

CUMBERLAND COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 19, 2006, 8:30AM
FACILITIES COMMITTEE MEETING

MEMBERS PRESENT: Chairman Diane Wheatley
Commissioner Jeannette Council
Commissioner Breeden Blackwell

OTHERS PRESENT: Amy Cannon, Assistant County Manager
Cliff Spiller, Assistant County Manager
Grainger Barrett, County Attorney
Marsha Fogle, Clerk
Commissioner Kenneth Edge

1. Approval of Minutes: June 13, 2006

MOTION: Commissioner Blackwell moved to approve the Minutes.
SECOND: Commissioner Council
VOTE: UNANIMOUS

2. Consideration of a request from the Board of Education for conveyance of the Fuller Building

BACKGROUND: The Cumberland County Board of Education voted unanimously at its June 13, 2006 meeting to request that Cumberland County convey the Fuller Building at 314 Jasper Street, Fayetteville, NC, to the school system. The building has been used by the Mental Health Authority, but the Authority vacated the building effective June 30, 2006. The Authority has no further plans for the building.

Commissioner Council inquired of Tim Kinlaw from the School System how the building would be used. Mr. Kinlaw noted it would be used as an alternative learning center. He indicated there are no plans to change the name of the building. He also noted the school system would probably add up to three trailers to the site or a modular building that would house three classrooms.

MOTION: Commissioner Council moved to recommend to the Board of Commissioners that the building be conveyed to the School System.
SECOND: Commissioner Blackwell
VOTE: UNANIMOUS

3. Consideration of a request from the Civic Center to purchase marquees.

BACKGROUND: Rick Reno, CEO, Crown Center, told the Committee the Civic Center Commission recommends the purchase of 3 marquees to be placed at strategic sites in the County. Total Estimated Cost to include the cost of the 3 signs, installation with static ad panels and engineering cost for existing base on Hwy. 301 is \$227,268.

MOTION: Commissioner Blackwell moved to recommend to the Board of Commissioners approval of the expenditure for the signs (\$227,268).
SECOND: Commissioner Council
DISCUSSION: Commissioner Council inquired if the signs would be installed by August of next year, when the state-wide Commissioners' conference will be held

here. Mr. Reno said it would take 6-8 months for installation, but he would inquire if the vendor could get the signs placed before that time. He noted there may be a little more cost associated with getting the signs up by then.

VOTE: UNANIMOUS

4. Discussion of proceeds from Winding Creek Property Sale

BACKGROUND: Grainger Barrett, County Attorney, reviewed the history of and purchase of the property. The County made a down payment on the property with money from the County's General Fund designated for Mental Health capital expenditures. This purchase was just prior to the establishment of a separate fund for Mental Health as part of a settlement with the State in 1997 of a funding dispute over the County's contributions to Mental Health. The balance of the cost of the two tracts of land (2.98 acre site, which is the Mental Health Headquarters, and a 2.2 acre site, which recently contracted to be sold) was rolled into the Detention Center and Mental Health Facilities COPs issue in 1999, with Mental Health paying the debt service on its portion of the COPs issue from its fund balance. The 2.2 acre site (the site recently contracted to be sold) was not pledged as collateral and is owned by the County free and clear of any liens.

The question that needs to be addressed is "who will receive the proceeds from the sale of the 2.2 acres"? The County Attorney indicated he believed that to be a policy decision that would be made by the Board of Commissioners.

Mr. Barrett noted that any final decisions be made once some contract issues have been clarified.

Commissioner Wheatley suggested that the County needs a policy to address the divestiture issue as the County will be facing this issue again.

MOTION: Commissioner Blackwell moved to forward this to the County Policy Committee and ask it to bring back some policy recommendations to the full Board of Commissioners regarding land divestiture.

SECOND: Chairman Wheatley

VOTE: UNANIMOUS

5. Discussion of Board of Health recommendation regarding the construction of a new health facility.

BACKGROUND: Mr. Wayne Raynor, Director, Cumberland County Health Department, told the Committee that the Board of Health voted to recommend the construction of a new health facility as opposed to renovating the building that is currently being occupied by the Health Department. He noted that the approximate price to renovate the current building could run from \$13 million to \$15.7 million. In order to renovate the current building Health Department services would have to move to a temporary site in order to lessen the construction time of the building renovation. One option was to renovate the former Kroger grocery store on Ramsey Street or to set up modular buildings for use by the Health Department during the construction period. Either option is expensive. Because of the expense of renovating the current building, the Board of Health recommends a new building be constructed at the site on Ramsey Street adjacent to the Social Services Department. Cost of a new building is estimated to be \$22 million. The Health Department can provide \$2.5 million towards the cost of a new building. Mr. Raynor

indicated there may be some federal grant money available to assist in the funding of the project. Amy Cannon, Finance Director, indicated the construction of the building would have to be financed probably by COPs. The annual estimated payment would be \$1.5 to \$1.8 million over 20 years. Ms. Cannon noted there are other issues in addition to a new Health Department Complex that the County will need to address when looking at capital projects. The Board of Education is looking at COPs to address its current needs in the amount of \$55-\$60 million.

MOTION: Commissioner Jeannette Council moved to approve the request for a new building in concept and that the issue be forwarded to the County Finance Committee to come up with some recommendations for the Board of Commissioners on how to pay for the project.

SECOND: Commissioner Blackwell

DISCUSSION: Commissioner Blackwell noted that while the Board of Health's motion to recommend the construction of a new building was a unanimous vote, only 6 of the 11 members were present at the meeting. Commissioner Wheatley noted that the current building could be sold with the proceeds going toward the new construction. In addition, it was noted the current building could be used to house County Administration Offices, Community Development, Commissioners' Offices and other offices currently located in the Courthouse. The consensus of the committee was county services could be improved if the human services departments were located at one site.

VOTE: UNANIMOUS

6. Consideration of a request from the Sheriff's Office to use the old jail for record storage space

BACKGROUND: The Sheriff's Office is currently utilizing space in the Sheriff's Office Annex on Hwy. 301 for evidence storage. Over the last three years the amount of evidence has increased and space is becoming a real issue. The Sheriff is suggesting that he be allowed to use the third floor of the Law Enforcement Center for storage. There is sufficient space now and room for growth and security would be better.

One of the issues in using the space is the need to repair plumbing on the floor. Mr. Bob Stanger, County Engineer, said he has recommended the Sheriff use the fourth floor, as it will be easier to fix the plumbing issues. Estimated cost to address the plumbing issues and narcotic storage issues is under \$100,000, per the County Engineer. Four people will staff the evidence storage area.

MOTION: Commissioner Council moved that the Committee recommend to the Board approval to allow the Sheriff's Office to use the fourth floor of the Law Enforcement Center for record storage and asked that Staff work on identifying the cost of addressing the plumbing issues.

SECOND: Commissioner Blackwell

VOTE: UNANIMOUS

MEETING ADJOURNED.