

**Town of Bluefield
Town Council
Minutes
August 11, 2020**

The Bluefield, Virginia Town Council held a regularly scheduled Town Council Meeting on Tuesday, August 11, 2020 at 7:30 p.m. in the Council Chambers of the Town Hall located at 112 Huffard Drive, Bluefield, Virginia.

PRESENT

Don Harris, Mayor
Anglis Trigg Jr., Vice-Mayor
Chuck Presley, Councilmember
Jarrod Bailey, Councilmember

ALSO PRESENT

Mike Watson, Town Manager
Shane Gunter, Police Chief
Paul Cassell, Town Attorney
Kim Hernandez, Town Clerk
Billie Roberts, Comm. Dev. Coordinator
Rachel Looney, Administrative Asst.
6 Members of Public

ABSENT

Ron Holt, Councilmember
Jimmy Jones, Councilmember

CALL TO ORDER

Mayor Harris called the meeting to order at 7:30 p.m.

INVOCATION AND PLEDGE

Rev. Dr. Jay Ferguson, First United Methodist Church led the Invocation. Mayor Harris led the Pledge of Allegiance.

APPROVAL OF AGENDA

Vice-Mayor Trigg made a motion to approve the agenda. Councilmember Presley seconded the motion. The motion passed unanimously by voice vote.

Vice-Mayor Trigg:	Yes
Councilmember Presley:	Yes
Mayor Harris:	No Vote Permitted
Councilmember Bailey:	Yes
Councilmember Holt:	Absent
Councilmember Jones:	Absent

CONSENT AGENDA

Councilmember Bailey made a motion to approve the consent agenda. Councilmember Presley seconded the motion. The motion passed unanimously by voice vote.

Vice-Mayor Trigg:	Yes
Councilmember Presley:	Yes
Mayor Harris:	No Vote Permitted
Councilmember Bailey:	Yes
Councilmember Holt:	Absent
Councilmember Jones:	Absent

CITIZEN REQUESTS AND SPECIAL PRESENTATIONS

None.

COMMITTEE REPORTS

None.

UNFINISHED BUSINESS AND REPORTS

CARES ACT UPDATE – Billie Roberts

Mrs. Roberts stated that a committee had been formed that consisted of Mr. Watson, Mr. Presley, herself, Greg DeGray and David Hypes. She stated that they met last Thursday to go over guidelines and the application had been placed online, on the website and on Facebook. She stated that they had hard copies available at Town Hall and the Mayor's shop. She went over the following dates:

- 8/21 – deadline to apply
- 9/2 – second committee meeting to go through applications and decide funding
- 9/8 – recommendations to be brought back to council for approval

Mayor Harris thanked her for her efforts.

NEW BUSINESS AND REPORTS

None.

CITIZEN COMMENTS

Mr. Wohlford stated regarding the IDA money from the last meeting that the necessity was to put projects out to bid. He stated that general contractors should be able to bid on work. He stated concerning the Fincastle roof that the necessity was to get the HVAC modifications done before the roof and asked how much was needed that he had access to a couple of foundations that the Town did not and may be able to help get the money. He stated that he had some concern with the contractor who had the lowest bid and would like to know how many PVC roofs they had put

on and how they managed to get a 20 year warranty when that roof was only a 15 year warranty. He stated that there were two Lexus bids with Lexus service and one Yugo bid with Yugo service.

William Gillespie owner of Gillespie Construction stated that they had bid on the Fincastle roof and was the lowest bidder. He stated that he had his sales manager with him who would also be speaking. He stated that they had multiple successful jobs on flat roof systems and had bid this job as requested for a PVC System. He stated that they previously bid on it as an EPDM roof then it went to a PVC because of the restaurant inside. He stated that the restaurant was not a Taco Bell or Burger King but the reason there was degrading on the roof was because of the animal fat protein. He stated that it was a wise decision to move to a PVC roof since it was the best system available. He stated that they bid the project with a mule hide company who was the subsidiary of Carlisle and it was a life product.

