



## SPECIAL CITY COUNCIL MEETING MINUTES

MAY 6, 2008

6:00 PM

CITY HALL COUNCIL CHAMBERS  
10 NORTH ROBINSON

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### I. ROLL CALL AND CALL TO ORDER BY MAYOR @ 6:00 PM

#### City Council:

- ✓ Ted Reynolds, Mayor
- ✓ Kyle Boles, Mayor Pro Tem
- ✓ Sonny Russell, SMD 1
- ✓ Robert Force, SMD 3
- ✓ John Warren, SMD 4

#### Administration:

- ✓ Chester Nolen, City Manager
- ✓ Adam Miles, Assistant City Manager
- ✓ Shelly Doty, City Secretary
- X Ivy Peterson, Deputy City Secretary
- X Wade Adkins, City Attorney

#### Division Directors:

- ✓ Greg Wilmore, Finance

#### Media:

- X Matt Smith, Times-Review
  - X Teresa Blackwell, Cleburne Eagle
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### I. INVOCATION BY COUNCILMEMBER SONNY RUSSELL

### II. PLEDGE OF ALLEGIANCE

### III. CITY SECRETARY READ THE GUIDELINES TO SPEAK BEFORE COUNCIL

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## RESOLUTIONS

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#### RS1. RS05-2008-21

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH GSBS ARCHITECTS FOR SERVICES RELATED TO THE RENOVATION OF THE EXISTING CIVIC CENTER AS WELL AS THE ADDITION OF A CONVENTION CENTER AND PERFORMING ARTS CENTER, INCLUDING AMENDMENTS TO EXPAND THE SCOPE OF WORK; AND AUTHORIZING EXPENDITURE OF FUNDS IN RELATION TO THE CONVENTION/CIVIC CENTER PROJECT; AS REQUESTED BY THE 4B ECONOMIC DEVELOPMENT BOARD.**

Adam Miles, Assistant City Manager stated that after several months of work and meetings with the Civic / Convention Center Committee, 4B Corporation, architects, engineers, planners, city staff, various user groups, as well as input from the City Council, a final design for the Civic / Convention

Center including a performing arts center has been prepared by GSBS Architects. City staff has worked closely with the architects and construction manager to review costs and find areas to reduce expected expenditures while maintaining the stated objectives of the facility.

Based on these plans Harrison, Walker, & Harper provided cost estimates for the project and expect the total project budget to be \$10,537,000.00. Of this amount, the 4B Corporation would expend \$7,600,000.00 with the remainder of the cost being paid by the City of Cleburne in the amount of \$2,937,000.00. This total estimated cost is inclusive of all fees, engineering costs, paving, site preparation, construction, and finish work and is based on a timeline with an expected construction start date of September 1, 2008.

At the Special 4B Board meeting held on Tuesday, April 29, 2008 the Directors approved (by a vote of 6 to 0) the amendment to the professional services agreement, with the expanded scope of services to include the theater component. Approval is required by the City Council to authorize expenditure of 4B funds and authorize the City Manager to execute the agreement. Financial information was presented at that time that outlined costs for all 4B projects undertaken to date and estimates for future projects. The Board members expressed concern about future projects and voted to proceed with the Civic / Convention Center & Theater project as soon as possible.

Council approval is required to authorize the 4B Corporation to expend funds necessary to increase the contract amount with GSBS \$397,000.00 for a total fee of \$736,000.00, with the City's portion being \$133,280.

**MOTION: to approve as presented**

	Motion	Second	Aye	No	Abstain	Absent	Result
Russell				X			X Approved as presented
Boles		X	X				Approved as amended
Force	X		X				Denied
Warren			X				Withdrawn
Reynolds				X			Tabled
							Postponed until:
<b>X</b>	<b>Motion Carried</b>		<b>Motion Failed</b>				<b>Roll Call</b>

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**CITIZENS COMMENTS**

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Michael Percifield spoke on the need for the Railroad Museum and a place to store artifacts.

Bob McAlister, Vice Chairman Johnson County Historical Commission also spoke on the need for the Railroad Museum.

**ADJOURNED AT: 7:23 pm**

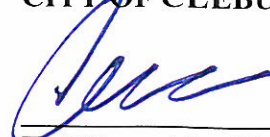
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**APPROVAL OF MINUTES**

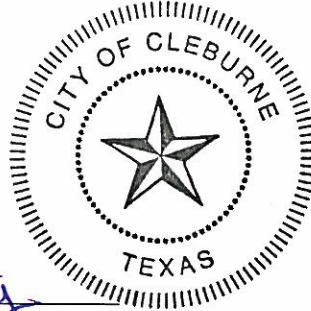
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**APPROVED BY MAJORITY VOTE OF COUNCIL ON: May 13, 2008**


**CITY OF CLEBURNE**



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**Ted Reynolds, Mayor**



**ATTEST:**

  
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**Shelly Doty, City Secretary**