

**Town of Wallburg, North Carolina**  
**Town Council Meeting - Wallburg Fire Station**  
**TUESDAY 7:00 P.M. APRIL 13, 2010**  
2<sup>ND</sup> TUESDAY OF THE MONTH

**MINUTES**

Mayor Allen Todd called the meeting to order at 7:00 p.m. Present were the mayor, Steve Yokeley, Zane Hedgecock, Gary Craver, Lynn Reece, Mark Swaim, Lynn McKinnie and Jay Wagner.

Councilmember Reece said a brief invocation and Councilmember Swaim led the pledge to the flag.

The agenda was approved as presented on a motion by Mr. Hedgecock, and seconded by Mr. Swaim.

On a motion by Mr. Reece and seconded by Mr. Yokeley, the minutes were approved as presented for:

- MARCH 9, 2010

**PUBLIC SESSION**

PLEASE SIGN UP WITH TOWN CLERK IF YOU WISH TO SPEAK

Public Session was opened at 7:02 p.m. with one speaker:

1. Scott Reed

Mr. Reed said he represents an organization that is holding a community worship session on September 10<sup>th</sup>, 11<sup>th</sup>, and 12<sup>th</sup>. It is a family event and he invites everyone to attend at Ledford Senior High. It's "Come as you are".

Public Session was closed at 7:04 p.m.

**BUSINESS TO BE DISCUSSED AND/OR ACTED UPON:**

1. **EDUCATION SUBSIDY UPDATE**

.....**MS. DONNA STAFFORD**  
**Principal, Wallburg School**

Ms. Stafford is the Principal of Wallburg Elementary School and updated the council on the donation process – She said this is the 3<sup>rd</sup> year of having the honor of accepting a check from the Town for \$15,000. They are very honored and very appreciative of this gift. The school will use the money towards technology – to purchase laptop computers this year. She invited the council and anyone else to stop by the school and see what the money has purchased. Her IT person, Marlie, said that they are working towards interactive classroom

connections in the area. Mr. Hedgecock asked if they had opportunities for seniors after school hours and Ms. Stafford said the building is open to the public after school hours but at this time, they had no enrichment program for seniors. Mr. Craver asked when he could enroll in a “basic computer class” – Mayor Todd said that the Wallburg Elementary School is very valuable to the community and everything they did was appreciated by the community. At this time, Mayor Todd presented Ms. Stafford with a check for \$15,000 to be used for “technology”. Ms. Stafford was very appreciative in her thanks to the town.

## 2. PRESENTATION OF BID PROPOSAL FOR NEW TOWN HALL

Mayor Todd asked Councilmember Reece to start this topic. Mr. Reece introduced Mr. John Fuller, town architect. Mr. Fuller introduced Mr. Archie Jarrell of Jarrell Contractors, who, he said, were the apparent low bidders at this point for the town hall project. He went on to say that we had twelve (12) general contractors submit their bids last Thursday. The bids that were presented were very competitive but Mr. Jarrell’s bid was lowest. Mr. Fuller said that they verified that everything was in the bid and he felt comfortable with the bid from Mr. Jarrell.

He stated that, “Wallburg is in a very rare and wonderful position to have diligently and conservatively been saving money for a new town hall. The timing could not have been more perfect to come out to bid.”

An upper end cost and a lower end cost was given – with the upper end cost being where the building costs would have come in two years or so ago – lower end costs would be where it was thought the costs would not go “under”. The actual bid cost includes all alternates and he was very excited to tell the council that the town was “*just over the lower, lower end with everything*”. He reminded the council, however, that the generator was not included in the cost bid – but that the town hall wiring for this generator is included. All the circuits will be wired, complete, ready-to-go and with a transfer switch – so all that would be needed is the generator in the event the town wishes to acquire one at some time in the future.

Mr. Fuller said the base bid of **\$1,332,453** does not include the alternates and the town is pretty much \$100,000 under budget at this point. To add in the alternates:

1. Stainless Steel toilets (2) and sinks (2) (to be used with access to the outside) – replaces ceramic-type fixtures;
2. Metal Roof shingles;
3. Lower level offices – string of offices on lower level facing out the back;
4. Granite counter tops;
5. Certainteed roof shingles;
6. Generator pre-wire; (transfer switch, wiring, panels necessary for this)
7. Use copper water piping; (this was discussed to have “pex-piping”(?) instead of copper – actually, it would be preferable to copper because copper can deteriorate over time. If copper pipe is not used, the cost of this would come off the contract price.
8. Monument sign. This sign would be placed in front and read “Wallburg Town Hall”.

So, adding in all the alternates would raise the bid amount to **\$1,420,953**. But.....Mr. Fuller added that the day after the bids came in, Davidson County came back with their comments on the plans and there is another cost called “code review items” which could cause an increase in cost for foam insulation, metered lavatory faucets, seismic restraint on mechanical units. This cost is added to the bid price – bringing the bid up to **\$1,430,905**. Then, of course, there is a “Contingency” clause for unexpected costs. This contingency cost would add \$20,000 to the bid price – bringing the final bid to **\$1,450,905**.

However, if council prefers to delete the copper pipe, the total cost would be lowered to **\$1,445,605**.

Mr. Fuller said the town is getting a very nice facility for much less money than it would cost at another time.

Mr. Craver questioned the lack of parking lot lights and was advised that Energy United would provide those. Mr. Craver also questioned the decision to not move forward with purchasing a generator at this time. Mr. Fuller replied that the building will be completely ready and all that would need to be done is to purchase the generator and hook it up.

