

Minutes

Town Of Ronda Work Session

February 6th, 2026, 6:00 PM

The Ronda Board of Commissioners met on Friday, February 6th, 2026, at 6:00 p.m. with the following members present: Mayor Gerald Masterson, Commissioner Chris Nelson, Commissioner Kevin Reece, Commissioner Helen Porter, Commissioner Matthew Foster, Commissioner Bobby Munsey, Town Clerk Rachel DeGroat, ORC Jeff Jones, Financial Consultant Michael Boaz, and Maintenance Department Jordan Church.

Member of the Public Present: Gavin Dowell.

Items for Discussion:

1. Mayor Report
2. Transfer Switch
3. Streets Lawn Maintenance RFQ
4. Water Meters – Where Town Responsibility Ends and Residents Begins
5. Potential Formation of Sink Holes Within Town Maintained Streets
6. Chain of Command (Authorities)
7. Basement Door Contracted Work
8. Administrative/Clerk Report
9. ORC Report
10. Maintenance Report

Mayor Gerald Masterson called the meeting to order at 6PM. Immediately Commissioner Reece asked to amend the agenda to include a discussion of 1) one piece of siding needing repair on Town Hall and 2) to include a pledge and prayer at the start of each Work Session. Commissioner Reece makes the motion for the two proposed amendments, Commissioner Nelson seconds. All said aye in a 5-0 vote.

Commissioner Nelson led the Pledge of Allegiance and gave the invocation.

1. Mayor Report: Mayor Masterson reports that he is modifying Roberts Rule a bit and is not requiring the board to request permission from him to speak. However, the mayor will be present at each session with a gavel. If conversations get out of hand, if members begin speaking over one another, the mayor instructs that first sound of the gavel will act as a warning. If redirection does not happen and he needs to gavel for a second time, the meeting will take a brief recess, the aggressor will be asked to step away to calm down, and an attempt will be made to reconvene. Mayor Masterson then

reports about the recent time spent with Jordan during the past 2 weeks of ice and snow. Mayor Masterson praised Jordan and the excellent job he did plowing and scraping the roads within Ronda city-limits, but the Town and the maintenance department is in need of the appropriate equipment to properly handle adverse weather in the future. Mayor Masterson suggests considering purchasing a small dump truck with a billing sander, with a plow. It would be handy to have a small dump truck to get in and out of tighter places within the town, to dump stone, mulch, brush and the like. It would be a utilized piece of equipment during all seasons, not just in the winter months. Mayor Masterson also asks the board to review specs on a replacement structure for the current maintenance building. The mayor states that he is not proposing this option but rather presenting the idea for consideration. Mayor Masterson states, "we can get a new building set on that foundation for almost \$24,00.00. using the doors that we just bought." Commissioner Munsey asks, "what about the framework?" Commissioner Nelson states, "that is what I was going to ask. Would we be using the existing frame?" Mayor Masterson answers, "no. New building, install." Commissioner Munsey states, "I have had several contractors, everybody has told me, what you got, all you need is new siding, new doors and new roof. You can't even buy that anymore. A hurricane won't take that down. This new fabricated stuff you put in, from China, it is not worth it." Commissioner Nelson agrees, "it is a very heavy-duty frame. I don't know about the repairs that need to be made to it. And I am not opposed to this, if the cost of the repairs to that is going to be so outrageous that it makes it not." Jordan advises Commissioner Nelson, "the main spot, there is a beam on the corner of the big garage door, the very corner of the main beam there, at bottom where the water has come in through the garage door, it is rusted away." Commissioner Foster states, "if we are going to go that expense, we should change the pitch on the roof. So that it will actually run water off and not leak into the insulation again." Commissioner Nelson, "we would need a very thorough estimate to do all of that, on the building as it is. And compare that to this here. See which one works out best." Jordan states, "if we are talking about the old building versus a new building, we can also talk about where the building even is. How much nicer the layout would be to pull straight in." Commissioner Reece ask, "when I went in the building and flip the lights on, they would work sometimes and not work sometimes. Is that normal? Like the light switch right by the door." Jordan replies, "you got to flip the breakers. All the lights are on the breaker panel." Commissioner Reece asks, "why would you not want the light switches to work?" Jordan replies, "I would but that has just the way it has been since I have been here." Mayor Masterson then states this conversation, and various ideas could carry on much longer but there is much to get through on the agenda, just reporting a few things for the board to start thinking about for future discussions.

2. Transfer Switch: Commissioner Reece shares with the board that he spoke to Wilkes County Emergency Management prior to the recent storms about a generator they have that could be attached to Town Hall and run the whole building if needed. The county said they could bring a generator on site, but that Town Hall needs to be equipped with a transfer switch for proper connection. Commissioner Reece had asked the clerk to contact an electrician for a quote on cost of installation. Rachel shares that an electrician came on-site and needs further information before he can provide a cost for installation. The electrician proposed two options. The first is if the interest is to only install a transfer switch for the purpose of running a portable generator from the county, he would need to know the specs on the generator and would need to know exactly what areas within Town Hall the town is looking to run, and confirming that the county's portable generator has the capacity to run the entire building. Option two would be for Town Hall to purchase their own, permanent generator to run entire Town Hall. Option two would be the most expensive of the two options and would need to include maintenance cost but would be the better and recommended option of the two. Commissioner Nelson speaking about the proposed Emergency Plan members of the board have been asked to review and provide input on, "if it is in an instance of a main power loss within this community. Granted you can't get everyone within this community in this building, but I would think we would need a generator to run everything in here, keep it all nice and warm. If nothing else, this is an emergency place. And it should be an emergency place with anything short of a flood washing us away. For the community to come to and expect to have hot warm, maybe a hot cup of coffee, get warm. That sort of thing. So that is my opinion on that, and I have to go back and look and see what we have put in pertaining to Town Hall. Most of what we have discussed is away from Town Hall if something happens with the river down here. That sounds like a really good idea to have the Town Hall be an emergency sanctuary." Commissioner Reece states, "I did ask the clerk to get some major quotes, because getting quotes does not cost anything. I have been in touch with some members of the General Assembly about getting some money in April to take care of the needs of this Town Hall. Turn it into what they call a 'Warming Station'. In my opinion, before this board would vote to get a generator, you at least give me the opportunity to see if I can get the state to pay for this. I believe we are going to have a good chance at that." Jeff Jones shares, "I know we have been having a lot of repairs to the building. We have already spent a ton of money, and it looks like we are going to have to spend a ton more. They have USDA funding to knock this whole complex down and re-do it." Commissioner Nelson states, "that needs to happen." Michael Boaz states, "well they have loans." Jeff Jones confirms, "there is some grant funding too, yes. That is how Jonesville got theirs." Michael Boaz continues, "but a lot of that is a loan. There is some grant money, and it is all depending upon socio-economic status. And we probably would qualify for more grant money but there are other problems when you start knocking down the whole complex. Where do you operate out of in Ronda? It is not like

