

TOWN OF JAMESVILLE
SPECIAL BOARD MEETING 03/05/2024
MINUTES

The following is an account of the minutes taken at the Special Board Meeting held between 7:00 p.m. & 8:16 p.m. on 03/05/2024 at the Jamesville Town Hall, 1211 Water Street, Jamesville, NC 27846. Virtual meeting attendance was provided for public access through Zoom meeting.

Attendees

- Craig Tucker – Mayor
- Willis Williams – Commissioner
- Rachel Craddock – Commissioner
- Mary Allen – Commissioner
- Kimberly Cockrell – Commissioner
- Preston Craddock – Commissioner [via Zoom]

Minutes Recorder – Kimberly Cockrell, Town Clerk/Finance Officer

I. Call to Order

Mayor Craig Tucker called the meeting to order at 7:09 p.m., with Employee Samuel Lilley offering the prayer. Also in attendance, Betty Williams. Joining via Zoom was Mike McAllister/ Municipal Engineering.

II. Adopt Agenda

The following items were added to the agenda:

- V. Colony Tire Donation (added by Commissioner Kimberly Cockrell)
- VI. New Street – Trash (added by Commissioner Mary Allen)

Commissioner Allen moved for approval of the agenda with the two additions, with Commissioner Willis Williams giving the second. Vote was unanimous. 5 Ayes – 0 Nays.

III. Public Comment – None.

IV. WTP - #1 Well Repairs

The board reviewed a quote from Magette Well & Pump Co., Inc., for the amount of \$9,715.60, which provides the costs of pulling the pump at Well #1 to evaluate and diagnose needed repair or replacement. The listed itemized expenses would be what might be necessary in order to provide a complete analysis of Well #1's condition, but it is not a repair estimate.

Employee Lilley stated that Well #1 has been down and that Well #2 is being used as backup. Well #1 was being used for backwashing, and when the tank was being refilled, the pump went to humming. As first assist, Mitch Dotson thought the pump was single-phasing (as it has three phases), but the pump tightened up when being turned. Madgette was then recommended to be contacted for determining the problem.

With the new plant underway, Lilley recommended that Well #1's pump be replaced with what is going to drive the new RO system. Well #2 needs a new electrical panel, though it is currently serving its purpose for emergency backup. Well #2's pump is being operated manually. Another need at Well #2 is replacement of the building's roof, as the building itself seems to be in good

condition. Commissioner Rachel Craddock stated that the outside area around Well #2 be cleaned up, which Lilley indicated has begun.

Board comments noted how expensive, but necessary, the Magette analysis cost is.

Upon question by Commissioner R. Craddock, Lilley clarified that the new water plant will be using the existing Well #1. The current focus is that a backup well must be available, per state law.

Further discussion noted that another backup source for water could be an interconnect with the county's system, but Lilley indicated he does not recommend doing such because of the different ways the water is chemically treated and cannot be mixed requiring a complete flush before any inter-hookup. Commissioner Williams would pose that the interconnect with Martin County may be something weighed in the future under grant funds as a way to offer another backup source for emergency and protecting citizens, for instance, in the case of a large fire that could drain the town's supply. Lilley reminded everyone of other sources of water for large fire events when pulling resources from other towns and waterways. Comments by the board recognized that Well #2 is old and could present problems at any time.

Mike McAllister/Municipal Engineering affirmed that both wells need to be operating. Discussion of pump types began (submersible and turbine), as well as if the repair/replacement costs could be done under grant funding. Further discussion addressed if grant funding could cover refurbishing Well #2 (backup) once Well #1 (primary) is back on line. Lilley estimated the age of Well #1 to be 51-52 years old and pointed out that the current type of break down has never happened.

As far as which type of pump to be recommended, McAllister said that either pump type would work and that there are advantages to both. The submersible pump goes into the well casing, and the turbine pump has a motor at the top. The turbine pump would be easier to work on the assembly. For either pump, a variable speed drive is needed to control pressure and amount of flow.

Regarding the Magette estimate, McAllister said that the diagnosis expense, though high, is applicable with what such would cost in the industry. McAllister indicated he would contact Magette to address the matter and then make recommendations to the board, as well as checking into grant funding for the repair costs for Well #1 due to the critical need at this time. Brief discussion considered the future need for Well #2 being diagnosed as well for its durability as backup.

In summary, McAllister recommended the turbine pump because it is easier to work on, which is what the town has. A new turbine pump could roughly cost between \$45,000 - \$50,000, ranging from 150-200 gallons per minute.

The board thanked McAllister for his input in this matter and for all his help with the grant projects.

Commissioner Cockrell emphasized that the Magette quote is only for diagnosis of the problem with Well #1, not any repair. Commissioner Rachel Craddock moved that the board go ahead and do whatever is necessary to get Well #1 inspected, the order of what needs to be done. The second was given by Commissioner Williams. Vote was unanimous. 5 Ayes – 0 Nays.

Upon question by Cockrell due to the difficulty of getting equipment, McAllister indicated he does not believe it will be a problem to obtain a turbine pump. Lilley said that Magette has one available or will know where to get one.

As further information, Commissioner Cockrell relayed that she reviewed the Magette estimate with Mitch Dotson who explained that some of the costs are redundant and would not be necessary as the diagnosis would unfold. The quoted amounts would be covering all analysis steps if needed, like a worse-case scenario.

V. Colony Tire Donation

A donation from Colony Tire/Greenville to the Town of Jamesville is being made of a used tire changing machine. Commissioner Rachel Craddock moved to accept the donation from Colony Tire. Commissioner Williams gave the second, also requesting that a letter of appreciation be sent. Upon call for the vote, the motion carried unanimously. 5 Ayes – 0 Nays.

VI. New Street – Trash

The owner at 1030 New Street has been notified by Employee Lilley that the debris/trash nuisance accumulating at the property needs to be removed, as the town does not pick up construction or demolition materials from work being done by a contractor. After discussion addressing sending a letter to the property owner citing the town's nuisance ordinance, Commissioner Rachel Craddock moved that a letter be sent to the property owner asking that the debris be removed. The second was given by Commissioner Allen. Vote was unanimous. 5 Ayes – 0 Nays.

VII. Board Comments

Town Hall Repairs. Commissioner Williams briefed the board about his discussion with Jeb and Sons regarding repairs for the town hall flooring. An estimate of \$16,000 has been given, with a five-year guarantee. Said bid is good for thirty days due to increasing costs of materials.

Town Clerk/Commissioner Cockrell posed if this could be a situation for insurance coverage, with the board concurring that it would not hurt to find out if a claim could be filed. It was agreed that Boyd Agency be contacted to send a representative to examine the building's condition.

VIII. Adjourn

Commissioner Allen moved to adjourn at 8:16 p.m., with a second by Commissioner Preston Craddock. The motion unanimously passed. 5 Ayes – 0 Nays.

Respectfully submitted by:
Kimberly Cockrell,
Town Clerk/Finance Officer