

City of Mansfield
MINUTES OF REGULAR PUBLIC MEETING
February 13, 2012

The Board of Aldermen met in regular session on **Monday, February 13th**, in Mansfield City Hall, located at 705 Polk Street. Mayor McCoy called the meeting to order at **4:30 p.m.**, after which an **Invocation** was offered by **Alderman Mitchell L. Lewis**. The Pledge of Allegiance was led by **Alderman G. B. Hall III**. The oral roll call was suspended; however, the following officials were recorded as **Present**: Honorable Curtis W. McCoy, G. B. Hall III –District A, Troy N. Terrell, -District B, Mitchell L. Lewis –District C, Joseph Hall, Jr. –District D and Alvin R. Woodley –District E. **Absent**: None. **Press Present**: Bennie Hall & Renee Ravenna-*The Enterprise*.

It was MOTIONED by **JOSEPH HALL, JR.** and SECONDED by **MITCHELL L. LEWIS** to approve the minutes of the **January 23, 2012 regular** City Council meeting and to dispense with the reading. Motion Passed Unanimously.

It was MOTIONED by **ALVIN R. WOODLEY** and SECONDED by **MITCHELL L. LEWIS** to approve the payment of current outstanding bills for this period. Motion Passed Unanimously.

The Mayor next opened the floor to hear public comments from those in attendance to any item outlined on the meeting agenda. No comments were offered at this period. The **Public Comments Period** was then closed.

Old Business:

It was MOTIONED by **G. B. HALL III** and SECONDED by **ALVIN R. WOODLEY** to award a construction contract to *Precision Builders* as the lowest responsible bidder for the Fire Station #2 Addition/Remodel project. It should be noted that according to the bid tabulations, the lowest bid of all contractors submitting a sealed bid was received from *Pace Contracting, LLC*. However, since the bids were received and opened on February 9th, Pace Contracting submitted in writing a request to withdraw their bid. In a letter dated February 10, 2012 this contractor states that they made an error in the foundation calculations and in the calculations provided them by their electrical sub-contractor. In conclusion, Pace Contracting believed that they would be unable to complete this project based on the proposal they submitted. Their total base bid was \$189,000, with Alternate No. 1 at \$22,000, Alternate No. 2 at 27,000 and Alternate No. 3 at \$2,800. This contractor's total base bid plus alternates amounted to \$240,800. Mr. Gerald Schirmer (engineer with Alliance, Inc.) was present to offer this explanation on behalf of Pace Contracting, and then followed with a recommendation to now award a contract to the next lowest responsible bidder (*Precision Builders*). The bid proposal submitted will afford the construction of the facility being added to the site location (1735 McArthur Drive) and Alternate No. 1 (concrete apron and drive in front of existing building). Precision Builders' total base bid was \$228,000, with Alternate No. 1 in the amount of \$23,000. Alternate No. 2 (\$30,700) and No. 3 (\$4,800) will not be performed, as these inclusions would cause the total project cost to exceed the City's budget allocation. The City has a 2012 budget allocation of \$250,000 for this project. Other bidders include: *ELA Group, Inc.* –Total base bid = \$234,750 with Alternate No. 1 at \$24,954, Alternate No. 2 \$33,398 and Alternate No. 3 at \$2,800/*Hope Contractors of Shreveport, Inc.* –Total base bid = \$235,000 with Alternate No. 1 at \$23,000, Alternate No. 2 at

\$27,000 and Alternate No. 3 at \$3,700/*Whitlock & Shelton Construction, Inc.* –Total base bid = \$244,000, with Alternate No. 1 at \$20,500, Alternate No. 2 at \$25,400 and Alternate No. 3 at \$4,300/and *Douglas Construction & Remodeling, Inc.* -Total base bid = \$257,479, with Alternate No. 1 at \$28,572, Alternate No. 2 at \$36,415 and Alternate No. at \$2,774. Motion Passed Unanimously.