we can go across the street and rent a building to operate out of." Jeff Jones suggests, "you could bring one of those construction trailers." Michael agrees, "yeah. So, there is USDA funding out there but a lot of it is a loan. Or there used to be. I don't know if some of that money has gotten cut in some of the shenanigans going on in Washington. And I think the USDA folks; the Community Development folks have been here in the past. And it didn't go anywhere." Commissioner Reece "so there is USDA official that comes and has meet with Rachel and me, that we can follow up with him. There is nothing wrong with asking the questions. The point is I believe we can get it in appropriations money. I have been told to put in a request. I think we will get it. What I am hoping to get is that old shower room re-done with tile. Fix the structure underneath floor so it doesn't cave in. Try and re-do the kitchen and get some commercial coolers and stuff. And try to get X amount of cots, and blankets, and that kind of thing. Get a generator system, and all that set up. Have Starlink where we can have internet. And try to have them pay for a building to store those cots and stuff, not inside this. And you know I am thinking I am going to try and get them to give us about \$375,000.00 for the whole thing. What they are telling me ism they need quotes. So, I asked the clerk to reach out to contractors and get quotes. And I rather her go to some big company and get the quotes. And we need to the quotes to give to the legislator, so they know what we are doing and what it is going to cost. And I was told that I need to give those quotes by the first of March." Michael Boaz, "that is usually when the funding crossover deadline is. Later February, first week of March." Commissioner Reece, "so, that's what I was told. But in the meantime, we don't know what is going to happen between now and then. And I had asked the clerk to talk to Jason Reavis, the head of Emergency Management for the county. He can give you the specs on what the generators are. And at least, if you can get that, then you can get us a quote on getting a transfer switch to at least keep some heating going in here and some lights on if something happens while we are waiting on the state. But I would like to get quotes based in the specs of the generators the county runs, because they told me it's not an issue. They will gladly always have one here anytime we are expecting a storm. And Jason Reavis is the right man to talk to. So, if you would talk to him, if its ok with the board. If you would talk to him, get those specs, get back with the electrician. And then get quotes from the electrician about generator options to run everything we got, the entire building. I rather run the entire building, the maintenance shop and all, everything. The whole complex." Commissioner Nelson, "the transfer switch though, about what she (Rachel) just said, don't you have to decide when you get a transfer switch, is it going to run everything or just a few things." Rachel DeGroat states, "I'd be doing double work." Commissioner Reece, "but if the state is going to come in and pay for what I am talking about. What I am trying to say is if we want a transfer switch in the meantime, if you get the specs. I know the generator they have will run the entire complex, I know that. They told me it can run the entire town of Ronda. It is probably in like a semi-truck. So, you get the specs from them, and I rather get transfer

switches, we are going to need them anyway, to run the whole building. So, you can ask him what can you give us, that will work later if you put us in a permanent generator. If the board is ok with that and understands that she is going to get quotes for all this kind of stuff. I am trying to get appropriations, money, that we don't have to pay back to the state. Ronda has been paying taxes in Raleigh for 170 years or so. And then only thing they ever give us back was that water money." Commissioner Munsey states, "while Kevin has hit on that, Rachel and Jeff are working with me on a grant from HCC to replace that ¼ of mile you said, of that pipeline, the asbestos. So, we are working on that too. Jeff has got a portion he's got to fill out." Mayor Masterson asks Rachel, "do you have time for all this?" Rachel answers, "yes, I do. What would be helpful is if you guys could keep your meetings shorter, so I wasn't having to pump out 20 page minutes." Mayor Masterson asks Commissioner Reece if he would like to make a motion on this or do we just want to give a verbal? Commissioner Reece makes a motion "that we ask Rachel to reach out to the county, Emergency Management Jason Reavis and get a quote from the electrician to work with that generator to run the entire building, for a transfer switch. And try to get, to make that transfer switch to be available to work with a generator, a permanent generator, so we don't have to do double work. And for her to get these quotes for the legislator, before the first of March." Commissioner Munsey, "and you have to be careful trying to demolish a hundred-year-old building. You might start stepping on the toes of the National Register. And then they might get in there and say you can't tear this down; you need to buy land." Commissioner Reece, "it's about getting it fixed." Commissioner Foster seconds the motion. All said aye in a 5-0 vote.

3. Streets Lawn Maintenance RFQ: Town Clerk Rachel DeGroat states that as we approach spring season, looking to revisit the submitted quotes to contract the lawn care for the right-aways. In the packet laid before the board, there is the bid that was sent out to 3 vendors. Town received 2 replies back in September. Clerk confirmed with both vendors that their submitted pricing is still valid. Both companies confirmed their proposals are still active. Commissioner Munsey, "regarding the maintenance that we have, just with my own dealing working with landscaping, when you have to many cooks in the kitchen, things go astray. If the right-aways is completely separate, from what A-1 is already under contract to do?" Rachel confirms, "correct. Their contract is for the parks and the cemetery." Commissioner Munsey, "so nothing will be overlapping with either of those jobs with herbicides and pesticides." Rachel states, "no, I do not think they use chemicals on the park or the cemetery." Commissioner Reece, "so all we need to do is look over these quotes and have a vote at the board meeting?" Rachel, "correct". Commissioner Nelson, "so one is A-1 and one is RH Landscaping." Rachel, "correct." Commissioner Reece asks, "I thought you said there was 3?" Rachel clarifies that it was sent to 3 but the 3rd vendor did not reply. Rachel also explains that it was ask of the bidders to provide two pricing options, a yearly total and a monthly cost.

Commissioner Nelson, "so RH is \$10,670.00 and \$889.17 a month." Commissioner Munsey asks, "how many times are they going to visit though?" Rachel explains, "the scope is during the mowing season, which would be May – August, mowing would be performed every 3 weeks. And then during the off season, which would cover September – April, one every 4 weeks as needed. So obviously in December that might not be needed. The expectation is that they are to be on-site to observe. It also includes, vegetation removal, branches, trash." Commissioner Nelson ask, "so neither of these are doing the streets?" Rachel answers, "correct. A-1 did them one time so that they could help with us understanding what a breakdown of the scope of services would be." Commissioner Munsey, "and they scrapped the roads as well." Jordan, "I am not trying to sway, but with A-1 we do not have any complaints." Commissioner Munsey, "I went behind them and checked their work, they actually did Factory Street, twice if not three times because they had to mow it and pick up all the trash. Go back and mow it, they're doing a good job." Commissioner Nelson, "it just blows my mind how much money this is, especially in the off-season. You are encroaching on \$900.00 a month when they may or may not do anything. And that is both of them. That is not just A1, that is both of them." Commissioner Munsey, "this is what we call a levelized contract. These people, just like our canoe people that use the river to put their canoes in and have seasonal jobs. They levelized those contracts, spread them out to where they are getting some money throughout the entire year. Versus charging you larger sums for five or six months out of the year. You are still paying the same price. What it allows them to do throughout the entire year is be on-site so if there are big limbs that need to pull out, trash that needs to be pulled out. You also got winter weeds that need to be sprayed. There are things that come up in the winter that don't come up in spring. So that is what this allows it to do." Mayor Masterson, "I am assuming this per month charge will equal basically the year?" Rachel confirms that is correct. Commissioner Nelson, "I know why they do that, as far as spreading out monthly and all that. That just seems like a horrible amount of money. And I had this problem back when I first got elected, others were wanting to bring in somebody to mow the cemetery when we had a maintenance crew. You (Jordan) are our crew right now; you can't do it all by yourself." Jordan states, "if we had a tractor and a bushhog, we could probably do the right-aways. I am sure I could fit it somewhere." Commissioner Munsey, "but then Chris didn't want you doing the right-aways for safety purposes." Commissioner Nelson, "well now look, the man can do anything he needs to do, I got no problems. I have told him I have full confidence. My issue has always been safety and still is. I still have a problem with you doing some of these jobs yourself and not having somebody there if something goes sideways. And at the end of the day, if something ever happens to you, regardless of our conversations, somebody in your family might come back on Ronda and try to make us liable for you getting hurt because we didn't provide somebody there to be with you. I hate to even have those kinds of thoughts but to be in this position we have to have those kinds of thoughts.

