



MINUTES WENTWORTH TOWN COUNCIL

July 11, 2023

7:00 pm

Wentworth Town Hall

124 Peach Tree Road, Wentworth NC

The Wentworth Town Council held their regularly scheduled monthly meeting at the Wentworth Town Hall, on Tuesday, July 11th, 2023, at 7:00pm.

Council Members Present: Mayor Pro Tem Evelyn Conner, Daryl Crowder, Cheryl Moore, Dennis Paschal III

Council Members Absent: Mayor Dennis Paschal Jr.

A quorum was met.

Staff Present: Yvonne Russell, Town Clerk/ Finance Officer
Hunter Wilson, Accounting Clerk/ Deputy Clerk

Others Present: Ellis Martin, Attorney, Fox Rothschild LLP – Town of Wentworth
Rockingham Update - Media

Article I. CALL TO ORDER

Mayor Pro Tem Evelyn Conner called the meeting to order.

Article II. INVOCATION

Councilmember Dennis Paschal, III gave the invocation.

Article III. APPROVAL OF TOWN COUNCIL AGENDA

- A. Requests and Petitions of Citizens
- B. Approve/ Amend Agenda

Mayor Pro Tem Conner made a **MOTION**, *“To approve the Agenda”*.

Councilmember Paschal seconded the motion. All voted in favor and the motion carried.

Article IV. APPROVAL OF MINUTES

- A. Town Council Meeting – June 6, 2023

Councilmember Paschal made a **MOTION**, *“The minutes stand approved as written”*.

Councilmember Daryl Crowder seconded the motion. All voted in favor and the motion carried.

Article V. OLD BUSINESS
There was no old business.

Article VI. NEW BUSINESS
A. Consideration of Scope of Work for Window Seal Issues at Wentworth Consolidated School Gym

Yvonne Russell, Town Clerk/ Finance Officer reviewed the scope of work provided by Stonewall Construction.

Councilmember Paschal mentioned small gaps under the new windows. Ms. Russell confirmed that the scope of work addresses those gaps.

Councilmember Paschal made a MOTION, "We accept the scope of work for the window seal issues at Wentworth Consolidated School gym."

Mayor Pro Tem Conner seconded the motion. All voted in favor and the motion carried.

(Note: The scope of work for the window seal issues at the Wentworth Consolidated School gym is herein incorporated and made a part of these minutes.)



June 26, 2023
Wentworth Historical School
Attention: Town Team

Subject: GYM Window Seals Issues

Team,

Thanks for the opportunity to serve you with this information. Please find our scope of work and pricing for your consideration. If any task needs to be completed other than items/breakdown below, then it will be considered an AWR (Additional Work Request).

SCOPE OF WORK

Project 1 – (13) Large Window Seal Issues

• Project Management –	\$900.00
• Lift Rental – (1 week)	\$1,000.00
• Cover & protect gym floor – cover with 5 mil plastic	\$350.00
• Form materials	\$425.74
• Supply (42 bags) of 5000 PSI, high strength – shrink resistant concrete	\$650.75
• Labor to set up form ledges to pour solid concrete on top of blocks edge	\$1,545.65
• Pour (13) window ledges solid inside of gym area	\$3,971.32

Total - \$8,843.46

P&O @ 12% - \$1,061.22

Complete Total - \$9,904.68

Tax @ 6.75% - \$668.57

Complete Above Total - \$10,573.25

YR * Price includes repair of missing concrete in window ledges.

**Please keep in mind that this price does not include any work to the (2) windows in the existing front restrooms because there will have to be some discussion on how everyone wants these rooms' walls to be finished.

Accepted By: Yvonne Russell Date: 6/27/23

Thanks again for the opportunity to help out in any way we can. I'm looking forward to working with you all again. If you have any questions, please feel free to contact me.

Sincerely,
Joshua Guy
Stonewall Construction Services
336-213-1727

Article VI.

NEW BUSINESS

B. Consideration of Grant Project Ordinance for Construction and Installation of the SCIF Grant Project Amendment No. 3

Ms. Russell reviewed the amendment. She explained that the contingency originally approved for the asbestos and lead paint abatement has been reclassified to cover the entire project.

Councilmember Paschal made a **MOTION**, *“We approve Amendment No. 3 of the Grant Project Ordinance for Construction and Installation of the SCIF Grant Project”*.

Mayor Pro Tem Conner seconded the motion. All voted in favor and the motion carried.

(Note: The Grant Project Ordinance (SCIF Grant) Amendment No. 3 is herein incorporated and made a part of these minutes.)

**GRANT PROJECT ORDINANCE FOR
THE CONSTRUCTION, AND INSTALLATION OF THE SCIF GRANT PROJECT
Amendment No 3 – 7/11/23**

BE IT ORDAINED by the Governing Board of the Town of Wentworth, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: The project authorized is a Town project described as the SCIF Grant Project.

