

Town of Wallburg, North Carolina
Town Council Meeting - Wallburg Fire Station
TUESDAY 7:00 P.M. FEBRUARY 9, 2010
2ND TUESDAY OF THE MONTH

MINUTES

APPROVED 03-09-10

PROCEDURAL ITEMS

Mayor Allen Todd called the meeting to order at 7:00 p.m. In attendance were the mayor, and council members Steve Yokeley, Gary Craver, Lynn Reece, Mark Swaim. Due to a meeting, Zane Hedgecock arrived at 7:20 p.m.

Clerk Lynn McKinnie and Attorney Jay Wagner rounded out the panel. In the audience was Dean Coe, Planning Board Chairman. The town's architectural representatives, John Fuller and Kevin Marion, were present also.

Lynn Reece said a brief invocation and afterwards, Mark Swaim led the Pledge of Allegiance.

MOTION FOR APPROVAL OF AGENDA

Mayor Todd asked to amend by moving the Committee Reports and Updates to the forefront and conducting actual town business at the end to allow time for Mr. Hedgecock to make the meeting. Also, the appointment of a Mayor Pro Tem was added to the agenda.

After these two amendments, Steve Yokeley moved to approve and Gary Craver seconded.

MOTION FOR APPROVAL OF MINUTES

- JANUARY 12, 2010

The minutes for JANUARY 12, 2010, were approved by motion of Mr. Reece and seconded by Mr. Yokeley.

PUBLIC SESSION

PLEASE SIGN UP WITH TOWN CLERK IF YOU WISH TO SPEAK

Public Session was opened and closed at 7:03 p.m. with no speakers.

REGULAR MONTHLY AND COMMITTEE UPDATES

(COMMITTEE UPDATES WILL NOT BE AVAILABLE IF MEETING WAS NOT HELD)

1. Planning and Zoning UpdatesDean Coe

Dean Coe, Planning Chairman, said the Planning Board meeting was held on February 2, 2010 (minutes included in agenda packet). Business at hand was discussion and clarification of zoning ordinance 18.5 – which was voted on. (This Section should be used as “use” and not “zoning”.) Mr. Coe said he called John Mendenhall and informed him of the status of Section 18.5. There is a “Quasi-Judicial Training Session on February 23rd in Greensboro and all Planning Board members have signed up to attend. Next Planning Board meeting is March 2nd.

Mr. Yokeley asked if the Board still needed alternates and Mr. Coe responded that we still need two alternates for the Board of Adjustment only. Mr. Yokeley said he had two applicants that might be interested.

A RESOLUTION WILL BE PUT ON MARCH AGENDA APPOINTING TWO ALTERNATES TO THE BOARD OF ADJUSTMENT.

2. Finance UpdateMark Swaim

Mark Swaim briefly highlighted the town's financial position and stated the property tax is still coming in and the Sales tax continues to remain stable.

3. **MPO - High Point**Lynn Reece

Lynn Reece attended the MPO meeting on January 26th at the High Point Chamber of Commerce. General discussion included turn lane at community college – Davidson County. The Yadkin River Bridge was discussed – they're still trying to make it happen. The leaders of the group were elected and Becky Smothers was voted in as Chairperson with **Lynn Reece** voted in as Vice-Chairman.

4. Building Committee UpdatesLynn Reece

Mr. Reece passed on this update stating that our architects would handle the topic later in the meeting.

5. **MPO - Winston-Salem**Mayor Todd

Mayor Todd attended the MPO meeting in Winston-Salem on January 4th, 2010. He said the major issue is still the beltway. They are moving along with their projects but it appears that 109 is "*dead in the water*". There were updates on various issues, nothing pertaining to Wallburg. Next meeting is February 16, 2010 at 4:15 p.m. and the public is welcome to attend.

Mr. Hedgecock arrived at the meeting at 7:20 p.m.

BUSINESS TO BE DISCUSSED AND/OR ACTED UPON:

1. **DWAYNE CHILDRESS, TOWN HALL LIAISON
JOHN FULLER, ARCHITECT
DISCUSSION OF ISSUES ON PROPOSED TOWN HALL**

John Fuller stated that his firm is moving along quite nicely on the proposed town hall but that there were still issues to be resolved – as it would be ongoing. He would like to put this project out to bid the first of March and expects to get revised drawings for the review within the next couple of weeks.

Dwayne Childress could not attend this meeting but Mr. Fuller and Kevin Marion addressed town hall issues, summarized as follows:

Basement is concrete block with brick veneer on exposed portions. Building will be energy-efficient. Spray foam insulation but "batt" will be used, too. Attic is not ventilated. There will be a heat pump with propane gas – not natural – back-up. For Piedmont Natural Gas Company to run natural gas to the building, it would cost the town \$27,000. This would not be a feasible idea. However, in putting in

propane, if PNG ever ran gas to this area, it would take only a fraction of the cost to add natural gas to town hall.

1. Metal roofing shingles

Metal roofing shingles can have many different looks – such as slate, or tile, and even wood look, and they are “real” looking. Most have a 50-year warranty, some have less. Color fading is all in the warranty. This can be bid as an “alternate” and see what the cost would be.

