



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, June 16, 2026

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
Mark Campbell				
Margaret Gardzina				
Kathrine McCarty				
Barbara Norwood				
Jay Shivers				
Dan VanDeventer				
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. 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

- May 19, 2026

IV. REGULAR AGENDA

A. Regular Session

1. Consider the appointment of a President for the Liberty Community Development Corporation (LCDC).
2. Consider the appointment of a Vice-President for the Liberty Community Development Corporation (LCDC).
3. Consider the appointment of a Secretary for the Liberty Community Development Corporation (LCDC).
4. Consideration of participation in the "Lights, Camera, Action!: Building Film-Ready Communities Across the Region" Conference from HGAC
5. Consider approving a General Economic Development Grant Program Application for Beausoleil Property Investments, Inc at 2704 North Main Street.

V. 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 10th day of June 2026. This notice will remain posted continuously for at least three (3) business days preceding the scheduled day 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 _____, _____.



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 19, 2026

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on May 19, 2026, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:0 p.m. by Vice President Kathrine McCarty.

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.

Vice President McCarty 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. 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. April 21, 2026

Board Member VanDeventer moved to approve all items on the consent agenda, and Board Member Vansau seconded the motion. The motion passed 5-0-1, with all members present voting in favor and Board Member Norwood abstaining due to absence from the previous meeting.

IV. REGULAR AGENDA

A. Regular Session

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

Discussion regarding the installation of a disc golf course at Liberty Municipal Park continued from the April 21, 2026, meeting. Board Member Campbell presented information to the board outlining how a disc golf course would enhance the park’s recreational opportunities, including the following topics:

- What Is Disc Golf?
- Benefits to Liberty Municipal Park
- Minimal Impact on the Park
- Economic and Community Benefits
- Professional Design and Quality Course Vision
- Liberty Municipal Disc Golf Course
- Conceptual Course Layout

Mr. Chris Vandagriff with Gorilla Disc Golf also addressed the board regarding course design, safety considerations, rules of play, and the value a disc golf course would add to the park.

Board Member Runkle moved to approve the expenditure of \$25,000 for installing a Disc Golf Course at Liberty Municipal Park, and Board Member Norwood seconded the motion. The motion passed unanimously, 6 to 0, with all members present voting in favor.

V. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, Vice President McCarty adjourned the meeting at 6:44 p.m.

Kathrine McCarty, Vice President

ATTEST:

Betty Runkle, Board Secretary

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: June 16, 2026

Agenda Wording: Consider the appointment of a President for the Liberty Community Development Corporation (LCDC).

Department: Community Development

Subject: Officer Appointments

Background: Article III, Section 1 of the Bylaws of the Liberty Community Development Corporation specifies that “The President, Vice President, and Secretary shall be elected by the Board and shall serve a term of one (1) year.”

Barbara Norwood currently serves as the Corporation’s President.

Funding Source: n/a

Staff Recommendation: Appoint a board member as President

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: June 16, 2026

Agenda Wording: Consider the appointment of a Vice-President for the Liberty Community Development Corporation (LCDC).

Department: Community Development

Subject: Officer Appointments

Background: Article III, Section 1 of the Bylaws of the Liberty Community Development Corporation specifies that "The President, Vice President, and Secretary shall be elected by the Board and shall serve a term of one (1) year."

Michael Dorsett currently serves as the Corporation's Vice President

Funding Source: n/a

Staff Recommendation: Appoint a board member as Vice-President

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: June 16, 2026

Agenda Wording: Consider the appointment of a Secretary for the Liberty Community Development Corporation (LCDC).

Department: Community Development

Subject: Officer Appointments

Background: Article III, Section 1 of the Bylaws of the Liberty Community Development Corporation specifies that “The President, Vice President, and Secretary shall be elected by the Board and shall serve a term of one (1) year.”

Kathrine McCarty currently serves as the Corporation’s Secretary.

Funding Source: n/a

Staff Recommendation: Appoint a board member as Secretary

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: June 16, 2026

Agenda Wording: Consideration of participation in the "Lights, Camera, Action!: Building Film-Ready Communities Across the Region" Conference from HGAC

Department: Administration

Subject: [Lights, Camera, Action! | Houston-Galveston Area Council \(H-GAC\)](#)

Background: Registration is now open for the "**Lights, Camera, Action! Building Film-Ready Communities Across the Region**" film-focused conference. For the first time, the Houston-Galveston Area Council (H-GAC) is hosting a dynamic, three-day film conference. Whether your community is interested in attracting film productions or becoming Film Friendly Texas (FFTX) certified, this conference will give you the tools, insights, and connections to get started.

