

The Smithfield Town Council held its regular meeting on Tuesday, March 7<sup>th</sup>, 2017. The meeting was called to order at 7:30 p.m. Members present were Mr. T. Carter Williams, Mayor; Mr. Michael Smith, Ms. Connie Chapman, Mr. Randy Pack, Mrs. Denise Tynes and Dr. Milton Cook. Mr. Andrew Gregory, Vice Mayor, was absent. Staff members present were Mr. Peter Stephenson, Town Manager; Mrs. Lesley King, Town Clerk; Ms. Ellen Minga, Town Treasurer; Mr. William H. Riddick, III, Town Attorney; Ms. Judy Winslow, Director of Tourism; Mr. Bill Davidson, Planning Commission Chairman; Lt. Matt Rogers, Police Department; Mrs. Amy Musick, Smithfield Center Director; and Ms. Tonya Zari, Smithfield Center. There were approximately ten (10) citizens present. The media was represented by Mr. Ryan Kushner of the Smithfield Times.

Mayor Williams – Good evening ladies and gentlemen. Thank you all for coming out tonight. Welcome to the Smithfield Town Council meeting of March 7<sup>th</sup>, 2017. It is now 7:30 p.m. Would everyone stand with me as we say the Pledge?

*All present stood and recited the Pledge of Allegiance to the Flag.*

Mayor Williams – We will start off tonight with the Informational Section with the Manager's Report.

Town Manager – Thank you, Your Honor. Welcome everyone. The February Activity Report was posted with the agenda. As always, I will be happy to answer any questions. Regarding the agenda this evening, I will be recommending that you all pull item C7 from the consent agenda for a separate presentation. It will be the first action item prior to approval of the minutes. We have a special PowerPoint presentation on the Joseph W. Luter Jr. Sports Complex to share with everyone here this evening. We have one (1) new business item to add from the Town Attorney. It is a matter of housekeeping. It is the overdue formal acceptance of a sewer pump station in Cypress Creek. We have, essentially, owned and operated it for a couple of years now. We found out that the deed had yet to be accepted. That will need to be taken care of this evening. Regarding the monthly meetings, we do have a Pinewood Heights Management Team meeting on March 14<sup>th</sup> at 4:00 p.m. followed by the Planning Commission meeting at 6:30 p.m. We are not sure if the Board of Historic and Architectural meeting will be held on March 21<sup>st</sup>. There is no Board of Zoning Appeals

meeting this month. To finish the month, committees will be held on March 27<sup>th</sup> and 28<sup>th</sup> at 4:00 p.m. at the Smithfield Center. Thank you.

Mayor Williams – Thank you. We will now move to Public Comments. The public is invited to speak to Council on any matter. You are limited to five (5) minutes. Any response from the town will be provided upon your request. Is there anyone who would like to speak?

Town Manager – There were no advanced signups, Your Honor.

Mayor Williams – Hearing none, we will close public comments and move to a Briefing by Dick Grice, Isle of Wight County Board of Supervisors, Smithfield District.

Supervisor Grice – Good evening, Council members. The Board of Supervisors met on February 16<sup>th</sup> at their regularly scheduled monthly meeting. The highlights of the meeting include: an update on the Commission on Aging which recently enjoyed renewed interest in the Smithfield Times and an update on the second meeting of the Intergovernmental Water and Sewer Task Force. The Commission on Aging, with the assistance of the Parks and Recreation Department, is making strides in establishing a central point of contact for inquiries and information solicited from our community's senior residents. Additionally, the county libraries are putting together a special location to facilitate the distribution of information specific to our seniors. We have more seniors in our communities now than we have children in school. The Water and Sewer Task Force continues in its effort to accumulate information and a comprehensive understanding of all the Isle of Wight water and sewer assets. At our meeting tomorrow, we will be joined by adjacent city and county representatives to determine if there are services or programs which could be shared or we could share efforts to produce win/win results for western Tidewater communities. The Board of Supervisors received a report on both tourism and the county Fair. Both agencies have excellent award winning years. Despite record attendance at the Fair, it did have a sixty thousand (\$60,000.00) dollar shortfall of its break-even point. Growth often comes at a price. We feel confident, in the case of the expanded programs and the associated additional expense for this year, it should produce favorable results going forward. We need to applaud the many volunteers who work so hard at making both tourism and the Fair successful. The highlight of our evening's meeting came with the unanimous acceptance and approval of the county's new chicken ordinance. This monumental

