



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, April 21, 2026

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on April 21, 2026, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:00 p.m. by President Michael Dorsett.

A.

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

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. Budget Report

Economic Development Coordinator Stephen Joyce reported on the LCDC's Budget Report as of March 30, 2026

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 Vice President McCarty to approve all items on the consent agenda. The motion was seconded by Board Member Vansau. The motion passed 6 to 0.

A. Minutes Approval

1. March 17, 2026

V. REGULAR AGENDA

A. Regular Session

1. Discussion and possible action on modifications to two end cap storage units in the T-Hangars.

Modification for two end cap storage units in the T-Hangars to store mowing equipment. The work will include:

Door Company Scope

- o Remove the existing overhead door and increase the framed opening to 18'x12'
- o Provide and install metal framing and trim
- o Provide and install (1) 18' 2" X 12' 0" door wind rated
- o Color to match the existing T hangers
- o 2 inside slide locks
- o Chain hoist
- o Provide and install (1) door with lever and deadbolt key current master key on west wall
- o Repair damaged siding building B with removed siding

Texas Elite Scope

- o Relocate electrical switch and Electrical conduit (Texas Elite)
- o Replace conventional lighting with LED (Texas Elite)

Proposals Pricing for Door Company

Better Built Metal Buildings

- Sectional door option \$14,000.00
- Roll up door option \$9525.00

Door Specialist

- Sectional door no bid received
- Roll up door option \$11,796.00

Proposals Pricing for Texas Elite

- \$1,100 per storage area

It is recommended to select sectional doors rather than roll-up doors, as specified by Better Built Metal Buildings. The installation of the recommended new door along with the electrical work should not exceed \$15,100. This modification would be implemented for two T-hangars storage areas, resulting in a total estimated cost of \$30,200.

A motion was made by Board Member VanDeventer to approve the expenditure of \$30,200 for the modification of the storage units in the T-hangar buildings and seconded by Board Member McCarty. The motion passed 6 to 0.

2. Discussion and possible action on Disc Golf Course at the Liberty Municipal Park.

Good Business Sense

- Inexpensive to Install
- Low cost & best bang for the buck
- Maintenance costs and upkeep are minimal
- Recreational play is free for most courses

Disc golf courses are inexpensive to install, and the game is affordable to play. Courses attract new people to park systems and support local businesses. Disc golf offers one of the highest returns on investment activities for a park and recreation facility. The sport provides a healthy outdoor activity accessible to people of all ages and abilities and can be played year-round. If you can throw a Frisbee, you can play disc golf. A disc golf course is inexpensive to install, easy to maintain, and if built with quality DGA equipment, the course will last for decades. Some courses generate income from daily parking passes, pro-shop sales, and disc rentals. Disc golf courses can be installed in ski resorts for summer use to generate revenue with lift tickets in addition to vending. Increasingly, traditional golf courses are incorporating disc golf to increase traffic during otherwise slow times. Disc golf often utilizes land unsuitable for other activities, therefore turning what was underutilized or unused land into a productive asset for park departments.

A disc golf course can make use of land unsuitable for other sports, activities, or development. This differentiates disc golf from most other outdoor sports that require specialized facilities, buildings, or other extensive land development. Once installed, a disc golf course has very few maintenance costs associated with upkeep and operation. In addition, disc golf can be played year-round, rain, snow, or shine. A small beginner disc golf course can be built on as little as two acres of land. A full championship course utilized for tournament play is usually built on one to two acres per hole.

Benefits

- Benefits to the community and the park
- All inclusive & healthy
- Family friendly and ageless sport
- Low impact exercise

Disc golf is found in national, state, county, city parks, and even private property in all types of diverse climates and terrain. A disc golf course brings the local community to your parks as well as attract disc golfers from the surrounding areas.

Schools have been adding disc golf to their curriculum all over the world. Schools are finding that kids not only love the sport but that it helps develop critical thinking through scrutinizing and negotiating obstacles. It also provides a safe means of exercise and can be used for other life lessons like ecology, planning, and socialization.

