,617,114**

Source: Texas Comptroller  
Note: Data includes City of Liberty and LCDC

# COMMERCIAL PROJECTS IN 2024

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## Governmental & Religious

- Liberty ISD Administrative Office Relocation & Expansion
- Airport Runway Light Conversion
- Free and Strong Ministries
- Freedom Church Ground Breaking – 06/30
- New Life UPC Ground Breaking - 08/10

## COMMERCIAL PROJECTS

## New Build / Re-Build

- Electric Vehicle Charging Station
- Water Vending Machine
- TCH Hangar (Airport)
- Starbucks Shell Building
- Tidal Wave Grand Opening – 2/21
- Wendy's Grand Opening – 4/22
- Sleep Inn Ribbon Cutting – 10/04

## COMMERCIAL PROJECTS

## Build-Outs & Renovations

- Amtex Insurance
- Calhoun's on the Green (Golf Course)
- Marine Recruitment Office – *Opening February 1, 2025*
- Web Engines / Blessey Marine
- Divine Integrity Expansion
- Health Center of SETX Grand Opening – 3/13
- Texas Made Cycles Grand Opening – 3/26
- Top Rank Ready Mix Ribbon Cutting – 6/14
- Tia Juanita's Rebranding & Grand Re-Opening – 8/12
- Franks Collision Repair Grand Opening – 10/24
- Brothers Catering BBQ Grand Opening – 11/22

## COMMERCIAL PROJECTS

# NEWS

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# City of Liberty launches new business grant program

By Bluebonnet News - February 23, 2024

Like 21



# Health Center of Southeast Texas opens new clinic in Liberty

By Bluebonnet News - March 13, 2024

Like 96



*Steve Racciato and Dr. Jasmine Sulaiman lead a ribbon-cutting ceremony for the Health Center of Southeast Texas's new clinic location at 1400 N. Travis St., Liberty.*

The Health Center of Southeast Texas (HCSET) celebrated a significant milestone with

# Web Engines expands operation with purchase of Liberty location

By **bbnewseditor** - June 5, 2024

Like 0



Blessey Marine is finalizing a purchase agreement on Thursday, June 6, with Bruce Burnham for the former BJ Ford location on US 90, just west of the SH 146 bypass in Liberty. The New Orleans-based marine engine business is acquiring the site to expand its operations in the Houston area.

# Road widening project in Liberty will add center turn lane

By **bbnewseditor** - September 12, 2024

Like 48



# Bridging the Trinity: Dayton and Liberty to unite under one chamber of commerce

By **bbnewseditor** - October 11, 2024

Like 88



# Liberty Masons to host cornerstone leveling ceremony for new fire station

By **bbnewseditor** - October 25, 2024

Like 49



# Liberty seeks input on local parks

 Celeste Denova [Celeste.denova@theindicator.com](mailto:Celeste.denova@theindicator.com)

 Posted in: [NEWS](#)



Liberty Municipal Park has many swings for children of all ages to enjoy and the city is seeking input on what other

# Ursprung promoted to Director of Liberty Municipal Library

 Ariel Turner

 Posted in: [NEWS](#)



**LIBERTY** — Last year, the Liberty Municipal Library saw the retirement of longtime Director Dana Abshier, and now the city has named its choice to fill those shoes.

Amber Ursprung has been with the Liberty Municipal Library for twelve years and counting, and now she will take the lead as director.

# HIRING EVENT AT WFS- LIBERTY

**OCTOBER 23, 2024**  
**10 AM – 2 PM**



**Liberty County Jail – Jobs Available**  
Correctional Officer, Sergeant, & Transportation

**Dragon Products – Jobs Available**  
Welders, Industrial Blaster & Industrial Painter

**TALKE USA Inc. – Mont Belvieu / Baytown**  
Electrical Maintenance Technician  
Forklift Operator – Rotating Shift  
Night Dispatcher

**Texas Department of Criminal Justice – TDCJ**  
Correctional Officers

**Dayton Police Department**  
New Police Officers

**City of Liberty - Fire Department**  
Firefighter / EMT

**City of Houston Fire Department**  
Non-Certified Firefighter/EMT Trainee  
Certified Firefighter/EMT Trainee

**Motivation Education & Training, Inc – MET**  
Fatherhood Advocate

**For more information:**

**Workforce Solutions Liberty**  
2131 HWY 146 Bypass, Liberty, TX 77575  
936-336-8063

Language Assistance  
Available for Spanish  
Speaking Clients



[www.wfsolutions.com](http://www.wfsolutions.com) 1.888.489.JOBS (5627)

Workforce Solutions is an equal opportunity employer/contractor. Auxiliary aids and services are available upon request to individuals with disabilities. (Please request reasonable accommodations a minimum of two business days before the event.)  
ADA 504 (11/03) REV 10/01 1-800-735-2889 (TDD) 1-800-735-2889 (Voice) 5/11

A proud partner of the  network

## Job Fair - Liberty

November 19, 2024, | 10:00 AM- 1:00 PM

**Dragon Products:**

- Industrial Blaster
- Industrial Painter

**Surge Staffing:**

- General Labor
- Packing, Shipping & Receiving

**Liberty County Jail:**

- Correctional Officer/Jailer
- Transportation

**Anderson Merchandisers – Wal-Mart Liberty:**

- Retail Merchandisers

**For more information:**

Workforce Solutions - Liberty  
2131 HWY 146 Bypass  
Liberty, TX 77575

Sandra Gonzalez  
Sandra.Gonzales@wfsolutions.com  
936-336-8063



[www.wfsolutions.com](http://www.wfsolutions.com) 1.888.489.JOBS (5627)

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## 2025

- Liberty Ranch Subdivision
- Fund targeted infrastructure improvements
- Continue to market the façade grant and UPS grant programs
- Continue working on retail recruitment
- Support beautification/curb appeal efforts
- Fund quality-of-life/park improvements
- Promote tourism (ex. Sam Center, Trinity River NWR, etc.)
- Expand marketing and outreach efforts

## Goals & Priorities

# CONTACT INFO

Chris Jarmon – Assistant City Manager for Economic & Community Development

Phone: 936-334-7305

Email: [cjarmon@cityofliberty.org](mailto:cjarmon@cityofliberty.org)

Website: [www.libertycdc.org](http://www.libertycdc.org)

Social Media: Facebook – City of Liberty, Texas

# QUESTIONS?

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