

City of Graham
City Council Special Meeting Minutes
April 27, 2026
10:00 AM



The City of Graham City Council held a special meeting at 10:00 am on April 27, 2026, in the Council Chamber, City Hall, located at 201 South Main Street, Graham, NC.

Council Members Present:

Mayor Chelsea Dickey
 Mayor Pro Tem Ricky Hall
 Council Member Bobby Chin
 Council Member Bonnie Whitaker
 Council Member Jim Young

Staff Present:

Megan Garner, City Manager
 Aaron Holland, Assistant City Manager
 Bryan Coleman, City Attorney
 Bob Ward, City Attorney - *absent*
 Renee Ward, City Clerk

CALL TO ORDER: Mayor Chelsea Dickey called the meeting to order and presided.

ITEM 1: NEW DOWNTOWN PARK PROJECT

City Council considered awarding a contract for the construction of a new park located on West Elm Street, and considered authorizing staff to utilize grant funds to purchase park materials and proceed with construction.

Mayor Dickey stated this meeting was called by Mayor Pro Tem Hall to consider awarding a contract for the construction of a new park located on West Elm Street, and considered authorizing staff to utilize grant funds or to purchase park materials and proceed with construction.

Assistant City Manager Aaron Holland stated staff had received two bids, which could not be opened on the initial bid opening day and had to run the ad for seven days to solicit bids. He stated they had received three bids. He shared that the Public Works Director, Burke Robertson, Josh Johnson, Alley Williams Carmen and King, and he opened the bids. He shared that one of the bids was disqualified due to the qualifying element of the proposal, and the two eligible bids were as follows:

<u>CONTRACTOR</u>	<u>LICENSE NO.</u>	<u>GC Costs</u>	<u>General Construction Services</u>	<u>Design Services</u>	<u>Total Cost Proposal</u>	<u>Qualifications</u>	<u>Comments</u>
Central Builders, Inc of Mebane	4176	\$ 214,838.57	\$ 954,390.43	\$ 50,000.00	\$ 1,219,229.00	Qualified - Short Listed. Design Team Partner - Wilkins Design Group	
Bar Construction Company	7973	\$ 500,000.00	\$ 718,000.00	\$ 400,000.00	\$ 1,618,000.00	Qualified - Short Listed. Design Team Partner - Frank Land Design, PC	
Chadco*	47947	\$ 113,651.00	\$ 593,583.00	\$ 35,869.00	\$ 743,103.00	Qualified - Short Listed. Design Team Partner - Hykes Design, Honeycutt Engineering, Alamance Consulting Engineers, Leads Group	Non-Responsive due to qualifiers in proposal*

Assistant City Manager Holland stated the options for the City Council would be to choose between the two liable candidates, or if the Council wanted to move forward with Staff purchasing the materials with the funding from the grant, and move forward with the park.

Mayor Dickey asked that Mr. Holland speak to the message received from Senator Amy Galey.

Assistant City Manager Holland stated staff had requested an extension with the Appropriations Department and had received word from Senator Galey that it looked promising. She shared the extension would be included with the Medicaid Bill that was going to the Governor's desk this week, and if it was approved, the extension would be granted for one year.

Mayor Dickey asked that he give an update on the soil test.

Assistant City Manager Holland stated the first 70% of test results should be back sometime today, and the remaining parts would be in a couple of weeks.

Council Member Young stated the estimate was way out of line, and he could not approve either one.

Mayor Pro Tem Hall and Council Member Chin had no comment.

Council Member Whitaker stated she agreed with Council Member Young that both bids were too high and did not want to put that burden on the taxpayers. She noted that the time constraints and the penalties for not completing it within a certain date drove the cost up, and she could not approve either bid.

Mayor Dickey stated with the very promising year extension and the constraints of a special meeting, because Council could only talk about what was on the agenda, she suggested a vote to let this lie and use the year to work on this and not push it forward at this time.

Motion by Council Member Whitaker to not accept either bid from Central Builders or Bar Construction Company and not authorize spending any money to purchase any materials, seconded by Council Member Young. The motion passed unanimously.

ADJOURN

Mayor Pro Tem Hall motioned to adjourn, seconded by Council Member Chin. The motion passed unanimously.

The meeting was adjourned at 10:06 a.m.

Renee M. Ward, CMC
City Clerk