

TOWN OF PINE LEVEL
MINUTES OF RECESSED
BOARD OF COMMISSIONERS MEETING
AUGUST 22, 2011
7:00 P.M.

CALL TO ORDER

Mayor Jeff Holt reconvened a meeting of the Pine Level Board of Commissioners at 7:00 p.m. on Monday, August 22, 2011, having been recessed from the regular meeting on August 8, 2011. The mayor said the purpose of the meeting was to award a contract for the installation of a new multiport valve at the town's water facilities on Oliver Street.

ROLL CALL

 x COMMISSIONER KAREN ANDERSON
 X COMMISSIONER JIMMY GARNER
 ___ COMMISSIONER ANTHONY GUDAC
 X COMMISSIONER PHIL PITTMAN
 X MAYOR JEFF HOLT

STAFF PRESENT

Gene Cobb, engineer with Triangle Civilworks; Dan Simmons, engineering consultant; Ray Stuckey, Public Works Superintendent; Sharon Thompson, Town Clerk

BID AWARD

The mayor asked Mr. Cobb if they were prepared to recommend a contract for installation of the multiport valve. Mr. Cobb explained that Triangle Civilworks solicited informal bids from two contractors, Mizzelle Construction Services, Inc. and R. D. Braswell Construction Company, and received a bid of \$15,000 from Mizzelle Construction Services, Inc. He said that Mr. Braswell declined to bid on the job at this time. Mr. Cobb said the Mizzelle bid appeared to be in order and they recommended awarding the job to them for the amount of \$15,000. The mayor noted that the company had stipulated that they could begin the work within 10 days of notice of the award and would finish it within an additional four days. Mr. Simmons said they were very familiar with Mizzelle and their work was always satisfactory. The board voted unanimously to award the bid to Mizzelle Construction Services, Inc. for \$15,000.

MOTION: Pittman

SECOND: Anderson

VOTE: yes – Pittman, Anderson, Holt
no - none

Commissioner Anderson asked if this meant the town would be on county water. Mr. Simmons said the new tank holds 300,000 gallons, which should last the town about two days. He said it would be a good idea to let the tank drain all the way down and refill it with county water, which should not have the same problem with manganese. Mayor Holt informed Mr. Simmons to go ahead and notify Mizzelle, and he would contact Johnston County and let them know of the town's plans to use county water while the work is on going.

Commissioner Pittman asked if this was just the first step in tackling the water problems with manganese. Mr. Simmons said the second thing would be replacing the filter system. He said he could have the application done for the LGC and he would like to complete all of the work by next June so the money could be replaced in the town accounts in the same fiscal year. (Commissioner Garner in at this point.)

Mayor Holt said all the board members realize that the filter system needs to be updated and they had planned on a payment for the next ten years or so in the budget. He said they need to go ahead and prepare the bids on that as well. Mr. Simmons agreed, but he said to get the valve replaced and that work completed first. Mr. Cobb asked the mayor to execute a copy of the Mizzelle bid so they could notify them that their bid was accepted.

TOWN HALL PROJECT

Mr. Simmons said there was a final walk-through on the new town hall facility on August 17th and the town took official possession of the building and started the contractor's one-year guarantee at that time. He said they received a temporary certificate of occupancy from the county, awaiting signs for handicapped parking and striping in the parking lot. He said the town has received a proposal for overlay of the parking lot and could consider approval of that bid at this time. Mayor Holt asked if there is any more paving under consideration, so they could get it all in at the same time. Commissioner Garner said there is a little more to do, but they were waiting on titling on the bid. Mr. Simmons said they need to get the paving done so the drive-through window will be operational.

Commissioner Garner asked about the color of the roof on the new building, and said he thought it was going to be green. Mayor Holt said it was green on the original architect's plan. Commissioner Garner asked how do you bid on a job and not consider the parking lot and roof. The mayor said that the board discussed that the town could take care of the outside things. Mayor Holt also said that painting the new roof on the front section would void the warranty on the roofing material. Commissioner Garner asked if the skylights that were removed would be covered under the warranty if they should leak, Mr. Simmons said they would be covered for a year. Commissioner Anderson said it might look good to put some green lettering over the front roof section, and she thought it looked good like it was. Commissioner Pittman said they could leave the roof as it is for now. The mayor said things could be moved in the building but it could not be occupied yet for doing business. He said all the employees would need to help with the packing and moving to the new facility. He said he would like to hold the September meeting there.

Commissioner Anderson said the Lion's Club would like to take a picture of all the employees and board members in front of the new building for their 2012 calendar. Dan Simmons said the USDA representatives would like to participate in a grand opening for the building, and probably some of the local politicians would like to come as well. Mayor Holt said the town would prepare an invitation list. Commissioner Pittman thought the September date might be a bit too soon for everything to be completed, and October might be more reasonable. Mayor Holt asked again about the paving and if it could be tied in with any other paving plans. Ray Stuckey said the paving company could come in a couple of weeks. He said to remind all of the employees to come on the 12th for a picture in front of the building.

DISPOSAL OF OLD BUILDING

Dan Simmons reminded the board to think about what they want to do with the old town hall building. Commissioner Pittman said he would like to declare it surplus and dispose of it. The mayor said he had looked at ways the town could dispose of property, such as auction, sealed bids, private negotiation. He said he would ask the town attorney if the board could set a minimum amount for a sales price. Commissioner Garner asked if they could list the building with a realtor; Commissioner Pittman said he would not want to hold an absolute auction. The board then voted unanimously to declare the building surplus and to look into the best method of selling the property.

MOTION: Pittman

SECOND: Garner

VOTE: unanimous

Mayor Holt said more people might be interested in the building if they see in the paper that it is to be sold. Commissioner Garner said it should be placed in the League newsletter too.

MEETING ADJOURNED

There being no further business, the meeting was adjourned at 7:30 p.m.

MOTION: Pittman
SECOND: Anderson
VOTE: unanimous

TOWN CLERK

MAYOR