Jerry Compton, Sales Manager stated that the question was a Lexus bid vs. Yugo bid and was the produce the same.

David Wohlford stated before anything was said that he was a 35 year contractor.

Mr. Compton stated that he could say whatever he liked but he had pulled the product data sheets from Carlisle SynTec and Mule hide and had personally visited the factory and watched as it was being made. He stated that it was the same product and read identical for a 060 PVC membrane roof. He stated that Mule hide was produced by Carlisle but not owned and that mule hide had went to Carlisle and wanted to provide their own membrane to its contractors. He stated that they purchased it years ago and have since built the company up. He stated that Mule hide was accepted on many state and federal projects. He stated that as far as a Yugo vs. Lexus bid that he did not agree at all and that a 20 year warranty was a 20 year warranty. He stated that it was the same product that was installed with a 060 membrane and was required from Carlisle, Versico, Firestone, Mule hide, etc. He stated that in the specifications it was for a 050 but no one bid on a 050 because you could not get a 20 year warranty so everyone bid on a 060 to get the 20 year warranty. He stated that they were certified by Duralast which was the world's greatest PVC roofing system and there was no PVC Company in existence that could compete with their overall quality. He stated that because the product was its own entity and what was not specified to be bid as that, that they bid the same product which was a 060 PVC roof system. He stated that the reason they were \$19k cheaper was because they did not have a gigantic building with a huge amount of overhead, did not have office staff and did not have a metal shop inside. He stated that they were a smaller company that was growing and had to start somewhere. He stated that all flat roofs that they had installed had 100% satisfaction with zero failures. He stated that their installers had 30+ years of PVC installation and would provide the Town with a quality roof system at a lesser price.

Mr. Gillespie stated that they were a Class A Contractor and specialized in the exterior which included roofs. He stated that they were the largest roofing company for Lowes in WV and VA and had received a national award (1 out of 10 total). He stated that they had completed several large projects including Fort Witten which was restored as it was in 1926. He stated that not only were they tied to roofing but had excelled in all directions they had gone. He stated that they had

gone through the bonding process and he had personally spent 40 hours doing this which he may or may not get paid for.

Mr. Compton stated that bonds were for the Town's protection and were required to protect the investment/project. He stated that it was an insurance company standing up for them to do the project.

Mr. Gillespie stated that the bid bonds were free verification and the only time it cost the contractor was if they failed to start the project in some way after it was awarded and after that the performance and payment bonds were paid by the contractor for protection of the job being completed and any payment that was paid early. He stated that the bid docs said if they took a one time lump sum then those would be waived. He stated that he was there to clarify a few things that had been said.

Mr. Compton stated that he would agree with Mr. Wohlford that an EPDM was a much cheaper option but that he did not like to use cheaper when it came to construction and that they did not belong in the same sentence together. He stated that he would rather say it as the product was inappropriate for that installation. He stated that Hardees, Taco Bell, Wendy's, etc. all now required a PVC system on their roof.

Mayor Harris thanked them.

Mr. Gillespie stated that he had one more thing concerning the HVAC that the roof could be installed without damaging it unless someone were to drop a piece of equipment on it.

Mr. Compton stated that it was talked about during the bid meeting that whomever was awarded the contract would work directly with the HVAC Company to ensure that all warranty requirements were still met.

Jay Ferguson, Pastor First United Methodist Church stated on behalf of his church that they appreciated the use of the Farmer's Market to have their outdoor services. He stated that there were a lot of older folks who were nervous about going into the sanctuary but who would sit in their vehicles to listen. He stated that he was worried about depression and isolation in the older folks and thanked the Town for allowing them to use the Farmer's Market. He stated at the end of August the Ministerial Association would meet there and that the school supply giveaway usually held under the Farmer's Market would be held this year out the back door of the church as a drive through. He also thanked the Police Department and stated that they were always so caring and helpful and they had a great relationship with them along with the Sheriff's Department and a few State Troopers.

