

June 9, 2021

A Special Meeting of Town Council was held on the above date at approximately 10:00 a.m., all requirements of the Freedom of Information Act having been satisfied.

Present were: Patrick M. O'Neil, Mayor  
Chauncey Clark, Mayor Pro-Tem  
Bachman Smith, IV, Councilmember  
Kaye Smith, Councilmember

Mayor O'Neil called the meeting to order at 10:00 a.m. and stated the press and public had been notified in accordance with State Law. There were no members of the public or the media present. Staff members present were: Andy Benke, Chris Griffin, Mandy Hawver, Courtney Sottile, Anthony Stith, Chris Wallace and Bridget Welch. Council-Elect Members present were: Scott Millimet, Justin Novak and Gary Visser. The purpose of the Special Meeting was to discuss and review the Fire Station and Storage building project.

Mayor O'Neil asked Town Administrator Andy Benke to introduce the project team. The Architect on this project is Curt Berg with Applied Building Sciences (ABS). ABS brought on Earth Source Engineering for civil engineering and DWG Engineering for mechanical engineering. Trident Construction was hired as the General Contractor for this project. Present at this meeting was the Project Manager, John Edward Griffith and the Project Superintendent Jack Ellison. The method of delivery for this project is Construction Manager At-Risk which is more cost effective and allows the Town to be more involved with the details of the project.

Mr. Benke gave a brief background on this project. In late 2017, Town Council expressed an interest to improve the exterior appearance of the Fire Station. The Fire Department staff also recognized functionality short-comings of the building. The Town then hired a company to perform a building assessment along with inspections. The company identified problems such as rot, leaks, insulation issues and a deteriorating roof, however, noted that the building was structurally sound. At that point, the Town engaged ABS to further assess the building in closer detail. After reviewing the study and determining that the roof was in worse shape than was originally expected, the Town then shifted attention to a more significant project. Mr. Benke added that the building was not designed as an Emergency Operations Center in 1990 and hurricane construction has changed since then. The building was also built for one male firefighter per shift and currently there are three male or female per shift.

Mr. Berg reviewed the plans and designs for both the Fire Station and Storage building. The proposed new Fire Station will be built on the existing slab and using the existing frame which is a significant cost savings. Additional square footage will be added on to the current footprint.

Aesthetically, the building will match Town Hall next door regarding paint colors, windows and siding.

The proposed Storage building will be used by the Fire, Maintenance, Police and Administration Departments. It will house all of the Town's assets including but not limited to: patrol vehicles while being serviced, rescue boats, lawnmowers, Kubota's and tractors. Currently, all of the assets are being stored outside in the elements which reduced the life-cycle. There will be overhead storage for the Maintenance Department and Police Department's equipment and extra supplies. There will also be unfinished future office space. The Storage building will be 100' by 120'.

Executive Session: Contractual Matter with Trident Construction:

**Motion was made by Mayor Pro-Tem Clark, seconded by Councilmember Bachman Smith, IV, to go into Executive Session at 10:50 a.m. to discuss a contractual matter with Trident Construction.**

**Motion passed unanimously.**

**Motion was made by Councilmember Bachman Smith, IV, seconded by Mayor Pro-Tem Clark, to come out of Executive Session at 11:10 a.m.**

**Motion passed unanimously.**

Mayor O'Neil stated that no votes or actions were taken while in Executive Session.

**Motion was made by Mayor Pro-Tem Clark, seconded by Councilmember Sarah Church to adjourn the meeting at 6:09 p.m.**

**Motion passed unanimously.**

Respectfully submitted,



Courtney Sottile