

CALL TO ORDER/
INVOCATION

Mayor Cook called the meeting to order at 7:00 p.m.

COUNCIL
PRESENT

The following members of the Board were present: Mayor Virginia Cook, Council Members Brenda Banks, Jamie Hollowell, Barbara Lowman and Lee Lowman. Council Member Hildebrand was not in attendance.

STAFF PRESENT

The following staff members were present: Attorney Redmond Dill, Town Clerk Alice Sanders, Finance Officer Fredrick Rankins and Administrative Assistant Rebecah Isenhour.

CITIZENS
PRESENT

See attached sheet.

MEDIA

No one from the media was in attendance.

OPEN SPECIAL
MEETING

Mayor Cook opened the Special Meeting at 7:00 p.m. Mayor Cook stated that Council Member Hildebrand would not be able to attend and he sends his regrets.

ADOPTION OF
AGENDA

Council Member Banks made a motion to adopt the agenda. All voted in favor.

ORDER OF
BUSINESS:
COUNCIL TO
REVIEW AND VOTE
ON A QUOTE TO
REPAIR PART OF
THE AUDITORIUM
ROOF

Mayor Cook informed the Board that three quotes for the auditorium roof repair were in the agenda packet for review. Each company was requested to send quotes to repair the roof at the leaking area, to remove the chimney and to replace the roof.

Administrative Assistant Isenhour reported that the current roof is estimated at being between 25 and 30 years of age. After inspection, the roof has dry rotted and there are several areas that have been patched. These areas are proven to have deterioration and are coming undone from the membrane, or roofing. The edges around the perimeter of the roofline are also coming up, almost completely around the entirety of the building, which is where the majority of the leaks are originating.

The contractors reported that the flashing around the chimney had been properly installed but over time, deterioration of the flashing has occurred. The chimney itself is sound. If the chimney was removed,

the brick and mortar may not be level with the roofline which may result in flashing needing to be installed or the area could hold water. To cover the hole, a piece of plywood has been suggested to “cap” the flue. The membrane will have to be pieced into that area over new materials and will have a higher likelihood of being less water-proof. The remaining chimney will then need to be inspected and sealed in case of any damage incurred during the removal of the 7.5’ of brickwork. Sealing the chimney will help with keeping the masonry watertight. New gutter will also need to be installed around the capped area to maintain proper draining.

The contractors all agreed that the chimney was not the specific area of the leaks and that the roofing coming up from the perimeter of the roof was the primary point of water entry. Ms. Isenhour recommended that Council leave the chimney intact and replace the entire roof because the old roof has exceeded its lifespan and needs to be replaced. She pointed out that doing repairs at this time will only give a limited amount of additional life to the roof. Repairs are not guaranteed and new areas may appear and need repair at a later time.

Council Member L. Lowman asked for clarification of the warranty for Hickory Roofing & Siding, Inc. Ms. Isenhour stated that there was a five-year business warranty but the manufacturer’s warranty is 20 years.

It was the consensus of Council to replace the roof due to the age and repairing would only be temporary.

Council Member Banks made a motion to approve the quote from Hickory Roofing & Siding, Inc., option 1, to replace the roof in the amount of \$21,470.00. All voted in favor.

Other quotes to replace the roof were Conover Construction & Roofing, Inc. in the amount of \$26,050.00 and Rocky’s Roofing in the amount of \$35,550.00.

**BUDGET
AMENDMENTS:
ROOF REPAIR &
DEMOLITION OF
OLD SCHOOL
BUILDING**

Finance Officer Rankins informed Council that a budget amendment is needed to add a line item in the budget for the auditorium roof repair. Council Member Hollowell made a motion to approve the budget amendment for the roof repair in the amount of \$21,470.00. All voted in favor.

Finance Officer Rankins informed Council that a budget amendment is needed to add a line item in the budget for the demolition of the old school building. Council Member L. Lowman made a motion to approve the budget amendment for the old school building demolition in the amount of \$90,000.00. All voted in favor.

Finance Officer Rankins informed Council that a budget amendment is needed to add a line item in the budget for the asbestos inspection for the old school building. Council Member B. Lowman made a motion to approve the budget amendment for the asbestos inspection for the old school building in the amount of \$1,804.00. All voted in favor. The budget amendments are hereby incorporated by reference and made a part of these minutes (Attachment A.)

ANNOUNCEMENTS None at this time.

ADJOURNMENT All business being concluded, Council Member Banks made a motion to adjourn at 7:10 p.m. All voted in favor.

ATTEST I attest these are the approved minutes of the Board.

Alice Sanders, Town Clerk

Virginia Cook, Mayor