



The City of Liberty
Liberty Community Development Corporation

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

Meeting
~ Agenda ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, August 4, 2015

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

Table with 5 columns: Attendee Name, Present, Absent, Late, Arrived. Rows include President Dennis Beasley, Vice-President Mike McCarty, Board Member Louie Potetz, Board Member Barbara Norwood, Board Member Leslie Herndon, Board Member David Arnold, Board Member Mark Campbell, and General Manager Gary Broz.

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

- A. LCDC Information Item (ID # 3312)
Project Updates - Gen. Mgr. Gary Broz
B. LCDC Information Item (ID # 3313)
Financial Report - Gen. Mgr. Gary Broz

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the LCDC 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. Tuesday, July 07, 2015

**V. REGULAR AGENDA****A. Regular Session****1. LCDC Corporation Action (ID # 3314)**

Consider approval of a contract providing financial assistance to Lee College, Baytown, Texas for creation of the Lee College Education Center, to be located on the Hwy. 146 Bypass, Liberty, Texas, and take any action deemed necessary.

**B. Executive Session**

Government Code §551.087 - Deliberation Regarding Economic Development Negotiation.

1. Discussion regarding an economic development prospect.

**C. Reconvene into Regular Session****1. LCDC Corporation Action (ID # 3315)**

Consider and take action, if any, on the items as discussed in the Executive Session.

**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 29<sup>th</sup> day of July, 2015 at 4:00 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.*



*Dianne Tidwell, 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 \_\_\_\_\_, 2015.*



**The City of Liberty**  
Liberty Community Development Corporation  
1829 Sam Houston Street  
Liberty, TX 77575

Meeting: 08/04/15 06:00 PM

Department: Administration  
Category: LCDC Projects

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**LCDC INFORMATION ITEM (ID # 3312)**

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DOC ID: 3312



**The City of Liberty**  
Liberty Community Development Corporation  
1829 Sam Houston Street  
Liberty, TX 77575

3.B

Meeting: 08/04/15 06:00 PM

Department: Administration  
Category: LCDC Reports

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**LCDC INFORMATION ITEM (ID # 3313)**

DOC ID: 3313



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

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

**Meeting**

~ Minutes ~

Dianne Tidwell  
 City Secretary  
 (936) 336-3684

Tuesday, July 7, 2015

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

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Absent	
Louie Potetz	Board Member	Present	
Barbara Norwood	Board Member	Absent	
Leslie Herndon	Board Member	Present	
David Arnold	Board Member	Present	
Mark Campbell	Board Member	Present	
Gary Broz	General Manager	Present	
Dianne Tidwell	Corp. Secretary	Present	
Brandon Davis	Legal Counsel	Present	

## II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

President Beasley welcomed guests and visitors, opening the floor for public comment to those individuals wishing to address the Board. There were no comments.

## III. PRESENTATIONS / REPORTS

### A. LCDC Information Item (ID # 3294)

Project Updates - Gen. Mgr. Gary Broz

#### COMMENTS - Current Meeting:

General Manager Gary Broz reported on various economic development activities to include housing options, plans for a new hotel, Stripes Open House, attempting to locate a large warehouse for Boomerang Tube, and other related items.

### B. LCDC Information Item (ID # 3295)

Finance Report - Gen. Mgr. Gary Broz

Minutes Acceptance: Minutes of Jul 7, 2015 6:00 PM (Minutes Approval)

**COMMENTS - Current Meeting:**

General Manager Gary Broz reported on the Corporation's financials for the month ending May 31, 2015. Mr. Broz reviewed the Corporation's revenues and expenditures, stating that sales tax revenue is 62% of budgeted amounts and the Corporation's fund balance is \$1,804,323.49.

**IV. CONSENT AGENDA**

All consent items listed are considered to be routine by the LCDC 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.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Campbell, Board Member
<b>SECONDER:</b>	Dennis Beasley, President
<b>AYES:</b>	Beasley, Potetz, Herndon, Arnold, Campbell
<b>ABSENT:</b>	Mike McCarty, Barbara Norwood

**A. Minutes Approval**

1. Tuesday, June 02, 2015
2. Tuesday, June 09, 2015

**V. REGULAR AGENDA****A. Regular Session****1. LCDC Public Hearing (ID # 3296)**

Public Hearing to discuss providing financial assistance to Lee College, Baytown, Texas for creation of the Lee College Education Center, to be located on the Hwy. 146 Bypass.

**COMMENTS - Current Meeting:**

At 6:11 p.m., President Beasley opened the Public Hearing on providing financial assistance to the Lee College Education Center-South Liberty County. Discussion was held regarding its function, opening date, terms of the agreement and other related items. President Beasley closed the Public Hearing at 6:17 p.m.

**ATTACHMENTS:**

- Notice of Project-Lee College (PDF)

**2. LCDC Corporation Action (ID # 3297)**

Discussion of the Lee College Education Center Agreement, and take any action deemed necessary.

**COMMENTS - Current Meeting:**

General Manager Gary Broz related that this document is being mirrored with the Dayton Community Development Corporation with Lee College. Mr. Broz requested that Board

Members review this document for any concerns or questions they might have. The agreement will be addressed in detail at a future meeting.

**RESULT: NO ACTION TAKEN**

### 3. LCDC Corporation Action 2015-6

Discussion of the LCDC Fiscal Year 2015-2016 Budget, and take any action deemed necessary.

#### COMMENTS - Current Meeting:

General Manager Gary Broz reviewed the proposed Corporation budget for Fiscal Year 2015-2016. Mr. Broz reported that there is a budget decrease from the previous year and reviewed the various revenue and expenditure line items. Largest portion of expenditures is payments on the street project and new firetruck. This budget includes a contingency of \$640,000.

**RESULT: APPROVED [UNANIMOUS]**  
**MOVER:** Louie Potetz, Board Member  
**SECONDER:** Dennis Beasley, President  
**AYES:** Beasley, Potetz, Herndon, Arnold, Campbell  
**ABSENT:** Mike McCarty, Barbara Norwood

## VI. ADJOURNMENT

**A. Motion To:** Adjourn

#### COMMENTS - Current Meeting:

There being no further business before the Corporation, President Beasley adjourned the meeting at 6:25 p.m.

\_\_\_\_\_  
Dennis Beasley, President

ATTEST:

\_\_\_\_\_  
Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of Jul 7, 2015 6:00 PM (Minutes Approval)



**The City of Liberty**  
Liberty Community Development Corporation  
1829 Sam Houston Street  
Liberty, TX 77575

Meeting: 08/04/15 06:00 PM

Department: Administration  
Category: LCDC Agreements

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**LCDC CORPORATION ACTION (ID # 3314)**

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DOC ID: 3314





**The City of Liberty**  
Liberty Community Development Corporation  
1829 Sam Houston Street  
Liberty, TX 77575

Meeting: 08/04/15 06:00 PM

Department: Administration  
Category: LCDC Executive Session Items

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**LCDC CORPORATION ACTION (ID # 3315)**

DOC ID: 3315