

Verbatim minutes from September 5, 2019 regarding the Cramerton Historical Society Museum:

PUBLIC COMMENT:

I am Richard Atkinson, 501 Stuart Ridge, Cramerton and I am here to talk about the historical society and the renovation of the seniors' center. Back in I think it was March I presented a plan to this committee to renovate the parlor room for the historical society and I had a proposed budget also and I asked the city to renovate this space for us. And that included it was adding this room a glass wall and a door for security on the back and some upgrades. And from that the council took it further and decided to renovate the building which is a used asset which was a great plan. Appreciate that. But it seems like that I found out last Tuesday that the glass wall that was the biggest component of renovating our space is not in the construction contract and Eric indicated that was supposed to be by the historical society. Well we had requested you know that wall and renovate the space so we could go in with some displays and so forth so, and Mayor I gave you the wrong numbers today. We've been actively fundraising so we can upfit this space with some display areas and so forth. And currently we have \$7,000 and when you talk about making displays that is not going to go very far, so without that wall we don't have a museum, and if we have to spend money on a wall then we got nothing and still don't have a museum and we still don't have anything. So, I am requesting that the city and it was our impression I mean we've told everybody that the city is doing this for us that that is part of the contract. I did get a proposal on it and I shared that with you just when I presented the whole budget on. The whole budget for the upfit for this was \$70,000 if I am remembering correctly. The other thing I don't know the work that is involved I asked about the one wall that is a masonry wall and has a lauan looks like lauan paneling on it and that is not strong enough to really hang anything on. I was assuming and I guess hoping and assuming that that would be sheetrock so we would have a nice surface to work with. I do have a concern about the lauan paneling and the architects may be a good one to ask about that. I am concerned about the flame rating on that material would be none being in a space of assembly. So that it's. This is my second request get this space renovated for the historical society so we can plan exhibits and so forth and we think this would be an asset to the town. Our objective is to educate people of the town and visitors of our great heritage. In terms of the city's asset if that wall goes in there and something happens and the society doesn't pan out worst case scenario you still have an asset because it gives you two spaces right now if you have a function going on where the seniors have lunch then you know then you really can't have another functioning space in that other half of the building at the same time. This separates it and gives it a foyer to go straight through to the other side so I think it improves the building as well as certainly it would aid us. So that is my request and I appreciate your consideration. Mayor: Appreciate you coming out.

Mayor: Mr. Cramer would you like to come up and address the Board.

Mr. Cramer: I am here basically here to discuss a few of the... Mayor: State your name and address for the record please. Warren Cramer, 728 Washington Street, and the grandson of Stuart Cramer here on the wall. I am here in support of Richard's commentary as an active member of the historic committee and supporting that. When I moved out here a few years ago we brought with us a lot of artifacts family artifacts and what not for display and are hoping to have an area for display for these. And I think the community here is wonderful and I love living here. I have been endlessly impressed. And I have been very impressed with the respect for history and character local character. I mean the Veterans Memorial is an outstanding thing that is literally arresting when you come around the corner and you see that and you see the statute and it is beautiful. The new mural on the is wonderful with the B51's. I have had friends who have come out from Charlotte and they are so impressed with the town. I think the whole character of the place that makes it unique here in Cramerton as opposed to one of the other towns that is around is the beauty of the place and the historic character which is being emphasized and I thank you all very sincerely for your efforts and support of that. But being to the specific thing with the community center building there it does need very much to have an arrangement which Richard has done some fine work on to be able to display things and make it look appropriate. And the building is being renovated and I'm not quite sure what in the world is going on with the brickwork outside but that is obviously some major repairs and reconstruction there. So, I know that is costing the town some money but I think it is a really good investment

for the town to have a place where things can be displayed. I know we have some displays here and in the Huss Center but I think a proper display where we really could have maybe a couple of several different groupings of things that perhaps rotate and maybe putting on a display on televisions or even some people could walk in with cell phones and have a little wi-fi that would play little videos. I offered to do narrations if that is desired by anybody. I have some voice over work previously and could do things like that. So, we got a lot of plans that are in the works for this and it sure would be a good thing to have a facility that would make that possible. Right now it's quite limiting just by the structure design and some of the materials panel wall lauan wall he mentioned and I just think that this is a wonderful opportunity to continue with the trajectory that you all have started and supported and are helping with and the glass wall I'm not sure exactly how the financing is done there but Richard said that we did have a budgeting structure and a commitment for that going forward we thought as I understood it. I don't know how it is now. I am sincerely hoping that we can do that and I do think it is integral to the entire concept of having a historic display area and museum available here in town. I think it a great idea and I support it whole-heartedly. Thank you for your time. Thank you for all of the work you already have done.

