



JACKIE LEVINGSTON
Mayor

KIM HARRIS
Council Member

CHRIS HENSON
Mayor Pro tem

RICHARD OUTLAW
Council Member

RONNIE FRITZ
Deputy Mayor Pro tem

BOB ZEMAN
Council Member

NOTICE OF CITY COUNCIL MEETING

THE STATE OF TEXAS §
COUNTY OF LIMESTONE §

TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN in accordance with V.T.C.A. Government Code, Chapter 551, that the City Council of the City of Groesbeck, Texas, will meet in a Special Session to be held at 6:00 p.m., Tuesday, the 25th day of February, 2014, at the City Administration Building at 317 W. Navasota Street, the following subjects to be considered:

AGENDA SPECIAL SESSION

1. Invocation
2. Pledge to the United States and Texas Flags
3. Call to Order
4. Proof of Posting of Notice of Meeting – *City Secretary*
5. Verification of Quorum
6. Consider Approval to Award Bid on Trustee Property at 308 W. Navasota (*City Administrator*)
7. Consider Approval of Request for Hotel/Motel Funding for Limestone County Youth Fair Advertising (*Limestone County Youth Fair Association*)
8. Discussion Concerning Convention Center Project (*City Administrator*)
9. Discussion/Action Concerning Library Project (*City Administrator*)
10. Discussion/Action Concerning City Hall Renovation Project (*City Administrator*)
11. Adjournment

The City Council of the City of Groesbeck reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above that are eligible to be discussed in execution session, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), and 551.074 (Personnel Matters).

I, Brenda Jackson, hereby certify that the above agenda is publicly posted at 10:00 a.m. on this the 21st day of February, 2014.

s/Brenda Jackson
Brenda Jackson
City Secretary

THIS MEETING IS ACCESSIBLE TO THE DISABLED. IF YOU NEED AN INTERPRETER OR SPECIAL ASSISTANCE, CALL 254.729.3293 AT LEAST 48 HOURS PRIOR TO THE SCHEDULED MEETING.



Agenda Item Summary Sheet

Item No: 6

Meeting Date: February 25, 2014

Item Title: Consider Approval to Award Bid on Trustee Property at 308 W. Navasota

Item Summary:

This property was foreclosed by the tax attorney's for non-payment of real estate taxes. As a result the ownership is in the name of the City of Groesbeck, Groesbeck ISD and Limestone County.

The building was cleaned of all debris and has been secured. A For Sale sign was posted on the door and as a result we have several bids. The integrity of the bids have been kept with each being sealed. The tax attorney has recommended that the City of Groesbeck begin the process for sale and/or bid award. The other two taxing entities will then act at their prospective meetings to agree or disagree with the decision.

A special warranty deed will be prepared by the tax attorney for all entities to sign.

Number of Attachments: 1

Specific Action Requested:

Council to award sale to highest bidder. Would like for Council to consider adding a requirement to the buyer that the building be kept to the proper historic appearance.

Submitted By: Administration

Date: February 25, 2014

City Administrator Comment:

Recommend approval.

