

The Pearisburg Town Council met in Special Session on July 21, 2014 at 7:00 p.m. at the Pearisburg Town Hall. Present for the Meeting were: Mayor Dickerson; Council Members Munsey, Williams, Harrell, Eaton, Journell and Clark; Town Manager Vittum; Town Engineer Tawney, Building Official Wilson, Recreation Director Myers and Town Clerk Harless. Also present was Colin Arnold and Kristin Moye of CHP Design Studio; Jackie Mayrosh of Spectrum Design; and Butch Mullins, Virginian Leader.

Colin Arnold, Jackie Mayrosh and Kristin Moye addressed Council and stated that CHP and Spectrum had done a walk-thru of the Pearisburg Community Center. They have looked at addressing mechanical, HVAC, plumbing, electrical and some architectural items. All the items that they will be addressing as per staff recommendation total \$2.3 million. During the walk-thru on the mechanical portion they looked at the 1990 boiler with a failing steam system, noticed one air handler out of service in the auditorium and felt the branch piping in the building needed replacing. As far as the plumbing portion they felt the current bathroom fixtures had reached the end of their current life and a new sewer line would need to be connected to the building. The electrical would need to be addressed. The lighting is very poor and a third service head to cool the building would need to be added. They looked at several options for the HVAC such as gas fired roof top, split system heat pump, ductless mini-split with individual exterior condenser and variable refrigerant flow system. Spectrum recommends the ductless mini-split with individual exterior condenser as the best and most efficient option for the building. The architectural portion involved replacing the cafeteria kitchen to a new commercial kitchen.

Colin Arnold explained to Council that the Community Center building is a good candidate for Tax Credits on the National Historic Register. He stated that any renovations must meet the guidelines for the Historic Register by preserving certain details on the interior and exterior of the building. They would also try to get the building on the Virginia Landmark Register by meeting the State requirements. He wanted to make Council aware there are State and Federal Tax Credits available. The State and Federal representative will do inspections and make sure we comply. Arnold stated that by starting Part I of the Historic Tax Credits it does not inhibit you from opting out at that point.

Mayor Dickerson stated that it seemed the Historic route was very restricted. Arnold stated that so far we have not addressed any improvements outside their scope of work. Harrell asked about the handicap accessibility. Arnold said they could come up with ideas for better access to the bathrooms on the first classroom level. Eaton wanted to know more about the abatement concerns. Mayrosh stated that during the initial inspection for plumbing, mechanical and HVAC they did not see any asbestos concerns. Wilson stated that if there were any partial abatements on the adhesive floor tiles or maybe in the ceiling tiles some asbestos could be found. Mayrosh stated that if the asbestos is already in existence they do not require it to be removed.

Munsey stated that it appears to him that CHP/Spectrum wants to gut the inside and use the shell in its current state. Arnold stated that in his opinion the building looks really good. Munsey felt the electrical cost in the auditorium was a little high. Journell wanted to be sure she understood that the cosmetics in the building would not be addressed in this project. Arnold stated that just the systems such as electrical, mechanical, HVAC, plumbing and some items in the kitchen and bathroom fixtures would be addressed. Wilson stated that the electrical boxes mounted in plaster are not attached well. He wondered if they felt the current wiring was functional and useable. Eaton asked about the leak in the crawl space. Mayrosh indicated she was not aware of a leak in the crawl space. Tawney stated that the asbestos in the crawl space would need to be removed to install the new piping. Eaton stated she would like to see the cafeteria be expanded. She felt that the auditorium had a lot of wasted space. Arnold said that it's not impossible to do with Tax Credits.

Munsey was concerned with the cost for the renovations being \$2.3 million. He wondered what it would cost to build a new facility. Mayrosh indicated it would be at least \$175 per square foot plus the site work estimated at \$700,000 and you would lose the 25% free money for Tax Credits by building a new facility. Munsey asked if the rate of \$175 per square foot was for a brick building. Arnold stated it would be a masonry type building. Journell stated that she had some concerns with the current seating in the gym and the need for more seating. Myers would like to see the gym enlarged to regulation size. Arnold stated that they could present some of these ideas to the Historic Resources and see how they feel on these types of renovations.

Vittum stated that by doing a \$2.3 million loan we are looking at an additional debt of \$75,000 to \$85,000 a year for the payment on the renovation. He stated that Council may want to consider delaying doing Historic Tax Credits until we have an opportunity to look at other funding available. Tawney asked if fixing the current building is our only option because he felt over time we would be looking at more costs in repairs to the building. He felt there should be two options. Vittum stated that we had only contracted with CHP/Spectrum to look at the current structure. Eaton thanked the presenters and stated they had done an excellent job on the presentation of the condition of the present building.

