



**MINUTES OF THE
TOWN COUNCIL WORK SESSION OF
MONDAY, JULY 23, 2018**

The Town Council of the Town of Pineville met in a Work Session on Monday, July 23, 2018 at 6:00 p.m. at the Pineville Communications Bldg. at 118 College St. in Pineville.

ATTENDANCE

Mayor: Jack Edwards

Mayor Pro-Tem: David Phillips

Council Members: Melissa Davis, Joe Maxim and Debbie Fowler

Town Manager: Ryan Spitzer

Planning Director: Travis Morgan

Town Clerk: Barbara Monticello

CALL TO ORDER

While waiting for Council Member Maxim to arrive, a conversation regarding food trucks on Main St. took place with the general consensus of council members being that they are not opposed to food trucks as long as they are not competing with other restaurants. Global Restaurant caters to a different clientele than what the patrons of either Kits or Pintville generally want to eat and with Um's closing at 3:00 p.m., there aren't any other options close by. As long as there are parking requirements set in place and other merchants aren't opposed to those parking requirements, all were agreeable to it.

Council Member Joe Maxim arrived and at 6:10 p.m., Council Member Melissa Davis moved to open the Work Session, seconded by Council Member Debbie Fowler. There were ayes by all and the meeting was opened.

DISCUSSION ITEMS:

- A. Discussion of Splash Pad Bid and Next Steps** – Town Manager, Ryan Spitzer, stated that Fairwood Construction was the lowest bidder of the Splash Pad project and even as the lowest bidder their bid was \$82,000 over what was originally estimated. Their bid came in at \$400,895 out of a total of three bids submitted.

This triggered a lengthy discussion regarding the next steps for the construction of the splash pad. Council Members were not happy and wanted to know how the estimate could be so far off and why it kept happening that all the projects the town had engaged in recently had come out over budget. It didn't give them a lot of confidence that the firms overseeing the projects were estimating the cost of them accurately.

Both Manager Spitzer and Parks and Recreation Director, Kristy Detwiler, gave explanations as to the reasons for the discrepancy. Mr. Spitzer explained that at the time we applied for the grant, we had to supply an amount of money we thought we would need to complete the job. That was two to three years ago and a lot can change in the construction industry in that amount of time. Even in the six months since the estimate was originally obtained from Benesch, conditions have changed significantly. When an estimate is given, often a chart is used to provide the information on it but prices fluctuate as do economic conditions. There is a lot of construction work in the area making it more difficult to find construction workers for the job and the cost of materials such as concrete, asphalt and steel have all increased due to political uncertainty. Additionally, there were no blueprint plans of the Belle Johnston Center so it was difficult to locate underground pipes which caused some infrastructure issues and the

need to reapply for permits that were never obtained originally. The Splash Pad Committee had already cut back on the size of the Bathrooms & Pump House to accommodate some of these extra costs; what else could they cut back on? The only other thing was to cut back on the spray features.

Council Members were torn between cutting out the spray features, doing away with the bathrooms, constructing the Splash Pad in phases or scratching the project entirely. Some felt that if we did away with the spray features, all that would remain would be holes in concrete with water coming out of them which would make the town the laughing stock of the county while others felt that kids would still enjoy water shooting up from the ground until more features could be added. Others believed that a bathroom was not necessary as the kids could use the ones at Shay Stage or inside the Belle Johnston Center. That was an option but some were uncomfortable with the idea of kids running through the park back and forth to the restrooms; having a bathroom close by was a convenience for the parents as well as the kids.

The conversation then turned to the delay in construction noting that the project was months behind schedule. It was originally estimated to open late summer, early fall of this year, but there was no way that would happen so there was no point in rushing to get it built. The question was raised as to who would oversee the project once construction commenced. Mr. Spitzer stated that Benesch, along with our Public Works Director, Chip Hill would be overseeing the construction. Mr. Spitzer added that there should be minimal problems since we just added an engineer to our payroll. Council Member Phillips stated, "Mark my words. It's going to go up again. Every project we do, goes up." Mr. Spitzer responded that once we sign the agreement, Fairwood would have to adhere to the bid amount.

Council could not come to a consensus as to what to do next but they requested Mr. Spitzer obtain more information before signing the agreement. Council requested:

- That Fairview put in writing that the price won't go up and an account of why the price rose by \$82,000
- Time line of construction or timeframe of completion of project written into contract
- Find out what the \$22,000 fee is on the bid
- Weekly project updates given to Council
- Provide Council Member Phillips with a list of other municipalities with projects over budget
- Try to find other money in P&R budget to fund the difference rather than taking it from some other place

Mr. Spitzer agreed to obtain this information for Council. This concluded the regular, open part of the Work Session. At 7:31 p.m. a motion was made and seconded to move into Closed Session to finish the remainder of items on the agenda.

CLOSED SESSION:

Once in Closed Session, two real estate items were discussed along with a personnel issue. At 9:26 p.m. a motion was made and seconded to exit Closed Session and re-enter Open Session.

ADJOURNMENT: Once back in Open Session, a motion was made and seconded to adjourn the meeting at 9:27 p.m. There were ayes by all and the meeting adjourned.

ATTEST:


Barbara Monticello, Town Clerk



Jack Edwards, Mayor