achievement was only overshadowed when it was followed by the Superintendent of Schools and staff, presenting the Board of Supervisors, with a ten million (\$10,000,000.00) dollar request for monies to facilitate a new vocational and CTE program for county students. This is certainly not chicken feed. This amount is in addition to the most generous gift of three million (\$3,000,000.00) dollars which was given to the schools by Smithfield Foods. Hearing the request, and taking a deep breath, the Board asked that a joint meeting work session be scheduled on that request for further discussion. That segways us into the March 2<sup>nd</sup> Board of Supervisors work session and joint meeting with the School Board. The joint meeting did not produce a mutually agreed to solution; but, rather, identified several issues that need resolution before the fund amount can be determined. Additional coordination is needed between Paul D. Camp Community College, the School Board, the Board of Supervisors, and our financial advisors. While the Board applauds the financial approach the schools have taken to roll out this program, the amount, specific items to be funded, and the method of financing are not yet resolved. We have some very exciting news. After the Board of Supervisors insisted on an update on the county's funds and their balances last fall; our new County Administrator, Mr. Keaton, undertook a comprehensive review of all county restricted, unrestricted, allocated, and unallocated funds. His efforts have produced very positive results. It was first thought that the county would need an additional three million (\$3,000,000.00) dollars in borrowing to roll out the capital projects plan for 2017 and 2018. Mr. Keaton's review and financial housekeeping produced funds to cover all three million (\$3,000,000.00) dollars. Thus, no new debt will be required for the capital improvement projects in next year's budget. This, of course, does not include the schools new CTE request. The new operating budget for 2017 and 2018 and determining the amount and financial format for sourcing of funds for the CTE program will be foremost on the Board of Supervisor's plate for the next few sessions. Are there any questions?

Mayor Williams – Thank you, Mr. Grice. We appreciate you, as always, for coming tonight. We will now move to Council Comments. Do any Council members have any comments? Hearing none, we will move to our consent agenda. Would any Council member like to pull any of the nine (9) items other than C7 which was already pulled by

the Town Manager? Hearing none, we will move to our Summary of Consent Agenda.

First, we have our Police Committee Chair, Mrs. Denise Tynes.

Councilwoman Tynes – Police Committee Summary. Thank you, Mayor Williams.

The first item is a resolution to approve a street closure/traffic assistance request for Smithfield Sprint Triathlon on Saturday, March 25<sup>th</sup>, 2017 from 10:00 a.m. until 3:00 p.m. This is an annual event. There are no changes from last year. The next item is a resolution to approve a partial street closure for one way traffic for the 6<sup>th</sup> Annual Wine and Brew Fest on Saturday, April 6<sup>th</sup>, 2017. This is another annual event for the town of Smithfield. There are no changes from the previous year. The next item is a resolution to approve a traffic assistance request for Smithfield Main Street Mile. It will be held on Sunday, May 21<sup>st</sup>, 2017 from 7:00 a.m. until 10:00 a.m. It is just for traffic assistance; not street closure. This is the second year of this event, I think. It is going to be an annual event. They will have it twice a year versus once a year.

Mayor Williams – Thank you. We will now move to the Finance Committee Chairman, Mr. Randy Pack.

Councilman Pack – Finance Committee Summary. Thank you, Mr. Mayor. Before you tonight are invoices in excess of (\$10,000.00) which require Council authorization. This first item is to MUSCO Lighting for \$263,087.00. Anyone who has been by the ballpark, the lights are starting to go up. It is a little more than a third and less than half of the total payment. The next item is to Atlantic Communications for \$12,284.70 to outfit our two (2) new police cars. The next item is for Robinson Farmer Cox and Associates for \$24,500.00 for our annual audit. Item D is to Isle of Wight County. It is half of the tourism budget for 2017 in the amount of \$117,566.25. Item E is also to Isle of Wight County for half of the E911 budget for \$122,369.73. Finally, we have one additional invoice that was not discussed at committee level. It is for Kimley Horn Associates. It is for \$17,645.86. It warrants a little bit of discussion. If you were to go through the packet and look at the invoice, you will see that we have exceeded the initial contract value with Kimley Horn for architectural and engineering design. This invoice has not been totally updated because Council has approved \$16,000.00 in additional design fees and \$9,800.00 in additional engineering fees. We did a rebid on the concession stand/multi-use building at the ballpark. The next item is a resolution to renew our line of credit with TowneBank to be used for the Pinewood Heights

Relocation Project. It is for \$500,000.00. We renew it annually and have yet to touch it.

With any luck, we will keep it that way. Thank you.

Mayor Williams – We will now move to our Parks and Recreation Committee Chair, Ms. Connie Chapman.

Councilwoman Chapman – Parks and Recreation Committee Summary. Thank you, Mayor. We have a resolution to approve partial park closures for the fishing pier on Tuesday, April 4<sup>th</sup> through Saturday, April 8<sup>th</sup> and the trails on Saturday, April 8<sup>th</sup> from 11:00 a.m. until 5:00 p.m. for the Wine and Brew Fest at Windsor Castle Park. Thank you.

