



MINUTES

CALL TO ORDER

Chairman Jeff Copeland called the meeting to order at 2:07 p.m.

PRESENT

Chairman Jeff Copeland

Council Member Cole Humphreys

Council Member Kurt Johnson arrived at 2:42 p.m.

STAFF PRESENTATIONS

1. EPIC Central Parking Garage

City Manager Steve Dye recommended adding a third floor to the ongoing construction of the Epic Central Parking Garage. When the original design of the Parking Garage took place, they decided to wait and see if additional parking was necessary. With the popularity of Chicken N Pickle and all the new development in the area, he wants to ensure sufficient parking. City Manager Dye stated that the additional 100 parking spaces would cost \$900,000.00, and City Manager Dye suggested the parking be open to staff first.

Chairman Jeff Copeland recommended a canopy system with color incorporated into the design be installed on the third floor to avoid excessive heat onto the vehicles and ensure the third-floor parking is utilized. He also asked how expensive it would be to add a canopy.

Director of Design and Construction Andy Henning responded by saying there certainly is a solution, but it's going to be very expensive; for example, the ones installed at the Firehouse cost \$280,000.00.

Council Member Cole Humphreys asked if the third-floor covered parking would be a cost-saving if it were installed during construction. Is this parking with the Catwalk going to Chicken N Pickle, and if so, structurally, is this the cap?

Director of Design and Construction Andy Henning responded that structurally that would be the cap for the parking, and the cost of \$900,000.00 would include the red and green lights and the cameras on the poles that would keep count of how many parking spaces are available.

City Manager Dye responded, we can take advantage of it, and if we can shade it at a reasonable cost, we would like to get it done if it's agreeable.

Deputy City Manager Cheryl De Leon said once it's brought back, it will need expedited and probably be brought back in August.

Another initiative is Planet Bids which is a Vendor Management system. Purchasing will conduct bi-weekly or monthly workshops and record vendor training videos in English and Spanish.

Chairman Copeland asked what HUB stands for. Purchasing Manager Mize replied, saying HUB is a Historically Underutilized Business.

Chairman Copeland asked who would be appointed for the seat on the NCTRCA Board and Deputy City Manager De Leon responded that Kay Brown with Economic Development would be selected.

CONSENT AGENDA

Council Member Humphreys moved, seconded by Council Member Johnson, to approve consent agenda items four through six. The motion carried unanimously.

4. Minutes of the July 5, 2022, Finance and Government Committee Meeting

Approved On Consent Agenda

5. Ordinance approving the Program Year 2022 Community Development Block Grant (CDBG) and HOME budgets. This budget includes adding 1 (one) Senior Office Assistant Position.

Approved On Consent Agenda

6. Purchase of cloud connectivity access from Traffic Logix for the existing fleet of radar speed feedback signs and radar traffic counters using three-year renewal incentive pricing at an estimated annual cost of \$17,200 or the total estimated amount of \$51,600 for three years, so long as sufficient funding is appropriated each year by the City Council to satisfy the City's obligation during the terms.

Approved On Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

7. Resolution declaring an intention to reimburse expenditures for a land purchase with proceeds of future debt.

Deputy City Manager De Leon presented the reimbursement resolution and explained what we wanted to do and the timing. She specifically covered before the purchase, once purchased, and how we can issue the debt.

Assistant Finance Director Brady Olsen explained the purpose and timing of a reimbursement resolution. The City will make the purchase and pay ourselves back after our normal bond issuances in October and December. This funding will come from the remaining \$8,000,000 of the Economic Development authorization.

Chairman Copeland asked if this was for a specific land purchase.

9. Ordinance amending the FY2022 Water Capital Funds budget to allocate \$43,259.90 to the Stadium Drive Project; Awarding Construction Contract to McMahon Contracting, LP. of \$1,299,605.04 for Stadium Drive paving, drainage, and water improvements; Budget allowance of \$1,463,766.29 for the Stadium Drive Project including a \$1,299,605.04 construction contract, a contract contingency of 5% equaling \$64,980.25, materials testing with TEAM Consultants for \$24,200.75; in-house labor distribution for \$64,980.25, and a street light allowance of \$10,000.

Public Works Director Gabriel Johnson presented the construction of Stadium Drive to where it terminates at I30. It was designed a year ago, and we put construction dollars in FY22. We have four bids ranging from \$1,200,000 to \$1,700,000.

Council Member Humphreys said four years ago when he was elected, Former City Manager Tom Hart and himself discussed getting Stadium Drive Built. Is this what we are building?

Public Works Director Johnson responded that two or three years ago, we discussed building it with a double permit, and that got delayed, and it didn't happen. We put the design on our fiscal year 21 CIP and fiscal year 22 for construction.

Council Member Humphreys asked when do you plan to start?

Public Works Director Johnson responded in late July, and it takes 240 days to complete, which would be March 2023.

Council Member Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.

10. Amend the FY22 Epic Capital Projects Fund Budget; Authorize and confirm the purchase of an approximate 4.316-acre tract of land located at or near 3000 Water wood Dr from R Cornelius Land, LLC, Inc. for \$1,350,000 for future Epic/Epicentral parking expansion property.

Deputy City Manager De Leon presented that the land across from Play Grand has become available. With the parking issue we previously discussed, we decided this would be an excellent opportunity to purchase the land for future parking. We will hold onto the land for now since we can do so, and the cost of that land is \$1,350,000. The City feels that if we don't purchase the land, we will regret it later because Epic Central will need that parking.

Chairman Copeland asked if this was just for the purchase and not improvements.

Deputy City Manager DeLeon responded that this is correct.

Council Member Johnson asked if this was the appraised value.

Deputy City Manager De Leon responded that she doesn't know the appraised value but will get an appraised value before it closes. The purchase will not be approved until it goes to the Council for approval.

Chairman Copeland responded that F&G would be comfortable supporting the purchase of the land but not at that price; however, they will leave the price negotiation to the Council.

EXECUTIVE SESSION

No executive session was held.

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

There being no further business, the Finance and Government Committee meeting adjourned at 4:19 p.m.



Jeff Copeland, Chairman

Cole Humphreys
Chair 8-2-22