You are doing a wonderful job, and there is nobody complaining about the work you are doing. I worry about you. That's it." Commissioner Reece, "one question I have, you talk about right-aways. I am guessing you are talking about right-aways on the side of the road. How far back? When I was previously on the board awhile back, we got quotes to do right-aways, and those quotes then were like \$4,500.00. There is probably a contract in place with Ronda right now between, because you know it's a small town, you can work for the town. A board member can be paid from the town because of this size. And I am pretty sure that there is a contract in place where I would mow the sides of the roads and the right-aways for \$1,000.00 as needed. Because I have the tractor with the arm to do it. The only reason I agreed to do that is because it was going to save the town \$3,500.00 each time. Now, maybe them quotes were way to low based on what I am seeing right here." Clerk, Rachel DeGroat states, "I did look back to those quotes when this came about and the difference is this quote includes the spraying of herbicide, so it is more than just cutting and also more than what Jordan can do." Commissioner Reece, "what I am trying to say is that if you get in a situation where nobody is willing to mow that far off the side of the road, either if you pay for the fuel or if you tear something up, I will let Jordan use the tractor. Or I am willing, because when I was doing that, it was because people were complaining about the sides of the road. So, if we get in a situation where somebody has left us out, we can take care of it. I got an easy way to take care of it. I am just saying that, but as far as voting on these contracts, I mean we are going to vote on this in the board meeting. We have time to think about it." Commissioner Nelson, "thought has come to my mind, when we talk about right-aways and that sort of thing. It appears we have no right-away on the side of Factory Street, I wonder how many other areas in town where we are in that same pickle and we are trying to maintain somebody else's right-away?" Michael Boaz states, "you probably have very, very little dedicated right-away. Because the practice for many, many, many years was you went outside, you talked to your neighbors and you said, 'hey look right up through here is the best place to put this road' and everybody said 'ok'. And then they came the next week and started building this road. Nobody worried about going down to the courthouse and recording right-aways, easements, and all that sort of stuff. The state, you would think, have a right-away on everything. They don't. They have no right-away on US52 North between, they have no right-away. And so, you probably don't have right-away on any of your roads. You have the right-away from edge of pavement to edge of pavement de-facto because that is what you do." Commissioner Reece, "but it's right-away to what you maintain. So, if we have been maintaining x amount outside the road, then it becomes the right-aways from what you have maintained over time. I do think if we don't cut anything next to the pavement, back a little bit... there was a resident that had their bushes grow half way out the road and we cut them back. They grew to the pavement, I understand that but my point I am trying to say is, people should be able to walk down the side of the street and get out of our street without having to stand in weeds this tall. People in

Ronda don't like it that we allow the sides of our roads to overgrow. The only way that we can handle is to get somebody to cut it back. I can tell you with that tractor that I have, with that arm, I can do every street in Ronda in 4 hours. So, if the Town has you (Jordan) a mowing machine like that, over time we would, wouldn't need any of these because the payment alone would be less on the equipment." Commissioner Munsey, "the point of those contracts is it saved us over \$40,000.00 in labor because we allowed, we kept having a full-time employee here. That's why we went through the headache of getting these contracts. Is it saved us. You are looking at it; well, this is \$10,000.00. But what they saved over an entire year was over \$40,000.00 in labor from having another full-time employee." Commissioner Reece, "Bobby I am not saying I am not for this contract. I am just putting out here to the board, this is how we were able to do it and citizens weren't mad. The answer to it is the right piece of equipment. You can find 6 hours a month if you need it to dedicate to it?" Jordan replies, "right". Commissioner Munsey disagrees, "I think all his time needs to be dedicated to the water system, and that alone pretty much." Commissioner Nelson, "he is the maintenance man, not the water man." Mayor Masterson states we will vote on this at the Board Meeting on Tuesday.

4. Water Meters – Where Town Responsibility Ends and Residents Begins:

ORC Jeff Jones show the current setter used in any tap install. He explained that this 'setter' is what is set inside the meter box. Jeff Jones reports, "we have, for lack of a better way of explaining, we have X pipe. You go to Lowes, wherever, it is the thing now we use. Our pipe we use is the same thing basically. So, all the new houses and most of the houses now are using X. That is why this nut is this nut. If there is a leak on the outside of this nut right here, they call their little plumber over, he can buy a little piece, buy a little piece and fix them up. Now there is, this is your water meter, this is what it looks like. There are washers right here, now if those washers are leaking, that is our responsibility to change. Anything up to this point right here, is ours. Anything after this point, is a licensed in North Carolina plumber. I am not him, nor is Jordan. We are not licensed plumbers by the state of North Carolina. We are not. So, when we got over here, the PRVs we have, stuff like that, that is a licensed plumbers deal. That is not mine. Now if a homeowner wants to come out and dig this up on his own, that's on him. The town is not liable for that. We have always called it 'the line of distinction'. Some of the old ones do have a fitting on here that a normal plumber cannot get. So, say the water broke in it, cause water sometimes is abrasive and cuts these fittings. Now with the damages here, 90% of our protocol is to replace this. Because of all of this we can do with a shovel pretty much. In other words, everything is going to this style. Anything we put in now, anything that might need to be replaced. Now there is a fitting here, that we have extras of, that if it is this fitting, these to be replaced, we can fix that for them. It's serviceable, let's put it that way. If it is serviceable, we can fix this fitting because we are the only one, you can't go anywhere and get these. These are our supply house stuff." Commissioner Nelson asks, "current

meter or the new meter coming in." Jeff Jones, "you're looking at, this the standard, what we call a direct read. That means we got to look at the numbers. The only difference between this one and the new one is there is going to be an extra sticker right here that has a radio number on it. There will be a radio ID on here and it will say Allegro on it. In this glass here, you see this glass here and how it is pretty flush? It will be sticking up probably about another ¼ inch. That is cause the radio is under here." Jordan then shows the board the fitting Jeff was speaking of. Jeff Jones continues, "we do have 5 of them." He used the last one the other night on CB Eller and we do have another one coming. Because the guy, I don't remember what happened, maybe it was broke or something. But we replaced that fitting and tied himself back in. This is basically what our set-up looks like. When you look at your meter box, this is what you see other than there is a pipe that comes out of here and a pipe that goes to your house. There are arrows on the water meter that shows your flow direction and stuff like that." Commissioner Munsey, "so in Lehman terms what you are saying is, water leaving from that meter to somebody's house, the homeowner is responsible for everything." Jeff Jones, "this line distinction. If we had this, this has been your concern, I have been doing this since December of 99, from a town that has 5,000 water meters, to a town that had 20,000 customers and then our community. So, this is not a Ronda problem, but once everybody understands this, I've done this dog and pony for other towns. To let you guys better understand what is going on and stuff, but like I said this is the line of distinction." Commissioner Reece asked, "what caused this to be added to the agenda, did we have an issue recently?" Jeff Jones, "I don't know." Commissioner Munsey, "somebody called me and he wanted our maintenance guy to do the repair work on their personal property, and it go ok'd. So, what he is saying is we can't be doing property repairs on someone's yard, or in their house because it makes the town liable." Commissioner Reece, "Jordan, is it when you provided that fitting for that widow lady. Is that what caused this." Jordan replies, "I have no clue, Kevin." Commissioner Munsey, "well it was just like when Buddy Willis called in and his filters were stopped and he wanted us to go out, but those weren't our responsibilities." Jeff Jones, "we have to take a monthly sample, if I found out you have a filter on your house, I cannot test case what you have done is change the chemistry of the water that I produce." Commissioner Munsey asks, "what about filters on this thing?" Jeff Jones answers, "there is no filters on this". Commissioner Munsey, "we can't just be fixing peoples water lines. After it passes that meter, it is on them. In their yard, in their house. If it is not fixed properly, not saying Jordan couldn't do it, but it becomes a liability if it breaks." Jeff Jones, "there is always a caveat. And this is the rule of thumb we have ever used, and I will tell you all just like I told all of them. If I break something on that side, guess what? I bought it. If you break it, you bought it. Now, I have, because I broke it, I went over here and fixed somebody's stuff. Now that is the only thing that I have ever bent my rule on if you will, is I break it I buy it. And I think that is reasonable for anybody." Commissioner Munsey, "oh yeah, but I am just talking about any resident