Mayor Williams – Next, we have our Public Works Committee Chairman, Mr. Michael Smith.

Councilman Smith – Public Works Committee Summary. We have a motion to renew the town's maintenance contract with Southern Shores Lawn and Landscaping. They have done a good job for us in the past. We work with them very closely and they are very responsive to our needs. We are recommending it for approval.

Mayor Williams – Our next summary is with the Public Buildings and Welfare Committee Chairman, Dr. Milton Cook.

Councilman Dr. Cook – Public Buildings and Welfare Committee Summary. We have a motion to accept the proposals for the removal of the dairy house and small barn at the Wombwell house property. We received one (1) proposal for each of those structures.

Town Manager – The dairy house proposal was by Mr. Mayes. The small barn proposal was by Mr. Saunders.

Mayor Williams – Thank you. The Wombwell house is still there.

Councilman Pack – Mr. Mayor, I would like to make a motion that we approve the consent agenda as submitted with the exception of item C7.

C1. Resolution to Approve Street Closure/Traffic Assistance Request for Smithfield Sprint Triathlon on Saturday, March 25<sup>th</sup>, 2017 from 10:00 a.m. until 3:00 p.m.

C2. Resolution to Approve Partial Street Closure for One Way Traffic for the 6<sup>th</sup> Annual Wine and Brew Festival on Saturday, April 8<sup>th</sup>, 2017.

C3. Resolution to Approve Traffic Assistance Request for Smithfield Main Street Mile on Sunday, May 21<sup>st</sup>, 2017 from 7:00 a.m. until 10:00 a.m.

C4. Invoices Over \$10,000.00 Requiring Council Authorization:

a. MUSCO Lighting	\$263,087.00
b. Atlantic Communications	\$ 12,284.70
c. Robinson Farmer Cox	\$ 24,500.00
d. IOW County Tourism	\$117,566.25
e. IOW County E911	\$122,369.73
f. Kimley Horn Associates	\$ 17,645.86

C5. Resolution to Renew Line of Credit with TowneBank to be used for the Pinewood Heights Relocation Project.

C6. Resolution to Approve Partial Park Closures for the Fishing Pier on Tuesday, April 4<sup>th</sup> through Saturday April 8<sup>th</sup> and the Trails on Saturday, April 8<sup>th</sup> from 11:00 a.m. until 5:00 p.m. for the 6<sup>th</sup> Annual Wine and Brew Festival.

C7. Pulled from Consent Agenda.

C8. Motion to Renew the Town's Maintenance Contract with Southern Shores Lawn and Landscaping.

C9. Motion to Accept Proposals for the Removal of the Dairy House and Small Barn at the Wombwell House Property.

Councilwoman Tynes – Second.

Mayor Williams – A motion has been made and properly seconded. Is there any further discussion? Roll call vote.

On call for the vote, six members were present. Councilwoman Tynes voted aye, Councilman Smith voted aye, Councilman Pack voted aye, Councilwoman Chapman voted aye, Councilman Dr. Cook voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Mayor Williams – We will return to item C7 with our Parks and Recreation Committee Chair, Ms. Connie Chapman.

Councilwoman Chapman – We will have a presentation tonight. Item C7 is a Motion to Award Architectural Contract for the Joseph W. Luter Jr. Sports Complex to A.R. Chesson Construction in a Contract Amount of \$637,100.00. This is for

construction of the concession building. This item was removed from the consent agenda for further discussion and a presentation.

Town Manager – For the record, we have Mr. Brian Camden with Alpha Corporation and Mr. Jamie Weist of Kimley Horn to do our presentation.

Mr. Camden – This is an update to show you the plans of the project so everyone has a good understanding of the full scope of what we are doing out there. I think we included one (1) or two (2) construction pictures at the end. There is a schematic drawing of the proposed concession building and the brick wall out front. The motion tonight for the concession stand/press box also includes monumental masonry walls out on Courthouse Highway at the main entrance into the facility. We have an overview here of the back four (4) baseball fields. The concession stand/clubhouse which includes storage and bathrooms is situated right in the center with one (1) side facing each one of the fields. This will allow us to eliminate a lot of the little boxes that you would have to put around those fields independently for anyone to actually call the game and stuff like that. The architect consolidated it all into building. We have a rendering to show you all tonight. We also show the front entrance where the soccer field is. It shows all of the parking with a track going around it. Courthouse Highway is right there at the bottom of the picture. The two (2) large masonry walls will flank both sides of this entrance as you come in. This is part of the contract for A.R. Chesson Construction tonight. The parking is up higher. There is also satellite parking that can be added later if there is ever a need for it. The other portion could come on line if the Wombwell house is sold. This is just an updated picture of what has happened out there. I took it on Saturday. The scoreboards are actually installed. The light poles are all up. I think there are only one (1) or two (2) missing on another field. The black posts, in the picture, are the fence posts that go around. The backstops, dugouts, and all of the amenities are still scheduled to go in. Our site contractor, RAD Sports, has performed very well. We are slightly ahead of schedule out there. There are no large, looming change orders or issues that we are aware of at this time. So far, everything is moving along just fine. I have the first schematic rendering of the concession building/clubhouse. It also shows the observation area for all of the different fields. It has been scaled back a little bit but not much. There is still the large open area surrounding the entire facility. There are porthole type areas going into the bathroom

