

**MINUTES OF THE MILLVILLE
TOWN COUNCIL WORKSHOP
July 23, 2019 (6:00 p.m.)**

In attendance were Deputy Mayor Steve Maneri, Treasurer Peter Michel, Secretary Ronald Belinko, Council Member Sharon Brienza, Town Clerk Matt Amerling, and GMB Representative Andrew Lyons Jr. Town Manager Debbie Botchie was absent.

1. CALL TO ORDER

Deputy Mayor Maneri called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

Deputy Mayor Maneri led the pledge of allegiance.

3. ROLL CALL

All Council members were present, but Town Manager Debbie Botchie was absent.

4. OLD BUSINESS

- A.** Discuss and possible vote on value engineering opportunities with awarded contractor The Whayland Company for the Town park – GMB Representative Morgan Helfrich
Synopsis: At the June 25, 2019, Town Council Workshop meeting, Council chose particular deduct alternatives for the park and park buildings.

GMB Representative Morgan Helfrich stated what is presented to Council tonight is what was identified at the previous (June 25, 2019) Council Workshop meeting, to show what was agreed upon at that meeting as being highlighted, and there are savings so far which is the thirty-four-thousand-one-hundred-thirty dollar (\$34,130.00) number listed on the spreadsheet, but everything else on the list is up for discussion tonight.

Mr. Dwain Moyer, of The Whayland Company, stated item one (1) for the community building is to omit the Celect PVC shakes to Certainteed's vinyl cedar impressions and replace with the Certainteed fishscale siding in the gables; the PVC board and batten siding at the bottom to remain; and all the other PVC trim to remain as drawn but to reduce the window and door trim to six (6) inches. Mr. Moyer stated the change would be a six-thousand-three-hundred-thirty dollar (\$6,330.00) credit for the hall (community) building, and there is a comparable type of credit for the recreational building on page two (2), item one (1), which is basically the same idea with a credit of four-thousand-three-hundred-thirty dollars (\$4,330.00). Mr. Steve Hentschel, of The Whayland Company, stated he will bring the samples of the siding and trim to Town Hall tomorrow morning so Council may see and feel what it looks like. Ms. Helfrich distributed an iPad which showed what the shake looked like, and stated it's pretty much the same thing but comes as vinyl and not PVC, and Certainteed is a good product. Ms. Helfrich asked if there is a board and batten substitute for Certainteed which the Town could decide whether to go with an entire Certainteed product. Mr. Moyer stated we could but, last time, it was discussed to leave the board and batten as PVC because of the durability of it down below and it's normally done on all buildings. Deputy Mayor Steve Maneri asked if the Certainteed will look exactly the same as the Celect. Mr. Moyer stated yes, it's a national brand and is used for a lot of clubhouses, as well as having the warranty. Mr. Maneri asked if it has a good

warranty on it. Mr. Moyer stated yes. Mr. Maneri asked if the Town can do both buildings with about twelve-thousand dollars (\$12,000.00) savings. Mr. Moyer stated yes. Mr. Moyer stated on the recreational (rec) building, with numbers two (2) and three (3), those are other alternates just for that building and Whayland left them on the list with the differences either being ground face concrete masonry units (CMU) block or split face CMU, but the Town could only choose one or the other between all of the first three (3) listed options under the rec building. Ms. Helfrich asked if number two (2) is to keep CMU on the bottom half of the rec building. Mr. Moyer stated yes, from the pre-board down, but you would still keep vinyl and gables above. Ms. Helfrich stated the Town previously rejected the option because it wouldn't look the same with the community building. Mr. Moyer stated number three (3) is the same thing but with a bigger credit to go with the split face. Mr. Moyer stated if Council wants to strike two (2) and three (3), it's down to number one (1) on both buildings. Ms. Helfrich asked GMB Representative Andrew Lyons Jr., if the Town is treating the water. Mr. Maneri stated hopefully down the road, the Town could have city water but, until then, it has well water so it will have to be treated. Mr. Lyons stated this is a decision which would need to be made – whether to go with city water or keep the well for the irrigation. Mr. Maneri stated the Town is definitely going to keep the well for irrigation. Mr. Lyons stated yes, there will be treatment. Ms. Helfrich stated she would rule out split face altogether because it's an open porous block which will easily stain the most and the ground face already has a sealed finish on it but this will be a CMU block building in conjunction with a vinyl siding with gable ends, which would be a little odd to mix the two (2). Mr. Maneri stated he would like to keep the buildings the same, so two (2) and three (3) are out. Council agreed. Ms. Helfrich asked if number one (1) was still on the table. Mr. Maneri stated he would like to see what the vinyl siding looks like first.