call and ask Rachel to have the town fix the water lines on their side, we shouldn't be doing that." Jeff Jones, "well the PRV, you have to be licensed to put that in." Commissioner Munsey, "our maintenance guy shouldn't be fixing peoples personal water lines." Commissioner Reece, "Rachel did somebody call in and say we fixed their water line on their personal side, and you conveyed that to Commissioner Munsey? Is that what's led to this conversation?" Rachel replies, "no". Commissioner Reece, "so who, Mr. Munsey, told you..." Commissioner Munsey, "he will be back in a minute." Commissioner Reece, "I want to know". Commissioner Munsey, "I don't know, he told me about it. He said there was a water line that was requested by somebody, having to be repaired in somebody's yard. I don't know who it was." Commissioner Reece, "well I do know and I want to know the truth about it." Commissioner Munsey, "well if you do know then you should know the truth." Commissioner Reece, "as a sitting Commissioner, if I got a town employee that is a liar I want to know." Jeff Jones, "about three or four moths ago we had a problem up here at the Fabrication Shop where their..." Commissioner Munsey, "yeah, people be making a request but we can't be fixing people's..." Commissioner Reece, "now I understand that he went out to somebody's house recently and it was on their side and I told him he couldn't fix it, and to cut their meter off for them and they fixed it. But I do know the situation..." Commissioner Munsey, "we are just talking in general Kevin". Commissioner Reece, "no, Bobby. You just told me he told you. And so, what I do know is that we have a lady who is a good customer, all of our customers are good, who is a widow woman, that one of those fittings that you were talking about, that the plumbers can't get, my understanding was messed up. And he went to their house and put that in." Commissioner Munsey asks to Jordan, "who is that lady, the personal repair job you did the other day. What was her name?" Jordan, "I don't remember her name." Commissioner Reece, "was it on CB Eller School Road." Jordan, "what are you all asking?" Commissioner Reece, "you told Bobby Munsey that somebody requested, that you went and fixed water on a personal, in their yard, a personal thing and they both had you fix it." Jordan, "the one on CB Eller School Road, all I did was try to pull the piece of pex back and put the nut back on there." Commissioner Munsey asks, "but was it on her side?" Jordan answers, "it was the nut that Jeff showed you right here on the line. The picture I just showed you guys was from her meter. We had to cause we had to have that fitting." Commissioner Reece, "so basically that is what has led to this cause Bobby had the understanding..." Commissioner Munsey, "Kevin, there is nobody lying here. Quit trying to make something out of nothing." Commissioner Reece states, "I can play back to you what you said first. Bobby you are trying to create drama. You are the one that accused that, said he told you that, and I called you on it and now you're calling it drama. I don't want to hear of this mess. Bobby, you generated this heat, there was not heat here. He fixed a fitting for a lady that was a fitting that Jeff Jones just sat here and told the board that none of the plumbers can get." Jef Jones, "didn't they screw it up because they tried to cross thread it or something?" Jordan

states, "well, they tried to fix it and then we happened to..." Commissioner Munsey, "oh so they broke it?" Commissioner Reece, "you were there when they were doing it?" Jordan states, "no, no. They called me back out there and said that it stated leaking again and they couldn't get their compression nut to screw back on there. So, I ended up finding, I had one more of those fittings that they couldn't get, so I put that on there and got a new nut because I am assuming they must have cross threaded the nut." Commissioner Reece, "well if it is a fitting they can't get then reasonably thinking, why can't we put that fitting on if we got it." Commissioner Nelson says, "that's what he says he does." Jordan says, "yeah, we should have. We did." Commissioner Foster states, "this is for clarification for everybody, as well as Jordan. So that Jordan knows he has to tell, if a citizen says, 'hey how about doing this?' he can't do it. I can't go past this right here, and it takes any pressure off of him." Rachel speaks directly to Jeff and asks based on a conversation they recently had to confirm with the board that this specific fitting that is hard to find is not common on the new setters. Jeff Jones states, "yes, this fitting right here (on the newer setter) is common, we carry dozens of these." Jordan elaborates, "so after the new meter project, once they replace, they will all have..." Jeff Jones interrupts and states, "any of the services that are part of the lead survey they are doing on Austin Traphill, they are getting these setters. This is in our spec. From now on this is what is getting installed and when the guys come in, when they see during the meter installation that one needs to installed, guess what? They are getting this one, this setter, from now on, period, this is it." Commissioner Munsey asks, "so when replacing the new meters, that whole piece will be new?" Jeff Jones, "only if it is needed. There are some out there, it is complicated in some of the areas. I understand in those they are coming out, and these will be installed."

5. Potential Formation of Sink Holes Within Town Maintained Streets:

Commissioner Reece reports how Jordan recently cleaned out a section of Factory after speaking with a DOT engineer about the drainage issues and integrity of the pavement along Factory Street. Commissioner Reece is asking for Jordan to reach back out to the DOT engineer because we have been unsuccessful in clearing what the engineer believed was a drainage opening for the street, and that opening turned out to be a simple groundhog hole. Commissioner Reece would like Jordan to ask the engineer what his recommendation. Commissioner Reece reminds the board that it was Senator Settle who arranged for DOT to help the town with this non-DOT street. Senator Settle is wanting from the Town of Ronda what the problem is and from a DOT engineer what it is going to take to fix it, because that is a matter of economic development. Commissioner Reece states, "if that road caves in, that factory is out of business. If you ask Commissioner Nelson, coming down Factory Street with those semis, as many as coming down that street according to him, the majority will not make that curve, and it is going to be a problem. They are going out of business when that road caves in, and I believe it is going to. You (Jordan) saw it go down, then that's a problem."

Commissioner Nelson, "that has been a long-standing problem along that street for a good long while I have been bringing that up." Commissioner Reece asks Jordan to make time to show Mayor Masterson the exact areas on Factory Street that they and DOT are concerned for. Commissioner Munsey then asks that Jordan also show Mayor Masterson the one on Third Street as well. Commissioner Nelson mentions to the board that these areas of concern, Factory Street, 268, Third Street are all in line with each other. Commissioner Nelson, "we really need to make this a priority, and really get a jump on getting this dug out and figured out. You talk about economic development, not only is the factory going to shut down, but how much water do we sell to the factory every month? That is going to be a hit in the town. If the factory is not running, they are not buying water. We are going to be in another deep hole." Commissioner Reece, "it was a couple months back when DOT met with Jordan and DOT asked about digging certain things up. Jordan did not have time to get around to it, until recently. And during that time, I spoke to Mr. Jeff Jones, and I asked Jeff separate from the contract that he has got with us, what would he charge per hour to come up here and operate our backhoe on non-water issues, non-water line issues. He never really gave me a price, but he already operates it for us anyway when it is a water issue. I would like to get a price from you in the event, because I don't want any Tom, Dick or Harry using our beautiful piece of equipment out there. I would like to get a quote from you in the event Jordan doesn't have time to do this as a priority, and you can charge us an hourly fee." Jeff Jones, "if you guys are fine with that, I will give you guys a price, that is not a problem. The thing with the DOT, being such of a bigger project is making sure we have a good contractor come in and they can knock it out." Commissioner Reece, "what I mean is if DOT says I need you to uncover these drainages. That kind of stuff." Jeff Jones, "oh yeah, no problem. If you all need for a day, I can work with Jordan and get a schedule up and I can come with a price. I can send you guys an email out; I can send it to Rachel and have her forward it out to you guys." Mayor Masterson asks, "so what are these drainages, are they concrete?" Jeff Jones, "yeah. There are some plastic ones, but some are so old. Some of its metal and deteriorated and its bad." Jordan states, "some are 50-gallon barrels." Commissioner Nelson, "we need to get this done quick." Commissioner asks Rachel, "how much is left in Powel money." Michael Boaz states, "\$140,000.00". Rachel replies, "I was going to say \$138,000.00, something like that." Commissioner Munsey, "I mean if it is an emergency, we got enough in there to probably." Commissioner Reece, "I don't think there is enough in there to fix this." Commissioner Nelson, "it is going to be a massive, massive deal. And if it ever caves in it is going to be bigger." Jordan states, "I don't know if the current infrastructure at the bottom of 268, if you tied everything in to that box, I think it would probably overflow." Commissioner Reece, "I just want you to know that I have been in touch with Senator Settle and we have been trying to work with DOT. Jordan and I met with them, but we need to make that priority, or we are going to have a major problem. We do not want to be known as the town whose street caved in and shut down an industry. That is the

information I wanted to give you." Mayor Masterson asks, "would the sewer authority run cameras?" Jordan, "yeah, they have several camera trucks and have done it for us before." Commissioner Nelson, "that's why they (DOT) him to go out there and uncover that stuff so the sewer authority can send pictures." Jordan, "the issue we ran into is we thought the little hole there, we thought that was the drain on the other side, the little groundhog hole. Now I don't know where it is and I need to get back with DOT and find out where I need to be.... I will make the phone call with the engineer."

