



Holly Springs Town Council
Continued Meeting

May 21, 2014

MINUTES

The Holly Springs Town Council reconvened in a continued session on Tuesday, May 21, 2014 in the Holleman Room of Holly Springs Town Hall, 128 S. Main Street. Mayor Sears presided, calling the meeting to order at 6 p.m. A quorum was established as the mayor and five council members were present as the meeting opened.

Council Members Present: Mayor Sears and Councilmen James Cobb, Hank Dickson and Tim Sack and Councilwomen Linda Hunt-Williams and Cheri Lee.

Council Members Absent: None.

Staff Members Present: Chuck Simmons, town manager; John Schifano, town attorney; Joni Powell, town clerk, (recording the minutes); Len Bradley, parks and recreation director; Adam Huffman, assistant parks and recreation director; Gina Clapp, planning and zoning director; Daniel Weeks, senior project manager; Mary Hogan, finance director; and Stephanie Sudano, engineering director.

Also present were representatives of Withers and Ravenel, the Town's consultant on the North Main Athletic Complex project.

Mr. Bradley explained that Phase 1 of the NMAC project has gone over budget due to a bidding error on the cost of grading; Phase 2 bids were recently opened, and they were all over budget. He said staff and consultants are trying to value engineer the project so that it will fit within the budget. On June 17, he said, staff will ask the Council to award the reduced construction bid or approve a motion to reject all the bids received.

So far, the following measures of been taken to value engineer the project:

- T.A. Loving company representatives said the company would be willing to look at quantities of materials like concrete to see if adjustments and cost reductions could be made;
- There were some design elements that could be added later that would allow the project to move forward with things that are important;
- Some reductions could be handled by subcontractors in Phase 1 with change orders;
- The Town could buy lights and the scoreboard direct from manufacturer;
- An extra restroom could be left out now and could be added later;
- Street scape and the pedestrian concourse can be changed to feature a shorter wall and a grass slope;
- Raised fields would result in savings;
- The planned beer garden could be added later.

Remaining in the project are a canopy over some of the seating, a pedestrian way and artificial turf fields. These important features are necessary, Mr. Bradley said, to make the stadium successful.

When completed and in operation, the North Main Athletic Complex will easily add \$6 million per year to the community retail economy, and it will raise the brand of the Town of Holly Springs. Officials agreed the project is too valuable to the future of the town and if should move forward if final adjustments to the plan can get the project closer to within budget.

The next step, Mr. Simmons said, will be for the Town to return to the money management team at Davenport so that new numbers on the project can be run, using \$19,513,969 instead of \$18,170,000. The company will come up with recommendations for lending and loan terms.

Final information is expected to be provided at the Council's June 17 meeting.

Action: The Council approved a motion to approve four change orders in the Phase 1 contract relating to blasting and excavation in four different areas of the site, subject to review and approval of the town attorney and town manager.

Motion by: Sack

Second by: Cobb

Vote: Unanimous.

Adjournment: There being no further business for the evening, the May 20-21, 2014 meeting of the Holly Springs Town Council was adjourned following a motion by Councilman Dickson, a second by Councilman Cobb and a unanimous vote.

Wednesday, June 17, 2014.

John Powell _____