Williams and Clark agreed that Council needs to look at another option for the Community Center. Eaton felt that the current buildings space is not being utilized and was concerned about the possible improvements and how they would not affect the structure and spaces. She would like to see a larger cafeteria and gym. She is not sure all the space we have now is needed since it is not being utilized. She is also concerned about the handicap accessibility like Harrell mentioned earlier. Myers felt that the gym is the main issue and needs a lot of TLC and he is concerned the Tax Credits will limit him as to what can be done as far as future improvements. Mayrosh stated that the Federal Tax Credits only limited you for the first 5 years. Munsey stated that we could tear down the building for \$200,000 or spend \$2.3 million and keep the current gym and cafeteria. Williams is not so sure Council should spend \$2.3 million on the inside of the building. Clark agrees with Williams and that we need the space for the Recreation Department programs.

Clark would like to see something for seniors that everyone can utilize. Wilson stated that at Wytheville Community Center about 70% of users are seniors. Vittum stated that their facility cost around \$20 million to build. Eaton apologized to the presenters and stated that Council has not sat down and had any discussions until tonight. Mayrosh said it was a good thing and now was the perfect opportunity to decide on where to go from here. Munsey felt that Council needed to make some type of decision on how they want to move forward. Mayor Dickerson stated that it appeared that it may take another meeting to figure out what Council would like to see done. Mayor Dickerson thanked CHP Studios and Spectrum Design for their presentation and assistance in answering questions.

Vittum wanted to know if Council had any objections with the letter from Davenport to look into other financial options for borrowing funds for the Community Center. He indicated that Davenport would not be compensated unless we proceed with a loan. Harrell felt this was a good idea to see what options are available for funding. Vittum stated that it appears we will not have a construction project for this winter and will have the same problem in the building as last year. He stated that Council will need to decide what they would like to see done as far as renovations. He stated that CHP and Spectrum did not have soft costs for their work and he felt the abatement cost were a little high.

Eaton asked Council what their thoughts were about renovating the old school. Myers would like to see the gym and cafeteria renovated. Munsey stated that we all have different ideas. He suggested everyone write down ten ideas of what we would like to see and give them to Vittum. Then Vittum can compile them and see what items we all agree on. Journell asked about the heating in the gym. Wilson stated that the areas with heat would be the cafeteria, gym and auditorium. Vittum reminded Council of the community's emotional attachments. Eaton suggested a community forum. Journell stated that Council really needs to look at the expense of what we decide on. She felt there were a lot of variances. Munsey suggested Council include staff and get their ideas. Clark asked if the Police Department was cramped in their offices. Vittum stated that they were not cramped. He stated that if anyone was cramped it was Wilson. Munsey felt Council needed to make a list of their ideas. Harrell stated that Council needs to make a decision but that is difficult at this time because we have not had an opportunity to look at options. She stated that this was the first one on one for Council to discuss the Community Center. Mayor Dickerson asked Council and staff to provide their top five options to Vittum or Harless by August 1<sup>st</sup>.

Eaton asked about the leak in the crawl space and whether we had an estimate for repairs. Wilson explained we had an estimate for around \$16,000 to remove asbestos to get to the area in need of repair. Munsey asked where the estimate came from. Wilson stated that it was Waco Inc. and it was based on the linear footage of piping. He stated that by removing the asbestos would allow us to go in there and make the needed repairs. He stated that no one has been under there we have just been maintaining the shell. He felt it was hard to justify the spending unless we utilize the area. Mayor Dickerson asked Council to work on their ideas to turn in next week.

Clark made a motion to accept the agreement with Davenport to proceed with looking at options for funding on renovations for the Pearisburg Community Center at no cost to the Town unless we borrow the money. Williams seconded the motion. Voting yes: Mayor Dickerson, Munsey, Williams, Journell, Eaton, Clark and Harrell. The motion carried by a vote of 7 to 0.

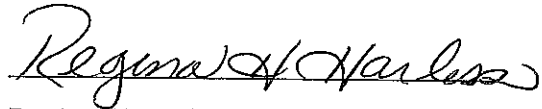
There being no further business the meeting was adjourned.

APPROVED:

A handwritten signature in cursive script that reads "Robert L. Dickerson". The signature is written over a horizontal line.

Mayor Robert L. Dickerson

ATTEST:

A handwritten signature in cursive script that reads "Regina H. Harless". The signature is written over a horizontal line.

Regina H. Harless, Town Clerk