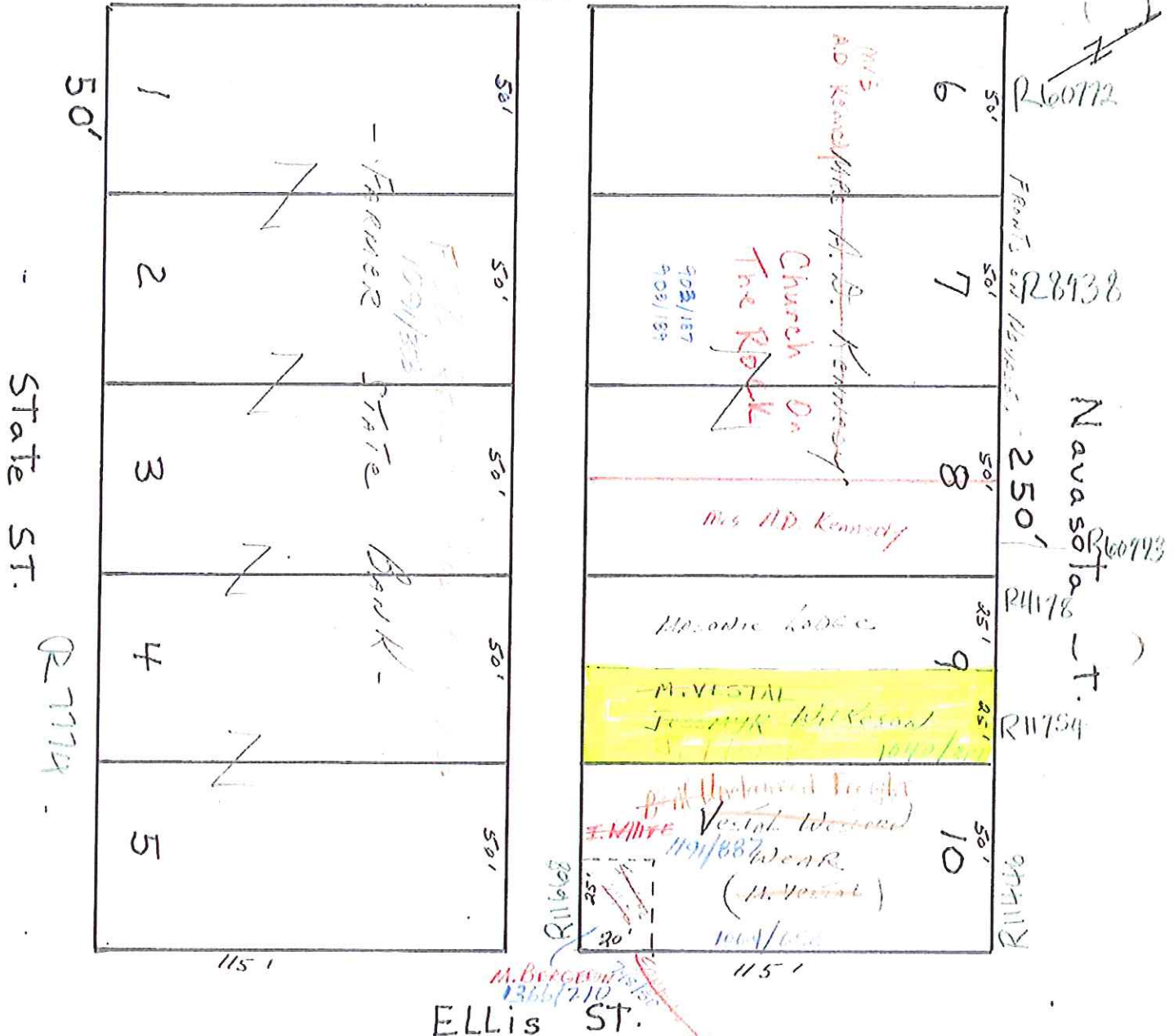
BLK 103

Waco St.

115'

20'

115'



This map is not the product of an on-the-ground survey and represents only the approximate relative location of property boundaries.

Groesbeck
BLK 103

Current Owner		Legal Description		Exemptions		Market		
CITY OF GROESBECK TRUSTEE (00025071) COUNTY OF LIMESTONE & GROESBECK ISD 402 W NAVASOTA ST GROESBECK, TX 76642		BLOCK 103 (GROESBECK), LOT 009(E2)				4.570		
304 W NAVASOTA		Status Address		History Information				
				2013		2012		
				2011		2010		
Sales				Improvements				
Date	Volume	Page	Seller Name	Type Description	Area	Year Built	Eff Year	Value
09/19/2013	20133959		FLETCHER JULIA	Imp HS	-	-	-	-
08/21/2000	1040	317	VESTAL MARY LOU	Imp NHS	-	-	-	-
	738	563	VESTAL MILTON E	Land HS	-	-	-	-
				Land NHS	-	-	-	-
				Ag Mkt	-	-	-	-
				Ag Use	-	-	-	-
				Tim Mkt	-	-	-	-
				Tim Use	-	-	-	-
				HS Cap	-	-	-	-
				Assessed	-	-	-	-
Building Attributes				Improvements				
Construction	Foundation	Exterior	Interior	Roof	Flooring	Year Built	Eff Year	Value
								\$2,070
								\$2,070
Land Segments				Improvements				
SPTB Description	Area	Market	Ag Value	Type Description	Area	Year Built	Eff Year	Value
F1 Commercial	F	2,500	0	IND INDUSTRIAL BUILDINC	1500			\$2,070

EXPENSES

2/20/2014

Date	Company	Inv. Amt.	R11754 300 block of W. Navasota	R11446 block of Navasota	300 W.
6/14/11	Awning removal	616.00	88.00		528.00
12/20/13	Willie Burns	175.00	175.00		
1/23/14	Willie Burns	275.00	275.00		
1/31/14	Progressive Waste (30 yrd)	366.03	366.03		
2/13/14	Progressive Waste (4 yrd x 2)	183.53	183.53		
2/20/14	Willie Burns	500.00	500.00		
		2,115.56	1,587.56		528.00



Agenda Item Summary Sheet

Item No: 7

Meeting Date: February 25, 2014

Item Title: Consider Approval of request for Hotel/Motel Funding for Limestone County Youth Fair Advertising

Item Summary:

Submission request for funds from the Hotel/Motel tax fund. No amount has been disclosed as yet

Number of Attachments: 1

Specific Action Requested:

Council consideration.

