

CUMBERLAND COUNTY FACILITIES COMMITTEE  
September 11, 2007 – 8:30 AM  
REGULAR MEETING

PRESENT: Commissioner Diane Wheatley  
Commissioner Billy King  
Commissioner John Henley  
James Martin, County Manager  
Juanita Pilgrim, Deputy County Manager  
Cliff Spiller, Assistant County Manager  
Grainger Barrett, County Attorney  
Sara VanderClute, Public Information Officer  
Sam Lucas, Engineering Technician II  
Al Brunson, Director of Electrical & Mechanical  
Marshall Isler, CCBC, Exec.VP of Downtown Dev. Div.  
Bill Martin, Martin, Alexiou Bryson Engineering Firm  
Jeff Reitzel, Moorman, Kizer & Reitzel, Inc.  
Shannon McDonald, Moorman, Kizer & Reitzel, Inc.  
Bob Peters, Landscape Architect  
Andrew Barksdale, Reporter – The Fayetteville Observer  
Marie Colgan, Deputy Clerk

Commissioner King gave an invocation, wished Commissioner Henley a Happy Birthday and called the meeting to order at 8:35 AM.

1. Approval of Minutes: August 14, 2007

**MOTION: Commissioner Henley moved to approve.**  
**SECOND: Commissioner Wheatley**  
**VOTE: Unanimous**

2. Report on Parking Deck

County Manager Martin gave a brief background on the proposed Parking Deck and introduced Mr. Isler for details on the current status. Mr. Isler introduced Mr. Martin, advising that his company, Martin, Alexio, Bryson (engineering firm that specializes in transportation), along with Walker Parker Construction (national firm that specializes specifically in parking decks) makes up the team providing technical input for a decision on building a parking deck. Mr. Isler asked Mr. Martin to provide an interim report, stating that a full report is expected by the end of the year. Mr. Martin advised that the Parking Committee has completed one out of five tasks assigned (determined parking needs and made tentative recommendation for location). After reviewing the information that led to the recommendation, Mr. Martin advised that 350-400 new spaces are recommended for the near term and that 500-600 (total new spaces) is recommended for the medium term (one deck now and a smaller deck later). He advised that 18 sites were reviewed and that the Donaldson Street parking lot was selected as the top selection for the parking deck with a net gain of about 300 spaces. The Maiden Lane/Ray Avenue location came in a close second as a possible future site for a smaller parking deck, with a net gain of about 240-290 spaces. Mr. Martin suggested a liner building (development of other activities in a liner building around the deck) for the proposed 3-bay deck on the Donaldson Street lot, which would be beneficial if the tax increment financing method is used. County Attorney Barrett advised the financing method should be looked at cautiously as tax increment financing is not being used very much yet in this state and the LGC recommends against it for smaller debt issues. He noted, however, if a tax increment district is used, the risk

of revenue shortfalls is on debtholders; if the city and county adopt a policy to pay debt service from the additional taxes in a downtown area, however, the risk of revenue shortfall would be on the city and county. After questions from members regarding cost, payment methods and timeframes, Mr. Martin advised that those areas will be looked at next and that a proposal will be submitted by the end of the year. Commissioners Henley and Wheatley expressed the need to move slowly on approving the parking deck as there are changes affecting the downtown and/or the Courthouse being discussed which would affect the need for additional parking. County Manager Martin advised that this presentation is for information only.

### 3. Courthouse Plaza and Parking Lot Renovations

County Manager Martin introduced Mr. Reitzel, project engineer, for a power point presentation reviewing expectations for the original project, how the project and its cost evolved and recommendations for potential reductions in the increased cost. A handout was distributed and Mr. Reitzel provided information on the individual components of the project and reminded members that, in the 2005 budget, the engineer's projected cost was \$2,524,800 which included design fees, based on schematic drawings only and not taking increased contractor mobilization costs due to phasing. However, shortly afterwards the Courthouse Security Subcommittee suggested additional recommendations based on expanded security considerations, and the plan was revised significantly. In July, 2007, the County received a low bid of \$3,195,148.90. An estimate at today's cost, however, would be \$3,362,074, indicating that the low bid received was reasonable. Mr. Reitzel went over potential reductions which would result in a decrease of \$280,000.00, stating that this figure is recommended in order not to substantially impact the project. Mr. Reitzel answered questions from members. County Manager Martin explained that the changes would revise the bid to \$2,915,148, leaving a budget shortfall of \$1,104,000; he recommended that the bid be accepted with the reductions.

**MOTION: Commissioner Wheatley moved, in order to get this before the full Board, to approve the manager's recommendation to accept the bid with the reductions of \$280,000 presented and to forward this recommendation to the full Board.**

**SECOND: Commissioner King**

**VOTE: Unanimous**

Other Matters of Concern - Commissioner Henley noted that after receiving information today on plans for the parking lot on Donaldson Street he sees no need to pave the temporary lots recently acquired off of Person Street. County Manager Martin agreed that only gravel should be used. By consensus, the members agreed to use gravel only for these lots.

MEETING ADJOURNED: 9:45 AM