



The City of Liberty
Liberty Community Development Corporation

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

Meeting

April Gilliland
 City Secretary
 936-336-3684

~ Agenda ~

Tuesday, April 15, 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 on 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 (Bryan Kendrick). Topics include Business Facade and Utility and Public Safety Grant Programs, Projects, Permits, and Faux Real Trade Days.**
- B. **Finance Report**

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

A. Minutes Approval

- 1. January 28, 2025

V. REGULAR AGENDA

A. Regular Session

- 1. Consider approving an additional expenditure of \$2,000 for the July 3, 2025 fireworks show.
- 2. Consider awarding a grant to Marvin Eiler in the amount of \$15,250 related to the Façade Grant Program.
- 3. Consider awarding a grant to John Zolfaghari in the amount of \$3,825 related to the Utilities and Public Safety Grant Program.
- 4. Consider awarding a grant to Nick Zolfaghari in the amount of \$7,907.50 related to the Business Façade Improvement Grant Program.

B. Work Session

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

VI. ADJOURNMENT

A. Motion To: Adjourn

I certify that the attached Notice of Meeting was posted on the bulletin board and in the Message Centers located on the east and west sides of the City Hall Administration Building, located at 1829 Sam Houston on the 9th day of April 2025 at 5:00 p.m. This notice will remain 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: April 15, 2025

Agenda Wording: General Manager's Report (Bryan Kendrick). Topics include Business Facade and Utility and Public Safety Grant Programs, Projects, Permits, 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 the 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 reauthorized the business facade grant program and the utilities and public safety grant program. So far, \$41,900 /\$90,000 (46.5%) has been approved for the façade grant program and \$33,204.75 /\$90,000 (36.8%) has been approved for the UPS grant program.

Facade Grant	UPS Grant
Select Safety – 11/19/24 – (\$20,000) - PAID	Miriam Lohan Nails and Spa – 11/19/24 (\$3,204.75) - PAID
Deluxe Inn – 11/19/24 - (\$20,000)	LDRMC – 11/19/24 (\$30,000) - PAID
Milton Fregia - 01/28/25 (\$1,900) - PAID	

- Completed Projects
 - Starbucks - New Build (1606 US 90)
 - Elite Bail Bonds - Certificate of Occupancy (1933 Trinity)
 - Liberty ISD - Administrative Office Addition (2103 N Main)
- Projects Under Construction – New Construction and Additions
 - Waffle House - New Build (1711 US 90)
 - Liberty County Central Appraisal District – Interior Remodel (303 Fannin)
 - Fire Station No. 2 - New Build (119 Bowie)
 - New Life Church - New Church (2510 Jefferson)
 - WCID #5 – Warehouse/Storage Building (2722 Beaumont)
 - Mr. Gatti's Pizza – Interior Buildout (2121 Highway 146 N [Inside Wal-Mart])

- 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)
- The City has issued a permit to build a new duplex at 2521 Maple.
- The City has issued a permit to build a new house at the following addresses: 2418 Centennial, 1205 Jarrett and 615 Confederate.
- The City has issued a permit to remodel the house at 2701 Cornell.
- Fire Station #2 held its Grand Opening on March 19 from 10am – 2pm.
- The first planning workshop for the Parks Master Plan was held on Thursday, March 20, from 6:00pm to 7:30pm.
- Faux Real Trade Days are scheduled for April 25 – 27. 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: April 15, 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: FEBRUARY 28TH, 2025

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	156,017.58	604,149.21	40.08	903,310.79
	*** FUND TOTAL REVENUE ***	1,507,460.00	156,017.58	604,149.21	40.08	903,310.79
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	LIBERTY COMMUNITY DEV	1,507,460.00	311,341.94	571,882.27	37.94	935,577.73
	*** FUND TOTAL EXPENDITURES ***	1,507,460.00	311,341.94	571,882.27	37.94	935,577.73
		=====	=====	=====	=====	=====
	EXCESS REVENUES/EXPENDITURES	0.00	(155,324.36)	32,266.94	0.00	(32,266.94)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: FEBRUARY 28TH, 2025

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	149,551.66	568,970.83	49.48	581,029.17
321-0110	INTEREST INCOME	100,000.00	6,465.92	35,178.38	35.18	64,821.62
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	156,017.58	604,149.21	40.08	903,310.79
		=====	=====	=====	=====	=====