Register NOW: [Lights, Camera, Action! | Houston-Galveston Area Council \(H-GAC\)](#)

- Early Bird: \$200 (ends July 1)
- Regular: \$250

Why You Should Attend:

- Learn how your community can attract film projects and boost economic development.
- Discover how to become a Film Friendly Texas Certified Community and showcase your city's unique qualities.
- Hear from industry experts and peers on budgeting, planning, and coordinating film projects.
- Network with other community leaders and film professionals in a beautiful Gulf Coast setting.

Conference Overview:

- Wednesday, July 22: Afternoon session on permitting protocols followed by a gala reception and a short film screening.
- Thursday, July 23: Morning and afternoon sessions on discovering your region's

unique qualities, hosting film crews, creative local incentives, and independent content creation.

- Friday, July 24: Morning sessions, including an overview of Texas Film Commission programs and part one of the FFTX certification workshop.

Funding Source:

Staff Recommendation:

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: June 16, 2026

Agenda Wording: Consider approving a General Economic Development Grant Program Application for Beausoleil Property Investments, Inc at 2704 North Main Street.

Department: Administration

Subject: Economic Development Grant Program Application

Background: Beausoleil Property Investments, Inc. is applying for participation in the grant program to install a fence around the property located at 2704 North Main Street. The applicant obtained two quotes for the proposed project:

1. Great Fence and Deck – \$43,332.00
2. Bay Area Fence & Gates, LLC – \$45,789.00

If approved, LCDC would reimburse up to 50% of the project cost in the amount of \$21,667 (based on the lowest quote).

Funding Source:

Staff Recommendation:



General Economic Development Grant Program Application

Applicant Name: MARK BEAUSOLEIL
 Business Name: BEAUSOLEIL PROPERTY INVESTMENTS, INC
 Business Address: [REDACTED]
 Phone: [REDACTED]
 Email: [REDACTED]

Scope of Work

Please check all types of work included in your project:

- | | |
|--|--|
| <input type="checkbox"/> Painting or Mural Installation | <input type="checkbox"/> Window Replacement or Repair |
| <input checked="" type="checkbox"/> Fence Repair or Installation | <input type="checkbox"/> Door Replacement or Repair |
| <input type="checkbox"/> Brick or Siding Repair | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Awnings or Canopies |
| <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Drainage (Retention or Detention Ponds, runoff/discharge) |
| <input type="checkbox"/> Dumpster Enclosures | <input type="checkbox"/> Porches |
| <input type="checkbox"/> Parking Lot or Sidewalk Improvements | <input type="checkbox"/> Professional Services (e.g., architectural fees) |
| <input type="checkbox"/> Driveway Repairs (must be paved) | <input type="checkbox"/> Water Lines |
| <input type="checkbox"/> Sewer Lines | <input type="checkbox"/> Electrical |
| <input type="checkbox"/> Gas Utility Upgrades | <input type="checkbox"/> Public Safety |
| <input type="checkbox"/> Grease Trap Upgrades | <input type="checkbox"/> Security Cameras |

Project Details

Estimated Total Cost of Improvements: \$ 45,000.00
Projected Start Date: June 15, 2026
Projected Completion Date: July 15, 2026

Required Supporting Documents

Please include the following with your completed application:

1. A narrative description of your proposed project.
 2. Current photographs of the building exterior and/or area that work will be performed.
 3. At least two (2) estimates (three (3) estimates are preferred if costs exceed \$20,000) for bids from contractors or vendors.
 4. Property owner's written approval (if applicable), and a copy of the lease agreement
-

My signature below indicates I have reviewed and understood the grant program guidelines.

Applicant Signature: Mark Beausoleil
Date: May 5, 2026

Important Notes

- Reimbursement: LCDC will reimburse up to 50% of the total project cost, not to exceed \$25,000.
 - Approval Required: All applications are subject to approval by the LCDC Board of Directors.
 - Eligibility: Only taxable businesses are eligible for this grant program.
-

Submit Completed Application To:

Liberty Community Development Corporation
Attn: Stephen Joyce, Economic Development Coordinator
1829 Sam Houston
Liberty, Texas 77575
Email: sjoyce@cityofliberty.org

Project Description

2704 North Main Street Liberty, Texas

Beausoleil Property Investments, Inc. is a company owned by Mark and Elisabeth Beausoleil of Liberty. With over twenty years in business, its primary focus is buying distressed or mismanaged properties, adding value through capital improvements and proven management protocols.

The project at 2704 N Main Street, Liberty is a nine-unit apartment complex. The building was originally Bone's Gym owned by the Pegues family. The gym included a swimming pool, sand volleyball, racket ball courts, and a workout area. The building has been mostly vacant since the gym closed except for a few short rental periods. It was purchased in July 2022 by Maya Gyan, LLC for its current purpose, however, the project was fraught with contractor issues. In October 2024, Beausoleil Property Investments, Inc. acquired fifty percent 50% ownership and took over the rehab and construction of the project.

