

Public Meeting Notice Minutes

Special Town Council Meeting

April 30, 2009 – 6:30 p.m.

Entler Hotel

**Present:** Mayor Auxer, L. Robertson, T. Martin, W. Grantham Smith, H. Mills, J. Ford and S. Wallace.

**Visitors:** Andy Singletary, Gussie Mills, Diane Suttentfield, Bane Schill, Joe Matthews, Karen Valentine, Sue Kennedy, Sonya E. (see sign in sheet for any missed).

1. Mayor Auxer read a prepared statement introducing the members of the newly formed Town Hall Construction Committee.
2. Project History –  
Council Member Stuart Wallace gave a brief “options” handout that outlined the buildings looked into as possible Town Hall sites. Many were rejected due to displacement of current businesses in a site, no parking in the immediate vicinity or financial considerations to refurbish. He also stated that the goal of the new site was to house the Town Hall and Police Station. Currently, the police are in a rented space that would save the town \$35,000 by joining the town hall location. The question then became whether to keep the existing bldg. or to demolish it.

Questions from visitors:

Q. – What is the estimated cost?

A. - \$1,000,000 that is in the bank from video lottery funds..

Q. – Is Streetscape on budget?

A. – Yes, close to it. (Mayor)

Q. – How about the train station as the new town hall?

A. – It’s off the table due to displacement and wanting the town hall to be in the middle of town.

Q. – Does the million dollar figure include furnishings?

A. – Yes (Andy)

Q.. – If the building is demolished, will there be blasting?

A. – No

3. Project status- Consultant Architect Andy Singletary

- The Town Hall Committee up-date – they have interviewed employees of town hall and the police station to determine their needs.

Andy, along with the THC has developed images/schemes, planning, and site analysis. He has developed a narrative that is in a binder kept at town hall. The police department will have the same square footage basically but the town hall will increase in space as there will be separate meeting areas. The key component is it will be ADA compliant.

The parameters for the site analysis were room sizes, the site itself, how other buildings look near it. Reynolds Hall is close and we want the relationship to be a good one. He has done many different angles and elevations to show how the bldg. fits in to the town's overall design.

- Building Program

ADA access – to provide access to public meeting places is primary. There are meeting rooms in both schemes. In the existing bldg., the structure is 4' above grade making the placement of the elevator a bit tricky. It is placed in the foyer of the police dept. but with a step up. In the new bldg. the elevator is placed near the front door giving direct ADA access to the police dept.

Q. – How many more rooms in the new bldg?

A.- One, for storage or a small office.

Q. - Concern about two meter maids, costs could be found by going to one. How does this translate to our need to upgrading the water plant/sewer?

A. – The town can't use video lottery money for utilities, bonds must be used- it's the law. (J. Ford). We can use video lottery money for capital improvements /projects and do. It's based on population and the town gets \$500 per person each year. We are currently renting space for storage and to house the police dept. (Mayor Auxer).

Q. – What is the difference in cost going from existing to new bldg?

A. – The existing building is poorly insulated and has inefficient base board heaters. The windows were replaced in the 70's and are airy and the light fixtures are old.

If the bldg. is kept and built around, there is the cost of support beams along the sides to support a second floor due to the type of soil the bldg. sits on.

Q. – The reason the current bldg. has a 4' grade is because when built in 1948, it was built on solid rock.

A. – A study was done of the site and it shows the location of the rock. Another study will be done; geotechnical/borings, however blasting is off the table. Andy states he feels the rock is manageable. Just to mention, the elevator in the current scheme is located over the large rock.

Q. – Does the million dollar budget allow for other tests?

A. – Yes.

Q. – If demolished will new site be leveled and bldg. built on a slab?

A.- Maybe. Or a crawlspace. A crawlspace is preferable and not necessarily over the whole footprint because of ease getting to certain utilities; plumbing, electric lines, etc.

Q. – It looks like in the new bldg. there is a lot of open space in the police dept.?

A. – The squad room has open offices instead of lots of individual offices. The town hall has closed offices.

Q. – Does the new bldg. have a hip roof?

A. – No. It has a gable roof that allows for storage.

- Construction Alternatives – preserve or tear down

Some points have been touched on already by the above questions.

In the existing bldg. there is some complexity to ADA compliance; location of the elevator due to the floor height.

Support beams are needed to allow for a second floor.

Demolition costs are higher.

There are design issues; minimum ceiling heights for lighting, material selection – would want to use some concrete to tie in new part of bldg. that's being added on.

The new bldg. will be easier for ADA compliance if old one is leveled and start from scratch-easier site to work with.. Also floor plan is more workable.

Q. – Will they be wheelchair accessible?

A. – Yes. ADA compliant.

Q. – Will the new bldg. be built off both sides of current bldg?

A. – The new bldg. will go up and more to the right facing the current structure.

Q. – How many extra police cars will there be?

A. – Total of three.

Q. – Where will the town hall employees park since the police will park their cars in a garage where their cars park now?

A. – They will park in the alley.

Q. – Any consideration to making the bldg. more “green”; living roof, catching the roof water runoff or using local contractors?

A. – The highest priority thus far has been insulation and operating costs – geothermal heating/cooling can be looked into and runoff has not been addressed yet. Andy stated he is willing to look into passive solar as well. Local contractors will be used but will not be using LEAD (sp) certification in order to hold costs down. Karen Valentine is willing to help in any way she can.

Q. – Looking at the elevations, can it be made to look more like MacMurrin Hall?

A. – Andy will build a model to compare with other massings.

Q. – The current town hall is worth fighting for and it does pick up the same roof line as the library. There are many buildings here with add-ons

and the new design is not liked but understands we are still in design phase. Need to keep historic bldg.

A. – Design is a dialogue and the community has a say.

Q. – The current bldg. looks like an outbuilding or shack, not a lot of character and it's not on the historical register- why are we keeping it?

A. – It is not on the register, however it now qualifies as its 61 years old.

#### 4. Next Steps/Timeline – Mayor Auxer

The mayor asks the council if we are ready to render a decision. T. Martin needs more time. S. Wallace asks what information is needed to make a decision as he is on the THC. Andy requests a more specific charge/direction if we continue.

Council discussion:

Q. – Is it more important to keep the new floor plan and use concrete in places to maintain the old feel?

A. - That is an option.

Q. – Can we keep the “stair step” roof line on the new bldg.?

A. – Very hard to do that roof line on a new bldg.

The mayor again asks if the council is ready to vote. It is decided that we will need a little more time. J. Ford would like to walk around town to see other buildings. Andy was directed to see what he could come up with based on liking the new floor plan but changing the exterior a bit. The THC will meet in two weeks and the Mayor will call a special meeting to meet again with Andy to come to a decision on which design works best for the town.

**Motion by J. Ford, Second by T. Martin to adjourn at 8:40 p.m.**

**Motion carried unanimously.**