Submitted By: Administration

Date: February 25, 2014

City Administrator Comment:

While fund balance is still at just over \$100,000, the annual budget for the HOT/MOT is showing an excess of \$28,400. This is projected amount based upon how much is collected in taxes. Also of note council has approved a \$25,000 funding for Management of the Convention Center.



Agenda Item Summary Sheet

Item No: 8

Meeting Date: February 25, 2014

Item Title: Discussion Concerning Convention Center Project

Item Summary:

As we approach the completion of this project, I have prepared a summary sheet of the financial activity for review.

The Convention Center Committee has worked very closely with our Design/Builder and as a result, the City will have a facility we will all be proud of.

Number of Attachments: 1

Specific Action Requested:

Council review

Submitted By: Administration

Date: February 25, 2014

City Administrator Comment:

None.

Civic Center Draws

Date	Description	Deposits	Civic Fund	Bond Fund
3/31/2013	Bank Balance	\$ 620.86		
3/31/2013	Deposit Tex-Star	\$ 51,860.00		
3/31/2013	Deposit Logic	\$ 96,081.07		
3/31/2013	Deposit CD	\$ 39,997.16		
	Subtotal:	\$ 188,559.09		
3/7/2013	Vox Construction			\$ (1,435.00)
4/4/2013	Choice Construction LLC		\$ (3,000.00)	
4/17/2013	Deposit Sales Tax	\$ 6,297.17		
5/14/2013	Deposit Sales Tax	\$ 8,825.84		
5/31/2013	K4 Construction LLC			\$ (17,500.00)
6/26/2013	Deposit Sales Tax	\$ 7,703.52		
6/19/2013	Choice Construction LLC		\$ (6,420.00)	
6/19/2013	AAR Incorp		\$ (24,789.00)	
7/8/2013	Texas Dept of State		\$ (3,307.00)	
7/17/2013	Deposit Sales Tax	\$ 7,172.85		
8/1/2013	K4 Construction LLC			\$ (23,750.00)
8/14/2013	AAR Incorporated		\$ (13,400.00)	
8/15/2012	Deposit Sales Tax	\$ 8,918.11		
8/31/2013	K4 Construction LLC			\$ (18,750.91)
9/6/2013	Donation	\$ 75.00		
9/18/2013	Deposit Sales Tax	\$ 7,992.31		
9/30/2013	K4 Construction LLC			\$ (65,448.49)
10/23/2013	Deposit Sales Tax	\$ 6,781.19		
10/31/2013	K4 Construction LLC			\$ (69,397.15)
11/14/2013	Deposit Sales Tax	\$ 8,719.69		
11/30/2013	K4 Construction LLC			\$ (195,340.99)
12/10/2013	Deposit Sales Tax	\$ 6,549.34		
1/10/2014	Deposit Sales Tax	\$ 6,947.20		
1/16/2014	K4 Construction LLC			\$ (193,705.69)
2/5/2014	K4 Construction LLC			\$ (175,437.09)
	Subtotal:	\$ 75,982.22	\$ (50,916.00)	\$ (760,765.32)
	Additional Expenses			
	Stage		\$ (5,899.99)	Pd 1-10-14
	Kitchen Equipment		\$ (39,604.69)	Pd 2-18-14
	Tables / Chairs		\$ (15,780.76)	
	Chahlynn Monast -Lectern	Chg to CC	\$ (770.23)	
	Worthington Direct - 50 Meeting Chairs	Chg to CC	\$ (1,479.71)	
	Data Cables		\$ (650.00)	
	AV & Sound		\$ (21,600.00)	
	Monitors (1 80" & 2 70")		\$ (7,194.00)	
	Bronze Plaque		\$ (550.00)	
	Lobby Furniture		\$ (16,000.00)	Pd 2-18-14 \$8,000.00
	Projected Expenses			
City to pay	Rusk Street Paving		\$ (8,066.00)	
	Parking Lot Front		\$ (15,300.00)	
	Parking Lot Back		\$ (6,080.00)	
	Tucker Street		\$ (2,325.00)	