CITY OF LIBERTY
 FINANCIAL STATEMENT
 AS OF: FEBRUARY 28TH, 2025

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 & 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	7,500.00	7,500.00	30.00	17,500.00
421-309	MARKETING & ADVERTISING	50,000.00	0.00	12,724.24	25.45	37,275.76
421-313	MISCELLANEOUS	15,000.00	0.00	125.00	0.83	14,875.00
421-314	TRAVEL & TRAINING	15,000.00	371.94	2,240.78	14.94	12,759.22
421-315	DUES & MEMBERSHIPS	1,500.00	0.00	735.00	49.00	765.00
421-319	LEGAL FEES	5,000.00	270.00	1,260.00	25.20	3,740.00
421-322	PRELIMINARY ENGINEERING FEES	30,000.00	0.00	0.00	0.00	30,000.00
** CATEGORY TOTAL **		149,000.00	8,141.94	24,585.02	16.50	124,414.98
<u>4-OTHER</u>						
421-422	UPS GRANT PROGRAM	90,000.00	30,000.00	39,629.75	44.03	50,370.25
421-423	BUSINESS INCENTIVES FACADE	90,000.00	1,900.00	91,367.50	101.52	(1,367.50)
** CATEGORY TOTAL **		180,000.00	31,900.00	130,997.25	72.78	49,002.75
<u>6-DEBT SERVICE</u>						
421-619	INTEREST SERIES 2014	83,000.00	37,900.00	37,900.00	45.66	45,100.00
421-620	PRINCIPAL SERIES 2014	175,000.00	160,000.00	160,000.00	91.43	15,000.00
421-621	ADMIN FEES SERIES 2014	1,050.00	0.00	0.00	0.00	1,050.00
** CATEGORY TOTAL **		259,050.00	197,900.00	197,900.00	76.39	61,150.00
<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	73,400.00	73,400.00	100.00	0.00
421-734	TRANSFER TO CAPITAL PROJECTS	445,010.00	0.00	145,000.00	32.58	300,010.00
** CATEGORY TOTAL **		919,410.00	73,400.00	218,400.00	23.75	701,010.00
** DEPARTMENT TOTAL **		1,507,460.00	311,341.94	571,882.27	37.94	935,577.73
*** FUND TOTAL EXPENDITURES ***		1,507,460.00	311,341.94	571,882.27	37.94	935,577.73

CITY OF LIBERTY
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2025

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	(155,324.36)	32,266.94	0.00	(32,266.94)
		=====	=====	=====	=====	=====

*** END OF REPORT ***

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

21 -LIBERTY COMM. DEV. CORP.

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<hr/>			
ASSETS			
=====			
21-1-2110	CASH	2,744,729.78	
21-1-2199	DUE FROM GBG FOR SALES TAX	3,362.67	
21-1-2500	DUE FROM STATE	<u>212,734.76</u>	
			<u>2,960,827.21</u>
TOTAL ASSETS			2,960,827.21
=====			
LIABILITIES & EQUITY			
=====			
21-2-0220	AP PENDING-POOLED CASH	57,792.50	
21-2-1111	ENCUMBRANCE	(783,740.70)	
21-2-1112	RESERVE FOR ENCUMBRANCE	783,740.70	
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>2,868,512.71</u>	
TOTAL LIABILITIES & EQUITY			<u>2,928,560.27</u>
TOTAL REVENUE		604,149.21	
TOTAL EXPENSES		<u>571,882.27</u>	
TOTAL REVENUE OVER/(UNDER) EXPENSES		32,266.94	
TOTAL EQUITY & REV. OVER/(UNDER) EXP.			<u>32,266.94</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			2,960,827.21
=====			



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, January 28, 2025

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on January 28, 2025 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:00 p.m. by President Barbara Norwood.

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. Ms. Angela Ungles spoke to the LCDC Board about her program Halo Emergency Responder Outreach (HERO).

III. PRESENTATIONS / REPORTS

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

City Manager Tom Warner reported on the following updates:

- Business Facade / Utility and Public Safety Grant Programs
- Completed Commercial Projects
- Commercial New Construction and Additions
- Commercial Renovation and Remodels
- Highway 90 widening Project
- Permits
- New manager of Government Affairs for Xfinity in Liberty County
- Chamber
- Shred Day
- Faux Real Trade Day

B. Finance Report

Assistant City Manager / CFO Naomi Herrington reported on the LCDC financials as of November 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 Board Secretary McCarty to approve all items on the consent agenda. The motion was seconded by Board Member Vansau. The motion passed 4 to 0 to 1 with President Norwood abstaining.

