

**Minutes  
EPD Committee  
September 4, 2018  
6:00 PM  
1st committee meeting**

**Members present were Chairman Taft Matney, Committee members Scott Crosby and Terry Merritt. Van Broad, Interim Assistant City Administrator and Bryan Turner, Interim City Administrator were also present.**

1. Call to order- Chairman Matney
2. Public comment
3. Reading and approval of minutes- July 2, 2018  
Councilman Crosby made a motion to accept the minutes with Councilman Merritt seconding. Councilman Merritt asked that on page 2 of the minutes, on the third paragraph should be mile not mil and if should be of. With those corrections, the minutes were approved unanimously (3-0).
4. Reports or communications from city officers
  - a. Budget Review- The budget looks good.
  - b. Department report- The Courtyard by Marriott is being built now and J Peter's will be moving into the old K-Town by November.

The summer events are now concluded. There was increased attendance this year at the market. A lot of annexation opportunities are coming our way. Buffering for the Eldar building has been a concern for the surrounding residents, but is being worked on.

5. Unfinished business
6. New business
  - a. Grant update and cultural center upgrades- John DeRieux from Momentum Construction was present at the meeting. He is the project manager for the auditorium renovations. He carried out the bid process and pulled all the numbers together. The numbers came in over what we expected and so Mr. DeRieux rebid the project.

Mr. De Rieux talked to committee about the project. An architect and engineer were hired and some code issues in the auditorium were looked at.

During the electrical engineering, we found that the electrical handles are not safe. The building needs to be sprinkled. Mechanical units on the auditorium are not functioning. Where we are now is we have an original cost of work, then contingency was added, and now mechanical upgrades and a sprinkler system were added in the numbers. Councilman Merritt asked if everything was rebid. The total is \$464,699 to finish columns b and c. \$321,482 is the amount of the unfunded details to bring the building to code. \$143,217 is the auditorium cost itself. There is a PRT grant that we received that is a \$125,000 matching grant that can be used for part of the \$464,699. Van advised committee that we stand to lose about \$175,000 in grant money if we do not move forward with the project.

If we decide not to do the entire project, Van said we at least should correct the codes issues. Chairman Matney said if we do nothing, we spend nothing, but lose \$175,000 in grant money. The second we strip paint, that will trigger the need to do the codes changes, HVAC install, install the sprinkler and the electrical system is a mess and would have to be redone.

Councilman Merritt asked what the balance was for the H&A fund after what is already promised to be spent. Holly said she was not sure. Van said \$1.2 million is in the fund, but some is promised. Holly said the \$125,000 grant match was not budgeted. Van asked if that would be an amendment to the H and A budget or the overall budget. Holly said it would be an amendment to wherever it comes from.

Van asked if the sports center payment is dropped off this year. Holly said yes, but the field lighting would continue. It is a revenue bond. Councilman Merritt said the sports center was about \$300,000. The lights will come out of H & A. Councilman Crosby asked if all of this could come out of H and A. Holly said she believes so.

Councilman Merritt asked if it is approved in a prior year, is it binding on another council. Chairman Matney said if it was not budgeted, it is gone. Councilman Crosby said you can't spend old money. If vehicles are not bought, the money doesn't roll over. Councilman Merritt said the Senior Center grant we just received is \$325,000 with a match. We have not matched that money yet. Van said he thinks that is a 20% match.

Chairman Matney asked about the ending of the grant. Van said if we are not done with the project by the third quarter of next year, it is gone. He has to send in a progress report every quarter. Councilman Crosby asked how much H and A is collected annually. Holly said close to a million a year. The programs budgeted from the fund are over \$300,000.

Chairman Matney said he thinks there are too many unanswered questions. He would like to hold this until next month until we find out where the funding sources are.

Councilman Merritt made a motion to send this item to the Finance Committee for a determination from them on funding options for this fiscal year. Councilman Crosby seconded the motion. The vote was unanimous (3-0).

7. Public comment-

Councilman Black said he wants to make sure the boiler room of the cultural center gets cleaned out.

Mayor Raines asked regarding items 8-9 on the bid analysis, do we have to spend \$75,000 and \$65,000? Van said the \$75,000 would cover the lights but the electrical issues were an additional \$65,000. Mayor Raines asked how much we have to spend to not lose the \$175,000. Van said the original scope is what we would have to pay. Chairman Matney said we have to fix the codes issues first. Van reminded committee that the HVAC in the auditorium has been out for three summers. The answer is the City would be spending \$465,000 to not lose

\$175,000. Councilman Merritt said he understands the permits will not be issued for the original scope until the codes violations are addressed. Van said he can't put in new lighting or new audio/visual equipment because you would be upgrading the building which triggers the codes. Van said the codes office said they would work with us on the phases.

8. Committee concerns

Councilman Crosby said on item 8 and 9 the \$75,000 was improvements and the \$65,000 is the codes issues. Councilman Crosby asked if the grants dependent on what is in the paperwork, or can we swap things out. Could we swap out the handicapped ramp, enhanced audio/visual and electrical and insert the codes requirements instead and still get the grant. Van said no, we have to go by what we submitted as the original scope. Van said the Hollingsworth grant is pending to pay for part of fire safety. That grant is not yet a done deal, but he thinks if we get it, we could use it for the sprinklers. Van said he could ask PRT if the grant could be moved to January. It is about a three month project, not a major project.

Councilman Crosby said he went by the cultural center this weekend and there were a lot of small signs on the property. He asked that we keep with the sign ordinance. Van said churches are allowed small signs and he would check on the ordinance. Chairman Matney said he thinks they are allowed because the signs are put out for a few hours and then they are taken down. Councilman Crosby said he didn't realize it was for the church that is renting the cultural center.

Councilman Merritt said he hopes it is documented where the power has to be killed. All power has to be killed from a safety standpoint. Both meters have to be pulled to kill all the power. Fire Chief Stewart said the department is updating their pre-fire plans and that will be part of them.

9. Adjournment- Chairman Matney adjourned the meeting.

**NOTICE:** A majority or quorum of City Council may attend a committee meeting.