Beginning Fund Balances 3-31-13	\$	188,559.09	\$	1,000,000.00
Deposits	\$	75,982.22		
Less Paid to date	\$	(50,916.00)	\$	(760,765.32)
Less Budgeted Expenses til 9-30-14	\$	(40,000.00)		
Additional Expenses Paid	\$	(53,504.68)		
Additional Expenses Owed	\$	(48,024.70)		
Projected Expenses Paid				
Projected Expenses Owed	\$	(23,705.00)		
Remaining Balance	\$	48,390.93	\$	239,234.68
Construction Retinage			\$	(84,370.04)
Less balance on upgrades on Floor, Doors , etc.	\$	(5,691.00)		
Bond Shortage-VOX Payment	\$	(1,435.00)	\$	1,435.00
Net Remaining	\$	41,264.93	\$	156,299.64

K4 Contract	
Contract	\$ 983,584.00
Change Orders	\$ 22,107.00
Total due	\$ 1,005,691.00
Paid to date	\$ (759,330.32)
Retainage due	\$ (84,370.04)
Earned due	\$ (843,700.36)
Bond amt.	\$ 1,000,000.00
Remaining	\$ 156,299.64

Carpet Squares, Ansel
System, Flooring,
Banquet Doors



Agenda Item Summary Sheet

Item No: 9

Meeting Date: February 25, 2014

Item Title: Discussion/Action Concerning Library Project

Item Summary:

It is evident that the Library construction has not progressed to the City's satisfaction. Understanding the delay the Design/Builder encountered with the foundation issues, the City has been tolerant to adjust the time of expected completion to January 2014.

I had the City Attorney prepare an extension to our original contract with Mr. Doss expected to complete. He has not done this as yet. I am holding the latest request for funding pending the completion of the Extension Agreement.

Due to the major foundation issues and other Change Orders, the project is over budget. The City has paid \$12,300 on the latest foundation expense, but now will need to review the additional expenses to complete the job.

I will be discussing what I have proposed to close the shortage gap.

Number of Attachments: 1

Specific Action Requested:

Council review and action to approve over budget expenses.

Submitted By: Administration

Date: February 25, 2014

City Administrator Comment:

None.

Found Sources

Library Donation Fund	128,000
City of Groesbeck Bond Issue	200,000
Library Fund Reserve	25,000
Friends of the Library	10,000
Earmarked Donation	7,500
Total	370,500

Original Contract Amount	369,600
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<u>Unscheduled Cost</u>	
VOX fee	968
Level Exterior Building	33,100
Leveling Floor-paid by city	12,300
Change Orders	3,997
Total Unscheduled Cost	50,365

Total Contract Due	419,965
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Additional amount to be paid by City	38,065
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<u>Change order items:</u>	
Exterior Building Level	33,100
Replace East Windows	642
interior Floor Level	12,300
Hardie Plank to East Gable End	1,190
New Sidewalk & Bicycle Pad	960
Replace defective sheetrock ceiling	1,250
Sidewalk replacement	815
Credit for less cabinets	(860)
	49,397



Agenda Item Summary Sheet

Item No: 10

Meeting Date: February 25, 2014

Item Title: Discussion/Action Concerning City Hall Renovation Project

Item Summary:

As council requested, I received an Alternate to the original bid that included additional security work for the doors into the city secretary's office and the utility billing area.

Additionally, I requested another Alternative utilizing a Dutch-Door with lock for the utility billing area.

Number of Attachments: 1

Specific Action Requested:

Council review and possible action.

Submitted By: Administration

Date: February 25, 2014

City Administrator Comment:

None.



Scope of Work

Groesbeck Downstairs Renovation

Provide necessary labor, equipment and materials to demolish ceilings in three offices and corridor to expose building's original tin ceilings. Provide new ADA restroom in old courtroom and renovate space to a breakroom. Provide wider openings at utility desk with prefinished countertop. Provide sheetrock furr-downs in hall ways to conceal refrigerant piping and data cabling. Provide new pendent lighting fixtures at exposed ceiling areas.

Proposed Value \$50,000

Alternate 1

Provide necessary materials, labor and equipment to install one hollow metal door and frame, with window kit at City Secretary's office with electronic lock hardware. Install one hollow metal door and frame with window kit with security glass and Trilogy lockset for Utility billing area.

Add \$13,636

2.0 Exclusions & Clarifications

- 2.1 Work hours are scheduled for 8 AM – 5PM, Monday through Friday, or as approved by Owner.
- 2.2 All demolished material shall be remove and disposed of properly in city provided dumpster.
- 2.3 Floor finishes have been excluded from this proposal.
- 2.4 Glass for utility billing is not bullet proof.