Mr. Fuller asked for the council to decide on the general contractor for this project and he does recommend Jarrell Contractors, Inc., in the amount of **\$1,445,605**. He also reminded the council that the “contingency” amount of \$20,000 is in the contract so if the \$20,000 is not needed, that comes off the contract price.

**MOTION: TO APPROVE JARRELL CONTRACTORS, INC., AS THE GENERAL CONTRACTOR TO BUILD THE TOWN HALL BUILDING FOR THE BID PRICE OF \$1,445,605 – WHICH INCLUDES ALL ALTERNATES, AND THE CONTINGENCY AMOUNT (\$20,000) - EXCLUDES THE COPPER WATER PIPING (<\$5,300>) AND TO AUTHORIZE THE TOWN MAYOR AND MAYOR PRO TEM TO JOINTLY SIGN ALL CONTRACTS**

**BY: STEVE YOKELEY**  
**SECOND: GARY CRAVER**  
**VOTE: MOTION PASSED UNANIMOUSLY**

**COMMENTS:**

>>Mr. Yokeley said that the town very well could have saved \$300,000 by building the town hall at this time. We are trying to put something together that will be good for 20 or 30 years.

>>Mr. Swaim said speaking to the finance side, there will be no financing on this project. We currently have \$1,439,736 in our building fund!! Take that Contingency out – and we are right on! I don’t know what we are going to do with the alternates here, but we’ve got the money in the building fund to do the alternates.

>>Mr. Hedgecock asked what the time frame would be and was told ten (10) months.

>>Mr. Yokeley said the fact that the bids were so close, Mr. Fuller did his job very well!

Mr. Archie Jarrell spoke saying that he is the president of Jarrell Contractors and they are located in Salisbury. He said his grandfather started the business in 1921 and started construction in 1938 - he was third generation president of the company. His daughter has worked for him for five years. He looks forward to working with the Town of Wallburg. He invited the council to come visit the job site (after hours) and Mayor Todd suggested that anyone wanting to visit the site to contact Lynn Reece and have him set up the visit.

**3. AWARD AUDIT CONTRACT FOR 2009-2010**

Mark Swaim, as Finance Chairman, said the Finance Committee recommends remaining with Allred and Carrick, our town auditors for the past 3 or 4 years.

**MOTION: TO AWARD THE AUDIT CONTRACT FOR 2009-2010 TO ALLRED AND CARRICK IN THE AMOUNT OF \$5,000**  
**BY: STEVE YOKELEY**  
**SECOND: GARY CRAVER**  
**VOTE: MOTION PASSED UNANIMOUSLY**

**4. DISCUSS EMERGENCY PROCEDURES IN EVENT OF CATASTROPHIC EVENT**

The Wallburg Fire Department has procedures in place for emergency events; however, no one could attend the meeting tonight. By consensus of the council, this topic will be continued to the May meeting in order that the Fire Department representative could attend.

**5. PERMANENT SIGN FOR TOWN HALL**

This issue was addressed in the Bid Proposal portion of the meeting (Item #2).

**REGULAR MONTHLY AND COMMITTEE UPDATES**

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

1. Planning and Zoning Updates .....Dean Coe  
Mr. Yokeley advised that the March meeting was canceled due to snow.

2. Finance Update .....Mark Swaim  
Mr. Swaim presented a brief overview of the town's finances stating the following:

- Checking \$ 393,578.65
- Building Fund \$1,439,736.77
- Capital Fund \$ 249,930.14
- Reserve Fund \$ 125,541.44
- Money Market \$ 501,802.84

3. **MPO - High Point** .....Lynn Reece  
Mr. Reece stated there was an MPO meeting but he attended the bid presentation instead. However, there was nothing at the MPO meeting addressing any Wallburg concerns.

4. **Building Committee Updates** .....Lynn Reece  
This topic was addressed at the beginning of this meeting by Mr. Fuller. Mr. Reece had nothing to add.

5. **MPO - Winston-Salem** .....Mayor Todd  
Mayor Todd attended the MPO meeting but stated there was nothing discussed pertaining to Wallburg. There might be more stimulus money available and towns should get together a "wish list". He said they are going to build the Yadkin River bridge!!

## **OTHER INFORMATION:**

- **PLANNING BOARD MEETING MINUTES FOR:  
APRIL 6, 2010**

## **ANNOUNCEMENTS:**

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

### **CALENDAR 2010:**

<b>MAY</b>	<b>11</b>
<b>JUNE</b>	<b>8</b>
<b>JULY</b>	<b>13</b>
<b>AUGUST</b>	<b>10</b>
<b>SEPTEMBER</b>	<b>14</b>
<b>OCTOBER</b>	<b>12</b>
<b>NOVEMBER</b>	<b>9</b>
<b>DECEMBER</b>	<b>14</b>

- **PLANNING BOARD MEETINGS** (1<sup>ST</sup> TUESDAY OF MONTH)  
7:00 P.M. AT WALLBURG VOLUNTEER FIRE DEPARTMENT  
**APRIL - PLANNING BOARD MEETING – APRIL 6, 2010**
- **BOARD OF ADJUSTMENT MEETING**  
**SCHEDULED AS NECESSARY**

## **ADJOURNMENT:**

**MOTION:** TO ADJOURN MEETING AT 8:03 P.M.  
**BY:** MARK SWAIM  
**SECOND:** STEVE YOKELEY  
**VOTE:** MOTION PASSED UNANIMOUSLY

**Submitted by:**

**Lynn McKinnie  
Town Clerk**

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**[www.townofwallburg.com](http://www.townofwallburg.com)**