

VILLAGE OF WESLEY CHAPEL
PARKS & RECREATION COMMITTEE MINUTES
December 13, 2012, 6 p.m., Village Hall

Members Present: John Lepke, Marnie Holland, Mike Como, Pat Utley and alternate member Gayla Adams. Julie Brown arrived at 7:20 p.m.

Council Liaison: Kim Ormiston and Elaine Rosoff were present.

Members Absent: Jerry Davis was absent. Alternate member John Balles was absent.

Staff: Melody Graham

Others Present: Brad Horvath

WELCOME / DETERMINATION OF QUORUM

Mr. Lepke called the meeting to order at 6:02 p.m. A quorum was present.

ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

Ms. Holland moved to adopt the agenda as submitted. Ms. Utley seconded the motion. The motion carried with a unanimous vote.

PUBLIC COMMENTS

No one signed up for public comments.

APPROVE MINUTES FROM NOVEMBER 19, 2012

Ms. Holland moved to adopt the minutes from the November 19, 2012 meeting as submitted. Mr. Como seconded. The motion carried with a unanimous vote.

UPDATE ON PROPANE TANK/INSTALLATION OF NATURAL GAS LINE

Mr. Lepke updated the committee on the propane tank at the park. He stated: The old tank has been emptied and removed and the new tank has been installed. It is a 300 gallon tank and is approximately 10 feet from the house. New gas lines were being run and the technician agreed to check all the pilots in the house prior to finishing the work.

HOUSE RENOVATION QUOTES

Ms. Ormiston reported that the architect will get quotes to her on for the house renovations on Friday. Mr. Lepke stated: The architect stated that due to the amount of square footage that the Village will use in the house, we will not have to use the Assembly Code. Instead, the business use code will apply to the house. The architect has confirmed this with the fire marshal and the building inspector. This will require two ADA exits. The side door will need to be modified in order to be compliant. The deck will have to be removed for code and replaced with one built to code. This would include a ramp, doors to the house and a sidewalk in order to be ADA compliant. The garage will be converted for restrooms to service both the house and the park and will include a storage area. Bathroom construction is being looked at. The basement will have to be closed off from the inside. Business code does not rule out the use of the upstairs for future use, but it would require an elevator or lift to be installed. For the

time being, the upstairs will be closed off with drywall and an access door. Phase I of the renovation will be for ADA compliance, including the doors and the bathroom. Phase II will be the strengthening of the floors. The design concept is being worked on. Once complete, it will be put out to bid.

Ms. Ormiston added: The area off of the main room will be labeled as office space. An office is required to qualify for the business use code.

DISCUSS FUNDING FOR PARTF GRANT

Mr. Lepke stated: The PARTF grant included funds for the pier construction. That project was covered by the NC Wildlife funds, so the committee will need to do an amendment to PARTF and apply those funds to another area. The original budget line for the pier was \$25,000.

The committee agreed that there was no need to discuss reallocation of PARTF funds until closer to the final report.

DISCUSSION OF PARK CONSTRUCTION BIDS AND POSSIBLE VOTE TO RECOMMEND CONTRACT AWARD TO COUNCIL FOR CONSIDERATION

The Committee reviewed the bids received for the park construction and discussed them in depth (*See attached: This document is hereby attached by reference and made a part of these minutes*). Mr. Lepke stated that the bids were all much higher than expected. Mr. Como stated that the highest area of concern for the bids appears to be water, power and the 6' hydrant line.

Ms. Ormiston stated: The committee has some decisions to make. We need to look at the base bid and find the lowest bidder. As a municipality we have to go with the lowest responsible bidder. The options are:

- Go with the lowest bid and negotiate with them
- Re-bid
- Ask the Council for additional funding

Mr. Lepke stated: He thinks there is room for value engineering and he thinks we have an obligation to do this with the low bidder. He recommends that the committee ask the Council to direct the architect to enter into value engineering with the low bidder to see what options may be available.

Ms. Ormiston added: In addition, we have requirements from PARTF that we have to meet. These are areas that we cannot make changes or we might jeopardize the grant. We could have the conversation with the low bidder, which should be the Mayor and a representative from this committee. After having those conversations, we could then go back to PARTF and ask if we could make certain changes and still be in compliance for the grant and possibly allocate the funds differently. We have several options; the committee just needs to decide which direction to move forward.

Mr. Como expressed concern over how far off the bids are. Ms. Ormiston stated that the bids are 66% over the budgeted amount. She added that United Construction, Inc. came in as the low bidder all around at \$868,600.

Mr. Horvath stated: The Town Hall project when first bid came in at 33% over the allotted funds. After the value engineering we were to get down to 14% over, then we cut the difference in half. You need to see the details of the numbers to see what can be value engineered. There is money available in the budget to go up, but not that much money.

Mr. Lepke moved to engage in a conversation with representatives from the Village, Wirth and the low bidder to look at value engineering and what can be done to reduce the cost, how low we can get

the bid, what changes will need to be made and then to run those possible changes that are suggested by PARTF representatives to make sure they are ok with them. If PARTF is ok with the changes then we have a new bid number, if that number is still too high, then we will put the project out for rebid, unless the Council agrees to the new number.

Mr. Horvath reminded the committee that the Village is required by statute to keep a reserve in our funds, and this would limit increasing the amount by too much.

Ms. Brown seconded the motion. The motion carried with a unanimous vote.

Mr. Como nominated Mr. Lepke to represent the Parks & Recreation committee at the value engineering discussion. Ms. Utley seconded the motion. The motion carried with a unanimous vote.

OTHER BUSINESS

Mr. Lepke reported: There was an inquiry to the Village about the possibility of someone purchasing some of the park property. This was an initial inquiry. The company was looking for five acres for a putting green and batting cages. He believes that the PARTF grant requires that the park land be held by the Village in perpetuity.

Ms. Ormiston stated that she and Mr. Horvath would schedule an exploratory meeting with the individuals making the inquiry and added that the Village needs much more information before any discussion takes place on this.

Mr. Como stated that he has received another quote on a used johnboat. He stated: The new quote is for \$450. It includes the boat, trolling motor and life jackets.

Mr. Lepke added that a new johnboat is \$927 and includes 2 life vests, cushions and a 15' rope.

Ms. Ormiston stated: Storage for the boat is a concern. Staff is looking at fish feeders that can be filled from land which removes the need for the boat. Staff will check with the NC Wildlife representative to see if this is an option. She will go back to the Council to get approval to buy a used johnboat if it is needed.

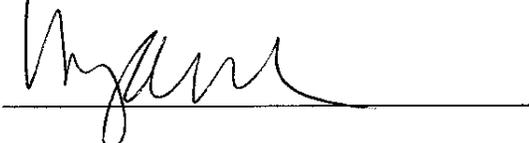
Ms. Brown asked if there was any update on the vandalism at the park. Ms. Ormiston stated that a police report had been filed.

Ms. Holland recommended that the groundbreaking for the park be placed on hold until the construction bid is decided. The committee agreed.

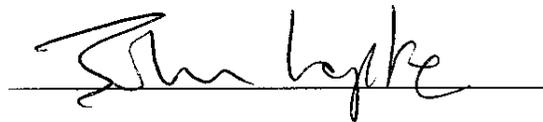
The Committee agreed that Tuesday, January 8 is a tentative date for a follow-up meeting to possibly forward a recommendation to Council on awarding of construction bid.

ADJOURNMENT

Mr. Lepke moved to adjourn the meeting at 7:14 p.m. Mr. Como seconded the motion. The motion carried with a unanimous vote.



Melody A. Graham, Secretary



John Lepke, Chair

Adopted: February 8, 2013

