



**CLEBURNE 4B ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING AGENDA**

Thursday, October 8, 2020 at 5:00pm

City Hall Council Chambers

10 North Robinson Street, Cleburne, TX 76031

Cleburne 4B Board meetings are open to the public with social distancing and sanitation protocols in place. A member of the public wishing to participate in the meeting may do so via the following options:

- In person: Complete a speaker/comment registration card and turn in to the City Secretary before the meeting begins.
- Submit questions/comments online: Complete a speaker/comment registration card found on the city's website (<https://www.cleburne.net/agendacenter>). Registration cards received by 4:00 p.m. the same day will be distributed to the Board of Directors for consideration.
- Address the Board by phone: Submit a registration card as directed above and by 4:45 p.m. call [\(346\) 248-7799](tel:3462487799) or (800) 731-0285. **Enter Meeting ID 832-1072-7391 and then press #.**

1. Roll Call and Call to Order by Presiding Officer

Board Members:

Steve Shaffer, President
Chris Boedeker
Michelle Kennon
Mike Mann
Debby Miller
Jean Moss
John Warren

City Staff:

Aaron Dobson, Parks and Recreation Director
Steve Polasek, City Manager/CAO
Chris Fuller, Deputy City Manager
Ivy Peterson, City Secretary/Board Secretary
Troy Lestina, Finance Director

REGULAR MEETING

2. Invocation

3. City Secretary reads the guidelines to speak before the Board of Directors

4. Community Interest Matters, Announcements & Presentations

- A. Financial Report for August 2020, presented by Troy Lestina
- B. Discuss Tournament Host for Sports Complex, presented by Aaron Dobson

5. Consider and approve minutes for the August 13, 2020, Regular Meeting.

6. Review and recommend to the Cleburne City Council the selection of Fast General Contracting, LLC for the construction of the Cleburne Railroad Museum Expansion for an amount not to exceed \$176,000 from the 4B Economic Development Fund.

BRIEF: On October 9, 2018 the Cleburne City Council created and charged the temporary Railroad Museum Advisory Committee to make recommendations to the City Council regarding the improvement and expansion of the Railroad Museum. Sealed bids were solicited for the construction expansion of the Railroad Museum Project. A mandatory site-visit was held on August 24, 2020. Brett Oaks from RPGA lead thirteen potential bidders on a tour of the facility

and answered clarification questions. On September 9, 2020 sealed bids were opened from ten bidders.

The low bid was received from Fast General Contracting with \$295,000 base bid for the remodeling of Suites 204, 206, 208 and \$10,000 for the Alternate 1 (front façade). Follow-up questions and reference checks were completed. The Railroad Museum Advisory Committee was notified of the bid results and selection of Fast General Contractor, LLC. The contractor must begin work within 10 days from the date of the notice to proceed. The project must be completed within 276 days.

7. Review and recommend to the Cleburne City Council a budget amendment for the renovation construction for the Cleburne Railroad Museum Expansion for an amount not to exceed \$176,000 from the 4B Economic Development Fund.

BRIEF: This capital improvement item had an original budget of \$635,000 that is divided between 4B (\$225,000) and the General Fund (\$410,000). The 4B Economic Development Board unanimously recommended and approved moving forward with this project at their March 21, 2019 meeting. Per City of Cleburne Resolution RS09-2002-58, the 4B Economic Development Board of Directors may authorize to expend funds up to and including \$15,000. However, any amount over this must be presented for approval by the Cleburne City Council.

As there is funding from the fund balance reserves to cover this budget increase, therefore the net budget adjustment is \$176,000 increase to the overall General Fund budget total.

CERTIFICATION

THIS IS TO CERTIFY that the Notice of Meeting of the Cleburne City Council is a true and correct copy of said Notice and that I posted said Notice on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, as well as the City's official website at www.cleburne.net and said Notice was posted on **October 5, 2020**, by **5:00 pm** in compliance with Chapter 551, Texas Government Code.

Note: A quorum of any Cleburne board, commission, or committee may participate during this meeting.



City of Cleburne

By Ivy Peterson
Ivy Peterson, City Secretary



City Hall is wheelchair accessible. Access to the building and special parking are available at the southeast entrance facing Chambers Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817/645-0908 or by FAX 817/556-8848 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.