Mayor: Anyone else for public comment. That will lead us into work session topic.

BIG BOARD: (Page three)

Abernathy: Well I would ask on the historical society museum that we had two different citizens that spoke tonight with some questions as I was just curious as what happened with all of that because I know we as a Board unanimously voted to support that project and support that initiative on behalf of the historical society and it sounds like there was either some kind of misunderstanding or something that got changed along the way so. Pugh: So, the way and I think there was some mention of the Talley and Smith Architects could look at something for the interior upfit Talley and Smith was not involved in any way shape or form. That was only the exterior of the community building and then what is going on here at town hall. The idea behind the upfits in the community center were done differently, there was, we only have hired a general contractor to do that. Eric placed bids based on what we wanted and kind of and if everyone remembers that several months ago the spreadsheet that we gave the Board trying to compare the apples to apples bids cause it was a kind of bring general contractors in to look and they weren't going off any specific plans and so that is how we got to where we are today. Now that said with the glass piece that Mr. Atkinson talked about that can be added on. I believe the interior upfit – Joel was that 125,000 – Joel: \$135,000 – Pugh: Okay, it's already at \$135,000 so that glass piece would take it probably to about \$145,000 and that is the interior only – there is probably tens of thousands of dollars' worth of work being done on the... Joel: there is a contingency in that of a \$135,000 – Pugh: so there is some contingency on that \$135,000 so that is something I think we might be able to talk to the general contractor about then if the Board is okay with doing that then specific piece: Helms: So the glass partition wasn't in the budget or the expected construction on track for this work, is that right. Pugh: At this time no. Helms. But it wasn't and is not now. Pugh: Not currently. Helms: If you want to do that either the historical society has to pay for it or the town will pay for it or there won't be a glass partition, right? Pugh: Yes. Helms: Okay. Abernathy: Thank you, so and again I apologize as usual that my memory is not better but on the night that we approved all of the capital projects the budget that we approved for that project was based on something I guess I am assuming it was based on the plans that had been brought to us from the historical society. Did we have a direct conversation when we are having that discussion that hey this is a budget that is based on most of that vision but there is a glass wall that is part of that vision and that is not included in what we are funding. Was that discussed? Pugh: So if I recall correctly that apples to apples comparison from, first of all, there were no official plans ever adopted for the interior upfit of that building, there were official plans adopted for this building, the exterior of the community center, there were never any official plans adopted by this Board or used again, it was bringing in general contractors and then getting estimates based on trying to do apples to apples comparison. And so, the glass piece if I remember correctly was not part of what was that long laundry list in the excel spreadsheet of trying to compare apples to apples – it was more so more general interior upfit if you will and a little bit less specific. Mayor: Just to clarify that comment it wasn't that we didn't create a plan it is we didn't put out an RFP where we said specifically what we wanted done. We instead