areas and storerooms. This other plan shows the floorplan. It might be hard to tell since it looks very busy. It shows the main entrance. The concession stand is right above it. There are bathrooms which include a separate family bathroom. Parity was one of the big items that the committee and Smithfield Recreation Association were keen on. The next slide shows the outdoor patio type area. It has a cantilevered roof over a large portion of it. It is a very grand, I guess, scheme. The plan shows the two monumental masonry walls coming into the property. There is landscaping that is curved around that attaches to each one of the pilasters. There will be signage on them with the name of Joseph W. Luter Jr. Sports Complex. It will identify the facility and the complex within. The entrance is a grand entrance. It is certainly something that will be a very nice amenity along Courthouse Highway. This plan shows the design that we finally ended up with after rebidding it and doing the value engineering. It has a very durable forty (40) year roof on it. We took out the PVC roof. We took out some brick pavers that were up on the second floor; but it is still a brick/masonry facility. It is all commercial. What you do not see is a copper Ted Williams weather vane on top. It was one of the bids that the town did accept. Situated around the concession building will be a series of small solid bronze statues of Little League baseball players with different poses of hitting the ball, catching the ball, and those types of things. It was an amenity that Mr. Luter identified. We were fortunate enough to be able to include that into the contract base bid. Last but not least, we have a cost model. It is kind of blurry; but not on purpose. You can see that we have updated everything and captured all of the costs. The last page is the funding source. If you look at the funding source and the contributions to date it includes Joseph W. Luter, Smithfield Foods, Farmers Bank, Isle of Wight County, Smithfield Recreation Association, and some loan funds from Farmers Bank. We actually have a net excess of about one hundred, forty thousand (\$140,000.00) dollars. All in all, it is close to right where you want to be on budget. It is certainly a large facility in so far as being a concession building, clubhouse, and community bathrooms. It is a very large sports complex. The building itself is in proportion to the size and the amenities that we are experiencing and hoping to achieve out there. With that said, I will be happy and answer any questions.

Councilwoman Tynes – I have a question on the wall. Will it be similar to the wall in the front of Smithfield Foods?

Mr. Camden – Yes it is.

Mr. Weist – It is very similar to the wall out at Windsor Castle Park.

Mr. Camden – The brick matches the brick at Windsor Castle Park, I believe.

Councilwoman Tynes – Thank you.

Mayor Williams – Did you get the Farmers Bank name on the door?

Mr. Camden – Not yet. We will do that in a change order through A. R. Chesson Construction Company.

Mr. Weist – We are working on graphics for that though so they can approve it.

Mr. Camden – We just had that submittal come in today.

Mayor Williams – Are there any other questions?

Councilman Smith – I have one. Is the three hundred thousand (\$300,000.00) dollars listed for Smithfield Recreation Association coming from the sale of their property?

Town Manager – Yes.

Councilman Smith – Have they committed that money towards this project?

Town Manager – We are still awaiting a finalized, written Memorandum of Understanding with the county and with Smithfield Recreation Association. Both of those need to still be executed.

Councilman Smith – Has the money from the county also been addressed? Are they going to participate in this project?

Town Manager – It has been committed. Again, both of the agreements have yet to be executed.

Councilman Smith – When are they going to be executed?

Town Attorney – The one with the county has been drafted a long time ago. The one with SRA is not so much a MOU as it is a franchise agreement. They have already approved that. It is just the terms that are not complete because every time we turn around something changes. Mr. Stephenson and I met earlier this month and decided we needed to go ahead and get something in front of them so that we can nail down what we know are issues. Most of the big issues have to do with the long term maintenance obligations for Smithfield Recreation Association. There are some questions that the Smithfield Center Director has as to what she is going to be responsible for and what SRA is going to be responsible for. We probably need a

separate agreement with SRA on the money because I do not know that it would really go into the lease.