New Business:

Out of courtesy to the impending award recipients, Mayor McCoy announced that we would address item G (Presentations by Mayor and Councilmen) on the agenda at this time. He was aware that all the recipients would need to return to their respective businesses. Being honored at this meeting were several local business leaders/professionals for their part in assisting the Mayor and city councilmen in their mission to improve the quality of life for the families and individuals who reside in this municipality. All of the recipients have contributed in some way to this mission. The first award was presented by Aldermen Troy Terrell to Ms. Bennie M. Hall of **The Enterprise and Interstate Progress** for her unbiased reporting of community news through the years. The next award was presented by Alderman G. B. Hall III to Ms. Shunta A. Bolden, manager of Mansfield's Wal Mart SuperCenter. A third award was presented to Mr. B. Dewayne Mitchell, manager of the Market Basket Supermarket (formerly Big Star of Mansfield) and president of the DeSoto Parish Police Jury. The final award was presented by Alderman Alvin Woodley to Mr. Mitchell H. Johnson, owner of Ivey Lumber Co., Inc.

Item A: It was MOTIONED by **JOSEPH HALL, JR.** and SECONDED by **G. B. HALL III** to approve **Change Order No. 2** as submitted by *Douglas Construction & Remodeling, Inc.* for the Operations Building Construction Project (Phase II –Water Treatment Facility Improvements). This is an additive change order in the amount of **\$715.29** and represents the addition of one new electric tankless water heater and deducts the installation of two new 10 gallon water heaters. These changes in equipment were necessary to accommodate the undercounter space. Thus, the sum of \$715.29 is hereby added to the total contract base bid price of \$192,426.00, and the adjusted contract price to date is hereby **\$193,141.29**. Additionally, the time provided for completion of the contract is increased by an additional 20 calendar days resulting in a new completion date of February 27, 2012. Motion Passed Unanimously.

Item B: It was MOTIONED by **JOSEPH HALL, JR.** and SECONDED by **ALVIN R. WOODLEY** to approve a proposal (dated 02/07/12) in the amount of **\$14,700.00** as submitted by *David Lawler Construction, Inc.* to perform improvements to the sewer main on Florence Street. Motion Passed Unanimously.

Item C: It was MOTIONED by **G. B. HALL III** and SECONDED by **MITCHELL L. LEWIS** to authorize the advertisement of sealed public bids for the **Gibbs Street** improvements project. These improvements would encompass Old Jefferson Highway to Louise Street (LA Hwy. 175).

The project has been estimated to cost \$152,830.00, which includes both construction costs and all engineering fees. Motion Passed Unanimously.

Item D: It was MOTIONED by **G. B. HALL III** and SECONDED by **MITCHELL L. LEWIS** to authorize the advertisement of sealed public bids for the **Pegues Street** improvements project. These improvements would begin at the Laura Street intersection and extend to the KCS Railroad. To effect these improvements, the cost has been estimated at \$54,350.00 and includes both construction and all engineering fees. Motion Passed Unanimously.

Item E: It was MOTIONED by **ALVIN R. WOODLEY** and SECONDED by **MITCHELL L. LEWIS** to authorize the advertisement of sealed public bids for the 2010/2011 LCDBG Street Improvements project. These improvements will impact several city streets in various locations and is estimated to cost \$348,320.00. A grant has been awarded to the City through this program in the amount of \$239,470.00 with a grant match of \$108,850.00. The grant and match is inclusive of all construction costs, engineering costs and administrative fees. Motion Passed Unanimously.

Item F: It was MOTIONED by **JOSEPH HALL, JR.** and SECONDED by **TROY N. TERRELL** to authorize the charge off of property taxes owing by CQMS Razer for the calendar years 2009, 2010, 2011. (\$9,910.72/yr.). Alderman G. B. Hall III recused himself from voting as he currently functions in the capacity of consultant for the company and saw his vote as posing a possible conflict of interest. Motion Passed Unanimously.

During the **Comments Period** for the Mayor and Council Members, Alderman G. B. Hall III stated that there may be a State Representative present at the next council meeting to discuss a redesign of the traffic markings on Polk Street near KCS railroad crossing there. Traffic seems often to *'bottleneck'* at this location and poses a threat to motorists traveling along this busy thoroughfare. On a separate matter, Alderman Alvin R. Woodley inquired about the status of the proposed redevelopment of the DeSoto Plaza Shopping Center (old Wal Mart shopping plaza) located at Highway 84 West. Mayor McCoy remarked that the City is presently in discussions with the current owners of the plaza and he will share updates as further developments occur.

With no further business to discuss, the meeting adjourned at **4:52 p.m.**, by MOTION from **JOSEPH HALL, JR** and was SECONDED by **MITCHELL L. LEWIS**. Motion Passed Unanimously.

Curtis W. McCoy, Mayor
Marvin R. Jackson, Clerk