

MINUTES OF MIDWAY TOWN COUNCIL SPECIAL MEETING HELD ON FEBRUARY 14, 2022 AT 11:30 A.M. IN THE CONFERENCE ROOM AT MIDWAY TOWN HALL, 426 GUMTREE ROAD, MIDWAY, NORTH CAROLINA

CALL TO ORDER

Mayor John Byrum called the meeting to order.

Councilors present were: John Byrum, Mike McAlpine, Jackie Edwards, Robin Moon, Keith Leonard, and Berkley Alcorn. Absent: None. Town Manager Tammy Michael, Town Clerk Linda Hunt, Deputy Clerk Tammy Robertson, and Town Attorney Jim Lanik were present.

Each Councilor had been furnished an agenda prior to the meeting.

No members of press were in attendance.

SPECIAL MEETING

TOWN PARK BIDS

A. DISCUSSION OF BIDS

On Tuesday, February 1, 2022 at 3:00 p.m., sealed bids were opened for the Town Park Shelter and Gazebo project. This was a re-advertisement for bids since no bids were received for the first advertisement for bids. Attendees for the bid opening were: Town Manager Tammy Michael, Town Clerk Linda Hunt, Marty Marion with Metropolis Architecture, Town Attorney Jim Lanik, and representatives from three companies who were submitting bids.

Three (3) bids were received. The bids were publicly opened, documents checked for bid requirements and compliance, read aloud, and recorded.

Received bids are as follows:

Bidder:	R.P.M. Partners	
Base Bid:	\$ 1,957,930	Shelter
Alternate No. 1	\$ 41,250	Wood Clad Columns
Alternate No. 2	\$ 61,939	Low Stone Walls
Alternate No. 3	\$ 499,390	Gazebo

Bidder:	Randolph Builders, Inc.	
Base Bid:	\$ 1,829,000	Shelter
Alternate No. 1	\$ 70,000	Wood Clad Columns
Alternate No. 2	\$ 72,000	Low Stone Walls
Alternate No. 3	\$ 511,000	Gazebo

Bidder:	Wilson-Covington Construction Company	
Base Bid:	\$ 1,728,000	Shelter
Alternate No. 1	\$ No Bid	Wood Clad Columns
Alternate No. 2	\$ 50,100	Low Stone Walls
Alternate No. 3	\$ 417,000	Gazebo

Council reviewed the bids at the Town Council Regular meeting on Monday, February 7, 2022 and called for a Special meeting to be held on Monday, February 14, 2022 at 11:30 a.m. at Town Hall for continued discussion and to possibly take action on the bids received.

Mayor Pro Tem Mike McAlpine shared a timeline on the initial planning of the shelters and how far the process has come since the initial contact with Marty Marion with Metropolis Architecture in April of 2018. Staff also had a site meeting with Mr. Marion in April of 2018. In June of 2018, a contract was executed between the Town and Metropolis Architecture for professional design services that include conceptual design, design development, construction documents, bidding and negotiation, and construction administration of the park shelters. In August of 2018, Mr. Marion provided sketches/renderings of the shelters to Council for consideration. CB2 provided structural engineering services in April 2019. Site and erosion plans were provided by the Wooten and Company in October 2020. Town staff applied for permits for the construction of the shelters in May 2021 and permits for construction were issued by Davidson County Permitting in October 2021.

Councilor Jackie Edwards expressed her concerns with additional costs associated with the shelters beyond just the construction costs. Some of those costs to consider would be:

- Septic tanks moved from their current position to allow for construction of picnic shelter
- Landscaping playground
- Additional lights and security
- Purchase of twenty-one picnic tables
- Purchase additional trash cans
- Purchase four picnic tables for tot lot playground
- Hire two additional parttime employees for park
- Build/purchase shed/building to store materials and equipment
- Construct service road for entrance of construction vehicles
- Purchase partitions for picnic shelter
- Contract with a project manager to oversee construction of the shelters

Council members Keith Leonard, Robin Moon, and Berkley Alcorn said that they were not surprised with the bid quotes for the shelters. They do not see the prices for construction costs declining anytime soon.

B. BUDGET AMENDMENT

A budget amendment is needed to fund the costs associated with the construction of the park's picnic shelter and gazebo. The proposed budget amendment to fund these costs will transfer funds from the Town's Fund Balance to the Town's General Fund under Public Works for Town Park Recreation Development.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Berkley Alcorn, Council voted unanimously to adopt Ordinance No. 22-02 to amend the Town of Midway Annual Budget for FY 2021-2022 to transfer funds for costs associated with construction of picnic shelter and gazebo in Town Park.

TOWN OF MIDWAY, NC
BUDGET AMENDMENT
ORDINANCE NO. 22-02

AMENDMENT TO THE TOWN OF MIDWAY ANNUAL BUDGET FOR FY 2021-2022 TO
TRANSFER FUNDS FOR COSTS ASSOCIATED WITH CONSTRUCTION OF PICNIC SHELTER
AND GAZEBO IN TOWN PARK

BE IT ORDAINED by the Town Council of the Town of Midway, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

	Increase (decrease)
Fund Balance	\$ (1,500,000.00)
General Fund	
Public Works	
Town Park Recreation Development	\$ 1,500,000.00

Adopted this 14th day of February, 2022

C. AWARD BID

On motion by Councilor Robin Moon, seconded by Councilor Berkley Alcorn, Council voted unanimously to award the contract for the Town Park Shelter and Gazebo project to Wilson-Covington Construction Company for a base bid of \$1,728,000.00, alternate bid number two \$50,100.00 for low stone walls, and alternate bid number three \$417,000.00 for the gazebo.

ADJOURNMENT

On motion by Councilor Robin Moon, seconded by Councilor Berkley Alcorn, Council voted unanimously to adjourn the meeting at 12:26 p.m.

John E. Byrum, Mayor

Tammy H. Robertson, Deputy Clerk