Councilman Smith – We are still working through with the county with their part.

Town Attorney – They have committed. We sent this to them a long time ago. Maybe Mr. Grice could help us with that. That is something they have had for a long time. They had a couple of issues such as who would pick up the trash and a sidewalk that would connect the school to the facility. All of that has been done and sent to them. I do not know what the status is.

Town Manager – It should be wrapped up soon.

Councilman Smith – I have heartburn over the whole thing because of money. This project is grandiose. It really is. I do not want to leave some small detail left undone, like the money, that we think is going to be there. I want to make sure it is there. I want to hear from the Town Treasurer that we have that money to go forward. Mr. Camden has already talked about the timing right now. If we issue this contract to A.R. Chesson right now then the timing would come in perfectly to complete it as they have stated. Is that correct?

Mr. Camden – Yes, sir. If we issue a Notice to Proceed tomorrow, they have one hundred and eighty (180) days in the contract time which would coincide with the completion of the site work. If all works out fine, we will be ready right around the end of the summer or early fall.

Councilman Smith – The Town Manager has answered my question about how we get to the ballfields. We are taking care of the road ourselves. Is that correct?

Town Manager – That is correct. We do have the signed agreements back from VDOT since committees. We can move forward with the right turn lane and administer that project ourselves.

Councilman Smith – Again, if I am assured of where this extra money is coming from and that we are okay on that, I can understand the project and the scope of it. I know it is a little over budget right now but not much. I do not want to continue to see change orders. We have already had some for redesign. I understand that Kimley Horn has eaten that. Is that correct?

Mr. Weist – Part of it.

Mr. Camden – They participated in a fair share of it. It really was not so much a redesign as it was the size of the building expanded exceptionally during the committee meetings. It went from a small concession building to a facility that you see now. It has doubled in size.

Mr. Weist – We covered all of the value engineering and redesign to go back out for bid. We also covered bidding three (3) times when our original contract was to bid it once and several other things. We are not trying to nickel and dime here. We want to get it done and be a good partner.

Councilman Smith – It is a big project. Big projects can run up a lot of money over a short period of time. The next thing you know you have spent an extra five hundred thousand (\$500,000.00) dollars and you do not know where it went to. I really want to get a grip on this. When I see this building, I am impressed. It is not a cardboard shack out there serving hot dogs and hamburgers. We have other things we want to do on the project too such as possible paving and so forth; but I really want to get a grip on no more charges going forward that are going to be astronomical.

Mayor Williams – That is what Mr. Camden is supposed to be doing.

Councilman Smith – I know Mr. Camden has done a good job with that.

Mr. Camden – You have to expect them. They may not be astronomical. All construction projects are going to encounter this. A standard construction project has about 70% design errors or omissions. The rest is owner initiated changes. Sometimes there are concealed conditions which we have out there now; but I do not see any large change orders coming down the road at all here.

Councilman Smith – You have done a good job and I commend you for that. You have always represented us well and I appreciate that. I know you will continue to do that but I just really want to get a grip on it and make sure that we can accept this and move forward with confidence.

Mr. Camden – And I am recommending it with that level of confidence tonight.

Councilman Dr. Cook – I have a couple of comments. Since Vice Mayor Gregory is not here, he emailed me some comments. He knows he cannot vote but still wanted to put his two cents in. So, these are Vice Mayor Gregory's words, not mine: 'I know there have been some concerns expressed regarding the concession building for the Joseph W. Luter Jr. Sports Complex. Like anything else that the town spends money

on, none of us on Town Council takes these decisions lightly; however, I would like to provide some perspective. First, to label this building a hot dog stand or a food shack is not a fair representation of what the town envisions for this facility. This building will serve multiple purposes. It will serve as a place to prepare food, snacks, and other concessions. It will provide a meeting space, not just for SRA, but other functions and organizations as well. This sports complex will have the capacity to host up to twenty-four (24) teams along with parents, players, families, coaches, and umpires. Having the restroom facility to handle that capacity is vital. The second floor, which has added a good portion of the costs, provides an enclosed scoring and announcing area for each field. This type of building has become the standard for a high quality facility that can attract hundreds of teams to Smithfield each spring and summer to compete at a first class complex with the infrastructure to support that competition. These teams, on average, pay three to five hundred (\$300.00 to \$500.00) dollars to participate. Throw in the meals, gas, hotel revenue, and potential gate fees etc., I hope one can see the economic impact this facility will bring. It is the difference between a recreation facility that can serve only as home for local teams and a first class facility that can be a destination for visitors up and down the mid-Atlantic. It will also be able to serve our local youth. Spending approximately between fifteen to twenty (15%-20%) percent of the allotted budget on the hub of this facility does not seem unreasonable at all to me. It is where most people will congregate. In many eyes, it will define the impression for visitors after coming for the weekend. If folks tend to see comparable local facilities, I point them to the York County Sports Complex as a great standard. I encourage my fellow Council members to stay the course with regards to this facility. Let's continue to find savings where we can; but not at the expense of sacrificing the potential of what this can be and the impact it can have on our youth, our economy, and our town. While the decisions are not easy, the vision of this Council and those that came before us has helped shaped this beautiful town into a place that people cannot wait to visit and a place that we are all proud to call home.' Those were Vice Mayor Gregory's words. Now, it is me. At our committee meeting, I was pretty vocal about the cost of this. I even said at the meeting that I get the fact that we need a big building to tie it together. If you have a facility like this and put a concrete bunker in the middle that sells hot dogs then you are missing out. I get it. I get we need something bigger. The cost just floors me.