Mr. Moyer stated items two (2) and three (3) for the community building deal with lavatory fixtures, with number two (2) dealing with a revision of putting in Level 1 Solid Surface Meganite-brand countertops with integral sink bowls, splashes, aprons, and support brackets, as well as adding a separate counter mounted soap dispenser in the sink and one (1) XLERATOR hand dryer on the wall of each bathroom. Mr. Moyer stated previously there was a plastic laminated top so the top has been upgraded, so the credit would be nine-thousand-seven-hundred-thirty dollars (\$9,730.00), instead of using what was specified of all three-in-one. Ms. Helfrich asked if this option would have storage below it – like a vanity. Mr. Moyer stated no, it's still open underneath. Mr. Moyer stated number three (3) is an alternative to that idea, which has a fixture that has the water and the soap together at each station, except for the hand dryer, which is still on the wall. Ms. Helfrich stated the problem with number three (3) is she has spoken with the City of Lewes, whose public beach bathrooms have this aspect and the maintenance can't keep up with all the times they have to refill the soap dispensers (almost daily) because they are a bit smaller. Council agreed to go with number two (2). Ms. Helfrich stated she would like to caveat the choice so there is a way to hide or cover the plumbing underneath the sinks. Mr. Hentschel stated yes.

Mr. Moyer stated, moving to the “both buildings” category, number two (2) is a revision to a previous idea to delete the paver system and concrete sub slab in the plaza area, and raise the select fill sub base elevation four (4) inches higher, and put four (4) inches of stone and a four (4)-inch concrete slab with an exposed aggregate finish on it. Mr. Hentschel stated it would be like the sidewalks. Mr. Moyer stated this would yield a credit of thirteen-thousand-nine-hundred-twenty dollars (\$13,920.00), and it would have about a four (4)-foot by five (5)-foot pattern. Mr. Maneri stated there was discussion last time about having food trucks drive up onto

the plaza area, so will this option of the four (4)-inch be able to hold those trucks without cracking? Mr. Moyer stated there will still be a four (4)-inch stone base under the concrete. Mr. Lyons stated the standard for a driveway is a six (6)-inch. Mr. Hentschel stated he would be more comfortable with this option than with pavers. Mr. Lyons stated the pavers are designed for weight. Mr. Moyer stated what was a specified was a paver over a thicker concrete slab over top of stone, so Whayland has basically taken the paver section out and raised everything else up with the thickness, and put the aggregate finish on top. Mr. Hentschel stated Whayland can change it to a six (6)-inch concrete and it will still probably be a ten-thousand dollar (\$10,000.00) savings. Mr. Hentschel asked if Whayland should go to six (6) and six (6) inches. Mr. Maneri and Mr. Lyons stated yes.

Mr. Moyer stated number four (4) had some discussion whether to do this or not, and the discussion last time was leaning toward not. Mr. Moyer stated this item would delete the concrete curb around playground area one (1) in bringing concrete flush next to the rubber playground surface, and it would be a credit of four-thousand-seven-hundred-eighty dollars (\$4,780.00). Mr. Lyons stated this option is possible but he still thinks this would make it more difficult on the coordination when GameTime comes in and they need to put in all the equipment, GameTime will need a pretty big opening in the curb of the sidewalk to bring in a forklift – possibly a crane – to set in the play lighthouse and other structures. Mr. Lyons stated he thinks it's easier to put in the curbing where needed for a cleaner area, and it will make it easier on everybody. Mr. Maneri stated he spoke with GameTime representative Brian Lewis today and it would definitely cause problems, with the machinery destroying the sidewalk, so it would be better if GameTime came in first and put in what they need to, and then Whayland can come in to put in the sidewalk. Mr. Hentschel stated he will give Mr. Maneri his business card so Mr. Lewis can contact him. Mr. Maneri stated he would pass on the information to Mr. Lewis. Ms. Helfrich asked to keep this item off the list for now and if it does become a potential, the Town could do it as a credit change order after the contract is done. Council agreed to leave the item off the list.