Mayor Harris thanked him for their outreach for the citizens that had been done for years. He stated that they certainly appreciated it.

TOWN MANAGER'S REPORT

Fincastle Roof Bids, ROLL CALL VOTE

Mr. Watson stated that staff had been working on this for months and had advertised for it twice. He stated that the first time it was cancelled before they received the first set of bids. He stated that he met with all who bid during the pre-bid meeting and that it had been a long drawn out process and they had originally talked about replacing the HVAC and some electrical but ended up taking off \$50k from this project making it \$200k. He stated in his opinion that all bids met the guidelines for a PVC roof with a 20 year manufacturer's warranty with the extra being included in the bid. He stated that the lowest bid was \$174,610 Gillespie Construction and the ISO was at \$5 sqft. He stated that we still had money in the CPROP Grant and he would like to see this project done. He stated that the cost would be around \$176k and if there were any change orders it would be \$10k-\$20k at most. He stated that he would not recommend re-bidding and that we could only apply for the CPROP Grant once a year and it would look better to spend the money we had first. He stated that it would be his recommendation to go on with the roof project and accept the lowest bidder.

Mr. Bailey asked if the process of the certification would be done from a factory representative.

Mr. Compton stated that the inspector from the manufacturer would come in upon completion.

Mr. Bailey asked if it would be done prior to the first payment.

Mr. Compton stated yes that there would be a retainage held until the end when the warranty was issued.

Mr. Trigg made a motion to approve Gillespie Construction as the lowest bidder on the Fincastle Roof project. Mr. Presley seconded the motion.

Mr. Presley asked if it would be guaranteed and what could happen.

Mr. Compton stated yes that they pushed for the manufacturer's warranties unlike the local who pushed for in house warranty. He stated that there were maintenance requirements with any warranty and all of that would be included in the warranty itself.

ROLL CALL VOTE

Vice-Mayor Trigg:	Yes
Councilmember Presley:	Yes
Mayor Harris:	No Vote Permitted
Councilmember Bailey:	Yes
Councilmember Holt:	Absent
Councilmember Jones:	Absent

The motion passed unanimously by Roll Call Vote.

BVLL Contract Public Hearing, ROLL CALL VOTE

Mr. Watson stated that a copy of the BVLL Contract was in the packet. He stated that it would have to be advertised and this vote was to go to Public Hearing.

Mr. Presley made a motion to approve going to Public Hearing on the BVLL Contract. Mr. Bailey seconded the motion. The motion passed unanimously by voice vote.

Vice-Mayor Trigg:	Yes
Councilmember Presley:	Yes
Mayor Harris:	No Vote Permitted
Councilmember Bailey:	Yes
Councilmember Holt:	Absent
Councilmember Jones:	Absent

High Street Discussion, ROLL CALL VOTE

Mr. Watson stated that a breakdown of the cost for High Street or Dump Hill up by Graham Mart was in council's packet. He stated that they had been working on this project for the last 30 years to come to this point. He stated that the Transportation Safety Board had looked at this 10 years ago and we had gone through the procurement process, engineering, purchasing of property and AEP had moved their pole. He stated that the estimate came in higher at \$693,165, he estimated 5% for contingency and the third party construction review was \$42,785 with a total of \$801,373.75 for this project. He stated that we had applied for Revenue Sharing dollar for dollar money in the amount of \$240,750 and our match of \$240,750 to bring the project down to \$319,873.75 so the Town's responsibility would be that plus the \$240,750 Revenue Sharing Match for a total of \$560,624. He stated that over the years we have had a payment in the budget for this project that dates back to the widening of Mountain Lane. He stated that it has taken a while because we went to each individual property owner and purchase them separately. He stated that we were able to purchase them at \$0.50 on \$1 so we paid about half of the value. He stated in order to do this project, we could borrow \$360,624 in order to meet the debt requirement we had already budgeted in as a payment. He stated that right now in our existing budget that we had a payment in the amount of \$2,393/month for this project and if we put \$200k towards it we could get it down to the \$360,624. He stated that he did not want to raise debt and his recommendation would be to use the paving money for this year along with the money for sidewalks which would be the \$200k out of the Street Department which was funded through the state maintenance payments we received. He stated that we could not take revenue sharing money and match with state allocated funds however since this project was not fully funded then we could use our maintenance funds we receive through the state. He stated that he wanted council to fully understand that there would not be any major paving this physical year or any sidewalks done. He stated that paving would not be bid out until after July 1, 2021. He stated that if council chose to put off the project until a later date that we were not guaranteed to receive any funds. He stated that it took 3 years to receive funding on a 2 year schedule for applications. He stated that we