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.

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.

The board requested a draft on restricting the updated guidelines be brought back at a future meeting.

No action was taken.

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

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)

LCDC's 50% reimbursement is based on the lowest bid for each project.

There was some discussion on if the grant applied to other taxing entities or non-profits. Board would like to revisit guidelines for grant applications.

No action was taken.

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

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

LCDC's proposed reimbursement is based on the lowest bid for each project.

A motion was made by Board Member VanDeventer to approve awarding a business facade grant to Milton Fregia in the amount of \$1,900 and seconded by Board Secretary McCarty. The motion passed 5 to 0 with all present voting yes.

B. Work Session

1. Review and discuss LCDC 2024 Annual Report

Assistant City Manager Chris Jarmon Presented the following items in the 2024 Annual Report:

- Economic Development Definition
- Economic Development in Texas
- The differences between Type A and Type B corporations
- Funding Mechanism
- Regulations
- Eligible Projects
- Grant Money Distributed
- Redevelopment Projects Funded

- City Project Funded
- New Residential Construction
- Demolitions
- Sales Tax Growth
- Commercial Projects

VI. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, President Norwood adjourned the meeting at 7:15 p.m.

Barbara Norwood, President

ATTEST:

Kathrine McCarty, Board Secretary

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: April 15, 2025

Agenda Wording: Consider approving an additional expenditure of \$2,000 for the July 3, 2025 fireworks show.

Department: Community Development

Subject: July 3rd Fireworks

Background: The City has contracted with Pyro Shows of Fort Worth to provide the annual fireworks display. This year's display will be held on Thursday, July 3, 2025. Pyro Shows have been providing fireworks displays since 2019. The cost of the display this year is \$23,000, which is \$2,000 more than last year.

During the March 19, 2024, Liberty Community Development Corporation Meeting approved the request to fund the July 3rd fireworks show to relieve pressure on the general fund and due to the size of LCDC's fund balance. This expenditure was added to the 2024-2025 Liberty Community Development Corporation Budget in the amount of \$21,000.

The fireworks show was previously funded by Hotel Occupancy Tax (HOT) funds. State law no longer allows fireworks to be paid for by HOT funds.

Funding Source: LCDC Fund Balance

Staff Recommendation: Staff recommends approval of this expenditure.

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: April 15, 2025

Agenda Wording: Consider awarding a grant to Marvin Eiler in the amount of \$15,250 related to the Façade Grant Program.

Department: Community Development

Subject: LCDC Business Façade Improvement Grant Program

Background: Mr. Eiler owns the building located at 211 San Jacinto St and operates Larson's Auro Repair at that location. As per the code of ordinance section 4.05.050, every automobile wrecking, salvage and storage yard shall be enclosed by a continuous fence or wall on all sides thereof, which fence or wall shall conform to the requirements of this division. Mr. Eiler is requesting reimbursement for façade improvements pursuant to the Business Façade Grant Program.

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

Lowes: \$30,500

B & c Construction: \$36,050

Mr. Eiler'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 Facade Grant to Marvin Eiler.

Commercial Business Façade Improvement Grant Program Application

Applicant Name: Marvin Eiler

Business Name: Larson's Auto Repair

Business Address: 211 San Jacinto St (2106 MLK + Hwy 90)
Liberty, TX 77575

Business Phone: 936 336 5304 Business Email: larsonstowerautomotive@gmail.com

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

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

Landscaping

Exterior Lighting

Windows

Doors

Signage

Awnings or Canopies

Parking Lot

Driveway

Professional Services (architectural, etc.)

