



**TOWN COUNCIL EMERGENCY MEETING MINUTES**  
**MONDAY, MAY 11, 2020 • 3:30PM VIA TELECONFERENCE**

1. **CALL TO ORDER** - Mayor Hellyer called the emergency meeting to order at 10:30 am. Mayor Hellyer, Mayor Pro Tempore Scoles, Councilmembers Pellegrino, Drake, Dietrich, Holder, and Keating were in attendance via telephone. Others present Town Attorney Crosby, Town Administrator Pieper, and Town Clerk Sheri Medina also via telephone.

2. **BUSINESS ITEMS**

A. **CONSIDER EXTENDING THE PIER BIDS**

Councilmember Dietrich made a motion to extend the pier bids. Councilmember Drake seconded the motion extending for 30 days. Mayor Hellyer stated I received an e-mail from one of the people that were bidding, basically stating that they had received the third addendum to the contract on May 7 and that there was not enough time for them to evaluate everything adequately and to prepare their bid before tomorrow. So I put it on the agenda for us to discuss it. Councilmember Keating asked if someone could explain why we are changing the bid specs throughout this process, much less days before the deadline. Usually, during the RFI process, you provide answers to questions as to whether variation in the scope of the proposal would be considered acceptable or not.

Troy Roehm, it is relatively typical to have changes. Some of those specification sections, we took items out of one and put them in another, which gives the bidders better clarification. So, to avoid confusion, we can consolidate those items. And then, number two, there were additional drawings that were submitted as part of that package. And some of the questions related to them are in number three. But there's not a whole lot of changing things for no reason. I mean, we're trying to clarify what the bidders are asking.

Jonathan Sigman, Collin's Engineers, in the addendum that came out, which gave a lot of extra information to clarify things for the bidders, the alternative of having steel piles for the portion out over the water. The geotechnical constraints on this project were things that were beyond what we've seen. It is actually beyond even what the geotechnical engineer had seen before. It's a very, very difficult area to build a heavy pier on. We just wanted to give another option, because we think it's going to be a lot more cost-effective option for the town. Also, we wanted to make sure that everything was done correctly and also will be affordable.

Mayor Hellyer stated, my question is, if you change the specification on the pylons on the pier, will we have the same quality on the pier? Mr. Sigman stated, the changing from concrete to steel piles will simplify construction but will be the same quality. We've designed in factors into the steel as far as good strength and thickness so that it will have the same lifespan as if we were doing concrete. The pylons underneath on the land side will still be concrete, as has been designed from day one, no matter what option is chosen.

Councilmember Keating stated when we have multiple options as far as how to comply with the bid specs, with the variability of cost, and variability of quality, have we already established a rating system that will evaluate, and perform a normalized comparison, such that we are judging each bid based on the value provided to the town and not just the bottom dollar? Mr. Sigman stated the value should be the same, the quality of the final product assuming that it's constructed per the specifications and the bid

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55 documents, it shouldn't have an impact whether it's done with steel piles or concrete piles.  
56 Councilmember Drake stated you've been working on this project for three years, why changes at the last  
57 minute? Mr. Sigman stated we've got other things to consider, it's because of how complicated and  
58 difficult it was; everything had been approved and concrete; we were trying to make the concrete design  
59 work. We realized concrete was going to be a lot more expensive. Councilmember Keating asked how  
60 many of these changes require review by FEMA to ensure we maintain compliance with their regulations.  
61 Mr. Sigman stated none.  
62

63 Councilmember Pellegrino stated you explain that you are trying to design for a concrete pier, and then  
64 you had some challenges, or did you discover this through the questions that the bidders we're asking?  
65 Because they were saying, it's too expensive? which is why these changes came five days before. Mr.  
66 Sigman stated these drawings were issued in addendum two, which was issued weeks ago. It was during  
67 the bid process, we were trying to make it work the way it was, and we realized, just based on the  
68 construction, it was going to be incredibly expensive to do it in concrete. So, we put together an  
69 alternate, and then, we decided, as the drawings rolling out to bid, again, the Bid Day wasn't really in our  
70 control. We decided to make it better for the contractors that their bids are going to be better, we  
71 decided to add in a bunch of sheets that were issued in addendum two and addendum three. These were  
72 the responses to questions that came up during the bidding process.  
73

74 Troy Roehm stated the way that the bid form is set up is the concrete base fit. We'll be getting breakout  
75 numbers for the pier itself and some of the ancillary structures. And then, you'll have a breakout price for  
76 each separate building, building A, B, and C. There is an alternate, which is the pier in steel. Everything  
77 that would have been accounted for in the concrete portion of the pier bid, there'll be a bid alternate in  
78 the steel version. So you'll be able to see the numbers on the bid form as they come back in for both  
79 prices. Councilmember Pellegrino asked the two engineers, in your opinion, with this new information  
80 coming out recently, do you think that we need to give the bidders more time so they can give us a more  
81 realistic and possibly better bid. Mr. Roehm stated the whole portion of our bid duration has been under  
82 this COVID 19. I'm trying to get information from manufacturers and other consultants, it's challenging  
83 due to getting communication back and forth in some regards. I feel that even without the steel, the  
84 bidders could have used a little extra time. Mr. Sigman stated we believe that there will be better bids,  
85 more competitive bids, and better pricing for the town if they're given more time. Councilmember Scoles  
86 stated I did not think we would get a bid that would be advantageous to the town, and that's why I felt  
87 that we needed to extend the bids at that time because contractors were having trouble getting hold of  
88 people and getting answers back.  
89