Section 2: The project will be complete in accordance with the requirements set by grant requirements and all relevant North Carolina state statutes.

Section 3: The following revenues are appropriated for the project:

Revenues	Total Budget
SCIF Grant - Contract No. 11762	\$250,000
SCIF Grant – Contract No. 11761	\$250,000
Total Project Appropriation	\$500,000

Section 4: The following expenditures are anticipated for the project:

Expenditures	Total Budget
Wentworth Consolidated School Repairs:	
Gymnasium	\$438,616.44
Ballfield	\$23,031.06
Architectural Fees	\$13,352.50
Contingency	25,000.00
Unassigned	\$0.00
Total Project Expenditure	\$500,000

Section 5: The Finance Officer is hereby directed to maintain within the grant project fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 6: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Officer is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this grant project shall be furnished to the Town Clerk, Finance Officer, and Mayor for direction in carrying out this project.

Adopted by the Town of Wentworth, North Carolina on this 11th day of July, 2023.

Attest:

Dennis Paschal Jr., Mayor

Yvonne Russell, Town Clerk

Article VI.

NEW BUSINESS

C. Consideration of United States Postal Service Lease Renewal – 200 County Home Rd.

Ms. Russell explained that the current lease is up for renewal in April of 2025, and the United States Postal Service has hired a broker, JLL, to negotiate their leases. There is a 4% broker fee incorporated into the new lease rate. The new lease rate is \$9,020.00 per year (\$751.67/month). That's a \$68.34 per month increase over the current rate.

Town Attorney Ellis Martin said he looked over the agreement and didn't have any concerns. He said, "I'd like everybody to take a look at it in terms of the specifics of the landlord obligations and make sure everyone is comfortable with that. It's not too excessive or anything. I didn't think it was."

Councilmember Paschal said, "There doesn't seem to be anything terribly different in this lease agreement that we're responsible for".

Mr. Martin replied, "No, it's updated but it's pretty similar to the last lease".

Mayor Pro Tem Conner made a **MOTION**, "*We renew the lease agreement with the United States Postal Service located on our property at 200 County Home Road.*"

Councilmember Paschal seconded the motion. All voted in favor and the motion carried.

Article VI.

NEW BUSINESS

D. Consideration of Appointments to Boards/ Committees

1. James Nicholas Harmon, 690 Camp Dan Valley Rd. – Historic Preservation Committee and Planning Board
2. Wendy Evans Franks, 252 Sims Road – Planning Board and/or Recreation Committee

Ms. Russell explained that there are alternate member vacancies on the Planning Board. She noted the Historic Preservation Committee could take on new members, but the Recreation Committee has been inactive for some time.

Councilmember Paschal made a **MOTION**, "*We appoint James Nicholas Harmon as an alternate member to the Wentworth Planning Board & Board of Adjustment, and as a member to the Historic Preservation Committee.*"

Mayor Pro Tem Conner and **Councilmember Crowder** seconded the motion. All voted in favor and the motion carried.

Councilmember Paschal said he felt it would be best to wait until construction repairs are complete at the Wentworth Consolidated School before appointing new members to the Recreation Committee. He made a **MOTION**, "*We appoint Wendy Evans Franks as an alternate member to the Wentworth Planning Board & Board of Adjustment.*"

Councilmember Crowder seconded the motion. All voted in favor and the motion carried.

Article VII. PUBLIC COMMENTS

There were no public comments.

Councilmember Paschal reminded Council of the 100th Anniversary of the Wentworth Consolidated School. He has talked to the Wentworth Historic Preservation Committee about helping to coordinate a program on October 22, 2023. He doesn't think the gym will be ready to have an event there, but he'd still like to have some type of program, perhaps at a different location. He asked if Council is still okay with preparing an event to recognize the 100th Anniversary. Council agreed they are in favor of that.

Councilmember Paschal suggested having speakers that were former staff of the school and possibly have some of the Wentworth Elementary students perform a musical number. Further plans will be discussed at the August 1, 2023 Council meeting.

Article VIII. ANNOUNCEMENTS

Mayor Pro Tem Conner made the following announcements:

- The next regular meeting of the **Wentworth Planning Board** is scheduled for **Tuesday, July 18, 2023**, at 7:00 pm at the Wentworth Town Hall.
- The next regular meeting of the **Wentworth Town Council** is scheduled for **Tuesday, Aug 1, 2023**, at 7:00 pm at the Wentworth Town Hall.
- **The Town of Wentworth 25th Anniversary Celebration** will be held in the **Wentworth Park** on **Saturday, July 22, 2023** from **10:00am until 1:00pm**.

Article IX. ADJOURN

Mayor Pro Tem Conner made a **MOTION**, "*to adjourn.*"

Councilmember Paschal seconded the motion. All voted in favor and the meeting adjourned.

Respectfully Submitted By:

Yvonne Russell
Town Clerk & Finance Officer

Approved By:

Dennis Paschal, Jr.
Mayor