The 7500 square foot project encompasses a complete buildout of six 950 square foot two-bedroom apartments and three 450 square foot one-bedroom apartments. The building rehab includes a complete upgrade to the following:

1. New interior and exterior plumbing including upgraded sewer lines and new main water meter.
2. New interior and exterior electrical wiring throughout including individual electrical panels and meters for each apartment.
3. New fire sprinkler system per Liberty city code with 911 response system for immediate emergency response.
4. New metal exterior siding and gutters.
5. New six-foot-high exterior metal security fence surrounding the entire property with entry gate. Yet to be completed.
6. Landscaping/green space installation. Yet to be completed.
7. New HVAC systems throughout.

The apartment complex is attached to another building that is not yet restored. The fencing is required to delineate the two properties, create a buffer zone and create a security perimeter for the safety of our tenants.

Our first tenant moved in December 2025. We currently have six of the nine units rented with three applications pending.

GREAK FENCE AND DECK

1209 North Cleveland Dayton, TX 77535
936.257.5171---www.greakfence.com--daniel@greakfence.com

Customer: <u>Elizabeth Beausoleil</u>	Address: -	Phone: <u>(936) 253-2024</u>
City: <u>Liberty, TX</u>	Job Location: <u>Liberty, Tx</u>	Date: <u>5-May-26</u>
Contact: <u>Elizabeth Beausoleil</u>	Email: -	Terms: <u>Due @ Comp</u>

Fence:	6' 3 Rail Ornamental Iron Fence	438	Ft.	6' 3 Rail Ornamental Iron Fence	\$57.00	\$24,966.00
Mesh:	3/4" x 18GA Square Tubing	5		4" x 11GA Gate Post	\$225.00	\$1,125.00
Post:	2 1/2" x 16GA Line 8x24	1		18' x 6' Track Gate (Powder Coated)	\$4,950.00	\$4,950.00
	2 1/2" x 16GA Terminal 8x24	0			\$0.00	\$0.00
	4" x 11GA Gate 12x42	0			\$0.00	\$0.00
Top Rail:	1 3/8" U Channel Rail (3 Rail)	1		Liftmaster CSL24U Solar Gate Operator	\$6,461.00	\$6,461.00
Gate Frame:	2" Square Tubing	2		In Ground Reversing Loops w/ Detectors	\$1,225.00	\$2,450.00
Tensio Wire:		1		12' x 6' CL Double Swing Gate	\$2,200.00	\$2,200.00
		1		Wireless Keypad and Stand	\$930.00	\$930.00
		0			\$0.00	\$0.00
				Sub Total		\$43,082.00
				Mobilization		\$250.00
				Discount		\$0.00
				Tax		\$0.00
				Total Sale		\$43,332.00

By signing this quote you have agreed to the terms and conditions stated in this quote. If any additional work is performed, other than what is listed in this quote additional pricing may be required based on current prices.

Signature or Customer

Daniel Greak--Greak Fence and Deck

Daniel Greak--Greak Fence and Deck, LLC

Bay Area Fence & Gates, L.L.C.

7419 N HWY. 146., Baytown, Texas 77523
 (281) 573-4507 Phone
 www.bayareafenceco.com
 admin@bayareafenceco.com



Contract



Customer
Job

Name: Liz Beausoleil
 Address: 2704 N. Main St
 City: Liberty State: TX Zip: 77575
 Phone: 936-253-2024
 Email: elizabethbeausoleil@gmail.com

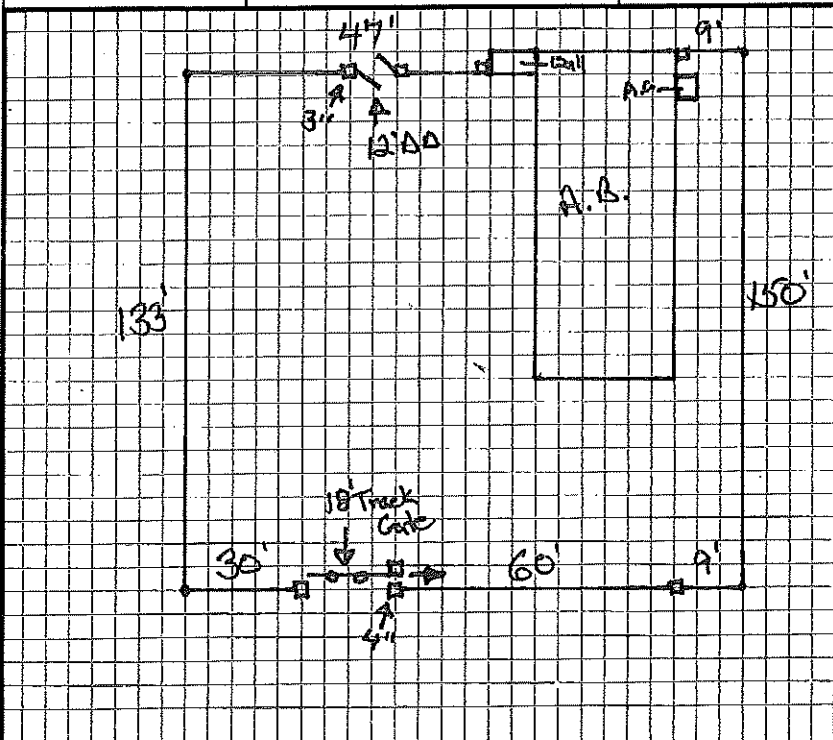
Address: _____
 City: _____ State: _____ Zip: _____

