

THE BULLOCK COUNTY COMMISSION

RECESSED MEETING

February 22, 2021

9:00 A.M.

Call of Roll to Establish Quorum: All members present, namely: Chairman Alonza Ellis, Jr., District One Commissioner Don Larkins, District Two Commissioner John L. Adams, District Three Commissioner John McGowan, District Four Commissioner Solomon Marlow and County Administrator Patrick D. Smith, who recorded the minutes; County Attorney John Waters was also present. A quorum was established.

The Invocation and Pledge of Allegiance was done by Commissioner Larkins.

On a motion from Commissioner McGowan, seconded by Commissioner Adams to approve the agenda and resume the February 8th regular meeting. All in favor; motion carried.

Commission office staff read their daily job duties to the commission.

Commissioners discussed the issues with the courthouse elevator. Commissioner Adams and Commissioner Larkins reached out to several elevator vendors and all vendors agree that a modernization needs to be done to the courthouse elevator. Diversified Elevator stated that the cost of a modernization will be approximately \$76,000. Bagby Elevator stated that the cost of a modernization will be approximately \$53,000. Schindler Elevator also recommended a modernization agreement as they stated the elevator has reached its useful lifecycle.

Commissioner McGowan stated that the elevator was operational on the day Schindler came and repaired it; however, during the subsequent days they elevator failed to operate again.

Attorney Waters expressed his concerns regarding the elevator. He compared the elevator cost by Schneider of approximately \$194,000 as opposed to Diversified Elevator and Bagby Elevator in the amounts of \$76,000 and \$53,000 respectively. Waters also stated do we have the funds in the Capital Improvement Fund to fix the elevator. He further stated that there could be potential lawsuits regarding the inoperable elevator; the county is currently in violation of the American Disabilities Act and also in violation of denying defendants the right to a speedy trial.

Commissioner Marlow, Jr. asked when was the last time we heard from Schneider Electric. Marlow, Jr. also asked who will be secure the financing?

Commissioner Larkins stated that the elevator must be of priority to get repaired.

Larry Perrin from Schneider Electric stated that they look forward to a partnership with Bullock County; he also stated that the county can secure funding within a few days and that he talked with FCSTONE, LLC's David Langham that said the interest rates will probably rise by .50 to 1% in excess of the base rate as the market interest rates fluctuates.

Chairman Ellis stated that there are also heating issues in the courthouse as well as mold issues in the Board of Registrars office. He also stated that there are several other issues that need fixing but it comes down to funding.

Commissioner Marlow, Jr. feels that the commission should let the County Attorney Waters work out the contract with Schneider Electric.

Attorney Waters stated that the courthouse stairs are of grave concern as well.

On a motion from Commissioner Marlow, Jr, seconded by Commissioner McGowan to go into Executive Session. Per the roll call, all commissioners agreed to go into Executive Session. All in favor; motion carried.

The commissioner went into Executive Session at 10:04 a.m. and exited at 10:23 a.m. No action was taken.

On a motion Commissioner Larkins, seconded Commissioner McGowan to advertise the elevator bids to run for three (3) weeks and to open the bids on Monday, March 15, 2021 at 1p.m. at the Richard Stone Building. All in favor; motion carried.

Commissioner Adams talked with several roofing companies to repair the courthouse; Southern Roofing and Pierce Roofing. David Lee, Roofing Consultant with Pierce Group stated that his fee would be around \$10,000 to \$12,000 to perform a roofing consultation which includes design plans, draw up specifications, and bid out the roofing contractors.

Commissioner Larkins spoke with Tony Glaze and Ray Thorington regarding the roof consultation. Both companies are local. Commissioner Larkins also discussed the roofing equipment needed to accomplish the job and the supplies regarding the roof.

After a thorough discussions, the commission agreed to advertise the courthouse roof and towers for quotes/estimates in the Union Springs Herald. On a motion from Commissioner Larkins, seconded by Commissioner McGowan to advertise the courthouse roof for quotes/estimates in the Union Springs Herald. All in favor; motion carried.

Administrator Smith stated that Chairman will not sign the contract with VAST Solutions regarding the LED system due to the fact he believes the county is currently in a LED system contract with Schneider Electric. Chairman received guidance from the ACCA's attorney stating that his job is to sign contracts but if he feels that the contract is illegal, the ACCA stated that he does not have to sign the contract. Chairman also asked if another commissioner can sign the contract. Attorney Waters stated that another commissioner can sign the contract if all commissioners agree.

On a motion from Commissioner McGowan, seconded by Commissioner Adams to amend the agenda to place VAST Solutions contract on the agenda. All in favor; motion carried.

After a thorough discussion, Commissioner McGowan stated that he agreed to sign the VAST Solutions contract for the LED system. On a motion from Commissioner McGowan, seconded by

Commissioner Adams to allow Commissioner McGowan to take responsibility and sign the VAST Solutions contract regarding the LED system. All in favor with one abstention from Commissioner Larkins. Majority vote passed.

On a motion from Commissioner Adams, seconded by Commissioner McGowan to adjourn the meeting. All in favor; motion carried.