**MINUTES OF THE SPECIAL MEETING**

**OF THE REIDSVILLE CITY COUNCIL**

**HELD TUESDAY, FEBRUARY 26, 2013 AT 9:00 A.M.**

**FIRST-FLOOR CONFERENCE ROOM, CITY HALL**

**CITY COUNCIL MEMBERS PRESENT:** Mayor James K. Festerman

Mayor Pro-Tem Tom Balsley Councilman Donald L. Gorham

Councilman William Hairston

Councilman Richard Johnson Councilman Clark Turner

Councilwoman Sherri G. Walker

**COUNCIL MEMBERS ABSENT:** NONE

**CITY STAFF PRESENT:** Michael J. Pearce, City Manager

Angela G. Stadler, CMC, City Clerk

Tom Wiggins, Assistant City Manager

Mayor Festerman called the special meeting to order before turning the discussion over to City Manager Pearce.

**CONTINUED DISCUSSION ON PRELIMINARY PLANS FOR THE PROPOSED SENIOR CENTER.**

Pearce stated that on February 13, Council had heard a complete presentation on the proposed Senior Center, which included the “whys, wherefores and conclusions.” He noted that the City had one partner in ADT (Aging, Disability & Transit Services).

The City Manager explained that they were looking for money for architect Tom Moreau to go forward with the design. Those fees to do the design with the swimming pool included are $380,000, he said, for the project which would be about $6 million. He described this as an “ambitious” project and said Finance Director Chris Phillips is here to discuss financing. At the end of the last meeting, Council wanted to digest what it had learned and look over the full report. He said he had been reviewing it again over the last two weeks as well.

Pearce said that, from his perspective, the swimming pool portion of the project didn’t rank that high on the survey. It’s a good thing if we can afford it or if someone would agree to fund it, but the swimming pool should not be a deal breaker for this project. Even without the swimming pool, this is going to be a fantastic facility, one of the best in the State, he said, and that is because of the adult daycare. He noted how important this facility would be for those in transition and how much it was needed to provide assistance not only to the seniors but also to their families. The design is innovative because of the shared facilities such as communal kitchen between the senior center and the adult daycare, he stressed.

“With or without the swimming pool, I think it’s a great project,” Pearce told the Council. He reiterated that today he is looking for something to go forward so that Moreau can start the design. Moreau was asked if the design process would take about a year’s time? Moreau said he planned to have the design ready by late 2013, hopefully so that bids can go out before Christmas. That part would take about 3-4 weeks, he said, and then construction can start.

Pearce said we have time to bid the project out but at a certain point, we need the Council to say you like the concept. He reminded them that seniors are currently scattered over a couple of different facilities.

Councilman Turner asked about the adult daycare and whether that is something people will pay to use? Pearce said the City would not be operating that part of the facility; it would be staffed and licensed by ADT, which would be paying the City through a rental agreement. The Councilman noted that ADT would be paying to rent but not for construction? Pearce said yes. Wiggins said that there may be a way to recoup some of the initial project costs.

Councilman Turner questioned whether Rockingham Community College didn’t do such a daycare but it fizzled? Mayor Pro Tem Balsley said that daycare was for children, not adults, plus the college needed the space for other things.

Pearce noted it would cut costs by about $1.2 million if the adult daycare is not included in the project.

Moreau noted that the State regulates such daycares or “day health centers,” he said. A health nurse would be required to be at the facility, which would be open perhaps 8 a.m. to 6 p.m. and meet minimum space requirements, the architect said. Lee Covington of ADT had said that if additional space was needed in the future, they would need to have an additional facility, Moreau said.

Councilman Gorham noted the need for such a facility as those with Alzheimer’s and dementia increase and the need being on a daily basis. Mayor Festerman asked Pearce to explain what he had meant earlier when he said the adult daycare was needed. The City Manager said he was stating that the community needs it, not that it has been mandated – at least not yet.

Discussion ensued about whether any similar services were available elsewhere in the County. Gretta Maxey, a committee member, shared personal knowledge that 10 years ago, there was a facility in Stoneville.

Councilman Turner reiterated that if the adult daycare isn’t done, that cuts $1.2 million and without the pool, another $650,000 could be cut. Councilman Gorham stressed that the adult daycare might be a drawing card for industry and that for some companies, it may be as important as child care.

