

Regular Board Meeting June 6, 2022

The Parsons City Council met for its regular monthly meeting, June 6, 2022, at 6:00PM in the city council room. Mayor Tim David Boaz called the meeting to order.

Roll called:

| <u>Present</u> | <u>Absent</u> | <u>Visitors/in attendance</u> |
|-------------------|----------------|--|
| Kevin Cagle | Joseph Fisher | Lee Villaflor, City Administrator |
| Marty Carrington | Larry Townsend | Colleen Lawlor, City Recorder |
| Dale Reynolds | | Dale King, Safety Director |
| Jimmy Lynn Walker | | Rick Wood, City Attorney |
| | | Charles Taylor, Dec Co Chamber of Commerce |
| | | Madison Cagle |
| | | Tina Carrington |
| | | Lucinda Carrington |

Approval of regular monthly minutes and special called meeting minutes for last month:

A motion was made by Dale Reynolds to approve and dispense of reading the regular monthly minutes for May 2022. Second by Jimmy Lynn Walker. Vote: All Ayes

Approval of the Financial Statements for the last month:

A motion was made by Kevin Cagle to approve the Financial Statements for April 2022. Second by Dale Reynolds. Vote: All Ayes

Presentations:

Mayor Tim David Boaz and City Attorney Rick Wood gave an update on the Beech River Regional Airport Status.

- Decatur County withdrew from the 2002 Joint Funding agreement on June 1, 2022
- City of Lexington withdrew from the BRRRA Agreement, effective July 1, 2022
- Henderson County has not responded to our letter sent on February 21, 2022
- If City of Parsons chose to enter in a new agreement:
 - Provisions will made for City of Parsons to monitor the budget
 - Ensure that it will be a fair and equitable agreement to participate in (i.e. pro-rata basis)

Community Forum:

Charles Taylor, Decatur County Chamber of Commerce reported on this topic.

- He has attended several meetings regarding the industrial park at the north end of the county.
 - They are behind on this project due to increased prices
 - Construction has not started
 - They are unsure if this project can be completed due to rising costs
 - He is hoping to complete this project – he has a prospect for a piece of property (this company would bring an est. 50-70 employees) that would work well for their needs
- Beech Bend Park
 - This project is going; but going slow

Communications from the Mayor:

- Mayor Boaz congratulated the councilmembers for their election results
- We will miss Lanny “Spud” Taylor. He was a good council member
- Mayor Boaz has talked with some of the council members, and he has decided to put off seeking a replacement to fill “Spud’s” seat at this time. He plans on talking to Ms. Linda, Spud’s wife to see if she would be interested in this position.

Reports from committees, councilmen, and other officers:

Kevin Cagle gave an update on the old nursing home (formally Shepards Fund) building:

- There is a big tree on the roof that will need to be addressed
- We cannot tear down the building due to the old asbestos tiles. Maybe we can cover over the tiles?
- There is water damage on the inside of the building due to the roof damage.

Lee Villaflor will check with Bryce to get a quote for them to remove the tree.

New Business:

Second Reading of Ordinance 403 Entitled: “An ordinance of the City of Parsons No 403 – Adopting the Annual Budget for the Fiscal Year Beginning July 1, 2022 through June 30, 2023”

- Councilmembers will need to vote at next meeting, July 11, 2022
- The Newsleader will need to post the Public Hearing notice to be run as per city charter
- First notice will be run June 15, 2022 and second notice will be run June 22, 2022
- Public Hearing will be July 11, 2022 at 5:30PM.

SECTION 28. Public hearing required on budget. After receiving the City Administrator's proposed budget, the Council shall fix a time and place for a public hearing thereon, and shall cause a public notice thereof and an announcement of where and when the full budget may be examined to be published two (2) times in the official city newspaper, the last such publication to be at least ten (10) days in advance of the date of the hearing. The public hearing shall be held before the Council at the stated time and place, and all persons present shall be given a reasonable opportunity to be heard. [As replaced by Priv. Acts 2020, ch. 53, § 9]

Second Reading of Ordinance 404 Entitled: “An ordinance of the City of Parsons Amending Ordinance No 400; Adopting a Budget for the fiscal year July 1, 2021 through June 30, 2022”

- Motion to approve this first reading of Ordinance No 404 made by Dale Reynolds
- Second by Jimmy Lynn Walker
- VOTE by Roll Call:
 - Marty Carrington – AYE
 - Kevin Cagle – AYE
 - Dale Reynolds – AYE
 - Jimmy Lynn Walker – AYE
 - Absent and not voting – Joseph Fisher and Larry Townsend
- Motion passed

CDBG Generator Project (at intake) update from Lee Villaflor:

- Sealed bids were opened at the bid opening at 12:00PM on May 27, 2022
- Two sealed construction bids that were received:
 - Graves and Graves Construction for \$583,550.00
 - Quinn Construction for \$816,000.00
- CDBG Construction Budget was made in 2019 for \$402,699

Lowest bidder was Graves and Graves Construction; however, it is over budget by \$180,851.00. There might be some options that the city can do to lower the costs of this overage. After the bids were received, we asked CDBG if we can purchase the generator separately through Sourcewell – at potentially a 30% discount off. CDBG said we would have to reject the bids received and re-bid this project if we wanted to go this route.

The next option would be called “value engineering”. Value engineering is a systematic, organized approach to providing necessary functions in a project at the lowest cost. Value engineering promotes the substitution of materials and methods with less expensive alternatives, without sacrificing functionality. It is focused solely on the functions of various components and materials, rather than their physical attributes. Value engineering is also called value analysis.

However, the longer we approach this overage, costs are not going to decrease, they will only increase, and the availability of a generator turnaround time extends. We might be able to use a portion of the 2nd round of ARP Funds that is due to come in to help cover a portion for this overage – in addition to the original city portion. With the overage and original city portion – new cost for the city would be \$241,125.00

Once this bid is approved, we can have a pre-construction meeting with contractor, engineer, and inspector to discuss value engineering to bring the number down as much as we can.

A motion was made by Kevin Cagle to approve the bid received from Graves and Graves construction for \$583,550.00

- Second by Marty Carrington
- VOTE by Roll Call:
 - Marty Carrington – AYE
 - Kevin Cagle – AYE
 - Dale Reynolds – AYE
 - Jimmy Lynn Walker – AYE
 - Absent and not voting – Joseph Fisher and Larry Townsend
- Motion passed

Old Business:

Discussion and approval of City of Parsons Employee Handbook:

Proposed changes in the handbook were discussed. Listed items proposed for updates to be sent to Rick Wood, City Attorney to review on a legal standpoint. Any changes will need be presented two readings to pass. Changes will also need to be reflected in the City Codes. Once second reading, final vote is made, all employees will be issued the revised handbook and sign an acknowledgement form at distribution.

South End Gas Line extension project update:

We received a request to run gas line out to Stokes Rd. Unfortunately, we are unable to supply the requested gas. The original project that was approved did not include this area, as it is located outside of the original boundary. Once McFall Construction completes the south end, they will move up and complete the north end to complete this project. Later, we will check the ground, and if it is good, we will present a new project to run gas line to the Stokes Rd area for approval to proceed.

Adjourn:

Marty Carrington motioned to adjourn the meeting. Second by Dale Reynolds. Vote: All Ayes

Tim David Boaz, Mayor

Colleen Lawlor, City Recorder