Total Estimated Cost of Proposed Improvements: \$ 30,500.00

Estimated Start Date: _____

Estimated Completion Date: _____

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)

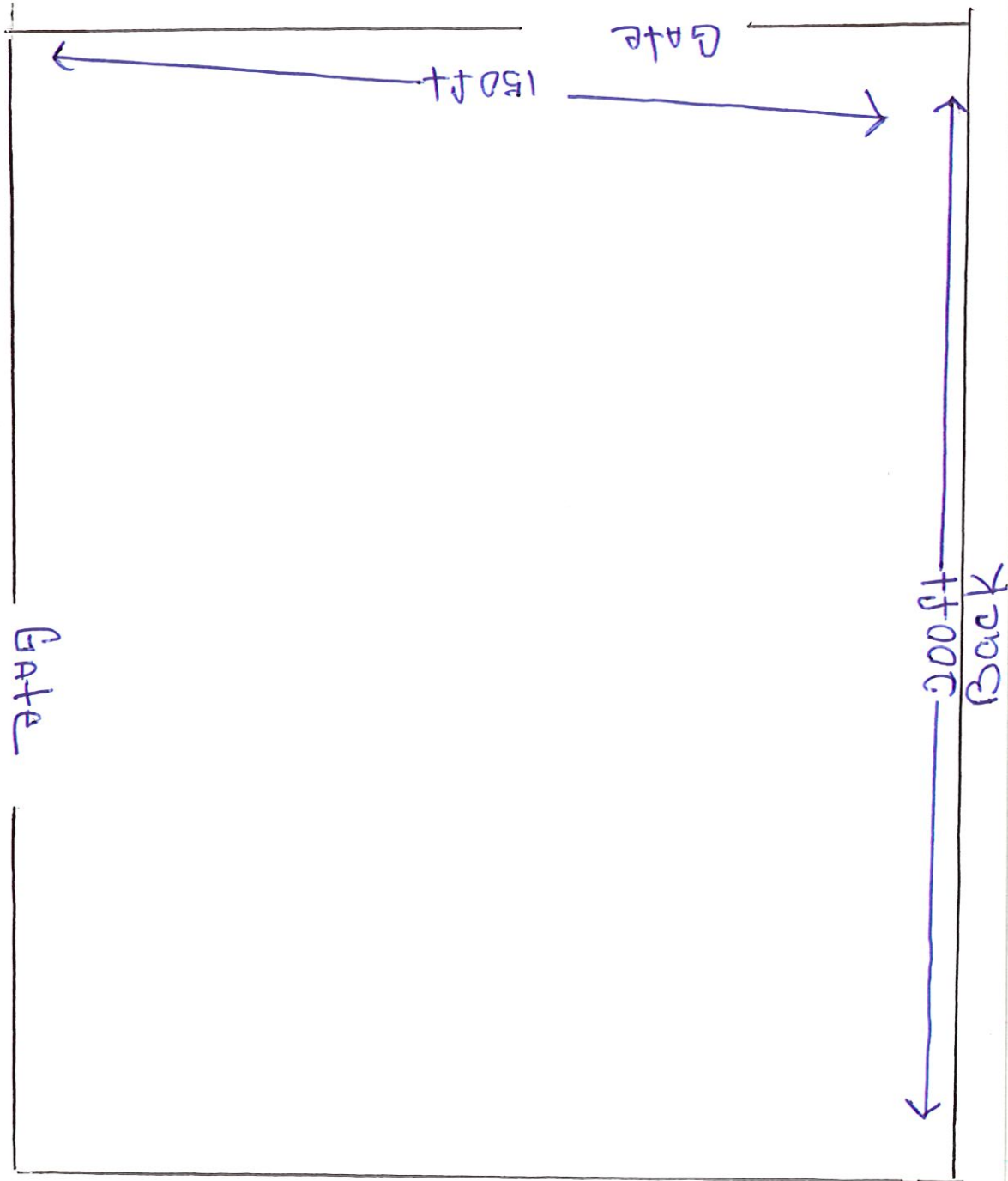
Applicant Signature:  Date: 2/26/25

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

Larsons Auto Repair LLC,
211 San Jacinto St
Liberty Tx 77575
936-336-5304





TEXAS SERVICES SOLUTIONS INSTALLED SALES PROPOSAL

LOWE'S AUTHORIZED REPRESENTATIVE SALES ID DATE CUSTOMER NAME
Thomas Hudspeth 3602083 05/22/2023 Marvin Eiler

STORE NO. STREET ADDRESS STREET ADDRESS
97 5002 GARTH RD. 2106 MLK

CITY STATE ZIP CITY STATE ZIP
BAYTOWN TEXAS 77521-2135 Liberty Texas 77575

TELEPHONE TELEPHONE
(281)299-7575 9363365304

EMAIL EMAIL
thomas.hudspeth@lowes.com larsonsautorepair@gmail.com

LOWE'S CONTRACTOR LICENSE # LOWE'S REPRESENTATIVE LICENSE # CREDIT/DEBIT CHECK LCC CARD GIFT CARD
See TX Addendum (State: Sign# w/12h 12)) (State: Sign# w/12h 12)) (State: Sign# w/12h 12)) (State: Sign# w/12h 12))

This is only a quote for the merchandise and services printed below. Lowe's does not offer services to paint, seal or stain fences.