Then I step back and look at the last slide showing the contributions. The town is a minority player in the funding of this project. Ninety (90%) percent of the money for this project is coming from our donors. We need to stay truthful to the vision we gave our donors as far as what kind of complex are we giving. We sold them a bill of goods that we need to stand behind. I think if we go to Joseph W. Luter III, who gave two million (\$2,000,000.00) dollars to the project, and show him a less than top notch facility then he will be disappointed. Anybody who has dealt with any of the projects that Joe Luter has done knows that he does not go second rate on anything. If we go to Smithfield Foods with something that is not top rate then they will be disappointed. They are paying ninety (90%) percent of this. We have to sit back and say that we know what we would spend money on but we need to honor what they envisioned as a sports complex. This is part of what they envisioned. I think the bronze statues are the silliest things; but that is what they like and that is what they want and that is why he gave two million (\$2,000,000.00) dollars. The weather vane on the top is silly; but it is part of what they want. If we are going to be asking for their money, and it is a lot of money, then we need to honor the vision that they saw and what they wanted. Personally, I think six hundred thousand (\$600,000.00) dollars is a lot for this hub. We have bid it out twice trying to get better prices. This is what we got both times. I think we have to go with what we got. It is in our budget. It is what we budgeted for. We can afford it and it is what our significant donors want. I think that is the route we have to go.

Mr. Camden – Speaking again to the schedule, we tried to get a lot of bidders interested in the project. We had two (2) bids. On that same day, there were a number of other large projects that were bid. The market is heating up considerably right now. If you were to rebid this project right now, without any changes, it is our opinion that it would cost you an extra seventy-five to one hundred thousand (\$75,000.00 - \$100,000.00) dollars just because the market is picking up and there is some much work coming out right now. The people that used to be hungry are getting fat.

Councilman Dr. Cook – I just think, we as a Council, have to remember that the money we put in basically bought all of that land. We still have a lot more land in addition to the sports complex. Our investment is also beyond the sports complex. There is land included. To say that we put in ten (10%) percent is probably being

generous on our part because a lot of our money is tied up in that land that we can use for a lot of other things later that we will get out.

Mayor Williams – Thank you. Is there anyone else with questions?

Councilman Dr. Cook – Mr. Mayor, I would like to go ahead and make a motion to approve the contract.

Town Attorney – For the record, Mr. Camden and I have reviewed the contracts. It has been revised several times. It is in a form that I would recommend for approval by Town Council.

Councilman Pack – Second.

Mayor Williams - A motion has been made and properly seconded. Is there any further discussion?

Councilman Smith – I have one other thing. Again, I am in favor of all of this but I really want to continue to be vigilant on our cost. I know Mr. Camden will do that. It is important because this is not just our money; but taxpayer money and our donors' money. We want to do the right thing for our donors but we also want to do the right thing for our taxpayers. I would like to hold Mr. Camden accountable for that.

Mr. Camden – I understand. We will give our best efforts to protect the interest of the town as we have in the past. I believe Kimley Horn has demonstrated their ability also. I will say again that, I believe, we have captured all of the unknowns that are inherent on a project of this complexity. That is not to say that something will not come up later down the road; but we certainly do not foresee it. I go to the site two (2) to three (3) times a week now. We are on top of it. After this contract, I do not see anything that could cause a one hundred thousand to one hundred fifty thousand (\$100,000.00 - \$150,000.00) dollar change order. We are going to have utility connections, scope of work coordination, and stuff that is normal when you are bringing in two (2) separate general contractors onto a project to coordinate it. Please be assured of our best efforts here and we will stay vigilant on it and bring it in at the lowest cost possible.

