

SPECIAL MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
DECEMBER 28, 2006
THURSDAY – 5:00 P.M.
TOWN HALL

The Board of Aldermen held a special meeting on Thursday, December 28, 2006. Members present were Mayor Henry Foy, Aldermen Gary Caldwell, Libba Feichter and Kenneth Moore. Also present were Town Manager A. Lee Galloway, Town Attorney Woodrow Griffin, Finance Director Eddie Caldwell and Assistant to the Town Manager Alison Melnikova. Mayor Foy called the meeting to order at 5:00 p.m.

AWARD OF FINANCING ON NEW FIRE STATION

Finance Director Eddie Caldwell came before the Board to seek its approval of the award of lease-purchase financing on the new fire station. Mr. Caldwell noted that proposals had been received on December 4, 2006, and presented to the Town Board at the meeting of December 12, 2006. At that same meeting, a public hearing was held on the plans to finance the construction of the new fire station to be located on North Main Street. Mr. Caldwell noted that three financial institutions offered proposals, BB&T, HomeTrust Bank and Wachovia Bank, and it was his recommendation that BB&T be awarded the financing.

The proposal calls for financing a total of \$3,000,000 on the project estimated to cost in the range of \$4,055,000. Of that \$3,000,000, there will be \$2,000,000 financed for up to 24 months at a rate of 3.69 % while the fire station is under construction, and then the Rural Development arm of the U. S. Department of Agriculture will pay off that loan and have a 40 year loan with the Town for the \$2,000,000. The balance of \$1,000,000 will be financed with BB&T over a 15 year period with interest at a rate of 3.77 % annually.

Mr. Caldwell recommends that the Board approve a financing proposal from BB&T through the adoption of Resolution 37-06. Once done, the application package to be submitted to the North Carolina Local Government Commission will recommend that BB&T be the financing bank. As you are aware, the LGC must approve most public financing measures in the State, and that body will meet on February 6, 2007 to consider the Town's project.

Alderman Feichter moved that Resolution 37-06 be adopted awarding the financing of the new fire station to BB&T subject to approval by the Local Government Commission and the Rural Development office. This was seconded by Alderman Caldwell and passed unanimously.

AWARD OF BID ON CONSTRUCTION OF NEW FIRE STATION

The Town Manager advised the Board that on December 19, 2006, bids were opened on the construction of the new fire station. He noted that there were five firms bidding and that in addition

to the base bid, each firm offered proposals on seven different alternatives.

Following the bid opening, ADW Architects, Inc. of Charlotte evaluated the bids and checked the background and references on the firm submitting the lowest bid. ADW then prepared a spread sheet showing the bids received from the five firms as well as a letter of recommendation from the architect, and this was included in the agenda package distributed to Board members. Mr. Galloway then recognized Keith Carlyon, Project Manager from ADW Architects, who was present to discuss the bid process and the firm's recommendation.

Mr. Carlyon explained the base bid and what was involved in each of the seven alternates which were included in the bid process. He pointed out that the base bids from all five bidders were within \$125,500 of each other, and that the low bid of \$2,174,000 from Construction Logic, Inc. of Hendersonville, North Carolina was \$26,000 less than the last cost estimate made by the architectural firm. He then discussed the seven alternates, and he encouraged the Town Board to accept Alternates 1, 2, 3, 4 and 6, with Alternate 5, a deduct for particle board cabinets, being declined. He also recommended that Alternate 7, for sidewalks, be declined, with Town personnel installing them instead. With those explanations, he advised that ADW Architects recommended that the contract be awarded to Construction Logic, Inc. for a total of \$2,318,000.

Mayor Foy expressed his opinion that the Formica cabinets in Alternate 5 were not bad and would likely hold up, and that he felt the \$12,500 savings to accept Formica rather than solid wood cabinets might be worth considering. Mr. Carlyon advised that the cabinets in the base bid were red oak which was really a step down from the stainless steel cabinets they traditionally put in fire stations. The steel cabinets were left out of this bid as a cost savings measure. He noted that it has been their experience that fire personnel are generally rough on a building and the oak would hold up better than the Formica. Other Board members agreed that they felt the solid wood cabinets were preferable.

The Town Manager noted that Public Works Director Fred Baker had done a cost calculation on the sidewalk expense in Alternate 7. The bid for this work by Construction Logic was \$31,400, but Mr. Baker estimated that with the cost of materials, equipment and labor, the cost to the Town would be \$15,000. With a savings of more than \$16,000, it was his recommendation that the Town personnel be used for this work and that Alternate 7 be rejected.

Alderman Feichter asked Mr. Carlyon about "Green Buildings" and about environmentally friendly features in the fire station design. The architect noted several items that had been included in this project, and that it was more "green" than many of the projects in which the firm has been involved. He indicated that the Town Manager had requested more "Green Building" features be considered in the design of the renovations to the police station and addition of the development office and meeting room.

Alderman Moore moved that the Town accept the recommendation of ADW Architects to award the construction of the fire station to Construction Logic, Inc., including Alternates 1, 2, 3, 4 and 6 along with the base bid for a total of \$2,318,000, subject to the approval of the Local Government Commission and Rural Development. This was seconded by Alderman Caldwell and passed

unanimously.

RICHLAND CREEK FUNDING – RESOLUTION 38-06

Tim Plowman of the Parks and Recreation Department appeared before the Board regarding funding for bank stabilization along Richland Creek in the Town Park. The Board had previously approved a resolution in June, 2006, regarding funding of this project, and the amount of money thought to be available at that time was \$108,000. There have been some funding reductions and cut backs at the State and federal level, and now, a resolution is needed reflecting an anticipated total funding of \$73,000. It was noted that Town funds were not required on this project that the local share of \$37,500 would come from the Tennessee Valley Authority.

Alderman Moore moved that Resolution 38-06 regarding funding of Richland Creek bank stabilization be adopted. This was seconded by Alderman Feichter and passed unanimously.

END OF THE YEAR ITEMS

Mayor Foy asked staff members if they had any comments on 2006 or what is ahead in 2007.

Town Manager Galloway indicated that he was anxious to see the fire station construction get underway and to see the design work begin on the renovations and expansion of the police station as well as the addition of the development office and meeting room.

Town Attorney Woodrow Griffin advised that work is beginning on increased efforts to deal with appearance issues, including a review of ordinances used by other local governments to enforce clean up in their communities. He also noted that a final review of the Taxicab Ordinance should be completed this month and presented to the Town Board in February.

Board members indicated that they were pleased with the progress being made and encouraged staff members to continue efforts for the clean up of the town.

With no further business, Alderman Moore moved for adjournment at 5:45 p.m. This was seconded by Alderman Caldwell and passed unanimously.

A. Lee Galloway
Town Manager

Henry B. Foy
Mayor