

MINUTES FOR BOARD OF ALDERMEN MEETING
October 25th, 2010 – Special Meeting
6:00 PM

The following elected officials were present: Mayor Coleman, Alderman Beaty, Alderman Friday, Alderman Huggins, Alderman Martin, and Alderman Withers. Alderman Martin arrived at 6:15 pm.

The following staff members were present: Ed Munn, Interim Town Manager; Pennie Thrower, Town Attorney; Maria Stroupe, Administrative Services Director; Doug Huffman, Electric Director; Gary Buckner, Police Chief; Bill Trudnak, Public Works Director; and David Kahler, Community Development Director. Anne Martin, Recreation Director and Steve Lambert, Fire Chief were absent.

The Mayor called the meeting to order at 6:06 pm.

Mayor Coleman opened with the Invocation and the Pledge of Allegiance to the Flag. The Mayor asked if there were any additions or deletions to the agenda. Mayor Coleman asked that Items 5 and 7 be exchanged in the order of the meeting. He also requested that 2 additional items be added to the agenda; discussion of a street light at 410 S. Groves St. and discussion of pizza signs. Mr. Withers made a motion to set the agenda including the requested changes, seconded by Mr. Friday, and carried unanimously.

Recognition of Citizens:

None

Consent Agenda:

None

Public Hearing:

Mr. Withers made a motion to enter into a public hearing concerning E. Trade St. rezoning and a zoning ordinance text amendment, seconded by Mr. Friday, and carried unanimously.

The Planning Board held a public hearing on October 21, 2010 to consider 3 rezoning requests. The requested rezoning were for 3 lots (Parcel ID #131941, 131942, and 131973) located on E. Trade St. adjacent to Lail St. (Exhibit A) The requested rezoning – from R-6, Residential to B-3, Central Business were all approved by the Planning Board. (Exhibits B, C, D) These are the only lots remaining in this area that are not zoned B-3. There was no public comment.

The Planning Board held a public hearing on October 21, 2010 to consider a requested text amendment to Chapter 1 Appendix A of the Zoning Code, setbacks for Public Emergency Service Buildings (Fire Department, Rescue Squad, and Police Department only). The requested change is from the current 15 ft. rear setback to an 8 ft. rear setback. The Planning Board approved the attached recommendation. (Exhibit E, F) Mr. Martin arrived 6:15 pm. There was no public comment.

Mr. Friday made a motion to exit the public hearing, seconded by Mr. Withers, and carried unanimously.

Mr. Huggins made a motion to approve the recommended rezoning for the 3 lots on E. Trade St., seconded by Mr. Friday, and carried unanimously.

Mr. Friday made a motion to excuse Mr. Withers from the vote concerning Public Emergency Service Buildings setbacks as he is affiliated with the Rescue Squad, seconded by Mr. Martin, and carried unanimously. Mr. Huggins made a motion to approve the recommended zoning text amendment to Chapter 1 Appendix A, setbacks for Public Emergency Service Buildings, seconded by Mr. Martin, and carried unanimously.

New Business:

The first item, Item 5, was a request from Mr. Kahler for approval of a resolution in support of twin trailer trucks on US 321. There will be a NCDOT public hearing on November 8, 2010 for the purpose of obtaining public input on the topic of twin trailer trucks on US 321. If passed, the resolution in support of twin trailer trucks from the Dallas Board of Aldermen will be presented at this meeting. (Exhibit G) Mr. Withers made a motion to approve the proposed resolution in support of twin trailer trucks on US 321, seconded by Mr. Martin, and carried unanimously.

The second item, Item 6, was request from Ms. Stroupe for approval of the annual employee bonus. Historically, the Town has given employees an annual bonus each year before Thanksgiving. Employees greatly appreciate this bonus and use it toward their family's Christmas. The budgeted bonus percentage is 1 ½% of each employee's base salary. Employees with less than one year of service will receive \$100.00. \$33,244.76 is included in the budget for bonuses this year. The actual amount needed to fund the bonus is \$28,357.98, including taxes and fringes. Mr. Beaty expressed an interest in possibly tying next year's bonus to safety and performance evaluations. This will be reviewed over the next year to determine a possible procedure to accomplish these measurements. Mr. Beaty made a motion to approve the annual employee bonus as stated, seconded by Mr. Withers, and carried unanimously.

