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**MEMORANDUM**

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**TO:** BOARD OF ALDERMEN  
**FROM:** MIMI GAITHER, TOWN MANAGER  
**SUBJECT:** AUGUST MANAGER'S REPORT - SEPTEMBER 2026 MEETING  
**DATE:** 7.31.26

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- BOA Meeting 8.4.26
- Leadership Training 8.6.26
- Reviewed special financing topics 8.10-8.12.26
- Leadership Training 8.13.26
- Meeting with Weyerhaeuser representative re special districts 8.14.26
- Zoom Meeting with Creech 8.14.26
- BOA Workshop 8.18.26
- Municipal Fire Chiefs Meeting 8.19.26
- Webinar NCLM Legislation Updates 8.19.26
- Meeting with HR re adverse weather policy
- Employee Luncheon 8.21.26
- Zoom Meeting with Creech 8.24.26
- Worked on response to Cinderella's credit challenge 8.25.26
- Leadership Training 8.27.26
- W/ McGill re Cinderella i.e. punch list and descoping 7.27.26
- BOA Workshop with Creech & Samet re redesign 7.28.26
- Staff Meeting – Debrief of Fire, discussed emergency mgnt and staff mtg 8.26.26

### **Project Update – Price Landing**

Last month We sent the Work Change Directive (WCD) to Cinderella , removing the remaining unfinished work from the contract, assessing additional liquidated damages for continued delay and establishing the revised final contract balance, Cinderella challenged the validity of three of the credits that the Town had taken. According to the contract, McGill Engineering would make the final determination of the work change directive. When we arrived at our estimations of credits, we did this based on total paving prices and total earth moving prices as Cinderella's bid was based on totals, not broken up by sections. We had repeatedly asked for the paving estimates before this action and after so we could evaluate, but we were never provided them. We therefore had to take what the square footage was of both areas and determine a price based on square footage and come up with the credit number. Once we did that and sent the WCD to Cinderella, they challenged our credit assessment and provided the paving estimate. As advised by our attorney for the project, we needed to treat Cinderella's objection as a claim against the Work Change Directive. According to the contract, the engineer of record (McGill) makes the final determination on the WCD. Having the paving estimate did reduce the credit we had taken on the paving of the North lot. No other items on the WCD changed. We sent that letter out August 26<sup>th</sup>. We may have more updates at meeting time.

Town staff have been completing incomplete punch list items and have most of them done. We have had to request more information from Cinderella as they didn't provide instructions for the locks on the bathroom and we are unsure of the programming features.

### **Town Hall Complex**

Creech has been implementing the cost cutting changes that were requested by the BOA and searching for more items. They are conducting meetings almost every two weeks to provide updates and get feedback. I will have the latest update at the September meeting.