Height & Footage	Wood Style	Size and Materials	Miscellaneous
<input type="checkbox"/> 4'	<input type="checkbox"/> Std. Dog-Ear	Cedar <input type="checkbox"/> Pine <input type="checkbox"/>	<input type="checkbox"/> Dig Out/Trench
<input type="checkbox"/> 5'	<input type="checkbox"/> 2-Rail Frame	Pickets <input type="checkbox"/>	<input checked="" type="checkbox"/> Tear Down & Haul Away
<input checked="" type="checkbox"/> 6' <u>438'</u>	<input type="checkbox"/> 3-Rail Frame	Base Board <input type="checkbox"/>	<input type="checkbox"/> Trim Trees/Bushes
<input type="checkbox"/> 6'6"	<input type="checkbox"/> Base Board	Cap Rail <input type="checkbox"/>	Unless Otherwise Specified:
<input type="checkbox"/> 7'	<input type="checkbox"/> Cap Rail	Facer <input type="checkbox"/>	-All pine wood is pressure treated.
<input type="checkbox"/> 8'	<input type="checkbox"/> Facer	Posts <input type="checkbox"/>	-All nails are ring shank and galvanized.
<input type="checkbox"/>	<input type="checkbox"/>	Other <input type="checkbox"/>	-All posts set in cement at 18" to 24" deep.

Gates (Single)	Gates (Double)	Chain Link
<input type="checkbox"/> 3'	<input type="checkbox"/> 4'	<input type="checkbox"/> Galvanized
<input type="checkbox"/> 4'	<input checked="" type="checkbox"/> 12'	<input type="checkbox"/> Vinyl
<input type="checkbox"/> 5'	<input type="checkbox"/> 6'	<input type="checkbox"/> Heavy Gauge
<input type="checkbox"/> Other	<input type="checkbox"/> 8'	<input type="checkbox"/> Medium Gauge
	<input type="checkbox"/> 10'	
	<input type="checkbox"/> Other	

NOTES:

438'-6" Black Ornamental Iron Fence
3-Rail Press Point
2" x 1/2 gauge x 8' Black Square Posts
3" x 1/4 gauge x 8' Black Square Gate Posts
4" x 1/2 gauge x 8' Black Square Gate Posts
1-12' Double Gate with standard hinges & fork latch
1-18' Custom Iron Track Gate with Lystrmaster CSL 24 Commercial Track Gate operator
Photocell Reflector
AKII Hardwire keypad on Crossneck Pedestal
Single button remotes
911 Chain Release Fire Box



This proposal may be withdrawn by us if not accepted within 3 days.

Contract contains _____ additional pages.

TERMS:

Usual & Customary Fee: \$ 45,789⁸⁷
 (credit card due upon completion)

Cash Discount Fee: \$ 44,028⁷²
 (cash or check due upon completion)

Down Payment: \$ 11,007¹⁸

ACCEPTANCE OF PROPOSAL

This proposal is approved and accepted. There are no oral agreements. The written terms, specifications, provisions (on back), prices and plans (if any) are the entire agreement. Changes shall be made by written change order only.

[Signature] Robert. _____ Date 6-12-25
 Approved and Accepted (Contractor)

_____ Date _____
 Approved and Accepted (Owner)

You, the Buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See Owner's Right to Cancel on the reverse side for details.

Customers Please Note: Bay Area Fence and Gates, LLC is NOT responsible for any damage to underground lines or any unforeseen objects underground.



Liberty Dayton
REGIONAL MEDICAL CENTER

AI PHOTO OF
THE FENCE

1353 Travis Street - Liberty, Texas 77575
(936) 336-7316 - libertydaytonrhc.com





Before



Before