



Minutes
Town of Atlantic Beach, North Carolina
Town Council – Work Session
Town Boardroom - 125 West Fort Macon Road
and Electronically via Zoom
Thursday November 12, 2020 at 2:00pm

A regularly scheduled work session of the Atlantic Beach Town Council was held Thursday, November 12, 2020 at 2:00 p.m. in the Council Meeting Room, 125 West Fort Macon Road, Atlantic Beach, North Carolina and electronically via Zoom.

Members Present in Person: Mayor Pro Tem-Rich Johnson, M.J. Forrest, Danny Navey and Austin Waters

Members Present via Zoom: Mayor A. B. Cooper, III; Harry Archer

Members Absent: None

Others Present: David Walker, Town Manager; Morgan Gilbert, Parks and Rec Director; Sabrina Simpson, Admin Services Director; Michelle Eitner, Planning Director; Marc Schulze, Public Works Director; Mike Simpson, Fire Chief; Mike Shutak, News Times

CALL TO ORDER

Mayor Cooper called the meeting to order at 2:00 p.m. Mayor Pro Tem Rich Johnson, Councilmen: Danny Navey, MJ Forrest, and Austin Waters were present in the Boardroom. Mayor A.B. Cooper, III and Harry Archer were present via Zoom. Mayor Cooper asked that Mayor Pro Tem Rich Johnson take over the procedural actions of the meeting since he was off site and could lose connection. Mayor Pro Tem Johnson agreed.

APPROVAL OF AGENDA

Councilman Archer made a motion *to approve the agenda* as prepared. Seconded by Councilman Forrest. Approved unanimously, 5-0. Motion carried.

PUBLIC SAFETY COMPLEX: UPDATE ON BIDS RECEIVED

Jim Hundley with Thomas Construction provided an update on the Public Safety Complex bid openings that were conducted on October 22nd and November 2nd. He noted there had to be two separate openings because the minimum of three bids that are required by general statute were not received at the October 22nd bid in some categories. Those specific categories were re-bid and were opened on the November 2nd bid opening. In general, there was good coverage-getting plenty of sub-contractors to bid on each category in most areas. In some cases, because of the statute requirements-example bid bonds and special qualifications required, it can make it more difficult for contractors to bid. Bid has been reviewed by Mayor Cooper as well as David Walker, Town Manager. Project Budget now has a grand total of \$7,052,743, with the acceptance of the alternates and value engineering items. This number includes the Thomas Construction fees, the general conditions, as well as a contingency amount of \$148,000. Overall a successful bid opening and they are excited to begin the project.

Councilman Archer stated he was glad the bids came in relatively close to the \$7,000,000 that was projected.

Mayor Cooper noted all along we have had an alternate option in the bid package for a storage building outside of the new Town Hall Safety Complex to store things such as the jet skis and four wheelers. The storage building is not included in the project cost noted above. There was some discussion on how the equipment would be stored if in fact the storage building was excluded from the project. It was noted it would have to be stored at the Public Works Facility either in the shelter or the storage lot outside. Councilman Archer asked Jim Hundley the price of the storage building. Jim Hundley stated the cost would be \$106,128. After some discussion among the Council about the need for the building and the cost of the building as well as the cost to build later increasing it was decided to add the storage building to the current project.

Mayor Pro Tem Johnson asked for an itemized list of items and cost associated with them that are not included in the project cost that Jim Hundley provided. Jim Hundley stated he felt like it would be more cost effective to complete the storage building at the time of construction instead of waiting for a later date. He also stated he is comfortable backing off the contingency amount of \$148,000 by \$25,000.

Mayor Cooper exited the meeting at 2:16 p.m.

Town Manager Walker stated approval would be needed on the following items today: Proceed with the demolition of the metal storage building, with the low bid received by AK Grading with a price of \$54,000; proceed with installation of the lift station and sewer line to support the current fire station and the new project with the low bid from SF Ballou of \$74,997.13; give authorization to proceed with the lease agreements for Atlantic Station beginning on December 1, 2020; and give approval to Spectrum to proceed with the wiring necessary to support our servers and computer system in the temporary spaces at Atlantic Station Shopping Center at 100 West Fort Macon Road, units 8, 17 and 18. Motion from Councilman Archer to approve the action steps presented to Council today by Town Manager Walker. Seconded by Councilman Navey. Vote was unanimous by roll call, 5-0. Motion carried.

Town Manager Walker noted the next steps in the process would be approving the Thomas Construction Contract with the Gross Maximum Price provided at the Council meeting on November 23, 2020. The Local Government Commission will still have to approve the financing of the project. The application is due to the LGC on December 1, 2020 and should be heard at their January meeting.

Jim Hundley was excused from the meeting.

Councilman Waters made a motion to include the pre-engineered storage building for a price of \$106,128 in the base bid from Thomas Construction. Councilman Archer feels the price is a little high for this size building. Town Manager Walker stated the building is a 30x60 foot building, 1800 square feet. Councilman Navey stated it would be storage for both the Police and Fire Departments. Councilman Archer stated he supports if everyone else is in favor. Councilman Forrest just wants to make sure we are not going down a slippery slope of adding a lot of additional cost to the project, but he will not stand in the way if all others approve of the project. Mayor Pro Tem Johnson asked Town Manager Walker how comfortable he was with the Town being able to cover the overage for the storage building as well as the add-in projects such as the sewer/lift station installation etc. Town Manager Walker stated he felt comfortable covering as much as \$300-\$500,000. Vote was unanimous, 5-0. Motion Carried.

WEST END STORMWATER IMPROVEMENT PROJECT

Town Manager Walker reviewed the West End drainage project. The Phase I project cost will be \$229,739 with SF Ballou completing the work, after they came in as the low bid. Project Phase I will be presented for approval at the November 23, 2020 meeting. There are expected to be a total of four phases for a cost of \$1,000,000.

COUNCIL COMMENTS

Councilman Archer thanked Mayor Pro Tem Johnson for running the meeting.

Councilman Forrest asked if anyone else received an email about Cardinal Road from Mr. Prichard. Marc Schulze, Public Works Director responded and stated a school bus knocked down a traffic sign and needs to be repaired, Mr. Prichard really wants the street to be redesigned so the Right of Way is more centered. As it is currently, the Right of Way is more on Mr. Prichard's side than on others. Existing road is in pretty good condition, just not as centered as this property owner would like. We will add this project to the list of paving projects we are compiling and will present to Council at a later date.

Councilman Waters stated he had received requests from several citizens to have the no wake zone pylon replaced that has disappeared from the channel near Old Causeway close to Windfare. Town Manager Walker stated he would pass a note along to the Police Department to research.

ADJOURN

There being no further action taken or business before Council the meeting stood adjourned. The time was 2:44pm.

These minutes were approved at the November 23, 2020 meeting of the Atlantic Beach Town Council.

ATTEST:



TOWN OF ATLANTIC BEACH

A. B. Cooper, III - Mayor

Sabrina Simpson - Deputy Town Clerk

Minutes prepared by Betty Odham, Planning Board Secretary