

Town of Hurt, Virginia  
Council Meeting Minutes  
May 26, 2023

Hurt Town Council held a called business meeting Friday, May 26, 2023, at Town Hall. The meeting opened at 7:00 PM by Mayor Gary Hodnett with a quorum present.

Roll Call

Members present: Mr. Gary Poindexter, Mr. Jeremiah Knowles, Mr. Glenn Mitchell, and Mr. Pierre Richard

Mrs. Kathy Keesee and Mr. Bob Majure - Via phone call

Invocation and Pledge of Allegiance

Invocation: Mr. Poindexter

Pledge of Allegiance: led by Mayor Hodnett

Opening of Public Comments,

No comment

Old Business-Building Remodel

Mayor Hodnett we're here tonight to talk about a little house cleaning that we should have taken care of while back. As you all know, we've been talking about this project for nine months now. In closed we've looked at multiple blueprints and versions of it. We've been through ten contractors through RFPs who didn't respond, to local contractors, to Blair, Coleman and Adams in Lynchburg and they didn't want to take the project because it wasn't large enough for them. They recommended that we use a local residential contractor, and they said that what we're looking at doing other than the hardening of the vestibule area was basically a finishing job, not construction work. They said that it would be much cheaper if we went that route. They were two and three times higher on everything that they looked at. That's where we are, we settled after going through 10 to 12 contractors with one A&M Designing Buildings out of Altavista. They are a Class A contractor and they agreed to do this project with us at costs plus, but we're fixing costs with the subs. Ellen is working on getting all of the sub's licenses and all that for 1099's and John will be working on contracts as we get started with this. The first one we're ready to start with work next week, provided that you guys are good with it, it would be the heating and air. We had two contractors to do the heating and air that the lead contract brought us, and that was Horseman and Blackstock Heating and Air. Horseman was \$2,000 higher for the same amount of work. I feel like we'll go with Blackstock heating and air, but just as a reminder of what the scope of the work is. We're redoing the upstairs and sheet rocking here and doing the hardening in this area, and because of the asbestos, we're having to go over all the floors and we're taking the ceiling tiles down and putting up sheet rock to give it a more uniform look. We're doing the basement and Jason is working with the contractor on moving the police department to the basement. When people come in to pay their water bills and if he is interviewing a rape case, shootings, or anything like that. If anybody is standing out in the lobby, they can hear what's going on, so they do need a separation from us up here. The treasurer will move into the police office to take her out of the council chambers, so she'll have a real office. Joe and I will stay in the other office and it's heating and air upstairs, total electric downstairs, framing out the downstairs, sheet rocking, putting down floors down there, and a duct system as well. Also doing