6. Chain of Command (Authorities): Commissioner Reece states, "I want to talk about a couple of things. Number one with Maintenance, I am glad that Jeff and Jordan are both here. Especially with the water projects and ordering of materials, having somebody bore under the road, and all these things that we have to do, it is really hard for Jeff as a contractor to report to every one of us. I would like the board to come up with something for us to consider, I would hope Rachel or Michael or whoever could give us some type of proposal. I would like to consider Mr. Jones reporting to Jordan on the water, instead of us. Jordan is the head of maintenance for the town and Jordan should be knowing everything that you are working on. I also would like anything going on with Wooten about the water system, I'd like for Jordan to included on that. It's not that I don't appreciate what you do Jeff, I do. It's that we see him every day and it would be great if we could just ask him a question and he kind of knew 80% of what you knew is going on. He can get quicker answers for us and so I'd like for the board to consider having the clerk give us a proposal that our ORC person reports to the Maintenance Department. I would like to give you the authority Jordan, to oversee that as far as for the town part. And make sure Jordan has the ability to order, contact, order parts that we need, contact people. To do certain kinds of functions for us like bore under the road, and I also want to talk to the board later about getting our equipment for under the road. But as of right now, I'd like for you to put together a proposal that the chain of command with Jeff Jones, go through Jordan. And I'd like to consider that; I think that is easier for us. And also with Michael Boaz, he is our Financial Officer, I believe that Michael Boaz, command should be through the Town Clerk. It is so hard cause we don't see him every day. And I'd like something written up for the board to consider, about that. I'd also like for the board to consider amending the policy to give the mayor, which currently is a hood ornament, he needs some authority. He did a great job with our streets. The fact is, we did have the best streets in Wilkes County, probably in the whole triad. But we trusted him, made him the mayor, and he needs to have some authority over the day-to-day operations of this town. So, I would like to see the contractors report to Maintenance and the Clerk, and Maintenance and the Clerk report to the mayor. And the mayor reports to the board. I just believe that is better. And I believe each should have some authority especially, he can declare a state of emergency, the mayor can. You get certain authorities through the state of emergency the town can collect, he can do that. But, when we have certain situations that could come up, there are certain times that may come up that we don't really have

time to wait 6 hours and get everyone down here to vote. Certain situations that I'd like for you to write up, maybe talk to the mayor, get his ideas, and write up something to present to us for us to consider modifying some of the policy. And any other policies that is in the book that the mayor thinks are outdated or has some ideas on, or any other board member would like to have changed. I'd like for those changes to be presented to us, so we can decide to vote on them." Commissioner Nelson, "question is to Mr. Boaz and Mr. Jones, Jordan and Rachel, are all of you comfortable with that? Would any of you have a problem, would you (Jeff Jones) have a problem report to him?" Jeff Jones answers, "you guys are the will of the board, but current statue already set by you guys a long time ago was my direct person is the mayor. I talk to the mayor. And the mayor, because we had issues, and we are not going to go back to that. And you guys also came back and confirmed that the mayor was my point of contact. Now, as of right now me, Rachel and Jordan have a very good conversation back and forth with things. We set schedules, me and Rachel do, and Jordan, we set schedules. I don't know why that needs to change but if you guys feel, you guys are the board." Mayor Masterson, "maybe it is just wording of the policy that needs to change. I am not saying just for me, I am saying for future mayors. Personally, the only thing I got to do is make sure that we have tea and crumpets and I run this meeting by this policy. There is not much wording in there exactly what the mayor does." Jeff Jones, "if I needed emergency parts and piece, at that point and time I reported right to the mayor. Now, the maintenance staff at that time was Jordan, Troy, I brought them under my wing and I taught them. So, if I am doing anything on the system, they are right here under my wing." Commissioner Reece, "but when I got people telling me that we are holding up a project because of bore underneath the road, and I am asking my maintenance man what the deal is, and he is telling me 'Well I talked to Jeff, this guy is sick, I don't really know you got to talk to Jeff', right. I should be able, or when I ask my maintenance man when we had that leak, 'well we need this part and I have asked Jeff several times and I had to remind him again', there is delays, water running on the ground. So, when I ask my maintenance man, I should be able to ask him and get an answer to get somewhere. And so, what I am saying is we don't all see him every day, but we see you every day. And Rachel sees you every day, people call her. So, if he reports to you and you report to him, then you know, you understand? It just makes it easier for all of us. And there is Jeff, I appreciate everything you have done for Ronda. What I am trying to say to you is, we all get overwhelmed sometimes and the more set of eyes to see something the better it is. We don't need customers mad; we don't need the public talking about us." Jeff Jones, "there has been times when I've call Jordan and said, 'hey Jordan, this is going on, can you handle this for me, and he takes care of it." Commissioner Reece, "if you always go to him, that's better then going to him. I am not trying to say board vote on this tonight. I am trying to say, put something together to let us consider. It is my belief, like with Michael, I was recently in Town Hall and a commissioner and asked Rachel what has Michael done, and started

asking questions. She didn't have the answers. Don't you think that our Town Clerk should know what our Financial Consultant is doing? That is the reason if she were to know all he is doing for us, then the mayor can call you up on the phone or any commissioner and say 'hey, what does the Financial Consultant got going on? Is our reconciles current?' it just streamlines the process. Cause we have an issue in this town with all these board members and a lot of us not knowing what the other ones knows. We come to the clerk and maintenance man and get all straight answers. And I think Commissioner Munsey does agree you need to have more authority. And he did tell me he thought the contractor should report to you all, if I understood correctly."

Commissioner Munsey, "I am fine with whatever." Jeff Jones, "if that is what you guys want then I'll do that." Commissioner Nelson, "it sounds like one contact and speed of information is what you are asking for." Commissioner Foster, "the change of command." Commissioner Reece, "right. I want her (Rachel) to know what he (Michael) is doing. I want him (Jordan) to know what he (Jeff) is doing. And I want both of them to make sure they tell the mayor what everybody is doing." Commissioner Nelson, "here is my opinion, I think everything actually working as is, is working great. I do think there is a place for a chain of command for continuity across all the boards and all of that. Myself personally, I am good with the way it is. But Kevin does bring up an interesting point and probably should be something put in place. I will leave it up to you all myself as to how that all goes down. I am not sure how the contractors feel. I am not going to step on anybody's toes, but I do think the mayor needs to have all the information as quickly as possible on a daily basis. He needs to know what you all know." Commissioner Reece speaking directly to Rachel, "from that conversation we have twice, I have had twice with you and another commissioner in that office, you have been present, is it not your understanding that another commissioner recommended you all should have more authority and the chain of command should be clarified. Is that not what your understanding was?" Rachel replies, "no, that was my understanding of opinions, yes." Commissioner Munsey, "all contractors, even the mowing, everybody should report to the office or mayor." Commissioner Reece, "in most towns, most contractors usually report not to an elected official, there is either a Town Manager, a Clerk, Public Works Director, somebody like that, and then those employees report to the board and the mayor. That is the normal way, most places. All I am asking for, I just want the board to know if you have any input about any recommendations that can help our town run more smooth, can you please send it to the clerk. And I would like our clerk to propose to us some stuff to consider. The clerk can talk to Michael, Jeff, and everybody and get, to try to update and streamline this." Commissioner Munsey, "I think that sounds good." Commissioner Foster, "and offer continuity and responsibility. Cause then Jordan knows what is going on with Jeff, and Rachel knows what is going on with Mr. Boaz. Nobody is in the dark." Jeff Jones, "in a lot of towns this size everything goes to the clerk." Jeff Jones then changes direction and states, "the thing with the boring and stuff like that is the compressor costs. The