The third item, Item 7, was a discussion concerning bids received for the project to renovate the old Fire Department building into a Police Department building. On Wednesday, October 20, 2010, bids for the new police building were received. There were 17 bids submitted. The lowest bid was \$475,075 received from Momentum Construction from Charlotte, NC. However, the Momentum bid did not include the minority participation documentation element as required with the bid submission. The representative of Momentum thought the documentation was in his package, but when his bid was opened, it was not inside. Although Momentum did produce the minority participation documents the next day, the failure to include them with the bid renders their bid unresponsive. This determination was made following a meeting with our Town Attorney and the project's architect. The next lowest bid and lowest RESPONSIVE bid was from Cresent Construction Company from Concord, NC at \$482,200. Cresent had the necessary bid documents with their submittal. Staff is in the process of checking their references and financial statements. A copy of the full specifications with addendums and construction plans are available for review in the old Board Room at Town Hall. This bid includes most, but not all of the costs associated with the project. The other costs will include a generator, electrical transformers, switches and equipment,

telephone, security and computer cable installation, independent testing, contract administration, tree plantings, and interior furnishings. Funding for this project will be taken from existing Fund Balances. Bid information, projected additional costs, fund balance information, and additional documentation is attached. (Exhibit H)

Mr. Huggins made a motion to enter into closed session for legal advice as provided for in N.C.G.S. § 143-318.11, seconded by Mr. Friday, and carried unanimously. (6:22)

Mr. Withers made a motion to exit closed session, seconded by Mr. Friday, and carried unanimously. (6:30)

Mr. James Holden, Momentum Construction, addressed the Board. He felt there was a miscommunication about including the minority participation form and asked that the Board reconsider the bid from Momentum. Ms. Thrower stated that there is a general statute (N.C.G.S. § 143-128.2 requiring this documentation, therefore the Town does not have the ability to waive the requirement.

Mr. Withers made a motion to enter into closed session for legal advice as provided for in N.C.G.S. § 143-318.11, seconded by Mr. Friday, and carried unanimously. (6:38)

Mr. Friday made a motion to exit closed session, seconded by Mr. Huggins, and carried unanimously. (6:45)

Mayor Coleman stated that due to the statute, the Board is unable to accept the bid from Momentum Construction. The purpose of this meeting is to discuss with the architect options for value engineering the project. Possible areas of value engineering are: 1) Reconditioning the floor as opposed to complete demolition and reconstruction, 2) A review of the necessity of 3-phase power, and 3) Options other than the type of copper plumbing proposed. There may be other items as the architect discusses these with engineer. Mr. Withers was excused from the meeting at 6:55 pm. The Board directed Mr. Darrell Carpenter, Architect, to investigate possible value engineering options. They also asked him to provide a cost estimate between remodeling the existing building and demolishing/rebuilding the building. Further discussions of the project will be held at the November 9, 2010 Board of Aldermen meeting.

The fourth item, Item 8, was a discussion concerning signs being posted in Town by two local pizza restaurants. On the weekends there seems to be a sign competition between Papa's Pizza and Domino's Pizza. The signs being set out do not fit within the Town's sign ordinance. The Planning Board discussed this item at their October 21, 2010 meeting and voted to send the Board of Aldermen an official letter requesting that the signs be brought into compliance. Mr. Kahler will review the ordinance and notify the two businesses that their signs are out of compliance and must be brought into compliance or not displayed.

The fifth item, Item 9, was discussion concerning a requested street light at 410 S. Groves St. Mr. Robert Kendrick has requested that a light be placed on an existing pole at 410 S. Groves St. He believes there should be a light on every pole on the street. This pole was added in order to raise cable lines hanging too low across the street. The number of lights on the street follows the same guidelines as the rest of town. Board consensus was that no additional lighting was necessary on this street.

Mr. Friday made a motion to adjourn, seconded by Mr. Huggins, and carried unanimously. (7:29)

Rick Coleman, Mayor

Maria Stroupe, Town Clerk