INSTALLATION STREET ADDRESS CITY STATE ZIP
2106 MLK Liberty Texas 77575

Additional charges may apply for permit fees. Installation services guaranteed by Lowe's labor warranty & available thru independent contractors, licensed, & registered where applicable. License numbers & certifications held by or on behalf of Lowe's Home Centers, LLC: AK #Cone39289 Business License #1001769; AL #56683; #8187; #OO2157; AR #37290723; AZ #ROC340281 (KB-1 Dual Building Contractor License) CA B#991832; CO MP030000763; CT #HIC.0639387 #MCO.0903044; #HIC.0566468; DC #420222000012; #410522000535; DE #DE-2021-000001841; FL #CRC1327732 #CGC1531687 #CCC1326824 #CGC1508417 #FRO6140; GA #GCLT-CO000422 #GCLT-CO000421 #GCQA006895 #GCCO006889; #CN208589; HI #CT-33489; IA #C110383; ID #RCE-36837; IL #104.016796; IN #PC12000047; CO52100003; PC12000047; KS #21-012652; LA #LMP15296; #CL.69642; #866245; MA #CSL-081810; HIC#148688; MD #143468; #107639-10; MI #2102144445; #242200453; #2101165238; MN #BC692087; MB682496; MS #18898; #24721-MC; MT #161006; NC #70220; ND #000042957; NE #23319-21; NM GB98#408449; NV #0079079; NY #2106326-DCA; WC-27241-H14; ME-48295; #H-20080; #MP-44066; #HF-63803; #HI-63767; OK #0002337/16238; #8005039-2021; #00200358; 204908; OR #202237; PA PA174402; RI #GC-20575; SC #RBB.51013; #CLG.118696.GC; CLM115764; TN #3070 #00064743; TX #EC29349 #EC27606 #TACLA116836E #246 #M-43442; #325084; UT #9002087-5501; VA #2701036596; WA #LOWESH863DH; WI #DC-031000124 #DCQ-081800073; DCQ-090900098; WV #WV014656 See Lowes.com/licensing for current license numbers.

IMPORTANT: This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify any future contract you may sign with Lowe's for the installation services. You may accept this proposal only by signing the appropriate Services Solutions Installed Sales Contract with Lowe's and making payment according to the terms and conditions therein. (Estimate good for 30 days. Roofing, Gutters and Fencing Estimates are good for 7 days). Installation fees will be, and additional charges may be, based on total product required to fulfill order (including waste). If you would like to discuss the measurements or would like a copy of this document, please contact the Lowe's Store Associate. Please review your contract carefully for all charges prior to signing.

MERCHANDISE AND INSTALLATION SUMMARY: (I.E. ITEM NUMBERS, COLORS, DIMENSIONS, CONSIDERATIONS):

Included

Product

Is removal of any existing fencing or fencing materials being performed? Yes

Is the existing fence painted? No

Can the customer verify that the fence had no paint present pre-1978? Yes

Fencing Project

- Install Roughly 630 ft. of 6 Chain-link Fencing Around Car Port Area
- Install 2 Drive Gates
- Install 1 Walk Gate
- Removal and Haul Away of Current Fencing
- 3/4 of the Project is Over Concrete

Project Preparation Process

- o Dedicated project support staff keeps you up-to-date through every step of the process
- o Installer conducts Pre-Installation Inspection
- o Provides appropriate protection to home during installation
- o Obtain & post any necessary permits

