

DRAFT

**MINUTES
Town of Blowing Rock
Board of Commissioners
Special Meeting- September 17, 2013**

The Town of Blowing Rock Board of Commissioners held a special meeting on Tuesday, September 17, 2013 at 4:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock. Present were Mayor J.B. Lawrence, Commissioners Albert Yount, Dan Phillips, Tommy Klutz, Doug Matheson and Jim Steele. Others in attendance were Town Manager Scott Fogleman, Interim Town Manager Bob Shepherd, Town Engineer Doug Chapman, Planning Director Kevin Rothrock, Police Chief Eric Brown, Finance Director Nicole Norman, Public Works Director Mike Wilcox, Parks & Recreation Director Jennifer Brown, Emergency Services Director Kent Graham, and Town Clerk Sharon Greene.

CALL TO ORDER

Mayor Lawrence called the meeting to order at 4:00 p.m. and welcomed everyone.

DISCUSSION ITEM

American Legion Building Plans- update

Planning Director Kevin Rothrock explained the purpose of the special meeting was to review the revised plans for the American Legion building and consider moving forward with finalization of the plans and formal construction bid process.

Since the August Council meeting, architect David Patrick Moses had made two (2) revisions to the plans to address comments made by staff and Council.

Mr. Rothrock advised another meeting had taken place on August 28th with Commissioners Yount and Steele, Mr. Moses, and town staff to further discuss modifications to the proposed plans. He then reviewed the list of modifications addressed during the meeting.

Mr. Rothrock stated that staff recommended that Council move forward with the project:

- 1) That Council approve the plans as presented
- 2) That Council require a performance bond for the construction
- 3) That Council recognize PARTF grant funding revenue of \$142,500 for project

- 4) That Council approve the previously appropriated funding of \$144,305 to the project entitled "PD Park Avenue Building Renovations" be officially reallocated to the "AL Building Renovation" project. This funding had been originally set aside for PD Park Avenue Building Renovations, but is now planned to be used for the American Legion building renovations.
- 5) That Council appropriate \$80,205 of general fund balance to the project. This additional revenue source will bring revenue levels up to a grand total of \$367,010 which will then equal the currently anticipated total expenditures of \$367,010.
- 6) That Council approve staff opening the opportunity for interested parties to donate funds to the Town specifically for use in the AL Building Renovation project. Any funds raised will be brought before Council for recognition and appropriation to the project. All remaining general capital reserve funding upon project completion would then return to the general capital reserve to be utilized for future capital projects.

The following funding summary for the project was then reviewed by Mr. Rothrock:

Capital Investment Estimates

Construction for the current design is estimated to cost \$309,000. Funds expended on this effort to date are summarized as follows:

\$14,685	Roof replacement
150	Asbestos inspection
275	Asbestos sampling
2,500	Architectural services
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\$17,610	Spending through September 17, 2013
+\$309,000	Construction estimate (actual bids received may alter this amount and if bids come in higher than this amount, staff will work to value engineer the project scope and present Council with options necessary to reduce the project construction scope to \$280,000)
+\$ 30,900	Construction Contingency
+\$ 9,500	Architect Fees Remaining per contract scope
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\$367,010	Total spending estimate

Funding Sources

\$144,305	Funding already appropriated (includes funds previously appropriated for PD Park Avenue Building Renovations.
\$142,500	NC Parks Recreation Trust Fund (PARTF) already awarded. Program provides dollar-for-dollar matching grants to local government for parks and recreational projects to serve the public
\$ 80,205	Additional Funding Needed
\$367,010	Total Revenue Needed

Commissioner Yount asked that the performance bond requirement be expanded upon. Mr. Rothrock explained this was a safety net for the Town and the requirement could be taken out later if the builders who bid on the project were familiar and known by staff.

Commissioner Klutz also had questions regarding the performance bond regulations. He felt that it should either be omitted completely or left in and not taken out later.

Commissioner Steele commented that he understood why this requirement was included since public funds were being used and the contractors would have to do what they said they were going to do.

Mr. Moses advised that the requirement could be pulled out later on if Council chose to do that, but a decision was not needed at this moment. He stated the requirement would be valuable, but it would also limit bidders on the project.

After further discussion, Commissioner Phillips asked why there were less decks proposed on the revised plans. Mr. Moses explained that he was trying to stay within the cost range for the project and decking was quite expensive. However, if the project were to come in under budget, more decking could be added. He also explained that originally the decks were included as options in which Council could see the costs.

Commissioner Klutz stated it was his personal preference that the restrooms not be located in front of the building as proposed because it would decrease the overall square footage of the area.

Mr. Moses stated the restrooms needed to comply with the code and be handicap accessible as well as meet square footage requirements. Mr. Rothrock also commented with the restrooms being located in front of the building, there would be less interruption of activities and would also open up the back wall of the building overlooking the lake.

Commissioner Steele agreed if the restrooms were located in front of the building it would be nice should there be outside events in that area.

Commissioner Klutz inquired about the downstairs restrooms and storage area. Parks and Recreation Director Jennifer Brown stated the downstairs restrooms were in working order and the Boy Scouts used the storage area and also planned to renovate the downstairs area as one of their projects.

At this time, Commissioner Matheson made a motion to put the project out for bid and to get prices for all three deck options.

Commissioner Phillips stated the Town's infrastructure was in need of upgrading. He said that recently the water at his home had been checked and he had higher iron levels than he should have. The water lines at his home were lead and galvanized pipe which were replaced and the chemical levels in his water had improved. Commissioner Phillips stated the money that would be spent on this project would be enough to replace the water lines in approximately 400 homes. He continued to state a lot of the equipment at the Water Treatment Plant needed to be upgraded; and various roads in the area needed repairing as well. He explained that he was in favor of the American Legion project, but felt there were more pressing issues that needed to be addressed. He commented this project was a "want" not a "need" and there were people in town that would be willing to raise money for the American Legion project.

Mayor Lawrence called for a vote on Commissioner Matheson's motion to move forward with the American Legion project. In favor: Matheson, Steele, Yount, & Klutz. Against: Phillips. Motion carried.

OTHER

Mayor Lawrence stated that recently there were proposed changes to the Concealed Carry Laws becoming effective October 1, 2013. He commented that Council might possibly need to hold a special meeting prior to that date if there were significant changes to the Town's Ordinance regarding this issue. Council suggested that Town Attorney Moseley review the current ordinance and see what changes were needed.

Mayor Lawrence called on Mr. Wayne Green to speak regarding the proposed concealed carry law changes. Mr. Green stated the new laws would prohibit the posting of walking trails, greenways, etc. He said it would also affect Davant Field, because weapons would be allowed except during scheduled events.

Mr. Green suggested that Council specifically define the areas posted and be certain the Ordinance was clear regarding this issue.

After further discussion, Ms. Ginny Stevens asked Mayor Lawrence to recognize those in attendance who were in favor of the American Legion project. Mayor Lawrence

asked everyone to stand who was in favor of the project; he then thanked them for coming to show their support.

Town Resident, Shirley Snyder spoke regarding the American Legion name and the veteran memorial displayed inside the building. She asked that everyone remember the original reason the building was built and all the veterans who worked so diligently to build this historical building.

At 5:03 p.m., Council entered into Executive Session pursuant to N.C. General Statutes 143-318-11(6) to discuss a personnel matter.

ADJOURN

At 5:50 p.m. Council reentered their special meeting and with no further business to discuss, the meeting was adjourned.

MAYOR _____ **ATTEST** _____
J.B. Lawrence **Sharon Greene, Town Clerk**