

**WORKSHOP MEETING
WALKERTOWN TOWN COUNCIL
THURSDAY – DECEMBER 1, 2011
6:00 P.M. @ BOOE HOUSE**

MINUTES

Present: Mayor Doc Davis, Council members, Peggy Leight, Sarah Welch, Wayne Hester, Randy Mendenhall, Town Manager Scott Snow, and Town Clerk Rusty Sawyer. Also present were Harold Gibson and Monty Pendry, CPA's with Gibson & Co. and Jeff Johnson, Architect from Alley, Williams, Carmen & King.

Mayor Davis opens the workshop with a prayer and calls the meeting to order at 6:00 pm.

1. 2010-2011 FINANCIAL AUDIT REVIEW

Mayor Davis introduces Harold Gibson from Gibson & Co. Mr. Gibson thanks the Town Council for continuing to allow them to do the Town's Audit. He introduces Monty, who gives an overview of the Financial Statements and answers questions from the Council.

- The financial statements in all material respects where appropriate
- No budget violations this year

2. TOWN CENTER PARK

Manager Scott Snow introduces Jeff Johnson. Jeff refers the Council to the TCP bids in the agenda. S & S Builders bid of \$664,500 is below construction estimates and Jeff recommends entering into a contract with them. He has worked with S & S twice before. Both jobs were done well and finished on time.

Also in the agenda, from the Law Office of J. Tyrone Browder a Notice of Protest to Award of Contract; Town Center Park by Triad Builders. Triad felt S & S gained an unfair advantage by using an unlicensed electrical contractor at the time of the bid. Four of the eight responsive bids submitted used the bid from Endcorr.

Jeff explains that the contract would be with the general contractor, S & S and not it's sub-contractors. S & S could be required to use a different electrical contractor but still use the bid from Endcorr. Endcorr was fined for bidding without a current license.

Scott suggested having Bo, the Town's lawyer, write J. Tyrone Browder to confirm the Council's actions.

**MOTION: TO ACCEPT THE BASE BID WITH ALTS. 2 & 3 BY S & S BUILDERS FROM GREENSBORO OF \$664,500 FOR THE CONSTRUCTION OF THE TOWN CENTER PARK AT 5135 SULLIVANTOWN ROAD.
TO REQUIRE S&S BUILDERS TO USE AN ELECTRICAL SUB-CONTRACTOR LICENSED AT THE TIME OF BIDDING.
TO HAVE THE TOWN'S ATTORNEY INFORM TRIAD BUILDERS AND THEIR ATTORNEY OF THE COUNCIL'S DECISION.**

**BY: RANDY MENDENHALL
SECOND: WAYNE HESTER
VOTE: UNANIMOUS**

Doc says to make sure Jeff Johnson gets a copy of the letter from Blanco Tackabery (Town attorney). He reminds Jeff to have the insurance certificates updated.

Jeff says that with the delays picking a general contractor, construction would probably start around Jan. 2. Erosion control would be the first work to start, followed by the demolition on the fence.

The late start would push back the official groundbreaking of the park until spring.

Peggy Leight brings to the Council's attention a half-acre lot bordering the northeast side of the park along Depot Street that her mother owns.

MOTION: TO SPEAK TO MRS. LEIGHT ABOUT PURCHASING THE LOT ON DEPOT STREET TO ADD TO THE PARK.

**BY: WAYNE HESTER
SECOND: SARAH WELCH
VOTE: UNANIMOUS**

3. BOOE HOUSE RENTAL POLICY

No firm decision was made about renting the Booe House. The Council agrees that the Booe House is for the people of Walkertown and they should be allowed first choice. How to best do that will be ongoing.

ADJOURNMENT

Meeting adjourned by motion of Peggy Leight at 8:30 p.m. with Sarah Welch seconding. The motion passed unanimously.
(Hester, Leight, Mendenhall, Welch)

Submitted by: Rusty Sawyer
Town Clerk