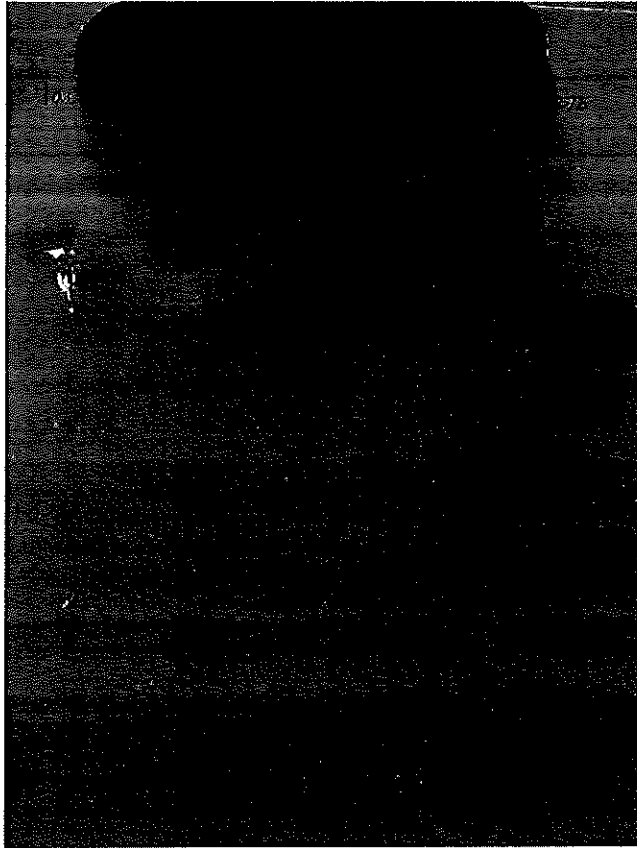
Installation Process

- o Mark and prepare post hole locations
- o Install posts and backfill holes with concrete
- o Install fence material, gates, hardware, brickets, etc.
- o Remove/haul away existing fencing material
- o Follow all Health and Safety Guidelines

Clean-up/Final Inspection

- o Complete final clean-up and haul away all job-related debris
- o Test product & perform complete inspection with customer
- o Review warranty information

QUOTE TOTAL \$30,500.00



Customer Proposal

Prepared for:

Marvin Eiler
2106 MLK
Liberty, Texas 77575
9363365304

Prepared by:



Thomas Hudspeth
281 299-7575
thomas.hudspeth@lowes.com

Invoice

Invoice Date: _____

Invoice #: _____

From: B+C Construction

Bill To: Larsons Auto Repair LLC.
211 San Jacinto St.
Liberty Texas 77575

Description	Hours	Rate/Hour	Total
<u>200 X 150 Fence</u>			
<u>38 (12x12) Holes</u>			
<u>Cut with concrete saw</u>			
<u>Air hammered out</u>			
<u>Auger (drill) holes</u>			
<u>38 Post - Concrete in holes</u>			
<u>Apply fence to post</u>			
<u>Hang 2 gates</u>			

Subtotal:

Tax Rate:

Tax:

Payment Terms:

Total Amount Due: 36,050.00

Terms and Conditions

Send Payment To:

powered by
GeneralBlue

LAISSON'S TOWER AUTOMOTIVE
COMPLETE AUTOMOTIVE SERVICE
SALES • REPAIRS • PARTS
MARVIN ELLER
NEW AND REBUILT AUTOMOBILES
LAISSON TOWER



April 7, 2025



LIBERTY
PANTHERS

April 7, 2025



LIBERTY
PARTNERS

LIBERTY
NAILS
200-888-4111

April 7, 2025



April 7, 2025

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: April 15, 2025

Agenda Wording: Consider awarding a grant to John Zolfaghari in the amount of \$3,825 related to the Utilities and Public Safety Grant Program.

Department: Community Development

Subject: LCDC Utilities and Public Safety Grant Program

Background: John Zolfaghari owns the manufactured home park located at 4505 Sandune. Mr. Zolfaghari is proposing to install seven 3/4" water taps and one 1.5" water tap on the property in order to provide service to recently installed manufactured homes.

Mr. Zolfaghari is requesting reimbursement for infrastructure improvements pursuant to the Utilities and Public Safety Program, which reimburses 50% of the cost of infrastructure projects. Applicants are not reimbursed until after completion of the project.

The City of Liberty is responsible for installing these eight (8) water taps at a cost of \$7,650.

Mr. Zolfaghari's application is attached for your review. LCDC's proposed reimbursement is based on the lowest bid received.

Mr. Zolfaghari previously received a facade grant on 2/20/2024 in the amount of \$9,467.50.