already had money budgeted for this payment and his recommendation would be to go ahead with the project taking the \$200k from the Street Department to bring the amount within budget.

Mr. Bailey made a motion to approve moving forward with the High Street Project. Mr. Trigg seconded the motion.

ROLL CALL VOTE

Vice-Mayor Trigg:	Yes
Councilmember Presley:	Yes
Mayor Harris:	No Vote Permitted
Councilmember Bailey:	Yes
Councilmember Holt:	Absent
Councilmember Jones:	Absent

The motion passed unanimously by Roll Call Vote.

Car Show-Graham Rec Park

Mr. Watson stated that this was something that had been done for the past several years and this year they asked to have it at the park. He stated they had an excellent time and a great turnout and the history behind it was in remembrance of someone killed on motorcycle. He stated that they would like to do it at the park every year and were appreciative of the Town. He stated that Bluefield Dance Theatre held their spring recital/seniors final performance at the amphitheater last month and that everyone was keeping within the social distancing guidelines.

Autumn Jamboree

Mr. Watson stated with the growing numbers of COVID cases that he felt it was best to cancel this year's Autumn Jamboree. He stated that the fireworks, etc. could be moved to a later time.

VML Conference

Mr. Watson stated that VML would be held virtually this year on October 7-8 and to let staff know if they would like to join in.

Council Retreat

Mr. Watson stated that staff was working on a council retreat.

Cemetery Commission

Mr. Watson stated that the Cemetery Commission needed one more member and would like to have Harold Pruitt. He stated that staff would bring back the recommendation at the next council meeting for a vote.

COUNCIL COMMENTS

Mr. Trigg stated that all looked good.

Mr. Presley gave a shout to the Police Department, Town Hall Employees, Town Attorney and Mr. Watson. He thanked Gillespie Construction for coming and speaking to answer questions concerning the Fincastle Roof.

Mr. Bailey recognized all of the Fincastle Staff on a job well done for their 1st Annual Amateur Golf Tournament that was held this last weekend. He stated that everyone he had spoken to could not say good enough things about it. He stated that a guy he worked with attended and that he would bring 5-6 people with him the next time. He stated that they had started construction yesterday and asked if the Foundation would like to hold a ground breaking ceremony.

Mr. Watson stated that he would check with them and let council know. He stated that he had received several comments about how well the course looked.

Mayor Harris agreed with Mr. Bailey and recognized the tremendous amount of volunteers they had helping. He stated that he was disappointed that WVVA did not have any coverage of it on their 6 p.m. broadcast. He stated that they had a big crowd and had players there from 5 different states. He stated that staff did a wonderful job.

ATTORNEY'S REPORT

None.

ADJOURN

Vice-Mayor Trigg made a motion to adjourn the meeting at 8:16 p.m. Councilmember Presley seconded the motion. The motion passed unanimously by voice vote.

Vice-Mayor Trigg:	Yes
Councilmember Presley:	Yes
Mayor Harris:	No Vote Permitted
Councilmember Bailey:	Yes
Councilmember Holt:	Absent
Councilmember Jones:	Absent

Don Harris, Mayor

Kim Hernandez, Town Clerk