

**BEAUFORT COUNTY COMMUNITY COLLEGE
BOARD OF TRUSTEES MEETING
September 13, 2022**

The Beaufort County Community College Board of Trustees met for a Special Called Meeting on Tuesday, September 13, 2022 at 5:30 p.m. in the Rev. Dr. Robert B. Cayton Board Room of Building 10. A link to the complete Board agenda packet was accessible on the BCCC website.

BOARD MEMBERS PRESENT

Col. Kathleen Simpson, Chair
Teresa Canady
Archie Griffin
Julia Lodge
Laurel Paramore
John Rodman
Wali Saleem
Marya Shavender
Mitchell St. Clair, Sr.
Dr. Laura Staton
Linda West
Jaques Williams, SGA President

BOARD MEMBERS ABSENT

William Chrisman
Cornell McGill

The following staff members were present: Dr. David Loope, President; Mr. Mark Nelson, Vice President of Administrative Services (by telephone); Dr. Lisa Hill, Vice President of Academic Affairs; Dr. LaTonya Nixon, Vice President of Student Services; Dr. Stacey Gerard, Vice President of Continuing Education; Ms. Serena Sullivan, Vice President of Institutional Advancement; Mr. Attila Nemezc, Coordinator for Marketing and Public Relations; Mrs. Susan Pendergrass, Administrative Assistant to the Vice President of Academic Affairs; and Mrs. Susan Hodges, Acting Administrative Assistant to the Board of Trustees. Also, in attendance: Ms. Rane Singleton, Esq., legal counsel.

Col. Kathy Simpson, Chair of the Board of Trustees, called the meeting to order at 5:30 p.m.

PRAYER

Col. Kathy Simpson called on Mrs. Canady to lead with prayer.

MISSION STATEMENT/ETHICS AWARENESS

Col. Simpson called attention to the Mission Statement of the College. In compliance with the N.C. State Ethics Commission's directive, Col. Simpson read the Ethics Awareness and Conflict of Interest Reminder. Col. Simpson called for any conflicts of interest. She stated that no conflicts of interest were identified.

APPROVAL OF THE AGENDA

Col. Simpson directed attention to the agenda and called for corrections and/or additions to the agenda. There were no corrections or additions. Col. Simpson called for a motion to approve the agenda as presented. Ms. Cannady made the motion to approve the agenda as presented. Ms. Shavender seconded, and all were in favor.

NEW BUSINESS

Boat Building Facility Construction

Col. Simpson called on Dr. Loope to discuss the Boat Building facility construction project and bid approval. Dr. Loope asked Mr. Nelson, who was attending by telephone, to provide an explanation of the bid approval process and staff recommendations. Mr. Nelson advised the Board of Trustees that Mr. John K. Farkas, of JKF Architecture, conducted the bid opening for the Boat Building Facility on August 23, 2022 at 2:00 PM in the Rev. Dr. Robert B. Cayton Board Room. He received three valid bids from: A.R. Chesson Construction, INC.; Daniels and Daniels Construction LLC.; and Waters Contracting, INC. A.R. Chesson Construction, INC. was the lowest bid at \$2,084,800.

Mr. Nelson explained that given the construction cost, estimated contingency, and fees, the total cost of the Boat Building facility is estimated at \$2,273,21. This bid is currently \$238,608 above the current allocated funding. There are \$2,034,609 in current funds available, \$934,608 from Connect NC Bonds, \$650,000 from NCCCS SCIF, and \$450,000 from County funds. The College has requested an additional \$300,000 from the NCCCS SCIF funds that should be approved at the September 14-16, 2022 State Board of Community Colleges' meeting. This will bring the total funds available to \$2,334,609, which will cover the current overage and any additional unforeseen cost. Any remaining funds at the conclusion of the project can be released for other projects.

The BCCC Staff recommendation is to accept the bid from A.R. Chesson Construction, INC. as outlined in Mr. Farkas' award recommendation letter. Based on Mr. Farkas' experience, rebidding the project would not bring any better results.

