



OAK RIDGE TOWN COUNCIL  
SPECIAL CALLED MEETING  
APRIL 10, 2015 - 4:00 P.M.  
OAK RIDGE TOWN HALL

MINUTES

**Members Present**

Spencer Sullivan, Mayor Pro Tem  
Mike Stone  
George McClellan  
Jim Kinneman

**Staff Present**

Bruce Oakley, Town Manager  
Sandra Smith, Town Clerk  
Michael Thomas, Town Attorney  
Terry Lannon, Parks & Recreation  
Director

**Members Absent**

Ray Combs, Mayor

**1. CALL TO ORDER**

Mayor Pro Tem Spencer Sullivan called the meeting to order at 4:00 p.m.

**2. APPROVE AGENDA**

**Councilman Mike Stone** made a **motion** to approve the meeting agenda. **Councilman George McClellan** seconded the motion, and it was passed unanimously (4-0).

**3. OLD BUSINESS**

**A. Consider approval of funding for Oak Ridge Town Park Phase II construction.**

Town Manager Bruce Oakley passed out a copy of the capital project ordinance. He said once approved, staff would also request approval of a contract for construction. He explained that the project had come in much higher than the initial estimate for the project, but staff and the Parks & Recreation Commission had worked hard to reduce costs without sacrificing quality. They had subsequently cut more than \$103,000 from the original bid. Oakley said Parks & Recreation Director Terry Lannon and Parks & Recreation Commission chair Bill Edwards were present to answer questions. Oakley said the \$382,900 cost was actually \$4,900 less than the projected cost he had sent to Council in an email and that he hoped to see additional savings regarding the septic and possibly other places as the project moves forward.

The restroom facility was discussed and how it had started out with four fixtures, increased to seven, and was now back down to five fixtures. Oakley said he and Lannon had discussed the issue with Guilford County, who determined the current size. The restroom would be used not only by people visiting the amphitheater, but also those at the playground, dog park, mountain bike trail and that side of the park. Oakley said if a large event is held, such as RidgeFest, portable toilets could also be brought in. Whether the restroom could be enlarged in the future was also

discussed, but Oakley and Lannon said that was not likely because of the size of the septic system itself.

Various other aspects of the project were also discussed, including the size of the amphitheater stage, materials to be used and ADA requirements. Councilman Stone asked if there was any concern about the reduction in the stage size, and Edwards said yes, but that was one of the things that needed to be considered in reducing the cost of the project. Edwards said the reduction in size might limit performances by large groups, but he said he thought the size proposed now was sufficient for most purposes. Councilman Kinneman asked if wings or other additions could be added to the amphitheater in the future in order to enlarge it, and Lannon said that might be possible but an engineer would need to be consulted on that. Edwards said the Parks & Recreation Commission had considered many options to ensure that both current and future needs were met.

Councilman McClellan wanted to be sure that the amphitheater, when completed, would be a draw for the region, and that staff and the Commission were satisfied with the current project. Edward said he thought it would accommodate 90 percent of the events proposed to be held there, and both Edwards and Lannon said they were satisfied. Councilman Kinneman said he was somewhat concerned that wings or additional stage space might not be able to be added later if it was needed. Lannon again said that was a question for an engineer.

Kinneman said that he did not want to build the facility and, in just a few years, think the Town had made a mistake by not making it large enough. Councilman Stone said he also did not want the Town to experience buyer's remorse for scaling the project back too far, and he would rather spend more money on the project now to prevent that from happening. Mayor Pro Tem Sullivan said the reduction in the size of the stage was not as great as it appeared because much of what was being removed was storage space/dressing rooms. Lengthy discussion ensued, with Oakley saying the project could be approved and a change order issued if Council felt that was needed.

**Councilman McClellan made a motion to approve funding for Oak Ridge Town Park Phase II. Councilman Kinneman seconded the motion.**

Additional discussion ensued, and Sullivan said in the interest of moving the project forward, he thought the Council should approve the funding and possibly consider a change order later as suggested by Oakley.

A vote was taken on the motion, and it was passed unanimously (4-0).

**B. Consider approval of contract with R.P. Murray for construction of Phase II.**

Oakley presented a contract with R.P. Murray for construction, saying it had been okayed by Town Attorney Michael Thomas and Finance Officer Sam Anders.

Kinneman asked what controls the Town would have over increases in the cost of the project. Thomas said most increases would be the responsibility of the contractor, not the Town. Kinneman asked about a timeline for completion, and was told the project should be completed in 90 days.

**Councilman Kinneman** made a **motion** to approve the contract with R.P. Murray. **Councilman McClellan** seconded the motion.

Stone asked about penalties for delays on completion of the project. Thomas said in general that liquidated damages of \$500 per day applied, but delays such as for weather could be negotiated with Oakley and possibly waived. Stone asked when the construction would likely begin, and Oakley said within 30 days.

A vote was held on the motion, and it was passed unanimously (4-0).

4. **ADJOURNMENT**

**Councilman Kinneman** made a **motion** to adjourn the meeting at 5:09 p.m. **Councilman McClellan** seconded the motion, and it was passed unanimously (4-0).

Respectfully Submitted:



Sandra B. Smith, CMC, Town Clerk



Ray Combs, Mayor