

SPECIAL SESSION

AUGUST 24, 2017

The City Council of the City of Athens met in Special Session on Thursday, August 24, 2017, 5:30 p.m. in the Conference Room of the Development Services Center, 622 S. Prairieville St., Athens, Texas with the following members present, to-wit:

Monte Montgomery, Mayor
Ed McCain
Toni Clay
Joe Whatley
Gary Whittle, Interim City Manager
Bonnie Hambrick, City Secretary

others present: Ryan Adams, Thanasis Kombos, Buddy Hill, Jennifer Robertson, Marty Coursey, Janicia Evans, Carol Morton, Lisa Denton, Mary Waddle, David Hill, Linda Amos, Mary Farmer, John & Lacey Lowry, Tom & Lynn Leathem, Rich Flowers, Steve Risser, Randy Hancock, Lance Aaron, Steve Barksdale, Lisa Montgomery, and other interested citizens;

with the following member absent: Councilmember Tres Winn

constituting a quorum at which time the following proceedings were enacted, to-wit:

INVOCATION

The invocation was given by Gary Whittle.

DECLARATION OF CONFLICT OF INTEREST

Mayor Montgomery filed a Conflict of Interest for the following agenda item: 3) Discussion and Consideration of funding allocations for Fiscal Year 2018 Public Funding for aid to other organizations d) The Family Peace Project.

DISCUSSION AND CONSIDERATION OF FUNDING ALLOCATIONS FOR
FISCAL YEAR 2018 PUBLIC FUNDING FOR AID TO OTHER
ORGANIZATIONS

- a) Henderson County Clint W. Murchison Memorial Library
- b) Keep Athens Beautiful
- c) East Texas Arboretum and Botanical Society
- d) The Family Peace Project
- e) Athens Chamber of Commerce
- f) Henderson County Regional Fair Park
- g) Henderson County Arts Council
- h) Henderson County Performing Arts Center

Thanasis Kombos, Assistant City Manager, presented Staff recommendations for the Henderson County Regional Fair Park and the East Texas Arboretum and Botanical Society. He stated that the city could satisfy both organizations with the Hotel Occupancy Tax (HOT) Funds in the amount of \$16,395.00.

Mayor Montgomery stated that staff has recommended to Council the spending of \$40,000 from the General Fund for aid to organizations. Councilmember McCain stated even though staff made the recommendation of spending \$40,000 he felt the Council should attempt to remain under that amount as much as possible.

Councilwoman Clay reviewed the amounts in the 2017 budget for aid to other organizations.

After much discussion and deliberation, a motion was by Councilmember Whatley, seconded by Councilwoman Clay to approve funding allocations for Fiscal Year 2018 Public Funding for aid to the following organizations:

- Henderson County Clint W. Murchison Memorial Library - \$15,000
- Keep Athens Beautiful - \$15,000
- The Family Peace Project - \$3,250
- Henderson County Arts Council – \$5,500
- Henderson County Performing - \$1,250

The motion carried unanimously.

REVIEW COST ESTIMATES AND CONSTRUCTION DELIVERY METHOD FOR THE CAIN CENTER PROJECT

Gary Whittle, Interim City Manager, introduced Jeff Bulla as a Principle and Lead Architect with PGAL for the Cain Center/Aquatic Project. Mr. Bulla presented a recap of the conceptual schematic design of the upper and lower levels of the Cain Center and an estimated cost of \$7,229,348 for the project.

Mr. Bulla presented the changes from the previous design to turn the multipurpose room into a banquet hall.

Mayor Montgomery stated he disagrees with taking the sports element out of the multipurpose room. He stated “I need to go on record saying I’m absolutely against that” and added when it first opened, it was busy with basketball leagues and co-ed volleyball every night. He stated the City’s biggest competition for the banquet hall will now be the Texan Theater. He stated leaving the gymnasium as a multipurpose room would increase the revenues for the Cain Center.

Councilwoman Clay stated in a number of years the multipurpose room had not been used for all those purposes on a regular basis. She stated in her opinion there is a huge need for the City to have a large room that is designated as being a classy and professional looking space.

Councilmember Whatley stated although the Cain Center was once busy with youth and community sports activity, it hasn't been that way in recent years.

Councilmember McCain stated youth sports revenue is gigantic. He stated with the renovation and the possibility of YMCA coming it will allow for centralized sports activity leagues such as Little Dribblers.

Councilwoman Clay exited at 6:36 p.m.

There was discussion regarding the utilizing of potential rooms within the Cain Center.

Mr. Bulla stated the potential pool design will meet the needs of most of the citizen's.

Council provided Staff City their general thoughts of having either a multigenerational or a rectangular City pool. Staff stated the multigenerational pool could potentially increase the revenues.

After additional discussion and questions answered, Mr. Bulla stated his recommendation to the City Staff was to use either Construction Manager as Agent/Advisor (CMA) or Construction Manager at Risk (CMAR) construction delivery method. He stated Gallagher is currently working in Athens.

He introduced Steve Risser, Director of Business Development at Gallagher Construction Services.

The City Council recessed at 7:24 p.m.

The City Council returned to the Special Session at 7:45 p.m.

Councilmember Winn entered at 7:45 P.M.

Mr. Risser introduced Lance Aaron and Randy Hancock. Mr. Risser provided background information and the history of Gallagher Construction Services. He additionally provided a list of cities they have worked with.

Mr. Risser explained the Construction Manager as Agent/Advisor method of construction delivery and working within the owner's budget. He stated the Construction Manager as Agent/Advisor CMA is a professional services and allows for more transparency to the public.

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There was much discussion.

No action was taken.

MAYOR, CITY COUNCIL AND/OR INTERIM CITY MANAGER UPDATES
INVOLVING COMMUNITY EVENTS AND ISSUES OF PUBLIC SAFETY

There were no updates.

MAYOR AND CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Mayor Montgomery requested a workshop on the Cain Center Project.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED THIS THE 11th DAY OF SEPTEMBER 2017.

Monte Montgomery, Mayor

ATTEST:

Bonnie Hambrick, City Secretary