2. Generator specifics- permanent or portable, what circuits should it cover

A generator could be bid as an “alternate”. One recommended for town hall can cost around \$25,000 to \$30,000 – could cost more, depending on size, etc. Council needs to decide if the generator will be used at town hall for an emergency shelter or just to keep town hall council chambers and offices open during an emergency situation. Need to pre-wire for a generator. Need to get prices for a generator. Mr. Fuller stated he needed council’s direction on powering situation and was advised to get a cost number of both ways – entire area or limited area – all or part – for use as emergency shelter and/or just to keep town hall open.

3. Brick selection- preselect brick from three different companies

Mr. Fuller and Mr. Marion brought brick samples from four brick companies – Hanson, Cunningham, Pine Hall, and Boral. They said they looked at multiple brick companies locally and picked out red brick for the main body of the building with dark (a chocolate color) accent for the banding. There will be 3-inch mortar joint with standard coloring except for the banding area, they might use colored mortar. They will get the prices from the four brick companies and then go with the best price unless Council has other ideas.

4. Interior finishes- Present types of interior finishes

Mr. Marion passed out a floor plan for the new town hall. The plan indicates the type of material selected for each room. Very briefly - - - in the front lobby and corridor, there will be porcelain tile with wood and paint; in the council chamber it will be carpet with wood and paint. Clerk, Workroom, Manager, and Mayor offices will have carpet and paint and perhaps in manager and mayor office more “wood” trim. In the kitchen and storage room, linoleum and paint; in the conference room, carpet and wood/paint; in the lobby to the side, it will be similar to the front lobby. The patio and porch will use pavers, which match the brick exterior. On the lower level, all offices will have carpet and paint. On both levels, bathrooms will be porcelain tile and paint.

5. Data/communication/AV - town to hire independently for design and installation (telephone system - VOIP)

This topic is like a piece of furniture – it is better to have a third party to help visualize the uses. Mr. Fuller recommended hiring an outside party to decide on this. He said to contact two or three companies and the town could contract with the selected company. Wiring and cable need to be thought about and this

would require conduit, which has to be incorporated into the construction of the building. A Security System has not been discussed in tandem with this project.

6. Dumpster location

A dumpster location needs to be determined and Mr. Fuller recommends putting it on a dumpster pad on the side off Franklin Drive. Energy United was acceptable to this idea. A drive to it would need to be considered which, with the pad, would require more concrete. Attorney Wagner stated he would need to review the contract with Energy United to be comfortable with the issue. The contract states no permanent structure and he was concerned about the pad and the fencing that might be required. The dumpster will be a 4-cubic yard size and it would need to be screened somehow.

7. Natural Gas/Propane - Discuss HVAC system

This was discussed at the beginning of the update. It would cost the town \$27,000 to run natural gas to the town hall site – the town will be using propane gas as a back-up to the heat pump system.

8. Septic System

The septic system will run out the back and will be 480 linear feet long – four 120-foot lines – conventional gravel system – holding tank and pump up to lines. There will be an allowance in the bid package for the contractor to work with.

9. Stormwater

The site for town hall is not in a protected watershed but the town wishes to be very neighborly-friendly. There is a low point on the site with a 12” pipe but it definitely needs two 15” pipes to carry to a detention area – but not at the expense of the neighbor. There will need to be a detention pond or bog of some type. There’s not much room for a bog and it would require plants hardy enough to survive drought and flood conditions. There is a concern of putting extra water on the next door neighbor. It was thought that the best thing to do would get the neighbor’s approval to put in the pipes. Lynn Reece will speak with the neighbor and see if he would be agreeable to some type of detention area. Attorney Wagner will see to a simple agreement.

10. Landscaping

Planning and Zoning requires landscaping and buffer yards. An allowance will be given to the contractor for landscaping costs.

11. Pre-Qualify Bidders for the project

For General Contractors. Must put out the bid.....must advertise.....must include minority bidding..... Mr. Fuller stated his firm will do what needs to be done in order to assure that bidding standards are accomplished.

Mr. Fuller and Mr. Marion finished up their presentation.

2. APPOINT MAYOR PRO-TEM FOR NEW TERM

With the Mayor Pro Tem term having run out, it was time for the Town Council to either appoint a new Mayor Pro Tem or re-appoint the last one. **On a motion by Mr. Yokeley, seconded by Mr. Swaim, Zane Hedgecock was reappointed as Mayor Pro Tem for his 4-year term.** This was approved unanimously and Mr. Hedgecock said he would be more than willing to reassume the role.

OTHER INFORMATION:

- PLANNING BOARD MINUTES FOR:
 1. 01-05-2010
 2. 02-02-2010

ANNOUNCEMENTS:

- TOWN COUNCIL MEETINGS: (2ND TUESDAY OF MONTH)
7:00 p.m. at the Fire Station on:

CALENDAR 2010:

MARCH	9
APRIL	13
MAY	11
JUNE	8
JULY	13
AUGUST	10
SEPTEMBER	14
OCTOBER	12
NOVEMBER	9
DECEMBER	14

- PLANNING BOARD MEETINGS (1ST TUESDAY OF MONTH)
7:00 P.M. AT WALLBURG VOLUNTEER FIRE DEPARTMENT
MARCH - PLANNING BOARD MEETING – MARCH 2, 2010
- BOARD OF ADJUSTMENT MEETING
SCHEDULED AS NECESSARY

ADJOURNMENT:

On a motion by Mr. Yokeley, seconded by Mr. Reece, the meeting was adjourned at 8:30 p.m.

Submitted by:

Lynn McKinnie – Town Clerk