

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, APRIL 15, 2013 – 12:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Meeting at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on April 15, 2013, with Mayor Pro Tem Daniel Barry presiding.

Present: Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser and Pamela Hadley and Town Administrator Amy S. McCollum

Absent: Mayor Walker F. Davidson and Councilwoman Barbara Harrison

Visitors: Jack Parks, Jim Reichenbach, Lanny Openshaw, Bill Deter, Ken Evans, Steven Carow, Sally Davidson, Don Titherington and Craig Hazeltine

Item No. 1. Open the Meeting. Mayor Pro Tem Daniel Barry called the April 15, 2013 Special Town Council Meeting to order at 12:00 p.m. There was a quorum. Mayor Pro Tem Barry advised that Councilwoman Barbara Harrison was unable to attend due to previous travel arrangements and Mayor Walker Davidson was unable to attend due to his work schedule.

Item No. 2. Discussion and Consideration of Releasing Funds to the Providence VFD for the Renovation of Rear Building. Mayor Pro Tem Barry – This item is to discuss and consider releasing funds to the Providence VFD for the renovation of their rear building. I want to make any motion that is passed note that there will need to be some type of agreement drafted by our attorney outlining that this funding would be included in the final purchase price and acquisition dealing with the volunteer fire department and this is an installment against where we will ultimately end up.

Mr. Jack Parks gave a brief presentation to the Council. He referred to a document on the screen that showed pricing for the project. He stated, “This shows the individual items needed to renovate the rear building. A fair portion of this amount of money is also going to be required for the renovation of the front building. The amount of \$51,559 is for underground utilities which is a fire sprinkler main and a domestic water main. About 75% of that money would have been spent on the front building. Union County Public Works is charging \$5,300 for a tap fee and 100% of that would have gone toward the front building as well. The total is approximately \$197,000. The front building has to be renovated. It does not meet code and our firemen are currently sleeping in the training room at night and have been for over a year now. We have known that we have needed to do the renovations for over three years now and have been working toward that solution with the Town to make it happen. We cannot operate out of the front building while it is being renovated from the standpoint of sleeping in it and operating on a day-to-day basis. Our plans were long term anyway to move certain parts of our operation to the rear building such as our physical training area because the men and women that work there need to have a place to stay physically fit for the type of job that they do. We made a determination probably a year ago that we needed to renovate the rear building and prepare it for temporary operation while the front building is being renovated. That would give us an opportunity to operate out of that for five to six months that it takes to renovate the front building. Once that is finished in the front we will then resume operations in the front building and the rear building will become the physical training area and storage area for the department. The rear facility will also be a facility that is open to the general public that may want to have a meeting in there. Long term if the County or Town decides it wants to add a full EMS/ambulance service there it could house an ambulance and an ambulance paramedic group out of that facility as well. Our architect already has the plans and will bid the renovations for the front building and we will know what that is probably within 30 days when the

contractors get back with us. Typically contractors have 30 days to prepare and submit their bid. There will be six contractors bidding on the front building. We did get an appraisal on the building so you see the existing property value on the building as well as the anticipated value once it is renovated. We have a Board Member that is a general contractor and he is willing to manage the project for us for 13%. Most contractors with overhead and profit are in the 25% percent range in order to manage a project like this. We have him donating time to make that happen. All of the bids represent at least three numbers from different contractors. It took us 60 days to get the numbers in to make sure we were getting the best value for the citizens.”

Councilwoman Pamela Hadley moved to instruct staff to facilitate the necessary actions to release \$200,000 to Providence VFD for the renovation of the rear building with a contingency not to exceed \$220,000 which will be included as part of the purchase of their building and land.

Mayor Pro Tem Barry - We also need in that motion for Attorney Anthony Fox to work with the Providence VFD so the necessary agreements are in place and that this would include a Fund Balance transfer.

Councilwoman Hadley was fine with that addition.

Councilmember Thomisser - You had indicated you needed \$197,000. Do you anticipate anything that would increase that amount?

Mr. Parks - We are going to present you with the invoices from the individual contractors. There is the possibility of running into something. We know we may be able to save some money. There are some lighting fixtures that the contractor has made a recommendation of an adjustment that may save around \$2,800. The plumber may have a few adjustments as well. You are going to be kept informed.

Councilmember Thomisser - Do you foresee the need for the additional \$20,000?

Mr. Parks - It could be required but we will not use it unless it comes in. You are going to be kept informed 100%. We are not asking you to give us all the money to go into a checking account. We would see it as multiple draws as we do the project.

All were in favor of the motion, with votes recorded as follows:

AYES:	Councilmembers Hadley, Thomisser and Mayor Pro Tem Barry
NAYS:	None

Item No. 3. Adjournment. Councilmember Thomisser moved to adjourn the April 15, 2013 Special Town Council Meeting. All were in favor of the motion, with votes recorded as follows:

AYES:	Councilmembers Hadley, Thomisser and Mayor Pro Tem Barry
NAYS:	None

The meeting adjourned at 12:12 p.m.

Daniel Barry, Mayor Pro Tem

Amy S. McCollum, Town Clerk