



**MINUTES**

**CLEBURNE 4B ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, MARCH 21, 2019 AT 5:00 PM  
CITY HALL COUNCIL CHAMBERS  
10 NORTH ROBINSON STREET**

**ROLL CALL AND CALL TO ORDER BY PRESIDING OFFICER AT 5:00 P.M.**

Board Members		City Staff		
Vance Castles	President	Aaron Dobson	Parks and Recreation Director	
Michelle Kennon		Steve Polasek	City Manager/CAO	X
Debby Miller		Chris Fuller	Deputy City Manager	X
Steve Shaffer	Vice President	Shelly Doty	City Secretary/Board Secretary	
Dale Sturgeon		Terry Leake	Finance Director	X
John Warren		Ivy Peterson	Deputy City Secretary	
Gayle White				

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**WORKSHOP**

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1. Invocation by Steve Shaffer
2. Sports Complex projects update – Aaron Dobson
  - a. Shade covers  
Have been installed on the 4-plex. We hope to budget for covers on the 3-plex fields in the next fiscal year.
  - b. Scoreboards  
Several need to be replaced. There is a potential to lease for 10 years at no cost from Youth Scoreboards LLC (Oklahoma based company). Maintenance would be included. The lease is renewable and has an exit clause for both parties. They sell advertising, both on video boards and signage on scoreboards. 20% of ad revenue would be paid to the 4B Corporation. They are a reputable company and will only sell ads that are appropriate for the venue. The Baseball/Softball Association is in agreement. The agreement would need to go to the Parks Board first, then brought back to 4B for approval.

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**REGULAR MEETING**

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**I. CONSIDER AND APPROVE MINUTES FOR FEBRUARY 28, 2019 REGULAR MEETING.**

**MOTION: to approve as written**

	Motion	Second	Aye	No	Abstain	Absent		Result
Castles			X				X	Approved as presented

Kennon			X				Approved as amended
Miller		X	X				Denied
Shaffer			X				Withdrawn
Sturgeon	X		X				
Warren			X				Postponed until:
White			X				
<b>X</b>	<b>Motion Carried</b>		<b>Motion Failed</b>				<b>Roll Call</b>

**II. REVIEW AND APPROVE THE SELECTION OF RPGA DESIGN GROUP AS THE FIRM TO PROCEED WITH FOR THE RAILROAD MUSEUM EXPANSION PROJECT. 4B WILL FUND \$225,000 AND \$410,000 WILL BE FROM THE GENERAL FUND; PENDING CITY COUNCIL APPROVAL.**

Presenter: Aaron Dobson

BREIF: Three Requests for Proposals were received and reviewed by staff. RPGA made a presented their proposal to the Railroad Museum Advisory Committee. Richard Sikes, Vice Chairman of the Committee stated that they were pleased with the presentation and recommended awarding the bid to RPGA. The construction should take approximately 22 months. The Layland Museum will display some of the RR Museum items during the expansion.

Brett Oates, RPGA, give a brief background of the company.

**MOTION: to approve as presented**

	Motion	Second	Aye	No	Abstain	Absent		Result
Castles			X				<b>X</b>	Approved as presented
Kennon		X	X					Approved as amended
Miller	X		X					Denied
Shaffer			X					Withdrawn
Sturgeon			X					
Warren			X					Postponed until:
White			X					
<b>X</b>	<b>Motion Carried</b>		<b>Motion Failed</b>					<b>Roll Call</b>

**III. REVIEW AND APPROVE A QUOTE FROM QUALITY STORAGE BUILDINGS FOR OFFSITE STORAGE UNITS TO HOUSE MUSEUM COLLECTIONS FOR THE LAYLAND AND RAILROAD MUSEUMS IN THE AMOUNT OF \$23,635.92. 4B WILL FUND \$18,150 AND THE REMAINING \$5,485.92 WILL BE FROM THE GENERAL FUND; PENDING CITY COUNCIL APPROVAL.**

Presenter: Aaron Dobson

BRIEF: The three units will be stored at the Parks Department maintenance facility on Park Blvd and that they will be behind a locked gate. The units are not climate controlled so only

artifacts that do not require heat/air will be stored in them. The units are being purchased and will be used for long-term storage for the Museum Complex upon completion of the RR Museum expansion.

**MOTION: to approve as presented**

	Motion	Second	Aye	No	Abstain	Absent		Result
Castles			X				X	Approved as presented
Kennon		X	X					Approved as amended
Miller			X					Denied
Shaffer	X		X					Withdrawn
Sturgeon			X					
Warren			X					Postponed until:
White			X					
X	<i>Motion Carried</i>		<i>Motion Failed</i>					<i>Roll Call</i>

**IV. REVIEW AND APPROVE A QUOTE FROM SUNBELT POOLS FOR A REPLACEMENT TO THE MAIN DRAIN COVERS AT SPLASH STATION, IN THE AMOUNT OF \$11,055.**

Presenter: Aaron Dobson

BRIEF: For safety, drain covers should be replaced at least every 10 years. The last replacement was in 2009. Drains will be replaced in the leisure and lap pools.

**MOTION: to approve as presented**

	Motion	Second	Aye	No	Abstain	Absent		Result
Castles			X				X	Approved as presented
Kennon			X					Approved as amended
Miller		X	X					Denied
Shaffer	X		X					Withdrawn
Sturgeon			X					
Warren			X					Postponed until:
White			X					
X	<i>Motion Carried</i>		<i>Motion Failed</i>					<i>Roll Call</i>

**V. REVIEW AND APPROVE A PROPOSAL FROM YEADON AIR DOME FOR A REPLACEMENT TO THE POOL DOME AT SPLASH STATION, IN THE AMOUNT OF \$116,854; PENDING CITY COUNCIL APPROVAL.**

Presenter: Aaron Dobson

BRIEF: Due to the high cost estimates to build a more permanent structure, staff is recommending replacement of the air dome. Yeadon Air Dome is the designer/manufacturer of

the original dome. They are a reputable company that has been in business for many years. Vance Castles, Steve Shaffer and City staff met with Dr. Heath regarding the potential of Cleburne ISD funding a portion of the dome. Dr. Heath will be presenting the proposal to the Board at their next meeting. Because Yeadon is the original designer/manufacturer, our attorney has approved the use of sole source for purchasing the dome. The dome should be installed before the winter season this year.

**MOTION: to approve as presented**

	Motion	Second	Aye	No	Abstain	Absent		Result
Castles			X				X	Approved as presented
Kennon			X					Approved as amended
Miller		X	X					Denied
Shaffer			X					Withdrawn
Sturgeon	X		X					
Warren			X					Postponed until:
White			X					
<b>X</b>	<b>Motion Carried</b>		<b>Motion Failed</b>					<b>Roll Call</b>

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**CITIZENS COMMENTS**

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None.

**ADJOURNED AT: 5:43 p.m.**