

ITEM(S) TO BE CONSIDERED UNDER:

Consent Item       Old Business       New Business       Other

FOR COUNCIL MEETING DATED:	May 10, 2010
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STAFF MAKING REQUEST:	Community Development
BRIEF SUMMARY OF REQUEST:	Authorize staff to permit engineer to begin work on the rail siding, stormwater drainage structures and grading plan for the Cox Industrial Site.
ACTION NEEDED:	Motion to authorize staff to proceed with work on the next phase of the Cox Site Development.

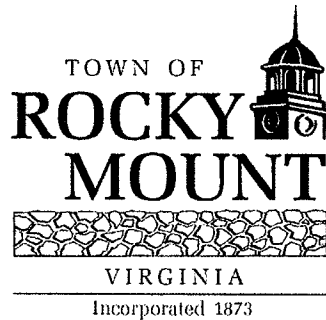
Attachment(s): Yes

<b>FOLLOW-UP ACTION:</b> (To be completed by Town Clerk)	<b>GIVEN TO (DEPT. HEAD)</b> (To be completed by Town Clerk)
<b>COMPLETED ACTION: (To be filled in by Town Clerk)</b> (To be completed by Department Head)	<b>GIVEN TO TOWN CLERK:</b> (To be completed by Department Head)
<b>DATE COMPLETED AND ACTION TAKEN:</b>	<b>DATE GIVEN TO TOWN CLERK:</b>

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TOWN COUNCIL  
Steven C. Angle, *Mayor*


Posey W. Dillon  
Jerry W. Greer, Sr.  
John H. Lester

Roger M. Seale  
Robert W. Strickler  
Gregory B. Walker

C. James Ervin, *Town Manager*  
Matthew C. Hankins, *Assistant Town Manager*  
& *Community Development Director*

## MEMORANDUM

To: Mayor Angle & Town Council  
C. James Ervin, Town Manager

From: Matthew C. Hankins  
Director of Community Development & Assistant Town Manager 

Date: May 4, 2010

Re: Upcoming Cox Property Work

Gentlemen:

Weaver Street's extension to serve the Cox Property Industrial Site is complete.

Our engineers estimated \$1.1 million would be necessary to complete the street. I was able to get Tobacco Commission permission to use the remainder of the transloading rail facility grant, add \$421,000 to it and get VDOT to kick in \$334,000 in bonded road funds. Combined with local matches of \$100,000 each from the Town and Franklin County, we reached the funding goal of \$1.1 million.

Paul Shively was awarded the contract for a low bid of \$635,000, with approximately \$15,000 in change orders required for tying in the elevations from the old street and the new street. Including all expenses on the project, we are at \$660,000 to date with approximately \$440,000 left that we are obligated to spend.

The Cox Property site has two major components that need to be completed: the first is cutting, filling and grading the industrial pad sites; the second is rail siding installation.

At this time, staff asks that Council permit us to move on to the next phase, installing the rail line to serve the larger industrial parcel. Tobacco Commission's transrail facility funds paid \$145,000 to Norfolk Southern for a switch at the site, and per the standard agreement with Norfolk Southern, the siding must be completed within 12 months of the switch installation.

Thompson + Litton is the engineer for the Cox site project, and has completed preliminary engineering report and geotechnical studies. We need to authorize the engineer to complete plans for the rail siding and stormwater drainage structures to serve the larger overall parcel.

The Tobacco Commission has given us preliminary permission to move their funds into the new project, and we have the county contribution in hand. It is likely that

the rail siding construction, stormwater drainage pond and access to the site will consume most, if not all, of the remainder of the \$450,000 left in balance.

Once this next phase is complete and the funds are exhausted, we will go to Tobacco Commission again, either for a portion of the local allocation or for economic development funds to complete the grading on the site.

The reason for waiting until the end to grade the pad sites is that it gives us the most flexibility in determining how to meet company needs. If we have one large company that wants the site, we will have different grading needs than if we had smaller companies to go on the site. The rail siding will be installed at the optimum elevation for use by the largest parcel.

All totaled after the grading, we expect to have 28-30 usable acres of pad sites prepared for industry.