

## WORKSHOP SESSION

AUGUST 30, 2017

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

Monte Montgomery, Mayor  
Tres Winn, Mayor Pro-Tem  
Ed McCain  
Joe Whatley  
Toni Clay

Gary Whittle, Interim City Manager  
Bonnie Hambrick, City Secretary

others present: Thanasis Kombos, Ryan Adams, Barbara Holly, Buddy Hill, Jennifer Robertson, Janicia Evans, Bob and Carol Morton, Bubba Smith, Lisa Montgomery, Willy and Sherri Robson, Keith Loper, Cora Padilla, Tara Rigby, Rich Flowers, Wayne Weeks, Ann Perryman, Chris Tinsley, Paul and Brooke Ingram, Lacey Lowery and other interested citizens;

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

### INVOCATION

The invocation was given by Mayor Montgomery.

### DECLARATION OF CONFLICT OF INTEREST

No action was taken.

### DISCUSSION OF CAIN CENTER PROJECT COMPONENTS AND CONSTRUCTION DELIVERY METHOD

Mayor Montgomery stated during the last meeting there was discussion regarding the use of the swimming pool and the gymnasium as well as uses for the new Council Chambers. He explained he felt it was time to review those plans again before the architect is given notice to proceed.

Gary Whittle, Interim City Manager and Thanasis Kombos, Assistant City Manager, reviewed the floor plan for the Cain Center Project.

Mr. Whittle stated staff and two council members toured a facility in Grapevine, Texas and the facility was very impressive.

Mr. Kombos reviewed the operations of the Cain Center. He presented the five (5) revenue categories from the Cain Center.

- Public Support
- Memberships
- Facility income
- Program income
- Miscellaneous income

Mayor Montgomery stated that each section of the Cain Center Project design will be reviewed and during each section citizens would be allowed to speak. He called on citizens row by row for their input on the design element for the Cain Center project.

Kathy Fincher expressed concern with the sound system.

Mrs. Ann Perryman asked the City Council to research solar power to heat the pool.

Several citizens in attendance spoke in favor of retaining a multipurpose center.

Several citizens in attendance spoke in favor of replacing the existing pool with another athletic pool with lap swimming.

There was much discussion regarding the utilization of the current swimming pool shell at the Cain Center.

Councilmember McCain stated the Council must be thorough and investigate the cost.

Additional discussion regarding the Cain Center Project occurred.

Mayor Montgomery thanked the citizens for attending the workshop

Mr. Whittle explained that staff needed direction from the City Council regarding the construction delivery method for the Cain Center Project. Mr. Whittle stated that Gallagher is a viable option for the City of Athens. Mr. Whittle stated a contract with Gallagher could appear as early as the September 11, 2017 agenda.

There was much deliberation and discussion regarding determination of a construction delivery method, including Construction Manager as Agent/Advisor (CMA) vs. Construction Manager at Risk (CMAR). Mayor Montgomery stated his preference is to utilize the CMAR delivery method.

After further deliberation, discussion and questions being answered, City Council provided direction to staff to thoroughly investigate the cost of construction and use the recreational design for the pool and maintain three (3) swim lanes, with the possibility of adding a fourth lane if financially possible. The Council also agreed to move forward with Gallagher Construction Services as the Construction Manager as Agent for the Cain Center Project.

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

1. Councilmember Winn asked staff about the speed limit signs on Wood Street; with Buddy Hill, Chief of Police, stating there are speed limit signs on Wood Street. He further stated once the Wood Street Project is complete an additional sign would be placed
2. Mayor Montgomery asked for updates regarding evacuees in the city as a result of Hurricane Harvey, Chief Hill explained that John McQueary, Fire Chief, has asked all hotels to notify him if any evacuees register

**MAYOR AND CITY COUNCIL'S REQUEST FOR FUTURE AGENDA ITEMS**

There were no request for future agenda items.

**ADJOURN**

The meeting adjourned at 8:50 p.m.

**PASSED AND APPROVED THIS THE 11<sup>th</sup> DAY OF SEPTEMBER 2017.**

City Council Workshop Session  
August 30, 2017  
Page 3

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Monte Montgomery, Mayor

ATTEST:

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Bonnie Hambrick, City Secretary