



MINUTES
REGULAR MEETING OF THE
TOWN OF WALKERTOWN COUNCIL
OCTOBER 27, 2011 7:00 P.M. @ WALKERTOWN LIBRARY

Mayor Doc Davis **called the meeting to order** at 7:01 p.m. Present were the Mayor, Council Members Randy Mendenhall, Sarah Welch and Peggy Leight. Also present were Town Manger Scott Snow and Town Clerk Rusty Sawyer. Wayne Hester was absent.

The **INVOCATION** was led by Mayor Kenneth “Doc” Davis.
The **PLEDGE OF ALLEGIANCE** was led by Council Member Peggy Leight.

THE AGENDA AS WRITTEN WAS APPROVED UNANIMOUSLY BY MOTION OF RANDY MENDENHALL AND SECONDED BY PEGGY LEIGHT.
(LEIGHT, MENDENHALL, WELCH)

APPROVAL OF MINUTES

- SEPTEMBER 22, 2011– REGULAR COUNCIL MEETING
- OCTOBER 4, 2011 – WORKSHOP MEETING

THE MINUTES AS WRITTEN FOR BOTH MEETINGS WERE APPROVED UNANIMOUSLY ON A MOTION BY PEGGY LEIGHT AND SECONDED BY SARAH WELCH.
(LEIGHT, MENDENHALL, WELCH)

PUBLIC SESSION

THIS SESSION IS FOR NON-AGENDA ITEMS ONLY AND IS LIMITED TO 3 MINUTES PER SPEAKER.
WHEN SPEAKING TO ANY ITEM, PLEASE RESTRICT YOUR REMARKS TO THE SUBJECT AT HAND.

Public Session was opened at 7:04 p.m. and closed with no speakers at 7:05 p.m.

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. APPROVAL OF CONSTRUCTION CONTRACT FOR TOWN CENTER PARK:

Jeff Johnson is introduced as the architect for the Town Center Park from Alley, Williams, Carmen King, Inc.

Nine construction companies placed bids on the Town Center Park project. The low bid on 10/20/11 from Fabco Const. was rejected because they omitted the required days to complete. Their incomplete bid of \$546k was \$78k lower than the second place bid, making their bid questionable.

S&S Builders from Greensboro became the low bidder with a base bid of \$624K. They were only \$15.8K lower than the second place bid by Triad Builders from King. S&S Builders can finish construction on the Park in 130

days, which was also the quickest of the 8 remaining bidders. They could start construction within 2 weeks of being awarded the contract.

Jeff Johnson and Manager Snow are in agreement to the following recommendations to the Council:

1. **Alternate 1: No** (keep the asphalt walking tract in the contract)
2. **Alternate 2: Yes** (change shingle roof to standing seam metal roof for an additional \$17K)
3. **Alternate 3: Yes** (Pave an additional parking lot between the west side of the walking trail and the Towns warehouse with additional landscaping for an additional \$23.5K)

They recommend awarding the contract to S&S Builders, Greensboro, NC for a total of \$664.5K.

The following questions were asked before the vote:

- Warranty on metal roof? 30 years
- Why is there a \$34K difference in roof estimates? S&S does the roof in house; no sub-contractors.
- Does the S&S bid include Minority Compliance Affidavit? Yes
- Is S&S reputable? Yes. Two projects now in Greensboro: Guilford Tech. and the Greenway.
- Why is the walking track not including the fenced in area of the "Gant Lot"? The lot came with restrictions and was not included in the grant application to DENR.
- Will any trees be removed? No. The asphalt track will go over tree roots.
- How tall is the solid wooden fence? 6'. Mayor Davis suggest increasing the height to 8', change from solid to staggered design, and extend the length. Scott says the bid is almost \$250K less than projected and the Town has 3 years to add to or to make changes to the project. However, he doesn't recommend waiting.

MOTION: TO ACCEPT THE BID OF \$664.5K BY S&S BUILDERS FOR: ALTERNATE 1: NO; ALTERNATE 2: YES; ALTERNATE 3: YES; AND THE ADDITIONAL COST OF THE CHANGE TO THE FENCING-(8' HEIGHT, STAGGERED DESIGN AND INCREASED LENGTH).

