



**City of Berkeley, Missouri**  
**City Council Meeting**  
**Special Meeting**  
November 12, 2019  
Minutes

Mayor Hoskins called the special meeting to order and requested the reading of the notice at 12:03 pm.

Special Meeting Notice

Notice is hereby given that the City Council of the City of Berkeley, Missouri shall hold a Special Meeting in the Council Chambers, located at 8425 Airport Road with a vote to go into closed session on: Tuesday, November 12, 2019 at 12:00 pm.

This meeting is called for the following purposes:

- 1) Arch Images – Discuss project scope and process
- 2) Closed Session: Litigation-RSMo. 610.021(1), Real Estate-RSMo. 610.021(2), Personnel-RSMo. 610.021(3)

Roll Call:

Councilwoman Mitchell (W1)	present	Councilwoman Williams (W2)	present
Councilwoman Hoskins (W3)	absent	Councilwoman Anthony (W4)	absent
Councilman Hindeleh (W5)	present	Councilwoman-at-Large Greene	absent
Mayor Hoskins	present	Quorum established.	

City Clerk Jones were in attendance.

Arch Images explained the expectations of and responsibilities of the community center project.

Phase 1: 50,000 SF 2-Story building on 4.5 acre site. Building Elements will include (if approved by council) Lobby/Reception area, meeting rooms, commercial kitchen, offices, data center, full basketball court/bleachers, restrooms/locker room/showers, workout gym, elevated walking track, and storage room. Building might include Multi-purpose/dining/events (250 capacity) area.

Phase 2: 10,500 SF (roller rink) building might include cloak room, skate floor, lobby, audience area, snack area and restrooms. (Will not be included in cost proposal. No drawings provided.

Services that Arch Images feel should be required in their cost proposal: Civil Engineering, ALTA Survey/Lot Consolidation (price is separate but included), Architectural, Interiors, Structural, M.E.P., Landscape/Irrigation, Zoning/SDP/ARP, Kitchen Planning, Furniture/Art outlay, Equipment (Vendors), Geotechnical, Environmental, Seating/Bleachers (Vendors), and Signage. Services that Arch Images feel are optional and might be in a separate cost proposal: Traffic/Site Line Study, Signalization, Flood Study, Offsite Utilities/Road/Vacations/Easements, Storm Shelter), AV/Security/Low Voltage/Data/Phone (Vendors), Third Party Estimating, and LEED/Grants (will not be LEED approved, but will be an energy efficient building).

Council wants to include youth activities area in the center. Might need to add additional square footage to the building for Phase 1. Arch Images will be able to tell the council what other studies are needed after a full civil survey, environmental study, geotechnical study is completed and after speaking with essential companies like MSD. Council’s interpretation of a Data Center is a Wi-Fi Café. Building will not be a FEMA storm shelter unless requested. Will rise the cost approximately 20-25%. Arch Images wants to be involved in bidding for and speaking with vendors. Arch Images requested the funding source and approximate building and operation cost. Funding will be provided from the city manager and construction committee. Building cost and architectural cost are different and must be addressed. If Phase 2 drawing is completed upfront, there will be an additional 7-8% construction cost each year it’s not built.

Time line: 7 months to create documents. Bid in July 2020. Break ground in Sept/Oct 2020. 9 months to build. June/July 2021 ribbon cutting.

Councilwoman-at-Large Greene moved, Councilwoman Anthony seconded, and the motion carried to adjourn the meeting at 3:06pm.

Approved: This 18<sup>th</sup> day of November 2019.

Attest:

\_\_\_\_\_  
Deanna Jones, City Clerk

\_\_\_\_\_  
Theodore Hoskins, Mayor