boring and stuff like that is I think \$4,000.00." Commissioner Reece, "Since you brought that up, I understand it is about \$800.00 to bore under a street. And I understand since Jordan has been here, we have bored about 15 times. So, if you think about 15 times 800. Even if we bought the trailer with a compressor, we are probably looking at about \$10,000 – 20,000.00. But at \$800 a pop. But if we bought just the boring machine itself, then we can rent the compressor for a day. Some towns do that. And then we end up paying OT. Jordan has already told me, if he has the equipment he can do the bore. And the reason that we are holding up a big building project, the Pleasant Hill big building project that is being held up by the Town of Ronda because we cannot bore on that street because the contractor that we deal with has not been able to get to it. If we had our own equipment, we wouldn't be holding that up and I wouldn't be getting telephone calls from people." Commissioner Munsey, "can we borrow that equipment from the sewer authority?" Commissioner Reece, "they don't have one. I am getting calls from people saying why are you holding up this project?" Jeff Jones, "normally the bore fee is a passing cost, we don't incur it at all. They pay for it with the tap, and then we pay the contractor." When asked about cost of the machine, Jeff Jones believes the machine itself runs about \$4,000.00. Mayor Masterson then re-directs the session to get back on track with the discussions listed on the agenda.

7. Basement Door Contracted Work: Gavin Dowell with Dowell Construction, the contractor awarded this work is present in the audience. Commissioner Foster reports that the clerk contacted him at the completion of the recent basement door replacement at Town Hall, she was requesting he place his eyes on the work because she did not feel comfortable signing off on its completion. Commissioner Foster addresses Mr. Dowell and states, "the door in its current state, well it is incomplete. The pad was incorrect, and the door has been cut, which compromises the fire rated door." Commissioner Foster shares with the board and has discussions with Mr. Dowell and that Mr. Dowell has "said where he is now, he can't afford to do anymore work without any more pay. But our contract, and I am not trying to create any issues for him, but our contract was the full payment when the job is completed. So we are at a stalemate, he can't complete any more work, and it is currently not completed. We had another contractor come out and take a look at it and give a quote. I sent all you guys (the board) the quote, and that does include the removal of the door that is damaged. And it is going to go from a 7' 6", something like that, to a 6' door. That is going to allow the framing of the side where the bricks are, and the door would attach to that framing. And also, that is going to allow a heavy piece of steel to bulk on each side of the span of the door where it has been cut, where the header above the door that's been cut and compromises the building. I spoke with him and I showed him what we are looking at and what he is in need of and his quote includes, instead of costing more money by jackhammering the current pad that is there up and pouring a new one just to cover that on each side, he feels he can dig out some there and put concrete in that and tie into that and it would be sufficient." Commissioner Nelson, "so this quote

from Oakridge Customs, that does not include expanding that pad?" Commissioner Foster, "he is not going to do anything to the pad, other than pour right there where the frame is going to be. Leave the current pad there, instead of jackhammering that pad out. It is going to seal the basement area off." Commissioner Nelson, "that is what I want. That pad is narrower than the opening is." Commissioner Foster continues to further explain the parts and piece proposed to be used to complete the project and reassures the board that "it is putting back a fire rated steel, just a more narrow version of what is currently in there." Commissioner Nelson, "originally there was supposed to have been, if I remember right, a custom ordered door for that. And that didn't appear it was a custom door; it was just custom fitted. When I say custom fitted, that is what I am talking about, where he cut the top of the door off. That was a big no-no." Commissioner Foster, "I am not saying 'board lets vote on this guy (Oakridge Customs). This was just a quote to say this is where we stand on what it is going to cost to fix where we are currently." Commissioner Reece ask, "I think what we need to do is, one or two things this board is going to have agree that is going to have to happen. Either we're going to have to have it fixed to our satisfaction, or we are going to have to turn it over to our insurance company that will probably subrogate your insurance company, or we are going to have to turn it over to your insurance company." Mayor Masterson then asks Mr. Dowell to kindly come forward and sit before the board so that he can be heard clearly in the event he would like to speak. Mr. Dowell then takes a seat before the board. Mr. Dowell then states, "the job was not done to my satisfaction either, I am not happy with it. And that is my name with the Town of Ronda, I wasn't happy with it at all. And I told him I was more than happy to continue to work on it, make it better, fix it to your satisfaction. The point that I am at in my life, money to keep paying my employees, and all my monthly bills, to work on the door. I am having to pay my employees with my money because all the money I got from you guys to start was to just pay for the door". Commissioner Nelson, "the problem I have, from what I gather from what you just said, you were not here overseeing the work, correct? They did this without you." Mr. Dowell, "some days I was here and some days I have other jobs I have to go to". Commissioner Nelson, "there is no other way to say it, this is horrible work. Cutting the top of a steel door, a fire rated door. It is compromised before it ever got to be put up. There is bolts put through a hinge, into expansion foam, where it is supposed to be going into a wall." Mr. Dowell, "the expansion foam is there to stop air traveling." Commissioner Nelson, "yeah, but there is nothing behind the expansion foam either. The door is not square; the corners don't match up. One side of the door is way higher than the other. Somebody ground the concrete down so the one side of the door would actually swing open. I have kids that can do better work than that. I am not saying this to be ugly to you, I am just saying it as facts. Right here on this contract under warranty and liability: *the contractor warrants that all work will be performed in a workman like manner and that all materials will be of good quality. The contract shall be responsible for any damage to the homeowner's property caused by the contractor's*

negligence. They cut out 6 inches of the span across that door there. It has compromised the integrity of this building. So, under warranty and liability, you are telling me you can't take care of the \$3,000.00, or the rest of the work for this \$3,000.00, but there is much more than that in damages. Again, brother I have done a lot of work with my hands, I do a lot of work. If you are going to put your name on something, I suggest you be there making sure your name is right. If you got employees doing this kind of work, can't nobody afford employees doing that kind of work. That's terrible. And I know I sound like a butt and I don't mean to, I just don't know any other way to say it, it is just terrible work. So now we have already paid you 60% of the cost up front. And everything that has been done is going to have to be torn out and redone. And that is going to have to be repaid for." Mr. Dowell states, "what you guys gave me was just for the cost of the door." Commissioner Nelson, "yeah a special-order door that you didn't special order." Mr. Dowell, "I customized every bit of it. It came from Los Angeles." Commissioner Nelson, "when you gave us the quote, you said you were going to special order a door to fit that hole. But instead, you cut the hole out to fit the door. You've cut the top of the door off. You've cut the bottom of the span across the thing. What was special ordered about the door? Did you mismeasure? That is terrible workmanship." Mr. Dowell, "the header going across the top of the door is not level at all. And you can tell just by looking at this floor..." Commissioner Nelson, "being uneven, half inch, an inch, $\frac{3}{4}$ of an inch off that is one thing. You cut six inches out of it; that's the integrity of the building. If any government inspector came down and looked at this, you and I would've both been, or you and we would be in a lot of trouble. That part is inexcusable, especially when you special order a door, did you measure?" Mr. Dowell, "I did." Commissioner Nelson, "did you measure upside down? If you measured it, you had to have known it was unlevel to begin with. Make sense? Measure it twice, cut once kind of thing." Mr. Dowell, "the floor was just dirt there. So yeah, the two measurements were different because it was on a dirt hill." Commissioner Nelson, "you have manipulated the entire bottom down there. Am I right? Did you put the pad in down there?" Mr. Dowell, "yes." Commissioner Nelson, "ok, so when you did that, you should have been able to make that pad and the measurement all work out correctly, right?" Mr. Dowell, "that was the intention, but then when we started digging down to put the pad as high as needs to be we ran into the footers." Commissioner Nelson, "instead of ordering the right door, you just cut the wall out, and cut the door up, and totally ruined everything you were trying to do." Mr. Dowell, "I wasn't trying to ruin anything". Commissioner Reece, "we originally approved paying a certain amount up front and then it was presented back to us, you couldn't do that cause you had to order this custom door, and we had to re-approve you more up front. Is that not accurate? In my opinion, me as a commissioner sir I have to take everybody in this town's money, it is not my money, it is their money. And I am not happy with that work, and I don't believe they would be either. If it is up to me, I am going to vote that we should turn it over to your insurance carrier and if you don't have

