

**Peninsula Stadium Authority Meeting  
Monday, May 2, 2022  
War Memorial Stadium Conference Room  
Minutes**

**Attendance**

## Board Members

- Wayne Gomes
- Jim Wilson
- Frank Feagan
- Sallie Marchello
- Ruth Simmons
- Randy Price \*
- Malik Perry \*\*
- Garth Wallis \*\*

## Hampton City Staff

- Lola Perkins
- Dave McCauley
- Terrance Jones

## Other Guest

- Jerry Ayers, Richie Curbow Inc.

## Community Baseball

- Henry Morgan
- Matt Mitchell

\*Arrived late see note

\*\*Attend virtually see note

## Excused

- Jim Goodbody
- Brenda Stokes

The meeting was called to order at 12:05. Due to lack of quorum, Lola explained that no votes could be taken and that virtual participants could only listen until such time as quorum was physically present. All items requiring a vote were passed by on the agenda.

The Restroom Project is nearing completion and is a success. Frank and Garth reported that Heartland was finishing touchup paint, checking 1 AC unit, and installing the louvers. PSA and Pilots were preparing for a final walkthrough. All rejuvenated will be ready and sparkly clean for opening day. Big Fan installation was also mentioned as it was scheduled with no concerns or expected issues.

Terrance started an update/discussion on Public Works, but was interrupted when Randy Price arrived around 12:25, and the PSA now had an in-person quorum.

A motion to approve the remote participation of Malik and Garth as virtual attendees for this meeting was made and seconded. All voted and the motion passed.

A motion to accept the April 4 meeting minutes was made and seconded. All voted and the motion passed.

A motion to accept the April 18 meeting minutes was made however it was not seconded as Jim and Garth need to combine the notes and meeting summary. No vote was taken.

A motion to accept the April Treasurers Report was made and seconded. Frank reiterated the notes at the bottom of his report about instances where invoices appeared to be paid however not all deliverables appeared to have been received by the PSA. Lola recommended communication and data sweep with PSA, Pilots, and Public Works. All voted and the motion passed.

Wayne asked for a motion to be made to elect Garth as the PSA Secretary to fill the vacancy created when Linda Williams' term ended. A motion was made and seconded. All voted and the motion passed.

Discussion returned to Public Works. Terrance provided an excellent summary with drawings of the stadium improvements and the plan details. Drawings, surveys, and hydraulics were discussed. Terrance provided a wonderful tutorial on hydraulics and water flow. The full project could be complete in 3 months; will be subcontracted out; and needs to stay on the PSA improvement list.

Lola provided a detailed review (and timeline) of Q-Design work related to Warranty Work that resulted in a March 2022 invoice. PSA retained Q-Design, in March 2021, with a Professional Services contract to provide a "punch list" for warranty work on the new building. PSA was provided a punch list in June 2021. In March 2022 discussions, Q-Design was requested to prepare a new punch list. PSA has received the second punch list. Q-Design was paid for services rendered in 2021. The 2022 invoice is for services rendered in 2022. A motion was made and seconded to pay the 2022 invoice from Q-Design. All voted – 5 for, and 2 against – motion passed.

The warranty work discussion continued into the status of work in the new building by Richie Curbow. Coordination between PSA, Pilots, Public Works, and Richie Curbow is paramount in the next 30 days. Daily work coordination is necessary to ensure opening day is achievable. Discussion topics included:

- Monitoring work
- Source of leaks
- Bullet holes in roof
- Warranty list
- Johnson Controls / Fire suppression
- Elevators
- CO from the City

Safety and Certificate of Occupancy were key points – also noted were communication and coordination have resulted in a follow-on meeting scheduled for May 11 including public works.

Discussion concerning unauthorized vehicles in parking lots - included signs, bollards to limit access, gates, and a Resolution offered by Lola teaming with the Police. It was recommended that estimated were obtained from city sign and gate makers. A motion was made and seconded to enter into the Police resolution for parking and trespassing. All voted and the motion passed. A copy of the resolution is maintained by the Secretary.

We discussed the need for a special meeting prior to the next scheduled meeting of June 6. A special meeting with the following agenda items was approved and scheduled for May 11, 2022. The second item, scoreboard upgrades was offered as a motion. However, since it was only a motion to add an agenda item, nothing more is formally recorded.

1. Discuss and finalize 5-year plan for War Memorial Stadium Improvements to be Submitted to the City
2. Scoreboard Upgrades/Improvements for the 2022 Pilot Season
3. Public Works Update of Punch List and Other Pending Projects

A motion to adjourn was made and seconded. All voted and the motion passed.