Mr. Weist – Another thing to note is that the budget model that we put together does include a small contingency to allow for some of these changes that Mr. Camden is mentioning in anticipation of those. Hopefully, we will not have to dip into it; but it is there in case we do.

Councilman Smith – I am very pleased with the way the project has gone so far. I know how things work. I have known Mr. Weist for a long time when he worked for the City of Franklin. He was still green behind the ears then; but he was a good boy. I have full confidence in you. I just want you to know that we all understand this on Town Council so that we can vote intelligently for our taxpayers and our donors.

Mr. Weist – Yes, sir.

Councilwoman Tynes – I understand the funding too; but I have been listening to the other remarks. I still have some major concerns. If I have to vote on something tonight and I am going to enter this, I will feel a little more comfortable if we did not have five hundred and fifty thousand (\$550,000.00) dollars here that is still questionable. I know you are saying that we have contracts out there, MOU's, or whatever; but I would like to know that it is final and the funds are there. Meaning that we have shaken someone's hand and they are going to give us the funds and when it will be there. I understand that the county said they were going to give us two hundred and fifty thousand (\$250,000.00) dollars but it is still questionable. It is not there yet. We have had promises from the county before where they have issues sometimes with their budgeting and they cannot come forward at times. Is there a concern? As far as SRA with their three hundred thousand (\$300,000.00) dollars, I know they have to sell the property. If they do not sell the property then where is the money coming from? Is it coming from the citizens of the town of Smithfield? If you answer that question tonight then I know which way to go.

Mayor Williams – The county has said, several times, that they are good for the two hundred and fifty thousand (\$250,000.00) dollars. What happened in this transition was the changing of the County Administrator. One was going off and the other was coming in so there was a transition. I feel confident that they are going to give us the money.

Councilwoman Tynes – I understand that.

Mayor Williams – I feel comfortable that we will get it. Our Smithfield representative, Mr. Grice, has told me several times that they are going to be good for it. It is just a matter of getting a MOU or the contract signed or whatever. As far as SRA is concerned, they are not going to give us the money until they are playing ball on the

new field and then they can close their current fields down. They have a handshake and a verbal agreement for the property.

Councilwoman Tynes – Do they have a buyer?

Mayor Williams – Yes; but they cannot sign anything until it is available. I feel very comfortable on both of those transactions. SRA has to come to the plate and tell us how they are going to use the money and where and so forth. They are stepping up to something that is about four (4) or five (5) times larger than what they have been using since 1973. This company has been running Beale Park since that time. They have done an outstanding job for this whole community. We would not have had a facility like that if it was not for the SRA organization and the donation from Mr. Carl Beale. He gave them the land and a lot of money to get them started just like this project. When that project was started, I was involved with some of that. We had our doubts that we would be able to make it and operate it. Back then, it was a big undertaking for a small group of people getting together for the children to have something to do. It has worked out wonderfully for forty-four (44) years. My concern with SRA going into a facility so much larger was if they would be able to handle it. Every single time that question was asked; they said they would be able to handle the new facility. The football field and the soccer field will be handled by the Smithfield Center Director, Ms. Amy Musick. She will take care of that and get the grass cut over there. She does not have a problem handling that.

Councilwoman Tynes – That is not our concern whether they can handle that or not.

Mayor Williams – Well, that was a concern starting out from the very beginning.

Councilwoman Tynes – My concern is just the funding; but you just explained that.

Mayor Williams – It has been a long work in progress. This started about three (3) years ago when Mr. Larry Pope called me into his office and wanted to put some soccer fields in the town of Smithfield for his children. We have plenty of soccer fields and we started talking about the ballfields. That is where it started. He committed to a portion of that for a donation. He has stood up to that and gone through. When Mr. Luter came along, it enhanced it a whole lot better. I feel very comfortable that we are going to be able to afford it and take care of it. It will grow just like SRA has grown Beale Park over

the last forty-four (44) years. I feel very comfortable. Are there any other Council comments?

Councilman Smith – Mr. Mayor, you have a motion and a second. I would like to call for the question.

Mayor Williams – If there are no other comments, roll call vote.

On call for the vote, six members were present. Councilman Pack voted aye, Councilwoman Chapman voted aye, Councilman Dr. Cook voted aye, Councilman Smith voted aye, Councilwoman Tynes voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Mayor Williams – The motion passed unanimously. Thank you all very much. Thanks to Mr. Camden and Mr. Weist for their presentation. Our next item is a Motion to Approve the Town Council Meeting Minutes of February 7<sup>th</sup>, 2017.

Town Attorney – Mr. Mayor and members of Council, I have made some minor revisions and corrections and would recommend the minutes be approved as revised and corrected.

Councilman Pack – So moved.

Councilwoman Chapman – Second.

