

**WORKSESSION MINUTES
CITY OF MELISSA
CITY COUNCIL
APRIL 30, 2007**

Mayor Dorman called the meeting to order at 6:30 p.m.

Council members present were: Stan Mercer, Randy Kaiser, Dan Trott and Bill Reynolds. Kelly Maberry was absent.

Don Paschal with Consulting Professionals, Inc. was also in attendance

City Administrator, Jason Little, opened the session by updating the Council on where the City Hall project is to date. A preliminary estimate based on general information has been submitted by Pogue. The preliminary cost was reviewed by the design team (City, Beck Architects, and Pogue Construction) and clarifications were requested by Pogue for some of the unknowns in the estimating process. The revised estimate was roughly in the \$10 million range. Jason relayed some concerns that the original project envisioned by the City Council was not in line with the cost estimation. Jason then requested Council direction on a building cost that he can take back to the design team as a target.

Jason asked Don Paschal to review the Tax Increment Financing District Pro Forma with the Council to review the assumptions of the TIF District. The Council had concerns with the aggressiveness of the assumption in the pro forma and asked what staff's feeling was on this. Paschal told Council that staff will adjust the assumptions to err on the conservative side. Council then concurred that a comfortable financial cost target for the new City Hall would be in the range of \$9,000,000.00

With no other items to consider, the Council adjourned at 7:15 p.m.

David Dorman, Mayor

Attest:

Linda P. Mitchell
City Secretary