

**TOWN OF GARLAND
SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS
TUESDAY, MARCH 28, 2017
6:00 PM**

The special meeting of the Board of Commissioners of the Town of Garland was held at the Garland Town Hall in Garland, N.C. on Tuesday, March 28, 2017 at 6:00 PM.

The following members of the Board of Commissioners were present:

Haywood Johnson
Judy C. Smith
Ralph Smith
S. J. Smith

The following member of the Board of Commissioners was absent:

Carolyn Melvin

ADMINISTRATIVE

Mayor Winifred Murphy called the meeting to order at 6:04 pm and welcomed everyone in attendance. Town Clerk, Pamela Cashwell, was present serving as clerk recording notes for the meeting minutes.

QUORUM

Mayor Murphy and Clerk Pamela Cashwell established there was a quorum present.

APPROVAL OF AGENDA

Mayor Murphy requested the Board consider the agenda for approval. Commissioner Ralph Smith made a motion to approve the agenda as presented, seconded by Mayor Pro Tem Haywood Johnson and carried unanimously.

TERMINATION OF CONTRACT LETTER FROM GARLAND VOLUNTEER FIRE AND RESCUE

Mayor Murphy informed the Board she had received a certified letter from Attorney H. W. Sanderson, Jr. representing the Garland Volunteer Fire and Rescue Department notifying the Town of Garland in writing of the fire department's termination of contract at the end of this fiscal year. Mayor Murphy read the letter aloud in its entirety. (See attached). Mayor Murphy read a statement acknowledging how much the town appreciates the Garland Fire and Rescue Department and their services to the citizens and business owners of this town. She went on to say that research conducted last year revealed the town doesn't have statutory authority to establish a fire tax so the town would be required to increase property taxes in order to generate increased revenue to give the fire department a larger allocation. Mayor Murphy stressed to the Board that as they begin budget discussions and allocations they need to consider all the needs of the town.

CLOSED SESSION

Commissioner Ralph Smith made a motion to go into closed session at 6:10 pm pursuant to G.S. 143-318.11. (3) Attorney-Client Privilege, seconded by Mayor Pro Tem Haywood Johnson and carried unanimously.

Commissioner Ralph Smith made a motion to exit closed session at 7:00 pm, seconded by Mayor Pro Tem Haywood Johnson and carried unanimously.

OPEN SESSION

No action taken in closed session.

Commissioner Ralph Smith made a motion for Attorney Michael Porter to arrange a meeting with the County Attorney, the Fire Department Attorney, Garland Fire Department representatives and Board members with Attorney Michael Porter acting as the spokesman for the Garland Board of Commissioners, seconded by Mayor Pro Tem Haywood Johnson and carried unanimously.

ESTIMATES FOR ROOFING REPAIRS

Clerk Cashwell provided copies of the two estimates received from the Roof Doctor for roofing repairs. (See attached). The estimate for the ABC Store roof is \$8,700.00 and the Town Hall roof is \$22,100.00. Mayor Murphy recognized Mr. Phil Daw to present estimates for roofing repairs. Mr. Daw stated the roofing was in horrible shape at the Garland Senior Center building that adjoins the main building. He stated the estimate of repairs were \$9,074.00 for either a shingle or metal roof. Mr. Daw upon request assessed the main building roof that was repaired in 2013 and noted many issues with the workmanship of the roofing repairs. He noted the bond lines weren't set correctly and the shingle lines are crooked. The pipe boots were put on incorrectly and he noted rot around the chimney. The flashing used is cracked. He stated a cheap shingle was used and a very inexpensive vent that was bent was placed back on with the repairs allowing for leakage. He stated he also assessed the library and noted the repairs weren't as bad as the senior center and stated the pipe boots were also installed incorrectly on that roof. Clerk Cashwell reminded the Board that over \$13,000.00 was spent in 2013 for these two roofing repairs. Mr. Daw stated the ABC Store has a metal roof and most of it is gone. He stated the wood structure was solid. He stated the building was full of black mold and it would take a lot of money to get the building in good repair. He provided an estimate of \$9,000.00 to repair the roof and to repair the joints and mortar and to add metal caps to the roof. Mr. Daw stated he has assessed the roof at Town Hall and was waiting on further information before he could provide a quote for the repairs. He did state the roofing repairs would be more expensive due to the type of roof that would be required. Commissioner Ralph Smith made a motion to table a decision on the roofing repairs until next month's regular meeting, seconded by Mayor Pro Tem Haywood Johnson and carried unanimously.

ADJOURNMENT

Mayor Pro Tem Haywood Johnson made a motion to adjourn the meeting. Commissioner Ralph Smith seconded the motion and the motion carried unanimously. Meeting adjourned at 7:24 pm.

Pamela Cashwell
Pamela Cashwell, Town Clerk/Finance Officer

BOARD APPROVED:

Winifred Hill Murphy
Winifred Hill Murphy, Mayor