90 Councilmember Keating stated although I agree with the extension for 30 days, I think the original  
91 request for the extension, we were led to believe that it was only one bidder that was having any kind of  
92 problems. Councilmember Dietrich stated I agree with Mrs. Scoles. These bids need to be extended, also  
93 can you give us an idea of how long this project is going to last. Mr. Roehm stated the bid time period as  
94 per the specification is listed in the bid, so there's a set a specific date or duration of days that the  
95 project will consist of. Councilmember Drake stated I want to make sure, on June 10, we make sure it is  
96 100% open to the public, and that we have transparency, and the residents can be invited to attend. If I  
97 can make a motion to extend the process for 30 days, and on June 10 or after, we can have an open to  
98 the public, full disclosure, and to go over the results. Councilmember Scoles asked I'm not clear on what  
99 he means open to the public? All of our meetings are open to the public except for the executive session.  
100 Councilmember Drake stated I want to make sure it's open to the public, with the situation right now,  
101 and we're still somewhat locked down in places, the town halls are not open. When we open up, we can  
102 get this information out to the public, and they can hear it straight from us. Councilmember Scoles stated  
103 I don't know how we can guarantee that in 30 days, we will be open, not knowing what the condition is  
104 going to be at that time and what action the governor has taken at that time. Councilmember Keating  
105 called a point of order. Councilmember Drake amended his motion to extend pier bids for 30 days.  
106 Councilmember Keating seconded. All voted in favor. **Motion Carried.** June 12 is the cut off for bids.  
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108 Councilmember Keating made a motion that we establish the public bid opening, including live streaming  
109 from Chamber, and also that we establish a pier evaluation committee, subject matter experts, to  
110 evaluate compliance with our proposal. Councilmember Drake seconded. Councilmember Pellegrino  
111 stated I don't have a problem with the live streaming, but that's not in our budget. There are other ways

112 right now, we can do stuff outside with social distancing. So that's always an option, and that's free. We  
113 need to keep in mind that we're already limited revenue, some of those live streaming programs are  
114 very, very expensive. Mr. Pieper stated the bid specs already call for a public bid opening that's been in  
115 there since day one. All bids are open publicly anyway. That's in state law, and that's what we always  
116 follow. The subject experts are your architects and engineers, they're the ones that evaluate all the bids,  
117 and we'll make a recommendation to you, so all of that will be in there in the bids.  
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119 Councilmember Drake stated when we do this on the live streaming, we can all agree that we will do it  
120 on a shoestring budget. As far as the person who oversees it and what we do need to have another party  
121 also helping other than the people we have, as far as engineers, we will make sure we get a second  
122 opinion. Mayor Hellyer stated the vote that we're going to take right now is to establish the public  
123 opening of the bid, which will be on June 12, 2020, and to have an evaluation committee to review the  
124 bid results. Councilmembers Holder, Keating, Drake, Dietrich, Pellegrino, and Hellyer voted in favor.  
125 Councilmember Scoles voted against. **Motion Carried.**  
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127 Bid Openings will be Thursday, June 11, 2020, at 2:00 pm.  
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- 129 3. **ADJOURNMENT** Councilmember Dietrich made a motion to adjourn at 3:45 pm. Councilmember Pellegrino  
130 seconded. All voted in favor. **Motion Carried.**  
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### 132 **Surfside Beach Town Council**

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136 Robert Heller, Mayor  
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140 Bruce H. Dietrich, Town Council  
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140 David L. Pellegrino, Town Council  
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143 Cindy Keating, Town Council  
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143 Michael Drake, Town Council  
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146 Debbie Scoles, Mayor Pro Tempore  
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146 Paul Holder, Town Council  
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149 Sheri L Medina  
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150 Town Clerk  
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153 Clerk's Note: This document constitutes summary minutes of the meeting that was digitally recorded, and is not  
154 intended to be a complete transcript. Appointments to hear recordings may be made with the town clerk; a free  
155 copy of the audio will be given to you provided you bring a new, unopened flash drive. In accordance with FOIA  
156 §30-4-80(A) and (E), meeting notice and the agenda were distributed to local media and interested parties via the  
157 town's email subscription list. The agenda was posted on the entry door at Town Council Chambers. Meeting  
158 notice was also posted on the town website at [www.surfsidebeach.org](http://www.surfsidebeach.org) and the town's LED marquee.  
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