

SPECIAL SESSION

MARCH 4, 2016

The City Council of the City of Athens met in Special Session on Friday, March 4, 2016, 5:30 p.m. in the Derek D. Daniels Conference Room of the Athens Partnership Center, 201 W. Corsicana St., Athens, Texas with the following members present, to-wit:

Jerry D. Vaught, Mayor
Monte Montgomery, Mayor Pro-Tem
Tres Winn
Charles Elliott

Philip Rodriguez, City Manager

others present: David Hopkins, Blake Wilson, Buddy Hill, , Gordon Mayer, Gary Whittle, Thanasis Kombos, Amy Williams, Lisa Denton, Ed McCain, Michael Hannigan, Rich Flowers, Jeff Sober, Gary Sober, Lance Klement, Tracie Bolton, Terry Brannon, Johncie Young, Jim Knight, John Ringler and other interested citizens;

With the following member absent: Joe Whatley; constituting a quorum at which time the following proceedings were enacted, to-wit:

The invocation was given by Mayor Pro-Tem Montgomery.

DECLARATION OF CONFLICT OF INTEREST

There was no action.

OPPORTUNITY FOR CITIZENS TO EXPRESS ITEMS OF CONCERN
RELATING TO THE CITY OF ATHENS

There was no discussion.

DISCUSSION OF PRE-QUALIFIED ENGINEERING FIRMS

Amy Williams, Director of Development, stated that she is presenting four (4) prequalified consultant engineering firms that City Staff is presenting, and the process that Staff went through in selecting these four (4) firms. Invitations were sent to eleven (11) firms throughout East Texas and the DFW Metroplex. Seven (7) of these firms visited with Staff and conducted presentations over two (2) days. City Staff is recommending four (4) of these firms for future projects throughout the City. The four (4) firms are Brannon Corp out of Tyler, Garver out of Frisco, KSA Engineers out of Longview, and Santec out of Dallas.

The process that was used to determine the four (4) firms for recommendation was based on the Qualification Based Selection System (QBS). The QBS is a process that is based on evaluation of a design firm's capabilities, experience, and technical skills. Both Federal and State Laws provide for a method of selecting engineers through this QBS process. Texas Government Code prohibits a city from selecting a professional on the basis of a competitive bid only. If fair and reasonable price can't be negotiated, the city must formally end negotiations and move to the next firm. A system that selects the cheapest service will produce lower quality products. This QBS process that City Staff utilized encourages technical excellence and innovation.

Currently the City is not selecting a firm for a specific project. Once a project has been identified the best firm for that project will be selected. Negotiations for the scope and fees will be conducted, if those negotiations are successful, then a contract will be proposed to said firm. If negotiations are unsuccessful, negotiations would end, and then staff would move to the next firm.

Terry Brannon gave a brief introduction and history about the firm Brannon Corp.

Jeff Sober gave a brief introduction and history about the firm Garver.

John Ringler gave a brief introduction and history about the firm KSA Engineers.

Jim Knight gave a brief introduction and history about the firm Stantec.

Mayor Pro-Tem stated that Staff did an excellent job on the process.

Mayor Vaught stated that Staff has selective good firms.

Councilmember Elliott stated that all four (4) firms are very impressive.

Philip Rodriguez, City Manager, stated that he wanted to give some commendation to Gordon Mayer, who with all of his experience really knew what questions to ask.

DISCUSS/CONSIDER ARCHITECT FOR TEXAN THEATER PROJECT

Thanasis Kombos, Community Development Manager, stated that Council had authorized Staff to issue an RFQ for the Texan Theater Project. The submission deadline was two (2) weeks ago, and six (6) proposals were received for review.

The firms that submitted their qualifications were ArchiTexas, Burditt, Komatsu Architecture, KSA Engineering, Mark A Thacker, and Quorum Architects.

There was a selection criteria designed to select the architects based on the qualifications. The five areas were the firms understanding of the project, proposed design methodology, proposed project management approach, related project experience, and other relative information, which was years the firms have been in business, specific specialization in historic preservation, and capacity for creativity.

Based upon that evaluation two (2) firms were selected as the top firms, which was ArchiTexas as the best rated firm, and Komatsu as the second best rated firm. Staff has conducted a meeting with ArchiTexas and a representative will be present at the next Council Meeting on March 14, 2016.

Mr. Kombos gave a brief introduction on ArchiTexas and presented past work that is similar to the Texan Theater Project.

Staff recommends authorizing City Manager to enter negotiations with ArchiTexas. Mr. Kombos also stated that there will be an event most likely downtown to provide some additional funds for this project. There will also be a City based website to accept donations.

Mayor Vaught asked if there was a projected timeline, with Mr. Kombos stating that he would hope to have this project finished from beginning to end by the end of this calendar year if not sooner.

Mr. Rodriguez stated that the firm's availability to start the project would be two (2) weeks. He further stated that with Council's authorization he would like to start negotiating the fees and timeline of the project.

A motion was made by Mayor Pro-Tem Montgomery, seconded by Councilmember Winn, authorizing City Manager to begin negotiations with ArchiTexas for the Texan Theater Project. The motion carried unanimously.

Mr. Kombos stated that he has spoken with Chief Hill, and the layout of the event will be downtown similar to the Fiddler's Festival, there will be performers every hour from 11 a.m. to 11 p.m. This will be a pretty big event, and all funds will be for the Texan Theater Project. Staff is also talking about the possibility of selling bricks that will be displayed at the theater. The event will take place on April 9, 2016.

ADJOURN

The meeting was adjourned.

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PASSED AND APPROVED THIS THE 14th DAY OF MARCH, 2016.

Jerry D. Vaught, Mayor

ATTEST:

Bonnie Hambrick, City Secretary