Predicated on the State Board of Community Colleges' approval of the additional \$300,000 NCCCS SCIF funds, the BCCC Board of Trustees moves to accept the \$2,084,800 bid from A.R. Chesson Construction, INC. to construct the Boat Building facility. Ms. Staton made a motion. Ms. Paramore seconded, and all were in favor. The motion passed with unanimous consent.

Aurora Facility Project Land Purchase

Col. Simpson called on Dr. Loope to discuss the Aurora Land Purchase. Dr. Loope asked Mr. Nelson, who was attending by telephone, to provide a detailed explanation of the current status of the proposed land purchase. Mr. Nelson explained that during the February 2022 Board of Trustee's meeting, the staff reviewed the proposed land purchase agreement for the Aurora facility. We are now completing the NCCCS 3-1 Form for the State Board of Community College's approval to complete the project. This requires the Beaufort County Community Board of Trustees' approval to purchase the land for the facility. The proposed property purchase is outlined in the Real Property

Reservation and Purchase and Sale Agreement, paragraph 1.7 and exhibit A, at a purchase price of \$128,370.

The NCCCS 3-1 Form requires the completion of an environmental study and a title search of the property in question. BCCC contracted with Terracon Consultants Inc., of Winterville, NC to conduct the study. Terracon did not find any issues with the environmental status of the property. Will Mayo, Attorney at Law, Washington, NC, completed the title search. The Real Property Reservation and Purchase and Sale Agreement indicates the property belongs to Max F. Thompson, Jr. and wife, Mary Guildford Thompson. The title search revealed the property is currently owned by Max Forest Thompson, Jr. as trustee under the Max Forest Thompson, III, and Mathew Hill Thompson Revocable Trust. Mr. Nelson advised that copies of the environmental study and the title search are available for the BCCC Board of Trustees review, if needed.

Recent information from Sandy Acton, President, Glenwood Properties, Inc., the developer for the Aurora Industrial Park, indicated that we would not be able to complete the purchase until after the infrastructure project for the property was completed. Mr. Acton indicated that construction could start in December 2022, however, there was no indication of a completion date for the infrastructure project.

The BCCC staff recommendation is to accept the offer as outlined in the Real Property Reservation and Purchase and Sale Agreement paragraph 1.7 and exhibit A, at a combined price of \$128,370.

Predicated on the completion of the infrastructure project by Glenwood Properties, Inc. and the possession of the property by the Town of Aurora, the Beaufort County Board of Trustees moves to accept the purchase of lots number eighteen and number nineteen from the Town of Aurora as described in the Real Property Reservation and Purchase and Sale Agreement paragraph 1.7 and exhibit A, at a combined price of \$128,370. A motion was made by Mr. St. Clair. Ms. Canady seconded and all were in favor. The motion passed with unanimous consent.

OLD BUSINESS

Col. Simpson said she was still working on Committee Assignments and for Board members to send her a message as soon as possible, if they have a preference.

Col Simpson asked for suggestions and/or comments about the December 6, 2022 meeting. In the past, the BCCC Board of Trustees has hosted a Christmas party with local political leaders, county and school administrators, etc. in lieu of a December meeting. Col. Simpson asked for everyone to please think this over and be prepared to decide at the next meeting on October 4, 2022.

CLOSED SESSION

Col. Simpson called for a motion to go into closed session. Mr. St. Clair made the motion to go into closed session pursuant to N.C.G.S. 143.318.11 (a)(1) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered public record within the meaning of Chapter 132 of the

General Statutes, and (3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege, and (6) personnel. Ms. Shavender seconded, and all were in favor. The Board went into closed session at 6:05 p.m. Ms. Shavender made the motion to come out of closed session. Mr. St. Clair seconded, and all present were in favor. The Board came out of closed session at 6:45 p.m.

ADJOURNMENT

Having no other business, Col. Simpson called for a motion to adjourn. Ms. Shavender made the motion to adjourn. Ms. Cannady seconded, and all were in favor. Col. Simpson adjourned the meeting at 6:45 p.m.

NEXT BOARD MEETING

The next regular scheduled Board of Trustees meeting will be Tuesday, October 4, 2022.

Respectfully Submitted,

Kathleen Simpson

Col. Kathleen Simpson
Chair

David R. Loope

David R. Loope, Ed.D.
President

10/4/2022

Date