Mr. Moyer stated items five (5) and six (6) were added for both buildings, with item five (5) having to do with the rafter details. Ms. Helfrich stated this is not the same credit as before, but what will be explained now is keeping the rafter tails as the design shows but doing it with a different material in a cheaper fashion. Ms. Helfrich stated what the Town specified to make this building completely maintenance-free is PVC sleeves, so Whayland basically has to come in and “put a sock” on every one of those rafter tails, and individually in-between each one of those, it's framed out with the PVC soffit material. Mr. Moyer stated it's a lot less labor intensive way of covering the framing still with a PVC product so there will be beaded soffit board going up underneath the rafters and the sleeves so every wood surface would be covered with PVC. Secretary Ronald Belinko asked if this would change the original look. Mr. Moyer stated it will change it a little bit but it doesn't give you as deep of a rafter tail appearance, because what you're doing in the detailing – instead of going in-between each rafter, you cover the underside of it completely and close off the wooded fascia with a PVC. Mr. Belinko stated it's more than a little change, aesthetically, compared to the look the Town wanted to begin with. Council Member Sharon Brienza stated she will go along with what Council decides because they know what their original thought process was before Ms. Brienza came onto Council. Mr. Belinko stated Council doesn't want the building to look like “plain vanilla,” but to have some distinct characteristics. Mr. Moyer stated as part two (2) of this, if Council does decide to take this credit, Mr. Moyer's other thought was Council might consider deleting the

pressure treated marine grade plywood because the Town is still covering it with a PVC product. Mr. Moyer stated item six (6) is dealing with the wood in the overhang areas. Mr. Moyer stated they would change the wood from a marine grade to a standard CDX if it's covered with PVC material. Mr. Hentschel stated he doesn't think it would be worth it because it's ten (10) years versus thirty (30). Mr. Belinko stated he would like to keep the marine grade. Council agreed.

Mr. Hentschel stated to follow up, on the community building, we're going with one (1) and two (2), pending the samples and design, and same goes for the rec building. Mr. Hentschel stated with the rec building, items two (2) and three (3) were rejected. Mr. Hentschel stated for both buildings, number two (2) will be increased to six (6) and six (6) with the base and concrete. Mr. Hentschel stated items four (4), five (5) and six (6) for both buildings have been rejected. Council agreed. Mr. Maneri stated to get Council a price on the six (6) and six (6). Ms. Helfrich stated pending that change, the total of credit has gone up to is sixty-eight-thousand-four-hundred-forty dollars (\$68,440.00) of savings, which doubles what Council had from the previous meeting. Ms. Helfrich stated the contract is about one-point-seven million dollars (\$1,700,000.00). Ms. Helfrich stated as soon as the Town has the numbers back from Whayland on the six (6) and six (6), as well as Council's decision on the siding material, Ms. Helfrich can draft the contract and get it over to Town Solicitor Seth Thompson for review as soon as possible, and it should take about two (2) weeks. Ms. Helfrich stated Town Code & Building Official Eric Evans got the permit extended so it's now good for another year.

Ms. Brienza asked if there was a color picked out for the community building. Mr. Maneri stated it was last decided to wait on the color until it's absolutely ready at that stage. Ms. Helfrich stated some of the colors may have changed since the review since this is not the exact same siding. Ms. Helfrich stated she wants to give a "heads up" to Whayland that she knows the cupola is a pre-fab item but there are many different design options on it, so Council may want to look at a less costly cupola option at a later date.

5. CITIZENS' PRIVILEGE

Ms. Valerie Faden, of Beach Plum Drive, asked how much the total amount of potential savings was at the beginning of this value engineering process. Mr. Maneri stated he's not sure at the moment but would have to get back to Ms. Faden.

Mr. Frank Vigna, of Blue Heron Drive, stated he was glad Council went for the marine wood because the other standard plywood doesn't "do the job" and doesn't last quite as long, and the Town will get at least an additional ten (10) years of use with the marine wood.

6. ANNOUNCEMENT OF NEXT MEETING –TOWN COUNCIL MEETING, TUESDAY, AUGUST 13, 2019

7. ADJOURNMENT

Ms. Brienza motioned to adjourn at 6:37 p.m. Mr. Belinko seconded the motion. Motion carried 4-0.

Respectfully submitted,
Matt Amerling, Town Clerk