

WORK SESSION

DECEMBER 10, 2021

The City Council of the City of Athens met in a Work Session on Friday, December 10, 2021, 11:00 a.m. in the Civic Hall, Room 216 of the Cain Center 915 S. Palestine Street, Athens, Texas.

with the following members present to-wit:

Toni Clay, Mayor
Aaron Smith, Mayor Pro Tem
Robert Gross
SyTanna Freeman
Mark Carroll

Elizabeth Borstad, City Manager
Bonnie Hambrick, City Secretary

Staff Present: Mandie Quigg, Finance Director; Noemi Lopez, Administrative Clerk; John Densmore, Chief of Police; Rodney Williams, Assistant Chief of Police.

Others present: Eric Berry, Ron Hobbs, Wadona Stitch, Michael Hannigan.

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

CALL TO ORDER

The meeting was called to order at 11:07 a.m.

DISCUSS DESIGN AND BUDGET FOR THE PROPOSED POLICE STATION

Ron Hobbs of Ron Hobbs Architecture & Interior Design, LLP presented an update on the proposed police station that included the following:

Construction Documents

- Floor Plan
- Exterior Elevations
- Wall Sections
- Site Plan
- Reflected Ceiling Plan
- Preliminary Foundation Design

Survey Work

- Topo work completed
- Finalizing boundaries & utilities
- Final survey expected next week

Geotechnical Report

- Geotechnical Report has been ordered

Pre-Engineered Metal Building Supplier

- A review meeting is scheduled for Wednesday, December 15th

Elizabeth Borstad, City Manager, stated the purpose of this meeting is to discuss the design and budget and make any adjustments.

Mr. Hobbs presented the site plan and explained all the rooms, walls and the purpose of the layout.

Throughout the presentation there was discussion.

Councilmember Gross and Councilmember Smith expressed concern on square footage and how to utilize space to the best of our ability. Both Councilmember Gross and Councilmember Smith would like to see a reduction by 2000 square feet for the proposed police station.

Councilwoman Freeman stated she is in favor of the building the way it is proposed.

There was discussion regarding the use and sale of general obligation bonds in the amount of no more than \$5.5 Million.

Ms. Borstad stated the bond was issued for 5.5 million, however, the city has money that can be allocated to reduce the bond issuance amount.

Mr. Hobbs stated he would like to see more accurate cost estimates. He stated there are ways to lower the cost depending on needed items.

The City Council recessed at 12:24 p.m.

The City Council reconvened in Work Session at 12:33 p.m.

DISCUSS FUNDING SOURCES FOR THE PROPOSED POLICE STATION

Ms. Borstad stated staff has researched the use of General Cash from the City's Reserve to reduce the amount of debt issued. The General Fund Cash Balances were presented.

She explained \$1.5 Million is a doable amount to utilize in an effort to reduce the bonds. She further stated staff could research the numbers in the event Council would like to allocate more funding.

Ms. Borstad stated if Council desires, she would like a Resolution on an amount from General Fund Cash Balances to utilize toward the proposed police station.

Mandie Quigg, Finance Director presented Outstanding General Fund Debt Summary.

After much discussion, it was the consensus to allocate \$2.25 million of unassigned General Fund Balance towards the proposed police station. The item will appear on a future agenda.

DISCUSS PROPERTY USES FOR THE CURRENT POLICE STATION

Eric Berry, of Berry and Clay, stated he received a quote on demolition. The old jail cell cost is \$29,750 and the current police station demolition cost is \$73,250.

Councilmember Gross stated he would like to see the proposed police station repositioned to make the street view better.

Discussion occurred regarding possible uses for the current building which included the following uses:

- Community Center
- Move the Athens Development Services Center to the current police station
- Park space
- Pavilion
- Outdoor basketball court

Councilmember Gross requested 3D renderings of the proposed uses for a park/pavilion. Mr. Hobbs stated he will provide renderings of different options.

DISCUSS THE BROKERS OPINION OF PROPERTIES ADJACENT TO CITY HALL: BLOCK 10, LOT 5 OF LARGE LOTS, T. PARMER SURVEY, A-782, ALSO KNOWN AS 415 E CORSICANA ST. (C1810), BLOCK 1, LOTS 6A, 6B, 7A, 7B & F OF MCDONALD ADDITION, T. PARMER SURVEY, A782, ALSO KNOWN AS 507 E CORSICANA ST. (C122874) AND BLOCK 1, LOT 2 OF MCDONALD ADDITION, T. PARMER SURVEY, A-782, ALSO KNOWN AS 504 E TYLER ST. (C1974)

Ms. Borstad stated Steve Grant of Steve Grant Real Estate provided a Broker's opinion of the value for the properties. Ms. Borstad stated it would be a good start to put the lots on the market and see the different offers the City might receive. She further stated the city does not have to sell at the moment.

DISCUSS OPTIONS FOR THE SALE OF PROPERTIES DISCUSSED IN AGENDA ITEM # 5

Ms. Borstad stated staff will place the lots on the market and see our options.

ADJOURN

The meeting adjourned at 1:13 p.m.

PASSED AND APPROVED THIS THE 27th DAY OF DECEMBER 2021.

Toni Clay, Mayor

ATTEST:

Bonnie Hambrick, City Secretary