

CUMBERLAND COUNTY FACILITIES COMMITTEE  
AUGUST 10, 2004 – 1:30 PM  
REGULAR MEETING

PRESENT: Chairman Breeden Blackwell  
Commissioner Kenneth Edge  
Commissioner Ed Melvin  
Commissioner Talmage Baggett  
James Martin, County Manager  
Amy Cannon, Assistant County Manager  
Cliff Spiller, Assistant County Manager  
Laura G. Johnson, Assistant County Manager  
Bob Stanger, County Engineer  
Tom Cooney, Public Utilities Director  
Nancy Roy, Planning/Inspections Director  
Sara VanderClute, Public Information Officer  
Ann Hymes, Deputy Clerk  
PWC Representatives

INVOCATION: Commissioner Baggett

1. Approval of Minutes: June 8, 2004

**MOTION: Commissioner Melvin moved to approve.**

**SECOND: Commissioner Edge**

**VOTE: Unanimous**

2. Consideration of A Presentation by the Fayetteville Public Works Commission Concerning Extending Water and Sewer Service to the Intersection of Highway 87 and Sandhills Road

Tom Cooney, Public Utilities Director, addressed using some of the PWC Facility Investment Fee (FIF) credits to help offset the cost of providing public water service to the residents of the Windridge community. At the present time, the County has \$275,000 in available credits for water projects. The Windridge Subdivision Project would use \$37,720 of available credits. James Martin, County Manager, expressed concern because the county has not used FIF credits in the past. He cautioned against setting a precedent wherein other subdivisions would expect the County to make funds available, even if there are no FIF credits. Chairman Blackwell suggested placing this issue on the Policy Committee's agenda and recommending the committee formulate a policy regarding future distribution of FIF credits to assist subdivisions. Commissioner Baggett stated he recalled an instance in which PWC waived FIF fees and asked if PWC would consider waiving them in this case. Mr. Rose, PWC representative,

stated PWC has no established policy for granting and denying FIF waivers. Tom Cooney referred to a chart indicating \$25,000 of the FIF credits were due to expire on June 30, 2004, but PWC has agreed to extend the expiration date. Commissioner Baggett recommended using \$2500 from the \$25,000 credit for a scheduled FTCC project. A brief discussion followed.

**MOTION: Chairman Blackwell moved that the Facilities Committee make a recommendation to the Board of Commissioners to approve using the amount of PWC Facility Investment Fee Credits (\$37,720) to offset costs of the Windridge Subdivision Water Extension Project.**

**SECOND: Commissioner Melvin**  
**VOTE: Unanimous**

3. Consideration of A Presentation by the Fayetteville Public Works Commission Concerning Extending Water and Sewer Service to the Intersection of Highway 87 and Sandhills Road

Bill Berry, PWC representative, provided a handout and map showing PWC's proposal to extend water and sewer services to the intersection of Highway 87 and Sandhills Road and also to three undeveloped areas along Highway 87 South. Phase 2 of the project would be the development of an industrial park on the Bladen-Cumberland County line. PWC will not ask for County money for the second phase. He pointed out the proposed benefits for both the County and PWC. The projected cost of the Phase 1 project is \$1.4 million. PWC proposes that the developers pay \$700,000, and the County and PWC each pay \$300,000. Nancy Roy, Planning Director, endorsed the project. Commissioner Baggett asked if the County could use some of the FIF credits in lieu of cash; however, PWC indicated they were contemplating receiving a cash contribution from the County.

**MOTION: Chairman Blackwell moved that the Facilities Committee make a recommendation to the Board of Commissioners to approve Phase 1 of PWC's expansion project extending water and sewer service to the Intersection of Highway 87 and Sandhills Road with the County's share of funds coming from the County water and sewer fund.**

**SECOND: Commissioner Edge**  
**VOTE: Unanimous**

4. Guaranteed Energy Savings Contractor Selection

Bob Stanger, County Engineer, said the staff has been moving forward to select a guaranteed energy savings contractor. A request for proposals was initiated and four proposals were received. The recommendation of the Selection Committee is to partner with Johnson Controls, Inc. to provide the services necessary to implement a Guaranteed Energy Savings Contract with Cumberland County. Commissioner Edge noted that Johnson Controls had worked very well in a few projects with the Cumberland County Board of Education. Ms. Roy stated this is one of the air quality strategies proposed to improve air quality in Cumberland County.

**MOTION:** Commissioner Edge moved the Facilities Committee make a recommendation to the Board of Commissioners that the County accept the staff's recommendation and partner with Johnson Controls, Inc. as the Guaranteed Energy Savings Contractor

**SECOND:** Chairman Blackwell

**AMENDED**

**MOTION:** Chairman Blackwell amended the motion to include that the contractor, Johnson Controls, Inc. provide an annual report to the Board of Commissioners.

**VOTE:** Unanimous

MEETING ADJOURNED: 2:25 PM