



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, May 20, 2025

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on May 20, 2025, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:00 p.m. by Vice-President Michael Dorsett.

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 on items not on the agenda.

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

III. PRESENTATIONS / REPORTS

A. General Manager's Report (Bryan Kendrick). Topics include Business Facade and Utility and Public Safety Grant Programs, Projects, Permits, and Faux Real Trade Days.

City Manager Bryan Kendrick reported on the following updates:

- Grant Program Updates
Completed Projects
New Commercial Construction and Additions
Commercial Renovation and Remodels
New House Permits
Liberty Ranch

- Faux Real Trade Days

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 5 to 0.

A. Minutes Approval

1. April 15, 2025

V. REGULAR AGENDA

A. Regular Session

1. Hold a public hearing regarding the possible expenditure of funds.

Vice-President Dorsett opened the public hearing at 6:05 pm per Section 505.159 of the Local Government Code, which requires Type B Corporations to hold at least one public hearing prior to the expenditure of funds for projects. The administration recommends holding a public hearing regarding the possible expenditure of funds for the Lamar Park Improvements. No public comments were made. Vice-President Dorsett closed the public hearing at 6:06 pm.

2. Consider authorizing \$31,657.71 for improvements to Lamar Park.

On February 11, 2025, the City Council purchased the lot at 1100 Trinity. This lot is located next to Lamar Park and will be incorporated into the park. The city plans to clean up the lot, re-fence the park to incorporate the new lot, repair the broken walk gate and add a double swing gate for lawn equipment. The City has received the following quotes:

Lot Clearing: Brush Masters - \$8,430.40 & Precision Lawns - \$4,878.71

Fencing: Greak Fence and Deck - \$26,779.00 & Bay Area Fence Company - No Bid

A motion was made by Board Secretary McCarty to approve the expenditure of \$31,657.71 for improvements to Lamar Park with conditions on holding the fence portion until after the park master plan is final. The motion was seconded by Board Member Dorsett. The motion passed 5 to 0.

3. Consider amending the guidelines of the façade improvement grant program by limiting the program to taxable businesses.

On April 15, 2025, the LCDDC Board of Directors held a work session to review and discuss the guidelines of the façade grant program. After that discussion, there was consensus to have only taxable businesses be eligible to apply for the program. This change does not apply to the UPS grant program. This is necessary to codify that discussion.

A motion was made by Board Member VanDeventer to approve the amendment to the guidelines for the facade improvement grant program by limiting the program to taxable businesses. The motion was seconded by Board Member Vansau. The motion passed 5 to 0.

- 4. Consider awarding a grant to John Zolfaghari in the amount of \$30,000 related to the Utilities and Public Safety Grant Program.

John Zolfaghari owns the manufactured home park located at 1904 N Main. This park is currently authorized by the City Council to have 28 units. Mr. Zolfaghari proposes to completely redo all the electrical inside the park. 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, through our contractor, is responsible for performing the electrical upgrades.

A motion was made by Board Member VanDeventer to deny the Utilities and Public Safety Grant to Mr. Zolfaghari in the amount of \$30,000. The motion was seconded by Board Secretary McCarty. The motion passed 5 to 0.

VI. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, Vice-President Dorsett adjourned the meeting at 6:27 p.m.

Michael Dorsett Jr., Vice-President

ATTEST:

Kathrine McCarty, Board Secretary