Disc golf is easy to play and is lots of fun. The sport is family-friendly, ageless, and have a low

impact. It is a safe way to exercise for boys, girls, teens, and adults. While viewed as an outdoor physical activity, disc golf is also a cognitive sport utilizing the mental processes involving visualization, planning, spacial judging, and problem-solving using disc flight paths.

Environment

Disc Golf Courses are Environmentally Friendly

There is no clear-cutting of trees, grading of land, costly fertilizer, or mowing maintenance necessary.

Well-designed disc golf courses are environmentally friendly and utilize an area's existing topography. Varied terrain can also act as an advantage when building a new course. Trees, shrubs, hills, creeks, and lakes offer more obstacles and challenges to a course. There is no clear-cutting of trees, grading of land, costly fertilizer, or mowing maintenance necessary. Courses have been installed on old landfills, around reservoirs where there is a hundred-year flood buffer and Pole Holes have been anchored into above-ground concrete forms to avoid any digging in sensitive areas where land disturbance needs to remain at a minimum.

Many of today's course designs employ the use of alternative tee positions so that parts of the course can lay fallow for a season or two. DGA first designed an anchor and collar system for our Disc Pole Holes™ so that alternate basket placements could be installed on your course. Additional anchors allow one tee off position to have 3 or more hole options. This not only limits erosion from foot traffic but creates depth and flexibility to your course layout.

Investment

Low Cost and a Positive Investment

Players tend to take an active role in the course and the surrounding areas

A disc golf course provides "bang for the buck" allowing dozens of players to play at the same time. A successful disc golf course like two local courses, DeLaveaga in Santa Cruz and San Francisco's Golden Gate Park Disc Golf Course, can have over a hundred players playing the course at the same time on a given weekend. In contrast, a tennis court that costs more to install only has two or at most, four players at a time.

In addition, the sport attracts positive and dedicated disc golf players and disc golf clubs who bring a beneficial element to the area. The players tend to take an active role in the course and the surrounding areas, making sure the course is in good shape and well taken care of.

"We had a problem with vandalism in certain areas of the park, but after the disc golf course was built, the increased activity in the park really decreased vandalism", states Rich Dippel, Director of Parks and Recreation for South St. Paul, Minnesota. "It only takes a piece of park space that wasn't being used and makes it an important part of the park system."

DeLaveaga for example, designed by Tom Schot, is part of over 1200 acres of multiple use recreation areas in which today includes picnic areas, lighted softball fields, an 18-hole ball golf course, miles of hiking, biking, equestrian trails, and an archery and shooting range, all situated within the Santa Cruz city limits.

Prior to the installation of the disc golf course, the area of DeLaveaga Disc Golf Course was used as an illegal dump. Tom Schot and the local disc golf community removed thousands of tons of trash and created what is today a beautiful, cared-for and trash free park, recognized as one of the premier disc golf courses in the world.

Bob Downing, Portland Parks & Recreation District Manager, had this to say about the benefits of disc golf in his district:

“The positive change in the park brought about by disc golf has made a lot of people happy – neighbors, police, golfers, local businessmen, and parks workers. The old adage that positive use will displace a negative use seems to be much in evidence at Pier Park.”

Mayor of Portland, Oregon, Vera Katz, found a recent disc golf tournament to be a positive addition to the Portland Community and Park System.

“As Mayor of Portland, I welcome any opportunity to support events that bring together members of our community in a positive and sustainable way. The NW Amateur disc golf Series is just such an opportunity... On behalf of the citizens of Portland, I welcome you! We are proud to be the host for the 2004 Progress disc golf Tournament. I think you’ll find Pier Park to be one of the jewels of our Portland parks.”

A motion was made by Board Member Runkle to table the item until a design or layout map with more information can be seen and seconded by Board Member McCarty. The motion passed 6 to 0.

VI. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, President Dorsett adjourned the meeting at 6:38 p.m.

Michael Dorsett Jr., President

ATTEST:

Betty Runkle, Board Secretary