BY: RANDY MENDENHALL
SECOND: PEGGY LEIGHT
VOTE: MOTION PASSED UNANIMOUSLY
(LEIGHT, MENDENHALL, WELCH)

2. SCHEDULE BOOE HOUSE OPENING & TOWN CENTER PARK GROUND BREAKING EVENT

Mayor Davis asks Scott if the Booe House has had the final inspection yet. Scott expects to have the Certificate of Occupancy by Friday. Peggy suggests having the Nov. 17 Council Meeting at the "Booe House". Doc says we need to have the house and carpets cleaned first. He suggests having the RECEPPTION/GROUND BREAKING from 6:30 until 7:30 and the Council meeting at 7:30. Invite Jeff Johnson to the reception.

MOTION: TO HAVE THE RECEPTION/GROUND BREAKING NOV. 17 IN THE BOOE HOUSE FROM 6:30 UNTIL 7:30 AND THE TOWN COUNCIL MEETING AT 7:30.

**BY: PEGGY LEIGHT
SECOND: SARAH WELCH
VOTE: MOTION PASSED UNANIMOUSLY
(LEIGHT, MENDENHALL, WELCH)**

**3. FINANCIAL STATEMENTS
SEPTEMBER, 2011**

MOTION: TO ACCEPT THE SEPTEMBER, 2011 FINANCIAL STATEMENTS

**BY: PEGGY LEIGHT
SECOND: RANDY MENDENHALL
VOTE: MOTION PASSED UNANIMOUSLY
(LEIGHT, MENDENHALL, WELCH)**

4. SET WORKSHOP MEETING DATE FOR NOVEMBER 10, 2011

Doc suggest meeting at the Booe House at 6:00, order food and do some cleaning.

5. MISC. UPDATES

- The Town Hall will be closed for Veterans Day, 11-11-11.
- Century Link is scheduled to install the new phone system Nov. 1 after 8:00am.
- U.S. Flag dedication ceremony: 11-01-11 at 7:00pm in the Community Room at the Walkertown Branch Library.
- The attorney for the Darrow Rd. project hasn't returned calls. Might need an attorney with more time for our project.
- Christmas Parade will be on Dec. 3 at 12:00 with staging to begin at 10:00am.

NWP-COG

FESTIVAL COMMITTEE

NEXT MEETING? Start back in January.

2012 FESTIVAL OCT. 19 & 20.

CHANGE HOURS: FRIDAY 5:00PM UNTIL 9:00PM

SATURDAY 9:00AM UNTIL 7:00PM

PLANNING BOARD MEETING:

Walkertown Library @ 3:00 Nov. 1.

PLANNING BOARD MEETINGS MINUTES

Don Whitakers term is up.

****OCTOBER PLANNING BOARD MEETING WAS CANCELLED****

PUBLIC SESSION

THIS SESSION IS FOR ANY TOPIC AND IS LIMITED TO 3 MINUTES PER SPEAKER
WHEN SPEAKING TO ANY ITEM, PLEASE RESTRICT YOUR REMARKS TO THE SUBJECT AT HAND.

Public Session was opened and closed at 7:59 p.m. with no speakers.

ADJOURNMENT:

MOTION: TO ADJOURN BRIEFLY FOR CLOSED SESSION AT 8:00 P.M.

BY: RANDY MENDENHALL

SECOND: PEGGY LEIGHT

VOTE: MOTION PASSED UNANIMOUSLY

(LEIGHT, MENDENHALL, WELCH)

Guests for the Regular Meeting of the Town Council are asked to leave.

FOR THE REASON:

(a) Permitted Purposes. – It is the policy of this State that closed sessions shall be held only when required to permit a public body to act in the public interest as permitted in this section. A public body may hold a closed session and exclude the public only when a closed session is required:

(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other

THE REGULAR MEETING IS CALLED BACK INTO ORDER BY MAYOR DAVIS @8:17.

Guests are allowed back into the Regular Meeting of the Town Council meeting.

ANNOUNCEMENTS:

The Mayor says the Parade is the first Saturday in December and the Tree Lighting ceremony @ Loves United Methodist Church is on the first Sunday in December.

MOTION: TO ADJOURN @8:19

BY: RANDY MENDENHALL

SECOND: SARAH WELCH

VOTE: MOTION PASSED UNANIMOUSLY

(LEIGHT, MENDENHALL, WELCH)

Submitted by:

Town Clerk

RUSTY SAWYER