turned to the contractors and said come look at this building as a whole piece and what needs to be done in order to secure it to make it waterproof, to make it to code, make it useful again and so we had three different contractors. Was it three Eric? Pugh: Yes. Helms: But not directly for the purposes of a museum being downstairs. Mayor: No that was definitely discussed as the future use of that portion of that building but instead of us providing the punch list we allowed the contractors to come back and say if it were my building and these are the uses that are being prescribed this is the work that I would do. And then that's why they had sort of lined up things that were a little apple to oranges – Koutsoupas: I understand that but I think that night when we all said we were all excited about the museum the whole point of us getting into this \$135,000 was triggered by the museum. So, if we are just going to upfit it for the seniors to use or a dance group to use the upstairs or to fix the leaky roof you know maybe we would have done that. But I feel like the main trigger was the museum. So, if you are going to put a museum in there you would think that you are going to plan for the museum, price out the museum, whatever needs to be done for that. Am I wrong in saying that? I just feel like that was the starting point. So, I know it can be added later, but I feel like when we got those three say hey you absolutely have to use "x" amount of square footage for this museum and update the bathrooms, kitchen, whatever else needs to be done. It's too late now, it can be added but, in my opinion, I was under the impression that was the reason. Rice: And I am trying to remember from that night when the original kind of vision was presented and we started looking at it was the glass partition wall like a thing that was illustrated as essential for the operation of the building as a museum. I guess and I don't build museums so but I assume this is a wall that spans the inside the interior of the building and essentially divides it into two separate spaces. I guess is that what this is. Koutsoupas: Yeah, I mean I remember... Mayor: Yes, that is how it was presented by the historical society. Koutsoupas: There was only one door to get in, they could still use the adjacent room because the museum would be secure with the glass window so they would go their luncheon and see the museum, it would be secure, and there was the whole point was to have a dual use of the space: Rice: I was trying to remember. Koutsoupas: That was the way I understood it. Rice: I may have sort of misinterpreted in my mind what the glass partition function was going to be, but go ahead David: Eric: So, I would just like to I think you're spot on. I walked the site with Richard and Mr. Reece and Jeff and downstairs we kind of figured out what needed to happen before there would be a museum. New ceiling grids, new lights, additional lights, new flooring, doors, everything in the back painted and all that, but and we kind of took that approach with the whole building. So, we you know instead of just doing the downstairs and just doing that one section we then said okay let's do this all throughout the whole building. So, this kind of started with the with because of the history museum. I remember when we walked that space and offered up for the first time we were excited. I think there was some miscommunication or misunderstanding with the glass partition. When the contractors came in I gave them specs and told them that it was coming. I think that maybe we were just under the impression that it was going to be provided by the historical society and the historical society was under the impression that it was going to be provided by us. Helms: So, we just need to work that out. Eric: Yes I think that's the only area of miscommunication that may have happened: Abernathy: I was just curious and thank you for that explanation that is very helpful and I guess my follow up question if we could replay the discussion the Board had that night was something said in our discussion that would have given the impression that it was our understanding that the historical society was assuming the responsibility for the funding of the glass wall. I don't recall that in the discussion but perhaps it was there. Go ahead. Mayor: Real quick to Dixie's point have we reviewed minutes to see if there was ever a direct explicit mention of who's financially responsible for. David: The minutes Wilene pulled for me and sent there was no specific mention of that, no. Rice: My question would be the classification of this piece of the project is that something structural to the building that is going to be permanently fixed in the building as a structural component or is this like glass cases where they are moveable and it is sort of... Mayor: It's a permanent fixture. Rice: So, it is part of the structural. Mayor: No, it's not load bearing. Rice: No, no, but it's attached to the ground and it's not coming out. Mayor: Yes, it would have no additional purpose, we can't resell it if we decide if it's no longer needed. Rice: I don't mean to resell; I'm just saying like stuff that you would bring in or stuff that you would build and attach. Helms: Do I need a museum or need to have a community center. We need to work it out with the historical society, financially. We want a museum right. Rice: We are talking about at a cost of, a total cost of \$10,000 to put it in.

Pugh: That is an approximate I understand. And I think it's something because it's again it's what the Mayor is saying, it's not structural it's something we can show Richard and the contractor and say what is this going to be for an add on based on specs. I think it would be as simple as that. Koutsoupas: How far along are we as far as the interior, they just now started. Eric: Today has been a week so they are kind of still in the demo process. Koutsoupas: So, we need to figure out some time soon now they are demolishing the inside what does this museum look like and then obviously who is paying the bill. Helms: How much is the contingency. Neeley: Yes, how much. Mayor: In your history as our finance director, how many times have we not used the contingency in a project. The million-dollar streets project. Joel: We haven't used it to the extent that's it's been discussed tonight as a percentage of the contingency that was put into place. Helms: We got to work it out, we got to address it. We all want a museum and I suggest that we work together with the historical society to address that. Mayor: Is that it. Neeley: Yes, that's fine. Helms: Mayor, Mr. Atkinson would like to. Mayor: Richard.

Atkinson: I would like to make a comment. I did present this plan and I think everybody had a copy of it. The wall is really having to be braced off from the ceiling so when before they put the ceiling tile in and so forth, they need to put the braces in to tie this wall in place. And something I want to mention also I mentioned that though is the door right here that is required that in this back corner to secure it otherwise it is not secure. That was always on the plan too. Mayor: Susan did you have anything. Neeley: No, how much did we allot, for in the budget for this. Joel: I would have to go look. Neeley: Was it like \$135,00. Mayor: I think in the financial information you provided us, establishing fund committee center repairs we are at \$145,000. Of which do you think how much is contingency. Joel: I would have to look. Mayor: Sounds like what we are saying is right we are going to continue this conversation and work in concert with the historical society of come up with a solution in the near future. Helms: A financial solution. Abernathy: I would add to that in the very near future because I am starting to feel very anxious about this in regards to members of the historical society that continue to work very hard and put in a lot of their own personal time to bring us great ideas and they stood at that podium and all of us raised our hand and said we support you in the vision that you have for this museum. And so, I hope this won't be something that a couple of months down the road we are bringing it back up. I personally would like to see staff work with those members to reconcile whatever the misunderstanding was to get us closer to that vision being articulated and implemented and then come back at the next meeting hopefully, or the meeting after that, with a game plan that we can again endorse and get the ball rolling. Mayor: Any further discussion. Alright, thank you for that discussion. Productive.