insurance, then we are going to turn it over to ours and they will do whatever they have to do. That is my opinion, that is how I would vote. Do you have insurance?" Mr. Dowell, "I do." Commissioner Foster, "the door as it is, and I don't know from our conversation, I don't know if your expectation was to just say well, I can't complete it, so I'll just have to walk away from it. I don't know if that was your intent. Or, as a board like Kevin said, we as a board, we answer to the citizens here in the town. And the door as it is, first and foremost the door itself is ruined. It is a fire rated door; the top has been cut. That is a moot point. There is going to have to be another door in order for the town to made whole. As it is, we can't even close the basement to the building off. Because you can't pin the left door and close the right-hand door to it. I am not attacking you or being critical of you. I am just telling you where we are as a town. We can't afford for you to finish it; you understand what I am saying? We can't afford to pay you more money to try and fix a door that is already ruined because it was a fire rated door and that was compromised when it was cut across the top. Now I don't know who done that. But that is where we stand. And my feelings are we can't afford to pay you to continue. You understand what I am saying? Because there now has to be another door, and this is a standard sized door. The door that is in this quote is a standard door and they are going to make the opening fit the door. I don't know how many doors you have hung. Openings are never square, you have to make the door fit the opening, and yes that can be a nightmare and a headache but that is why they make all these high dollar tools. To accomplish that. We just can't afford to pay you to finish it because we are already going to have to buy another door. We are further away now then we were. I am not attacking you on a personal level, but professional speaking that is where we are. That is the situation we are in. What was your expectation? Or did you want to say something about what your expectation was for us?" Mr. Dowell, "I just want to get paid the rest of the contract. I don't want to sound rude either, but it also says that I must be paid for work that is completed. It is completed; it is not up to satisfaction, but I can fix and make it up to satisfaction. That is what it also says too." Commissioner Foster, "now technically it says, that it would complete, completed and it would be finished and now of that is done. We can't sign off on a weakened door that is compromised. That has been cut. We are not trying to say 'hey we got a door hanging there now, we can just cut him out of the 40% that was agreed on in the contract. What I am saying is your side of the contract has not been met. It is not completed. It is not finished. And that door has to be replaced. We have to replace that door. So, you understand what I am saying? It is not completed." Commissioner Nelson, "the door has to be replaced, the header has to be repaired, the pad has to be repaired." Commissioner Reece, "I am not trying to get the work done for the Town of Ronda 40% less than what we agreed to spend out. I am not. So, if your insurance company will inform us that they will take care of it, fix back everything that is supposed to be done, if they will do that, send us something in writing, then we will do that." Commissioner Nelson, "no, the work I have seen down there, no offense

brother, I don't want you doing it." Commissioner Reece "that is not what I meant Commissioner Nelson. If his insurance carrier will agree to allow us to hire another contractor, go back and fix anything the way that it was, we don't have to use a standard-sized door. If his insurance company gets involved, they will pay to fix anything that was jeopardized on the work." Commissioner Munsey, "and then you will sign off on the rest of it to him." Commissioner Reece, "that is right. That is what I just recently, Chandler recently had a conversation with somebody about an insurance company engaging in something, like we wasn't fully paid. And however they worked that out, the insurance company did come in and fixed the stuff, but they also made you pay the person for what their client did." Commissioner Munsey, "if it is done satisfactorily to everybody, who cares who does the work, right Chris?" Commissioner Nelson, "long as the work is done and done correctly. My personal opinion is you (Mr. Dowell) should not expect any more money from the Town of Ronda. If that is what you are hoping for, that is not going to happen." Commissioner Munsey, "until the work is complete, by your insurance company." Commissioner Foster, "currently it is not complete." Commissioner Reece, "is there any way sir, you would mind having your insurance company communicate with the clerk as soon as possible. Once that work is completed, then I don't see any issue while the board don't pay you." Commissioner Munsey, "I have owned a business, I have been down the road, it is just a stepping stone, it is not a big deal." Commissioner Foster, "life is a learning process, all of it." Commissioner Nelson, "I own my own business as well. My name means more to me than anything, that is how you get more business. You want to make sure your name when talked about is spoken in good, instead of what has happened down here." Commissioner Reece, "if you do this sir, I think this really is the best way to go." Commissioner Munsey, "just communicate with Rachel, see if you can get them to do a claim to get it fix and we will write you the difference in what we owe you." Commissioner Foster, "once it is all finished up and done, yeah." Before moving on to the next item on the agenda Commissioner Foster wanted to share with the board and make it known that the quote presented from Oakridge Customs is an acquaintance and fellow pastor. Commissioner Foster reassures the board that while he does know the contractor that provided the quote for review tonight, he has never done any work for Commissioner Foster. Also, Commissioner Foster did not guarantee this contractor the work but rather reached out to him at the last minute to address this issue as quickly as possible.

8. Administrative/Clerk Report: Town Clerk Rachel DeGroat reports that due to the current weather conditions this month she has made the decision not to implement late fees this month on residents' water bills. Rachel reports that she has received multiple phone calls, the majority from elderly residents that due to the current icy conditions over the past 2 weeks, and their inability to even get out of their own driveways, have to make payments for their water bills this month. For the sake of safety and kindness, the clerk has reassured these residents that there will be no penalty issued this month

for a delay in making their payments. The board agreed that is the appropriate thing to do. Rachel also reports that in the packets provided to the board; there is a quote from WCC asking if the town is interested in placing 'our yearly advertisement in their publication'. Rachel reports that she is unfamiliar with this yearly subscription and not certain exactly what the town is advertising. For a 1/6-page yearly slot, the quote cost is \$895.00. Commissioner Reece feels, "we don't have any events plans, so I don't think we should do that". Commissioner Nelson asks, "this is to run all year? How many publications do they do, is it a monthly publication, is it all digital?" Rachel answers, "no, I think it is one single directory, pamphlet, catalog for the whole year. I think it is like the 2026 version of the yellow pages. You hold on to it for the entire year." Commissioner Nelson, "personally I don't see a point in that. You either know where Ronda is or you don't." Rachel continues and provides an update on the FEMA projects. Replacement of the wooden post fence at River Park will take place once the snow melts. Rachel reports that a decision still needs to be made regarding the overage the town incurred on the repairs to Town Hall after the hurricane and how all the FEMA money went to that fix, leaving no additional money to address the damage to the maintenance building. Rachel explains that the town can submit a request with FEMA explaining the need to provide additional funds, and that this submission would need to include a report from the contractor who encountered the additional damage and a written statement from them that the damage was caused by the hurricane. Rachel reports that in speaking with Carolina Waterproofing, they are not comfortable making that claim because they believe a lot of the additional damage they encountered was not strictly due to the hurricane. Commissioner Reece, "we need to do everything in good faith. Helene didn't have anything to do with that problem, and I don't feel good about taking from the government that money. If we had a contractor say because of the storm, that is the only way we would get that money. So, we are going to have pay that \$10,000.00 out of General Fund." Jordan asks, "what is it that has to be done to the maintenance building Rachel, for FEMA"? Rachel answers, "the scope of work, as per FEMA, for the maintenance building is to *replace 1.860 SF of metal roof comprised of panels sealed at joints with flexible strips, 62 FT long x 30 FT wide. Replace 1,860 SF of 6 IN fiberglass insulation on ceiling. 62 FT long x 30 FT wide.*" Jordan, "so no matter what we do the insulation, and the roof has to be replaced on this building." Rachel answers, "correct." Commissioner Munsey asks what the overages were for the Town Hall repair. Rachel replies that the total cost of the Town Hall repairs was \$51,300.00. the total cost that FEMA awarded the town for the 2 projects was \$41,532.00. Commissioner Munsey explains, "what I mean by cause and effect, a lot of the work they did in that front room when they had to replace the footers, that really wasn't expect to happen. Replacing that whole wall of sheetrock, that wasn't really projected to happen. I don't know how that fits in there with FEMA. Maybe Rachel just needs to reach out to her, talk to her, explain where we stand and see what she suggests." Rachel, "I think the only other option is, we have to fulfill the project in the