Funding Source: LCDC Operating Budget

Staff Recommendation: Approval of the grant

Commercial Business Utilities and Public Safety Improvement Grant Program Application

Applicant Name: Sandune Holdings LLC

Business Name: Park On Sandune

Business Address: 4505 Sandune Rd Liberty TX 77575

Business Phone: 805-889-3016 Business Email: empirecalls2801@gmail.com

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

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: 1-28-25

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



MASTER FEE SCHEDULE
Amended October 1, 2024

Description	Fees
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Permit and Inspection Department (Cont.)

Water & Sewer Tap Fees

<u>Water Tap</u>	<u>Tap & Meter Fee</u>
3/4"	\$850.00
1"	\$1,150.00
1 1/2"	\$1,700.00
2"	\$2,000.00
Greater than 2"	To be performed by private contractor, plus meter cost (at no cost to the City)
<u>Sewer Tap</u>	<u>Rates</u>
4"	\$550.00
6" or larger	To be performed by private contractor (at no cost to the City)

The selection and cost associated with a private contractor is the responsibility of the applicant or property owner (at no cost to the City).

Inspection fee for taps installed by a private contractor is \$75.00

Street cuts are charged at actual cost.

Taps greater than five (5) feet deep must be performed by a private contractor, at no cost to the City.

All bores must be performed by a private contractor, at no cost to the City.

All work must be installed to City specifications.

All taps made outside the legal boundary of the City shall be assessed a charge of \$50.00 in addition to the tap fee.

Beverage Permit Fees

The City may levy and collect a fee not to exceed one-half (1/2) the State Fee for each permit issued for premises located within the City.

Amusement Machine and Arcade Center Fees

Occupation Tax - 1/4 the amount levied by the State on each coin-operated machine that an owner exhibits or displays, or permits to be exhibited or displayed in this State.

Game Room Annual License Fee	\$750.00
Release of Sealed Coin-Operated Machine	\$5.00
Replacement Tax Tag Fee	\$6.00

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: April 15, 2025

Agenda Wording: Consider awarding a grant to Nick Zolfaghari in the amount of \$7,907.50 related to the Business Façade Improvement Grant Program.

Department: Community Development

Subject: LCDC Business Façade Improvement Grant Program

Background: Nick Zolfaghari owns the manufactured home park located at 116 McManus. Mr. Zolfaghari is proposing to improve the property by upgrading the entrance sign, adding lighting to the entrance sign, installing a dumpster enclosure and installing trees.

Mr. Zolfaghari is requesting reimbursement for façade improvements pursuant to the Business Façade Grant Program, which reimburses 50% of the cost of façade projects. Applicants are not reimbursed until after completion of the project.

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

Lone Star Property Works = \$16,815

Texas Landscape Group = \$15,815

Mr. Zolfaghari's application is attached for your review. LCDC's proposed reimbursement is based on the lowest bid received.

116 McManus previously received a façade grant on December 19, 2023 in the amount of \$9,405.

Funding Source: LCDC Operating Budget

Staff Recommendation: Approval of the grant

Commercial Business Façade Improvement Grant
Program Application

Applicant Name: Nickfarr Zolfaghari

Business Name: ETEC Realty

Business Address: 116 McMannus Rd.

Business Phone: 936 641 4008 Business Email: Sales@truedealtx.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 (illuminate new sign)

Windows

Doors

Signage (upgrade existing sign)

Awnings or Canopies

Parking Lot

Driveway ~~asphalt~~ (install culvert)

Dumpster Enclosures

Professional Services (architectural, etc.)

Total Estimated Cost of Proposed Improvements: \$ 19,695

Estimated Start Date: February 1st 2025

Estimated Completion Date: February 15th 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: 1/24/25

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

ESTIMATE



Prepared For

Nickfarr Zolfaghari
116 mcmanus rd
liberty , tx 77575
(936) 641-4008

Texan Landscape Group

Phone: (832) 248-8428
Email: texanlandscapegroup@gmail.com

Estimate # 188
Date 01/09/2025

Description

Total

Hardscape Entrance Sign \$11,340.00

Measurements:
- 8ft L x 3ft W x 5ft T

- Material List:
- 8in x 8in Cinder Blocks
 - Desert Sunrise Stone Veneer
41" x 11.25"
 - Indiana Limestone Caps
 - Concrete and mortar mix

- Scope of Work:
- Pour concrete footing as base for leveling cinder blocks
 - Level & Layer cinder blocks with mortar mix filling in gaps
 - Dress cinder blocks with mortar mix to attach stone veneer on cinder blocks
 - Add Limestone Capping on top of signage
 - Add Font Lettering for Property Name

