

**MINUTES OF THE STRASBURG TOWN COUNCIL WORK SESSION HELD ON MONDAY, NOVEMBER 20, 2017 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE STRASBURG TOWN HALL.**

PRESENT: Mayor Orndorff and Vice Mayor Terndrup and Council Members Bishop, Hall, Le Vine, Newman, Plitt, and Vena. Absent: Council Member Maddox

STAFF PRESENT: Town Manager Pearson and Clerk of Council Keller.

Mayor Orndorff called the Work Session to order and reviewed the agenda.

**Citizen Comments on Non-Agenda Items:**

**Action Items:**

*1. Approval of Minutes, November 6, 2017*

**The minutes of the November 6, 2017, were approved as presented.**

**Discussion Items**

**1. CDBG Construction Improvements Value Engineering**

**Town Manager Pearson** said he was hopeful that we would get more information from KEE Construction today, but what he received did not come until noon and then it was not itemized. Ideally, he wanted to discuss tonight and then have an additional discussion at the December 4 Work Session, followed by a vote on the contract with KEE Construction at the December 12 Council meeting. He reviewed the low bid and said there is a shortfall of roughly \$260,000. The bid was \$908,224. **Town Manager Pearson** reviewed the deliverables relevant to the public improvements that are required by the CDBG Grant. There is some flexibility with the State, but they would not want to see too much cut from the project. Staff prioritized items they thought could be eliminated. KEE gave a list of things that could be eliminated and it included the entire landscaping budget. None of the numbers gave any reduction to the pavilion. **Council Member Newman** gave some examples of how the pavilion could be made cheaper with different types of wood.

**Council Member Le Vine** asked why there is such disparity on the estimates. **Town Manager Pearson** said he has ideas of what has happened and it is primarily a time element since the numbers are four years old. Construction has also ramped up in the last three to four months. He said KEE has been pretty open in the estimates and we feel there is a lot of profit built into it.

**Council Member Le Vine** thinks you could save a lot of money on landscaping by changing out the plants. **Council Member Bishop** suggested having the community help with this.

**Mayor Orndorff** asked about the fencing and also the landscaping. He doesn't want to see us put in a substandard product and expect others to do more when they are doing improvements.

**Town Manager Pearson** showed the plans with the eliminations. **Council Member Le Vine** said if we cutback, we have to cut the things we can include later as our own general contractor. He added that this is a show piece for the town and he doesn't want it to be piecemealed together.

**Council Member Newman** asked how we were going to manage the project. **Town Manager Pearson** said he would like to give three options to Council. He would like to phase it out, but there will be new Council Members over the years. There will be some direct oversight by staff on the project.

**Mayor Orndorff** said he is concerned with the adjacent neighbors who have been told it will be fenced and screened. We have also said it is major attraction for the downtown area. He does not want the pavilion to look like a picnic shelter in the Town Park. He is concerned with the landscaping, fencing, the rear lot, but he isn't so concerned with the sidewalks and bridge. **Town Manager Pearson** said Council could pull out \$200,000 from fund balance and \$100,000 from contingency and fund it fully, but this is not what he is suggesting. **Council Member Le Vine** said there is a risk to doing that. He said the "red" numbers are adding up and he wants to know where the money will come from. We have to be careful. We aren't replenishing the fund balance.

**Council Member Newman** asked about the contingency funds with the past projects. He said the contingency funds disappeared, but he felt we had taken care of that and we have not.

**Vice Mayor Terndrup** asked how we could do things better so that our bids and projects are closer in price. **Town Manager Pearson** said a cost estimate was required for the grant funding. **Council Member Le Vine** said we had to fit the project into a certain budget.

**Council Member Bishop** said when we first came up with the plan, it was to use the Brill building and the taxi stand so a lot has changed through the process.

**Vice Mayor Terndrup** asked Council how many thought two bathrooms were necessary, but **Council Member Le Vine** thinks this is the wrong way to go. We have staff to lead Council in what is the best way to go. **Council Member Bishop** asked if it would be helpful if Council would just give an amount of money and then let staff use it the best way they can, instead of having the Council pick out certain things they like and not like.

**Council Member Newman** said he is willing to offer advice, but he wants to make sure the pavilion has a WOW factor to it.

**Mayor Orndorff** asked if it would be helpful to send the list to Council with the numbers attached. He thought **Council Member Bishop's** idea was good, too, in deciding how much money to give to the project.

**Council Member Vena** said she wasn't sure what we were asking for. It was felt the list should be sent out with the costs attached.

**Council Member Hall** feels the cost is so high because of our wants. It is cheaper to do the things with the contractor than to go back later. He thinks we should be a little more concerned with getting grants that cause us to spend more money. We need to pay down what we owe before going after more grants.

**Council Member Newman** asked if we could cancel out this bid and do it like we did the WWTP.

**Town Manager Pearson** doesn't think we can do this due to time and also KEE is itemizing the costs which is better than what they have to do. KEE is claiming they will be able to meet the deadline.

**Town Manager Pearson** would like to move forward with presenting Council with three options.

**Council Member Le Vine** thinks **Council Member Bishop's** idea is a good idea in letting the community help with the landscaping, etc. This would save money, but it would also have the community buy into the project. All thought the community volunteers would be good.

**Mike Redden** asked about the budgeting of this and if we go out with an RFI. **Town Manager Pearson** said the issue with this was that we would have done this at 2013 and the costs still would have increased. **Mr. Redden** understands that, but he thinks it would help with budgeting.

**Vice Mayor Terndrup** said he is in agreement with **Council Members Le Vine** and **Bishop**. **Council Member Plitt** thinks the fence is critical. **Council Member Newman** thinks the stage is very important.

Being no further business, the work session adjourned at 7:54 p.m.