

Minutes
Of the
Spring Hope Board of Commissioners
January 8, 2007
7:00 pm

Members present: Mayor Buddy Gwaltney, Commissioners Marion Clark, Lee Bissett, Stanley Hawley, Clyde Best and Bill Newkirk.

Also present: John Holpe, Town Manager; Mark Edwards, Town Attorney; Ken Ripley, Spring Hope Enterprise; Amanda Clark, Nashville Graphic.

Mayor Gwaltney called the meeting to order.

Commissioner Hawley made a motion to approve the minutes of December 11, 2006. Commissioner Clark seconded the motion and it passed unanimously.

Commissioner Hawley made a motion to enter into a Public Hearing for consideration of a motion authorizing an application on a CDBG program regarding possible critical needs application for improvements to North Poplar Street. Commissioner Bissett seconded the motion and it passed unanimously. After some discussion by David Cox with RSM Harris Associates, Commissioner Bissett made a motion to close the public hearing, seconded by Commissioner Hawley. John Holpe, Town Manager suggested to the board to hold off on applying for this grant this year; maybe applying for it next year.

Commissioner Best made a motion to enter into a Public Hearing for consideration of a motion authorizing application regarding possible CBGG application for Economic Development Funds for storm drainage improvement work on South Pine Street. Commissioner Hawley seconded the motion and it passed unanimously. After some discussion, Commissioner Best made a motion to close the Public Hearing. Commissioner Hawley seconded the motion and it passed unanimously. Commissioner Best made a motion to pursue with this grant. Commissioner Hawley seconded the motion and it passed unanimously. This grant will be administered through the Department of Commerce and a match is also required. John Holpe, Town Manager stated that Carolina Gateway had expressed their interest in assisting with some of the grant if approved. The total grant could be up to \$ 100,000 and the local match would be \$33,000.

Commissioner Newkirk made a motion to enter into a Public Hearing for consideration of approval to adopt a Resolution Closing a Portion of Elm Street. Commissioner Hawley seconded the motion and it passed unanimously.

After some discussion, Commissioner Bissett made a motion to go back to the regular session. Commissioner Hawley seconded the motion and it passed unanimously. Commissioner Hawley made a motion to approve the resolution to close a portion of Elm Street. Commissioner Newkirk seconded the motion and it passed unanimously.

Commissioner Hawley made a motion to open a Public Hearing regarding an amendment to Zoning Ordinances Establishing Standards for Group Homes. Commissioner Best seconded the motion and it passed unanimously. After some discussion, Commissioner Hawley made a motion to close the Public Hearing. Commissioner Newkirk seconded the motion and it passed unanimously.

Commissioner Hawley made a motion to approve an Ordinance to add a new subsection 504.77 Group Homes in Article IV –Development Standards-(A, B, C). Commissioner Bissett seconded the motion and it passed unanimously.

Commissioner Newkirk made a motion to approve the tax releases (see attached). Commissioner Bissett seconded the motion and it passed unanimously.

Commissioner Hawley made a motion to amend Chapter IV, Section 4 .No Trucks Parking in a Residential Area of the Ordinances drafted by Mark Edwards, Town Attorney by changing it to civil penalty instead of a criminal violation. Commissioner Best seconded the motion and it passed unanimously.

John Holpe, Town Manager stated that the county was unwilling to change its water charges and water purchase minimum required for the town to join a countywide water system despite the town's position that the charges and the minimums were unacceptable.

John Holpe, Town Manager stated that the bids for the New Town Hall will be open at 2:00 pm in the Town Hall on Tuesday, January 9, 2007.

A meeting was set up for January 22nd at 7:00 pm. Mayor Gwaltney stated we got one bid on the demolition, and we need to reject that bid and re-advertise the project.

Police Chief Tim Denton gave an update on the Police Department.

Commissioner Hawley made a motion to recess the meeting until January 22nd at 7:00 pm. Commissioner Bissett seconded the motion and it passed unanimously.

Recessed Meeting
Of the
Spring Hope Board of Commissioners
January 22, 2007
7:00 pm

Members present: Mayor Buddy Gwaltney, Commissioners Marion Clark, Lee Bissett, Bill Newkirk, Clyde Best and Stanley Hawley.

Also present: John Holpe, Town Manager; Mark Edwards, Town Attorney; Liz Fairman, Town Attorney; Ken Ripley, Spring Hope Enterprise; and Amanda Clark, Nashville Graphic.

Commissioner Bissett made a motion to reconvene the meeting from January 8, 2007, Commissioner Hawley seconded the motion and it passed unanimously.

A report was given by John Holpe, Town Manager concerning the new town hall project. There were eight builders that submitted bids on January 22nd. All the bids were higher than the town's estimated cost for construction. DanCo Builders of Rocky Mount submitted the lowest bid of \$868,364; Heaton Construction Company- \$ 930,000; Bordeaux Construction- \$971,000; Inland Construction-\$ 1,007,095; Calvin Davenport, Inc.-\$ 984,000; H.G. Reynolds-\$ 1,016,000; D.J. Rose & Son Inc.-\$997,650; Blue Ridge Enterprise-\$ 1,054,000.

Mayor Gwaltney, John Holpe, Town Manager; Russell Pearlman, Architect with The Wooten Company and Buck Kennedy and Mike Harris, with The Rural Center and Mark Hurt with DanCo Builders explore changes in the building design to cut costs. The Wooten Company engineers came up with a list of 13 possible changes for DanCo to consider.

1. Replace plaza with a lawn; retain stairs, rework ramp
2. Town to bring water and sewer to 5 feet of building exterior
3. Replace painted CMU on exterior back and sides with brick.
4. Replace the single-ply membrane roof and parapet covering with internally clipped standing seam metal.
5. Divide the lower glass on window type "C" with a vertical mullion.
6. Replace Armstrong Cirrus ceiling tile with Armstrong Fine Fissured.
7. Replace sheet vinyl with Armstrong Stonetex 12x12 tiles.
8. Replace Shaw Movement carpet with Shaw Division, or Patcraft or Lees equal.
9. Delete auditorium seating
10. Delete sprinklers; Council Room walls become two hour UL Design U419, doors are 90 minute rated, fire dampers required on ducts.
11. Replace plumbing fixtures with generic brands of equal properties.
12. Replace light fixtures with generic brands of equal properties.

13. Allow MC Cable in lieu of conduit.

John Holpe, Town Manager stated the town could increase its loan from the USDA by \$ 360,000, but it would increase the annual payments from \$35,000 per year to almost \$50,000 annually. Another option would be to increase the down payment by \$200,000 from the town's fund balance and savings in the water and sewer fund.

The board recommended adding demolition of the old building in the re-bidding. Commissioners authorized the town manager to advertise for new bids, asking bidders to bid on the original project with the alternate bid on a revised building and to include a bid for demolishing the old town hall. Commissioner Best made a motion to reject all bids and re-bid the project with the 13 items, and add the demolition on the same design building. Commissioner Hawley seconded the motion and it passed unanimously.

Commissioner Bissett made a motion to place these two items to the agenda. (1) Consideration of request of a property owner to have property brought into the town's ETJ. (2) Consideration Of Resolution to request Special Legislation to extend Town's ETJ. These items were requested by Frank Garcia, developer. Commissioner Hawley seconded the motion and it passed unanimously.

There being no further business, Commissioner Best made a motion to adjourn. Commissioner Bissett seconded the motion and it passed unanimously.