

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

DATE: October 28, 2014
TIME: 12:00 Noon
PLACE: Burgaw Municipal Building
BOARD MEMBERS PRESENT: Mayor Eugene Mulligan
Mayor Pro-tem Howard Walker
Commissioners Jan Dawson, Wilfred Robbins, Charles Rooks and Elaine Tyson
STAFF PRESENT: Chad McEwen, Town Manager
Sylvia W. Raynor, Town Clerk
Robert Kenan, Town Attorney
Louis Hesse, Building Inspector
Ashley Loftis, Finance Officer
Kristin Wells, Deputy Clerk
Allen Wilson, Fire Administrator
MEDIA PRESENT: Bill Walsh, Star News

The meeting was called to order by Mayor Mulligan at 12:00 noon. Mayor Mulligan asked Chad McEwen, Town Manager to address the Board. Mr. McEwen then asked Louis Hesse, Building Inspector to give the Board a conditions assessment of the damage to the town hall building that occurred on October 15, 2014 when a driver accidentally hit the building with a vehicle.

Mr. Hesse briefly reviewed the damage. He advised several walls would have to be removed and reconstructed in order to restore the building to a safe condition. He advised there has been a shift in the ceiling that will need to be repaired as well. He said at this time there has been no final assessment by the insurance companies or engineers so there are no definitive numbers on the cost of repairs. Mr. Hesse also advised he has spoken with a contractor about what would have to be done to temporarily relocate the finance office staff to the board room by using temporary walls or petitions for office space until repairs are made. There was much discussion concerning time lines, relocation etc. Mr. Hesse added that he has been given verbal acknowledgement from the insurance company and an engineer that the building is structurally safe for the public and employees until the repairs can be made.

Ashley Loftis, Finance Officer gave a brief review of how the insurance will be handled. She advised it was filed with our insurance company (Selective) and our adjuster advised with our policy we will be paid replacement cost. She said Selective will then subrogate back to Nationwide and Nationwide will only pay actual cash value thereby leaving a gap between what the Town is paid by Selective and what Nationwide will pay. She said at this time they are not sure how that will affect our premium. There was much discussion regarding insurance. Ms. Loftis advised there is another adjuster coming tomorrow.

Mr. McEwen advised there has been discussion regarding some remodeling during the reconstruction in order to build a new elected officials office and to make an addition onto the lobby. He advised the elected officials office would be located in the current lobby, the entry way will be extended with the customer service window facing Walker Street and the current conference room would remain where it is now. He said the other option is of course to rebuild back to its original state. He said any extras would have to come out of pocket.

Mr. McEwen advised if the Board is interested in making changes, he and Mr. Hesse would need permission to pursue architectural drawings for the changes. He advised it would be next to impossible to have drawings and RFQ's by the November 10 meeting but they could shoot for a December deadline.

After reviewing the proposed plan (option 2) there was much discussion regarding the building.

Commissioner Dawson asked if the new office is added and the customer service area is modified how much the extra space would cost. Mr. Hesse advised he could only estimate that it would be at least \$20,000.

Commissioner Rooks asked what we will be gaining by making the changes. He advised he only sees one very small room that is not large enough to do anything with. Mr. McEwen commented that since the interior wall must be reconstructed anyway the wall could be moved to increase the office space and decrease the conference room space.

Mayor Mulligan said the main thought is to consider the possibilities before we get to the repair point.

Commissioner Tyson said it would be nice to change the customer service representative's window to make it more comfortable for her to reach the window. There was a very lengthy discussion regarding modifications to the window.

Commissioner Rooks commented that it challenges us to get a repair price as is and then get an estimate to make the other changes. There was much discussion regarding the insurance companies and how they may decide to handle the claim. Commissioner Rooks said he would entertain getting the bids for both options as long as we don't get it so convoluted that we can't separate out who is responsible for what.

Mayor Mulligan stated that he is partially responsible for this problem in so far as there is no office for the mayor. He said we can certainly go back to where it was; just take the conference table out of the room and stick it back in the room where it was. He said when he first became mayor he did not see the need for an office but now he sees an enormous amount of time commitment for him to be in the town hall. He said he doesn't have a problem with going back into the former mayor's office or going to the former conference room and removing the copier and other equipment out; he just needs space to work in.

After much discussion, Mayor Mulligan polled each Board member for their opinion.

Commissioner Walker: "With the insurance pay it off, things that we do beyond that should be at a minimum; I don't see spending a whole lot of money doing a lot of extra because the area is just so large and you are not expanding to the outside, stay within reason beyond what the insurance is going to pay".

Commissioner Robbins: "I concur with Commissioner Walker, I think everybody feels the same way; we need to get a price and then take it from there. Once we get a price, if it is too much, too exuberant, just do the minimum."

Commissioner Dawson: "I agree with them but I also think that not moving the wall, if we decide to go that route, that a 10x10 office is a gracious plenty."

Commissioner Tyson: "I agree with what Commissioner Dawson said."

Commissioner Rooks: "I don't have a problem with getting Nationwide, if we want to let our insurance get their money from Nationwide, fine; but we've got coverage on the building and our insurance should pay so it doesn't cost the town a dime to have the building repaired and if they got problems with raising our premiums we need to be shopping premiums anyway."

Mayor Mulligan said it seems like the preponderance from the Commissioners is to go ahead and get a price for both and if there are no further comments from the Commissioners or Chad he would like a motion to adjourn.

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

The meeting adjourned at 12:35PM.

Eugene Mulligan, Mayor

Attest: _____
Sylvia W. Raynor, Town Clerk