



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

Thursday, October 08, 2020 at 5:00pm

City Hall Council Chambers

10 North Robinson Street, Cleburne, TX 76031

City board meetings reopened to the public with social distancing and sanitation guidelines in place as a continued response to the COVID-19 health emergency. Members of the board, city staff and the public were given an opportunity to participate in person or by teleconference.

1. Roll Call and Call to Order by Presiding Officer @ 5:01 PM

Board Members:

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

City Staff:

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

REGULAR MEETING

2. Invocation by President Steve Shaffer

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

4. Community Interest Matters, Announcements & Presentations

- A. Financial Report for August 2020 provided by Troy Lestina, Finance Director
- B. Discuss Tournament Host for Sports Complex, presented by Aaron Dobson
New Tourney Organization - Base tourneys in Cleburne as base and Burleson or Waxahachie as secondary.
Positive for S.C. Associations have been introduced
\$30,000 earned (or high end) in tourneys
30 weekend/year will potentially 20 tourneys maybe double
The organization is attracting teams statewide.
Status of tourney organizer last year
Soccer tourneys are more challenging to get –
Should have data at the next meeting.
Gapt Tournaments – Dave Acton

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

No corrections, M-DM/S-MK all aye, no nays

	Motion	Second	Aye	No	Abstain	Absent		Result
Boedeker						X	X	Approved as presented
Kennon		X						Approved as amended
Mann			X					Denied
Miller	X							Withdrawn
Moss			X					
Shaffer			X					Postponed until:
Warren						X		
X	Motion Carried		Motion Failed					Roll Call

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 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. \$190,000 Fast General-Selection

	Motion	Second	Aye	No	Abstain	Absent		Result
Boedeker						X	X	Approved as presented
Kennon			X					Approved as amended
Mann			X					Denied
Miller		X						Withdrawn
Moss	X							
Shaffer			X					Postponed until:
Warren						X		
X	Motion Carried		Motion Failed					Roll Call

2001-Survey what did community want as for as RR Museum
History of RR Museum Expansion – Brief Recap
RPGA hired for designer process

See PPT for notes
 Current Museum 750 SqFt
 Museum Expansion will total 5,000 sqft
 Total \$190K to include front façade
 S. Shaffer asked if we have already fixed roofing
 Asbestos abatement going on now

The Museum is now closed – August 22nd
 RR artifacts were moved to Layland Museum
 Construction est at 4 months – Begins 10 days after approval – Oct. 27th
 SShaffer would like to have feature that educates RR history in Cleburne
 JM asked about big difference in bidder’s price
 Contractor’s Name:
 Other firms bid high for more profit – most expense was in labor

SS – How much experience? – 25 yrs
 MM - \$305,000 total Project Base 295,000 + 10,000 = \$305,000
 \$305,000 – 190,000 (4B Funds) = \$115,000

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 \$190,000 from the 4B Economic Development Fund.

BRIEF: The 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.

MOTION:

	Motion	Second	Aye	No	Abstain	Absent		Result
Boedeker						X	X	Approved as presented
Kennon			X					Approved as amended
Mann		X						Denied
Miller	X							Withdrawn
Moss			X					
Shaffer			X					Postponed until:
Warren						X		
X	Motion Carried		Motion Failed					Roll Call

ANNOUNCEMENT: NOVEMBER MEETING – CIP ITEMS

ADJOURNMENT

ADJOURNED AT: 6:00 PM

APPROVAL OF MINUTES

APPROVED BY MAJORITY VOTE OF BOARD ON: _____