

**TOWN OF BURGAW BOARD OF COMMISSIONERS
SPECIAL MEETING**

DATE: January 3, 2022
TIME: 5:30 PM
PLACE: Historic Train Depot, 115 S. Dickerson Street
BOARD MEMBERS PRESENT: Mayor Olivia Dawson
Mayor Pro-tem Wilfred Robbins
Bill George, James Malloy, Jan Dawson
BOARD MEMBER ABSENT: Vernon Harrell
STAFF PRESENT: James Gantt, Town Manager
Kristin J. Wells, Town Clerk
Zachary Rivenbark, Town Attorney
Wendy Pope, Finance Officer
Cody Suggs, Parks & Recreation Director

The meeting was called to order by Mayor Dawson at 5:30 PM.

Review bid proposals received for the renovation of the old EMS Building located at 108 East Wilmington Street, Burgaw NC

Mr. Gantt advised one bid had been received from John Corcoran with Environments Unlimited for the renovation of the old EMS Building in the amount of \$1,270,022.00. Mr. Gantt said this amount includes the current pricing of materials, but hopes prices will come down as the project progresses. He also advised Commissioner Harrell was unable to attend this meeting, but sent an email expressing his concern with the stage area proposed in the building. Mr. Gantt said a one foot high stage will be on one end of the main room with a ramp on one end and steps on the other. It would be permanent, across the entire end of the room. Commissioner Robbins commented on Rochelle Whiteside's concern regarding acoustics. Mayor Dawson said Ms. Whiteside spoke to her about the multi-purpose of the building and how the room could be used as theater. Mr. Gantt said the building has been designed to help with the acoustics. Commissioner Robbins also asked if there will be a need for a storage building. Mr. Gantt said we can wait and see what type of storage will be needed as we use the building. Commissioner Malloy asked what will happen to the mural. Mr. Gantt said the building will be bricked. The mural was made to be taken down in pieces if needed, but due to age, the mural is starting to deteriorate. Commissioner Robbins suggested to give the mural to the Arts Council. Commissioner Malloy stated there are a lot of people attracted to the mural and is a big draw to Burgaw. Mr. Gantt said there are local artists in town that could possibly do a new mural. There was discussion about murals around town and the possibility of putting temporary murals on the side of the renovated building once it is completed. Commissioner Robbins suggested a different mural to be put up each year. Mr. Suggs said the TDA plans to discuss murals at the special meeting in conjunction with the town board on February 3, 2022.

Mr. Gantt showed the basic floor plan and front elevation of the building. There was discussion about extending the proposed building in the back, taking up some of the existing driveway. Mr. Gantt also added that parking is not included in the proposal, but that would be done after the completion of the renovation project. Commissioner Robbins commented on a digital sign, as previously talked about in the past years. He requested this be looked into during this renovation project.

Mr. Gantt advised this proposal came in about \$1,278,000, plus paving for parking lots, and the addition of a digital sign. He said Ms. Pope looked into financing options for \$1,500,000 as a good solid number for the project. Ms. Pope advised she and Mr. Gantt have a meeting with the LGC scheduled and will move forward with the bid process.

There was discussion about the future of the building and the possibility of adding to the back of the building. Mr. Gantt said there would not be a problem with adding onto the back of the building and arrange plumbing and electrical for a future expansion if needed.

Commissioner George made a motion to approve the bid presented by Environments Unlimited. The motion was seconded by Commissioner Dawson and carried by unanimous vote.

Mr. Gantt advised the board had previously decided to notify the Arts Council and give them thirty (30) days to remove all items from the building, prior to construction. Commissioner Dawson made a motion to allow Mr. Gantt to go ahead contact the Arts Council with a thirty (30) notice to remove all items from the building. The motion was seconded by Commissioner George and carried by unanimous vote.

Mr. Gantt advised he and staff will work on getting a formal contract together. Commissioner Robbins made a motion to allow Mr. Gantt to act on the board's behalf with this project. The motion was seconded by Commissioner George and carried by unanimous vote.

Other Items

Commissioner George commended Mr. Suggs on an amazing New Year's Eve Blueberry Drop event. Everyone agreed it was a great event and all those in attendance enjoyed it.

Commissioner Robbins commented on this special meeting and itemized projects that need action. He said he believes more gets done if special meetings are held when needed.

Adjournment

Commissioner Robbins made a motion to adjourn. The motion was seconded by Commissioner George and carried by unanimous vote.

The meeting was adjourned at 6:07 PM.

G. Olivia Dawson, Mayor

Attest: _____
Kristin J. Wells, Town Clerk