Mayor Williams – A motion has been made and properly seconded. All those in favor say aye, opposed say nay.

On call for the vote, six members were present. Councilman Pack voted aye, Councilwoman Tynes voted aye, Councilman Smith voted aye, Councilwoman Chapman voted aye, Councilman Dr. Cook voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Mayor Williams – Our next item is New Business. It was left off the agenda. Our Town Attorney will give us a report.

Town Attorney – Mr. Mayor and members of Council, we have a Motion to Accept the Deed to the Pump Station in Cypress Creek Phase V. As Mr. Stephenson said, we have been operating this for quite some time. They became unhappy because they kept getting a town tax bill. It was their problem since they had not given us the deed. They finally did. I actually prepared it and sent it to them. It is in a form that I would recommend that you accept.

Councilman Dr. Cook – I move to accept the deed for the pump station.

Councilwoman Chapman – Second.

Mayor Williams – A motion has been made and properly seconded. Is there any further discussion? Roll call vote.

On call for the vote, six members were present. Councilman Smith voted aye, Councilwoman Tynes voted aye, Councilwoman Chapman voted aye, Councilman Pack voted aye, Councilman Dr. Cook voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Mayor Williams – We will now move to Old Business.

Councilman Dr. Cook – First, I have an update on Windsor Castle Park restoration that has been ongoing. This will be part of my monthly announcements. I do not know if you all have driven by the manor house and outbuildings but you see a whole lot going on. The asbestos abatement has been completed for the manor house wings and the basement. As far as the caretaker house, everything inside of the house on both floors has been taken care of. The asbestos in the farm office has been taken care of. What is remaining for asbestos removal team is the metal roof on the caretaker's house because it was painted with an asbestos laden paint. The entire roof is going to be removed versus scraping the paint off. It is actually safer and cheaper. The north side outbuildings (the vineyard side), the footings, and shingles in the summer kitchen have been done. The 20<sup>th</sup> century crib and 19<sup>th</sup> century barn are almost complete. The interior of the buildings have all been rehabilitated which basically means all of the rotten wood has been replaced. They are not going to fall down. If you look in the smokehouse, you will see a nice restored brick floor. It is back to its original beauty. The hearth in the summer kitchen has also been repointed and restored. We are doing a pre-bid evaluation by another contractor for the rehabilitation of the exterior and roof trusses of the caretaker's house. The roof structure needs to be stabilized for a new roof. On the north side of the outbuildings, we are trying to find a metal and cedar shingle roofing contractor that will work well with us. The archeological reports have been delivered for the Department of Historic Resources to review. They have given the go ahead to begin our excavations. A site visit by the archeology firm is scheduled for March 15<sup>th</sup>. It is purely just a site visit to see what needs to be done. Any worries about it interrupting our Wine and Brew Fest can be thrown out the window because they will not start by then. The priority for the archeology firm is to work on the north side of the

outbuildings facing the vineyard. The dirt has piled up against the siding on those barns and that needs to be cleared off and cleaned up to deal with some drainage issues on that side of those buildings to direct the ground water away from the rehabilitated structures. We are working with DHR for the review of the tax credit application addressing requests for additional information. I think that is about it which is a lot.

Mayor Williams – That is very good Dr. Cook. Are there any questions on the renovations?

Councilman Dr. Cook – I have one other item of old business. I think we need to direct our Town Manager to work directly with the County Administrator to get the MOU signed for the ballfields. It has been almost a year since we agreed on this. When we are making financial decisions on how this money is getting spent, as Councilman Smith said, we are making decisions on a hope and a prayer on some of this money. To remind everybody, the county has agreed to give us twenty-five thousand (\$25,000.00) dollars a year for ten (10) years. Is that correct?

Mayor Williams – Yes.

Town Manager – The latest draft that I saw was fifty thousand (\$50,000.00) dollars for five (5) years with the option to pay it all up front.

Councilman Dr. Cook – We will end up fronting the money until their donation pays us back. It is not going to stop us from working but it is a hurdle we should not have to go over. I think we need to direct our Town Manager to work with Mr. Keaton to get this behind us. It is one less thing to worry about. Everybody has voted to agree to it. We addressed all their concerns. We have taken on all of the responsibilities that the county requested such as maintenance and the sidewalk. We have addressed their concerns. It just needs to be closed. That loop just needs to be closed.

Mayor Williams – Thank you Dr. Cook. Is there any other old business? Hearing none, I would like to thank everyone for coming out tonight. We are adjourned.

The meeting adjourned at 8:24 p.m.



Mr. T. Carter Williams  
Mayor



Mr. Peter Stephenson, AICP, ICMA-CM  
Town Manager