electrical work, this building, if you hook two large coffee pots up to it, it starts blowing fuses, it won't hold it so we're doing upstairs, and downstairs separate on electrical. The electricians feel like when they take out these baseboard units that are here and pull them out of the single box that they will be able to that will give us enough power upstairs and downstairs. They're just going to separate at the box, so it'll be one meter. They think that we can use the box that we currently have. This includes, and Jason correct me if I am wrong, but doing electrical work inside the evidence room as well. Jason stated the evidence room, I already got that work done because it was budgeted this year. We got to go in and duct work that as well, but we are still waiting on some parts to come in on the electrical. Mayor Hodnett stated and the head contractor A & M, they've been bringing in subs to look at the jobs. They have three and four looking at everything from sheetrock, electrical, plumbing, painting, and everything that has to be done. We're obviously going with the lowest bidders. I can't sit here and say that we have the painting finalized at this point in time but we are ready to go with sheet rock, flooring, and HVAC. Mr. Poindexter asked if we are starting with HVAC? Mayor Hodnett replied well I think we should approve the package unless y'all want to come in here and go through 15 contractors. What I would ask for is we're looking at doing the whole thing, including the hardening of Town Hall upstairs and downstairs all work that's in the scope of work at \$269,000 for it all. Mr. Knowles asked, and this is all covered with ARPA money, right? Mayor Hodnett replied right, ARPA money made all of this available, as did the purchase of the Plaza. Mr. Poindexter asked after the purchase of the plaza, can you confirm that there is enough ARPA money for this? Mayor Hodnett replied yes. Attorney Eller asked where is the paperwork with the \$269,000 on it, does Council have it? Mayor Hodnett replied we're giving it based on the current prices that the subs are coming in and has given us and we don't have hard copies of all that. Right now, I'm asking for a motion to approve the project at that price. We're not going past it. Hopefully we're going to be under that number. We have subs getting ready to start, like HVAC next week if we can and you've got that total price right there which is \$22,000-\$23,000 upstairs and downstairs. Mr. Mitchell asked on the HVAC how many units are we going to have, just one? Mayor Hodnett replied one upstairs and a mini split in the basement. Mr. Mitchell stated it is two figures here, is that \$7,900 for everything? Mayor Hodnett replied no, it is \$23,673.77 for upstairs, downstairs hauling off all of the old material, and that was \$2,000 cheaper than the other guy. Attorney Eller stated you got \$23,000 written up here and then you got these two quotes, these add up to about \$11,000. Who's going to do the other \$11,000? Mayor Hodnett replied Blackstock. Attorney Eller asked where his bids are to do that, his quote to do that, you have a typed quote to do the heating and air on two levels and then you have a handwritten statement. Mayor Hodnett stated here is the second one is \$11,443.77. Attorney Eller stated that is what we need, everybody should have that if they are going to approve it. When you get the rest of it, then Council can approve that, but this is what you can approve what you got in writing. Mr. Knowles asked John if we will have to go in and approve each and every individual contract. Attorney Eller replied well if you get everything else in a package, and everybody looks at it, and knows how much it is and sees the contractors name and what they're going to be doing and how much they're going to charge for it. You can do all the rest of it at once. You don't have to do each one. Mayor Hodnett stated we don't have firm prices on everything. Attorney Eller stated well you need firm prices on everything, then Council can pass it all at once. Mayor Hodnett replied it looks like we will be doing some as we go.

It was briefly discussed that tonight we are deciding on the HVAC upstairs and downstairs and the bids, who was the lowest bidder and for Council to be able to approve it by seeing the numbers and bids. Mr. Knowles asked can we do a contract not to exceed a certain amount. Attorney Eller replied if you are

going to do a cost plus that's how you're going to have to do it, but we don't have any paperwork on any cost. This looks like a foreign figure. Mr. Richard asked what do we do if the cost overruns on this? Mayor Hodnett stated they shouldn't be because like John said the contract will be the higher number and should be no overruns. Attorney Eller states now if you get into any job and you find out things that you didn't know about it could be they might come back and change orders. That happens all the time. Mayor Hodnett stated that Blackstock was \$918 less. The Trane has a five-year longer warranty than the other one, Trane had a ten year and the other one had a five year.

A motion was made to accept Blackstock Heating and Air totaling \$23,673.77.

Motion: Mr. Knowles

Second: Mr. Richard

Passage: Unanimous

Mayor Hodnett stated the last thing I have is we have been hearing a lot of rumors in the community that Staunton River Plastics isn't coming in and all this stuff, like we heard some the other night. That's totally wrong. I talked to him today, and they have the switch box that they have been waiting for inside the building, and they are running conduit and wiring. They are making their payments to the county every month, so that sounds like somebody that's planning on coming into the community versus not coming in. I think it's very safe to say that they're honoring that contract, and they will be here. Hopefully Sami will try and get that in the newspaper to clear up all the naysayers. Mr. Poindexter stated it's been such a long time coming, processing, and there's been so many setbacks. It's been literally a mind field where you're from point A to point B, some degree of skepticism is understandable. I'm happy to hear that. This has been a long road; we have worked on that project for years. Mayor Hodnett well, unfortunately, that kind of skepticism causes industries to look at you really hard. It's not good for the way that we look. That is all that I have, I do appreciate you coming.

The meeting adjourned at 7:30pm.

Kelsie Anderson

Kelsie Anderson-Clerk

Gary Hodnett

Gary Hodnett-Mayor