

Town Of Oakboro

Board of Commissioners

Minutes

Continued Meeting

October 9, 2017

7:00 PM

Mayor Burgess welcomed everyone to the Continued Meeting. Present were Commissioner Efir, Commissioner Broadway, Commissioner Huneycutt, Mayor Burgess and Commissioner Harvey.

Commissioner Harvey made a motion to open a checking account for the Town of Oakboro with Uwharrie Bank. Commissioner Huneycutt seconded motion and it carried.

Mayor Burgess told the Board that our Grant money came in today that we're helping Joel Thomas with the purchase of the building at Big Lick for the New Holland Dealership. Just wanted everyone to know. It closes on October 19, 2017. Right now, I think the check will be made directly to the attorney. He's buying the building across Wade Road. He will be an exclusive dealership for New Holland for 4-5 counties with 10 new employees.

The 2009 Police Charger is worth about \$4,000.00 and we have an estimate to repair it for \$8,000.00. It's worth \$500.00 to \$600.00 as scrap.

Commissioner Efir made a motion to sale the 2009 Police Charger for scrap. Commissioner Broadway seconded the motion and it carried.

Mayor Burgess reminded everyone that each Commissioner has the 3 estimates for the Community Building at District Park. Terry Smith Construction is low bid. According to NC law, we must accept lowest bid. Commissioner Harvey asked what allowances meant on Smith's bid. Mayor Burgess told her it was allowances for flooring. All three contractors were told to leave the "hailed in dirt" out of the bids. Commissioner Harvey asked if we have anything in bids about "change orders". Mayor Burgess told her that we haven't signed a contract yet. We will meet with the Contractor and go over everything and it will be in the final agreement. Commissioner Harvey wanted "change orders" explained. Commissioner Efir said that we wouldn't be changing anything. Commissioner Huneycutt said that would be impossible. Commissioner Efir said not with this building – everything is already in the specs. Efir stated that these are very specific plans. If you have a vague plan where things aren't specified

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then change orders can be a major problem but in these particular plans, we've tried to make sure that everything is specified. There is no grey area. Commissioner continued that a "change order" would have to be initiated by the Board, not the contractor. The Contractor is tied to what he has quoted. Commissioner Harvey asked if when the time comes if we don't want laminate, we could change it. Mayor Burgess told her yes and that would constitute a "change order".

Commissioner Harvey asked what we were looking at as a timeline to finish the Community Building at District Park. Mayor Burgess said around 8-9 months.

Mayor Burgess asked if we wanted to award the contract.

Commissioner Huneycutt said he would personally like to award it to Olympic Constructions. Mayor Burgess asked if he would like to spend almost \$35,000.00 more. According to NC law, it must be awarded to lowest bid. Commissioner Huneycutt said if that's the case, why are we even thinking about it. Mayor Burgess said that the Board has to make the decision, it's not up to the Mayor to award the contract. Commissioner Harvey said we had to make the decision to whether we do it or not.

Commissioner Efirm commented that we have the money and this Community Building will be used a great deal. So many people will be coming out to a venue like this. There are very few like this in the County.

Commissioner Broadway asked if could think about it and do it at the next meeting. Mayor Burgess said we can but we've been putting it off and scheduled it for tonight to have all Board Members here.

Mayor Burgess asked what would be changing by next Monday night?

Commissioner Harvey asked if Contractor's are Bonded. Commissioner Efirm said that he doesn't know of anybody that is bonded – even in Mecklenburg County. If a Contractor is Bonded, it would have to be for all of his projects for a year. It would have added \$100,000.00 more to this project. We are controlling the money. It's not like a regular mortgage. We will be paying the bills. Commissioner Harvey asked how we knew he would pay his sub-contractors. Commissioner Efirm offered that NC requires a "lean waiver" before you get the permit. If the contractor doesn't pay a sub-contractor, the contractor gets a lien immediately, not us. Commissioner

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Efird also suggested that we could work out something with the Contractor that we pay the sub-contractors.

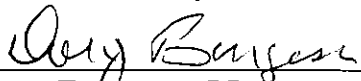
Commissioner Efird made a motion that we build the Community Building at District Park. Commissioner Harvey seconded the motion and it carried.

Commissioner Broadway again asked if we could vote on this next Monday night, October 16, 2017.

Commissioner Efird made the motion to appoint Joyce Little to fill T. J. Smith's seat on Board. Commissioner Huneycutt seconded the motion and it carried.

Commissioner Broadway made a motion to adjourn meeting. Commissioner Huneycutt seconded motion and it carried.

This the 9th day of October 2017.



Doug Burgess, Mayor



Patti W. Efird, Town Clerk

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