Mayor Pro Tem Balsley thanked Wiggins, Maxey and Cindy Baynes, Senior Center Coordinator, for all of the work they had put into this project. He said they did a wonderful job and a lot of thought obviously went into it.

Councilman Gorham stated that it’s easier to look at the money if you haven’t been touched personally by Alzheimer’s or dementia. He said his father had Alzheimer’s. Councilman Turner said he does know what it’s like firsthand.

Councilwoman Walker pointed to some of the elements she liked, such as the portico, the fireplace and the prairie style but she also indicated that some elements cost more than other alternatives. Moreau agreed, noting that brick is cheaper than the stone but stone gives the facility a richer look while brick is more two-dimensional. She asked about the roof compared to shingles. Moreau noted that a shingled roof would be cheaper but it would only be good for about 20 years compared to 50 years for the recommended steel roof. The architect also stated that since the roof is so predominant in this project, it needs to “pop out.” If the City gets the USDA funding, the recommended roof would be an additional $7,000 a year more and with the longer warranty, the City would be glad it paid extra for it, Pearce said. Councilman Gorham said it is a big cost when the roof goes bad.

Pearce introduced Lee Covington of ADT, who had arrived late to the meeting. Covington briefly discussed payment of services and stated that there are probably 500-600 potentially eligible in Rockingham County for an adult day health facility. He said they think they could accommodate 70-80 participants in the new facility. Mayor Festerman asked if there is a charge? Covington said it depends on the funding stream. Various funding sources were mentioned, including CAP, Veteran’s Assistance, RPO, etc. Covington noted that there are those who also privately pay for the services which range from $35 a day to $50-60 a day depending on the needs. These services include meals and snacks, he added. Covington noted that this service provides an alternative to an institutional facility for the senior.

Discussion ensued about the possibility of flexible hours and the number of days the adult day care facility might be open. Covington noted that there is no written agreement currently between the City and ADT. In response to a question, he stated there would be beds for use at the facility.

Councilman Turner said the daycare would be a beneficial, wonderful thing for Reidsville, and he agreed it would appeal to industrial clients as well. He said he wanted to hear about the financing possibilities. Mayor Festerman questioned whether they needed to get into that today. He said he thought they could nail down costs at a future date.

Pearce said it’s a “chicken and egg” thing. He said there are a lot of potential grants and partners out there but he can’t go forward until we have a concept that’s been approved. If you don’t like the concept, he told Council, we’ll start working on another one. He said they could design a senior center without a pool or adult daycare, but he stressed that they wouldn’t have put such elements in the facility if they didn’t think they could find partners. He stressed that they would be working towards something affordable, but he said they don’t want to get too specific at this time.

Mayor Festerman likened it to when he goes car shopping. He said he is always looking for the Escalade but usually ends up with the Chevrolet Caprice. This is the Cadillac, he said, and we hope we can do it. Pearce also noted that Moreau is not going to see how much money he can get the City of Reidsville to spend. He will look at the costs, the space and where things can be trimmed, the City Manager said. He said we want a facility everybody can be proud of.

Mayor Pro Tem Balsley stated that a swimming pool would be wonderful but you have to sustain it, and he questioned whether we can do it.

Pearce asked Council if they were going with the recommendation to go forward without the swimming pool? He said the facility can be designed without the pool from the beginning, especially since there is no documentation supporting the pool. Mayor Pro Tem Balsley did note that he doesn’t want 10-20 years down the road wishing that they had built the pool and didn’t.

Mayor Festerman questioned Moreau whether the facility could be built so that a pool could be added later. Moreau explained that without the pool, he might look at moving the building back a little further on the site. He also noted that while a pool might cost $650,000 now, it would probably cost $1.2 million if added later.

Discussion ensued briefly about the soil. Moreau noted that there have been nine soil borings on the site and all were pretty consistent.

Upon a question from Pearce, Moreau noted that the design costs would be about $40,000 less if the pool is not added. He said there would have been costs associated with mechanical, plumbing, etc. and he would have had to enlist the help of a pool expert during the design phase. He did note that if the pool was included in a second alternate bid, the cost would be more than the $380,000 originally estimated. Mayor Festerman said he would be surprised if a commercial grade kitchen could be gotten for $35,000. Moreau said he was comfortable with that price, but he stressed that this kitchen met the needs of both the center and the adult daycare without adding other items to it.