maintenance building, presented by FEMA, out of pocket. Because they already gave us the money, and it is spent. It all went here and then some." Commissioner Foster, "now that it was given to take care of both, we have to take care of the maintenance building." Rachel, "right. We weren't going to take care of that post fence at the park because it is not needed. But when I relayed that to the state representative she said no, you have to do it". Jordan, "that changes our maintenance building, new building versus current building then. If the roof and insulation has to be done in this building." Commissioner Reece, "they might let us use it toward replacing. It might." Commissioner Munsey requests that the clerk set up a meeting with the state rep and open the invitation to any other members of the board to discuss these questions and what the proposed options are. Mayor Masterson clarifies, "the total money was \$41,000.00? And we spent \$51,000.00? So went over by about \$20,000.00." Rachel answers, "correct. The process on regard to the reimbursement is that it has to be proven that it was related to storm damage." Commissioner Foster, "and if the contractor says he is not comfortable doing that, then we are not comfortable doing asking him". Rachel concludes that she will work with the state representative to set up a meeting to include any member of the board and the mayor, interested and available in attending to fully understand what the options are, if any regarding additional reimbursement for the extra costs the town has so far incurred with the repairs needed at Town Hall.

9. ORC Report: Jeff Jones reports he was trying to get scheduled with the boring contractor, "him being busy and with the weather the past 2 weeks it has been difficult. I think we are moving forward with that. I haven't heard an exact time or date yet, but I know the locate is called. Which Jordan went out there and met with the natural gas. Fire hydrant on Factory Street, is fully operational." Jeff Jones also reports about a missing fire hydrant on Austin Little Mountain. Mayor Masterson clarifies that this was brought to his attention by the Ronda Fire Department on an impromptu visit that he made to the fire house to introduce himself as the newly appointed mayor. It was during this visit that the Fire Department made mention that one hydrant gotten damaged awhile back and "being on that corner would be very handy to have it. If they have to go get water, they have to go down one road and down the other and not from the corner to get it". Jeff Jones replies, "yeah, yeah. Our distributor is confident he has most of the parts in. But I called him, it was pretty late in the afternoon today, I am going to reach back out to him. He said if he don't talk to me first, I am going to talk to him Monday morning to make sure all the parts are in, or hey Jeff I am missing an O-ring or something like that so we can get that installed. I am not sure the direct cost on that. I am going to try and hopefully have something on Tuesday." Jeff Jones also reports, "I reached out to John and Cameron, and had them give us an update on where we are. I am going to try and start making this monthly thing, as my report, that you guys have an updated....I can tell you guys the same thing cause these are things we have been talking about but I asked them for your guys that it actually be penned

by them so you guys see from our engineer, so it is kind of reinforcing. A lot of work is getting to start booming in March. Our meters are supposed to begin at the beginning of March. They are assuming within the next 2 months to have them all in. I had to meet with surveyors today, with the Elkin Highway water line, that is from Money Road into town. And they are doing some other survey work around the East Wilkes water tower. I met with them this morning, and briefly on 268 to get some final info for their survey. I know in the last couple weeks we have been talking about certain buildings and stuff like that out at the Well House site, just trying to get that finalized. And of course, our AIA money thing, as they said, is getting real close and they're hoping to have something by the end of March. It looks like a lot of the finishing up of the well project, the Elkin line should be able to get submitted to bid in March. We should be starting the first process of our meters in March. And also thinking our AIA will be done in March. Will be perfect too, time for budget, cause you guys start looking at budget and then we can start looking at our rate studies". Commissioner Munsey asks for any discussions, movement, plans regarding extending the water line under "the river". Jeff Jones replies that right now the focus is spending the \$3.5 million grant before it's 2026 end of year deadline. Jeff Jones also states, "there is a master plan. I'll try to find it and here is what I will do, I'll do it Monday or Tuesday. I will email Rachel the masterplan that has been drawn up. So, you guys all can see it, especially with the new board members. I think Chris has seen it, I know Kevin has seen it. I will make sure everybody; I will make sure I have the most recent copy to Rachel and have her email that out to all you guys. To be honest with you, it runs from here all the way to Roaring River, to 421, the masterplan. Remember what you all have seen?" Mayor Masterson then asks, "wasn't there a request also for Riverbottom Road?" Jeff Jones answers, "it stops right before the property that wanted it. Me and Jordan went out there. Cause Jordan didn't know we had water out there. And I said 'yeah, come on buddy, I'll come show you.' And we went out. Again, it is a line extension. Anything can be done. We can do anything you want. We can put fancy pumps in." Commissioner Reece asks, "can they run a line that far themselves, if they hook into the system?" Jeff Jones answers, "no, because they are hooking on to a public water system. It has to be approved through the state. We have to have engineering prints on it." Commissioner Reece, "well I thought we were running it to your land or running it to a meter box to where you want it and it is your responsibility to run it from there and wherever it goes and not worry no more". Jeff Jones, "yeah, but the water stops before it gets to his house". Jordan states, "the end of the line is a 1/4 mile from". Jeff Jones, "it is a 6-inch valve, we haven't physically turned it, cause it is capped and I don't like messing with stuff like that, normally. You don't know if the end is good or anything but, it is set up to where we can extend the line really easily down the road. But again, the cost of the... but that is one thing that me and Jordan are going to follow up on to make sure that there isn't, nobody left a meter down there. But there is a 6-inch line that goes half way down the road". Commissioner Foster, "I was just wondering if that was part of the

original project and how that got run down...." Jeff Jones, "ok, so original project of the town was put in around 2010 which is the greater Ronda area if you will. And the wells were put in. And then I think it was somewhere around, it was after I got up here, so it had to be like 2013, or something like that when they put in the booster station and did the annex down 268 to tie in". Commissioner Foster, "ok, I was just curious why there is a line down there with nobody on it". Jeff Jones, "that would be a good Victor (Varella) question from my understanding, because he was around during that project. There is a couple roads that probably shouldn't of had water down them, that have water down them. When other ones had actual demand that didn't get water. But I don't know the full story cause I wasn't here. That would be a Victor question".

10. Maintenance Report: Jordan Church confirms about the area to perform the drainage clean-out as we trouble shoot those issues on Factory Street is complete. Primary focus for a good portion of the month was snow plowing with the multiple snow and ice storms that hit the region. Meter readings are also complete and with the printing company to mail out. Jordan presents the board with a quote from Price Power for a hitch model salt spreader to be installed in the town truck. Michael Boaz confirms that Powell Bill money can be used for the purchase. Commissioner Reece makes the motion to approve the purchase of the salt spreader from Price Power. Commissioner Nelson seconds that motion. Commissioner Nelson then asks Jeff Jones, "can we depend on you to get us in touch with who we need to get in touch with so that we can get set up on deal to go get a truckload of salt?" Jeff Jones answers, "we will just have to have Rachel reach out to Wilkes County DOT because even though I got it from Yadkinville, I still had to call back because the money man is in Wilkes County. But if not too, you can also talk to Price or something like that to see if you can get the pallets of bag salt cause some people...when we would pallets, at other municipalities, we would go get it in July." Mayor Masterson returns attention back to the motion on the table for the purchase of the salt spreader. Unanimous 5/0 vote in favor of purchase of salt spreader from Price Power.

Mayor Masterson asked for a motion to adjourn. Commissioner Nelson made the motion, Commissioner Foster seconded that motion, and all stood in agreement.

Rachel DeGroat

Rachel DeGroat, Town Clerk