

**MINUTE BOOK 23, PAGE 443  
CONTINUED CITY OF STATESVILLE COUNCIL MEETING – April 26, 2010  
CITY HALL COUNCIL CHAMBERS – 4:30 p.m.  
STATESVILLE, NORTH CAROLINA**

**Mayor Kutteh presiding:**

**Council Present:** Eisele, J. Johnson, M. Johnson, Matthews, Stallard, Steele, Huggins, Gregory

**Staff Present:** Hites, Salmon, Smyth, Fugett, Bullins, Currier, Cranford

**Media Present:** None

**Visitors:** 1

Mayor Kutteh opened the continued meeting by thanking everyone for attending. He stated the objective for the meeting was to move the process of the City Hall renovation forward. He reviewed the following items agreed upon from the previous meeting:

1. Building to be historically accurate but not overdone (off the shelf reproductions)
2. Total upgraded mechanical and electrical system
3. Lower Council Chambers rostrum and open up the windows
4. Technological updates in the chambers
5. Keep departments together
6. Provide as much public conference space as possible
7. No need to relocate the first floor bathrooms except as shown in Option A.
8. Budget range of 1.5 million range for interior and exterior
9. Appropriate exterior renovation
10. Showcase marble floors and millwork, at least in the public areas.
11. Reserve 3<sup>rd</sup> floor for future use; relocate mayor to 3<sup>rd</sup> floor and renovation of the conference room.
12. Unisex bathroom on 3<sup>rd</sup> floor

Mayor Kutteh asked if anyone had anything to add or omit from this list. M. Johnson stated some of the items listed would be sequenced on other items. For example, lowering the rostrum would be of no value unless other renovations are done to the Council Chambers.

Mayor Kutteh asked Matt Messick what the estimate was to upgrade the technology system in the council chambers based on a list of needs prepared by Nancy Davis. Matt Messick replied \$75,000. Mayor Kutteh stated some money had been budgeted for this previously but Council had decided to upgrade during the total City Hall renovation project. Council member Matthews asked if this would include the sound system. Mayor Kutteh replied yes. Council member Gregory stated 2 cameras would probably be needed to include the sign language interpreter.

Matt Messick with Walter, Robbs, Callahan and Pierce architectural firm stated he would focus on the revised version of Option A and Council could add elements to that. He stated no changes had been made to the basement. The changes to the first floor in Option A were the following:

1. Restrooms would be on either side of the public space.
2. The entire Planning Department would be on the first floor.
3. A glass wall had been added to create a vestibule area.
4. A glass wall was added to subdivide the main lobby vestibule from the Planning Department.

Mayor Kutteh asked if there were comments on the basement plan. There were no comments and Council agreed unanimously the basement plan was satisfactory.

Mayor Kutteh asked if there were comments on the first floor plan. Council felt all marble floors should be exposed. Council agreed there should be a glass wall on both sides of the hall where the marble is.

Council discussed the Planning Department separation wall height and agreed to the following items for the first floor plan:

1. The Planning Department/Lobby wall would be 8 ft. drywall leaving the rest exposed to the ceiling.
2. Omit the west to east glass wall at the entrance.
3. Keep the Planning waiting room glass wall.
4. The door and wall on the right side at the stairwell will be glass.
5. Hall door behind the reception desk will be glass.
6. Wilma's area needs to be modified

Matt Messick reported the \$250,000 in the estimate for the split heat pump system will have general zone control but will not have individual room control.

Mr. Messick reviewed the second floor plan which would contain the Personnel Department. He advised Council a designated queuing area for the Council Chambers had been added and the central file room had been omitted.

Mayor Kutteh stated adding a wall to divide the Conference room was the only structural change to the second floor.

Assistant City Manager Lynn Smyth stated the Personnel Department needed a central file room to function efficiently.

Council member Gregory and Council member Huggins emphasized a wall should not be added to divide the second or the third floor conference rooms.

Council agreed that a wall would not be added to divide the conference room on the second or the third floor and that a queuing area was needed on the second floor. Council directed staff to re-evaluate which departments would be relocated.

After some discussion, Council agreed to choose Option C for the Council Chambers renovation. The Option C estimate will also include the cost for technology updates and restoration of all millwork in the Council Chambers.

Council agreed the following items would be renovated on the third floor:

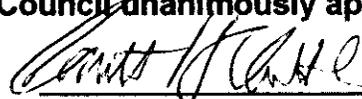
1. Total technological updates
2. Replace HVAC, mechanical, and electrical
3. Restore windows
4. Stairs repaired and restored
5. Unisex restroom
6. Floors refinished

Council member Steele asked Mr. Messick to provide Council with pricing on items that will be renovated at a later date.

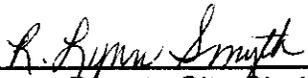
Mr. Messick stated the exterior renovation could be reduced to approximately \$137,000 by reducing the amount of masonry and stone restoration. The renovation would still include a general cleaning of the exterior, coping and sills re-caulked, install snow guards and a new mechanical string yard, miscellaneous repairs to the roof at the front of the building. He reminded Council the estimates were hard construction costs only and there would be a lot of unknown factors once you get into the design scope of the project.

Council directed Mr. Messick to submit a time line to staff by Thursday, April 29, 2010.

There being no further business, upon a motion by Council member Steele, seconded by Council member Matthews, Council unanimously approved the motion to adjourn.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Deputy City Clerk