**Councilman Gorham then made the motion, seconded by Councilman Johnson and unanimously approved by Council in a 7-0 vote, to start the design process minus the pool.**

Moreau said he would spend the next couple of weeks getting administrative stuff done. He would take back with him what had been discussed, and he would meet again with Lee Covington and Cindy Baynes. He said these drawings have been schematic in nature, now he goes back, defines and tightens up the designs looking at the square footage of the site. He would then have monthly meetings with Wiggins and Pearce. He said he was probably about three months away from having a detailed cost estimate, and then he anticipated having several revisions on those estimates before the bids are let. He noted they would have to get Council approval to do that.

The Mayor reiterated an earlier suggestion by Councilwoman Walker that local vendors be used if possible. Moreau said there are some great subcontractors in this area although he added that there are some limitations because this is a public project.

Mayor Pro Tem Balsley said he would like to see Moreau look into the LEED certification as well. Moreau talked briefly about how this could add about $25,000-$30,000 on the design side and could add 4-8% to construction costs. However, he said they had already included some of the things needed for LEED certification so he estimated the additional cost would be closer to 5% in construction costs. Discussion ensued about things like the use of LEED certified lumber, etc. The Mayor asked if that would not qualify the City for more grants? Moreau said he would need to do more research to see what would have to be included for LEED certification, but he added that this would not affect any decisions at this point.

Pearce pointed out that Council needs to approve a Budget Ordinance Amendment for $340,000 with the monies being allotted from the unallocated fund reserve. It was noted that there is already a line item in Parks & Recreation for the Senior Center.

**Councilman Gorham made the motion, seconded by Councilman Hairston and unanimously approved by Council in a 7-0 vote, to transfer $340,000 from the unappropriated fund balance to the Senior Center Capital Project Fund.**

The corresponding Budget Ordinance Amendment follows:

**BUDGET ORDINANCE AMENDMENT NO. 9**

**WHEREAS,** the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 13, 2012 which established revenues and authorized expenditures for fiscal year 2012-2013; and

**WHEREAS,** since the time of the adoption of said ordinance, it has become necessary to make certain changes in the City's budget to transfer funds the Senior Center Capital Project;

**NOW, THEREFORE, BE IT ORDAINED,** by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 13, 2012 is hereby amended as follows;

**Section 1.**  That revenue account number 10-3991-0000, Appropriated Fund Balance, be increased by $340,000.00.

**Section 2.** That expense account number 10-4930-9809, Transfer to Senior Center, be increased by $340,000.00.

This the 26th day of February, 2013.

/s/\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

James K. Festerman

Mayor

ATTEST:

/s/\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Angela G. Stadler, CMC

City Clerk

Mayor Festerman thanked Moreau and told him he has his marching orders.

The Mayor then said he would like to read the following statement:

**STATEMENT OF SUPPORT FOR CITY MANAGER.**

“Over the last few days, it has come to my attention that a rumor is making its way through our City that is false and without any merit whatsoever. It has become evident that these falsehoods have been generated by those who disagree with the City’s position on the Confederate Monument.

“The rumor that I want to address concerns the employment status of our City Manager, Mr. Michael Pearce. I have been told a majority of the Council has agreed to terminate Mr. Pearce and only one Councilman was opposed to this action.

“I want this to be clear. The person or persons behind this statement have absolutely no basis for which to make what I consider to be an outlandish statement, and in my opinion, I believe Mr. Pearce has the unqualified support of this Council.

“This kind of rhetoric if allowed to go unchecked can only serve to undermine the outstanding leadership Mr. Pearce brings to the management of our City.

“Therefore, I would like to make the following motion:

**“That the City Council goes on record today with an enthusiastic endorsement of our City Manager as he leads our City and our belief that the person or persons who desire to discredit his leadership do a disservice to our City.”**

**Mayor Pro Tem Balsley seconded the motion.** He then asked where did it come from? The Mayor said it was just rumors and innuendos that were going around town.

**The motion then passed unanimously 7-0.**

**Councilman Turner then made the motion, seconded by Councilman Johnson and unanimously approved by Council in a 7-0 vote, to adjourn at approximately 9:50 a.m.**

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James K. Festerman, Mayor

ATTEST:

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Angela G. Stadler, CMC/NCCMC, City Clerk