Notes: Sign Only Landscape Not Included



Gravel Road Improvement \$3,925.00

Material:

- 5 Truckloads/ Crushed Concrete Road Base
- Delivery & Spreading



Dumpster Encloser

\$4,475.00

Material:

- 6in x 6in Treated Post
- 2in x 4in Treated Railing
- 5/8in x 6ft T Treated Pickets

Scope of Work:

- Set post 2ft deep into concrete
- Frame around encloser leaving a opening for gate
- Attach pickets to framing
- Build & Hang gate frame for swinging double gate
- Attach pickets to swing gates



Subtotal	\$19,740.00
Total	\$19,740.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Nickfarr Zolfaghari

ESTIMATE



Prepared For

Nickfarr Zolfaghari
116 mcmanus rd
liberty , tx 77575
(936) 641-4008

Lone Star Property Works

Phone: (713) 515-9448
Email: lonestarpropertyworks@gmail.com

Estimate # 188
Date 01/09/2025

Description	Total
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Hardscape Entrance Sign	\$11,340.00
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Measurements:

- 8ft L x 3ft W x 5ft T

Material List:

- 8in x 8in Cinder Blocks
- Desert Sunrise Stone Veneer
41" x 11.25"
- Indiana Limestone Caps
- Concrete and mortar mix

Scope of Work:

- Pour concrete footing as base for leveling cinder blocks
- Level & Layer cinder blocks with mortar mix filling in gaps
- Dress cinder blocks with mortar mix to attach stone veneer on cinder blocks
- Add Limestone Capping on top of signage
- Add Font Lettering for Property Name

Notes: Sign Only Landscape Not Included



Dumpster Encloser	\$4,475.00
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Material:

- 6in x 6in Treated Post
- 2in x 4in Treated Railing
- 5/8in x 6ft T Treated Pickets

Scope of Work:

- Set post 2ft deep into concrete
- Frame around enclosure leaving a opening for gate
- Attach pickets to framing
- Build & Hang gate frame for swinging double gate
- Attach pickets to swing gates



Culvert Installation	\$2,880.00
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Scope of work:

- Dig a 2ft deep by 2ft wide trench where road meets gravel driveway
- Install Corrugated Piping where trench was dug to connect both sides of ditch for proper drainage
- Back fill trench with crushed gravel base and compact for completion

Pine Tree Installation	\$1,000.00
------------------------	------------

4 total pine trees 15gal

Subtotal	\$19,695.00
<hr/>	
Total	\$19,695.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

A handwritten signature in blue ink, consisting of stylized, overlapping letters, positioned above a horizontal line.

Nickfarr Zolfaghari

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: April 15, 2025

Agenda Wording: Review and discuss the Façade Grant Program and the Utilities and Public Safety Grant Program

Department: Community Development

Subject: LCDC Grant Programs

Background: Staff is seeking direction regarding expanding LCDC’s grant programs to non-business entities. This item was originally discussed during the 11-19-24 LCDC meeting.

1. *Does the Board want non-business entities to be able to apply for façade grants or UPS grants?*

	Façade Grant	UPS Grant
Churches/Religious Entities		
Non-profits		
Governmental Entities		
Manufactured Home Parks		
RV Parks		
Multi-Family Real Estate		

History of Non-Business Grants

- Divine Integrity – 7/20/2021 – approved and received \$12,012.50 (façade grant)
- Liberty County Chamber – 10/19/2021 – approved, but never paid (façade grant)
- McManus Tiny Home Community – 12/19/2023 - approved and received \$9,405 (façade grant)
- Sandune MH Park – 2/20/2024 – approved and received \$9,467.50 (façade grant)
- Divine Integrity – 6/18/2024 – applied but item failed for lack of a motion (ups grant & façade grant)
- LDRMC – 10/15/2024 – applied but item failed for lack of a motion (ups grant)
- LDRMC – 11/19/2024 – approved and received \$30,000.00 (ups grant)
- Liberty ISD – 1/28/2025 – applied but item failed for lack of a motion (façade grant)

Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES. (a) For a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, "project" also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation 's board of directors to promote new or expanded business development.

Funding Source: n/a

Staff Recommendation: Amend the façade grant and UPS grant application to include the following:

- 1. Will this project increase the number of jobs at your establishment?
- 2. Will this project result in additional property tax, sales tax, fees or utility revenue for the city?