

CUMBERLAND COUNTY FACILITIES COMMITTEE
NEW COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
AUGUST 10, 2010 – 8:30 AM
MINUTES

MEMBERS PRESENT: Commissioner Jimmy Keefe, Chair
 Commissioner Jeannette Council
 Commissioner Phillip Gilfus

OTHERS PRESENT: Commissioner Ed Melvin
 Juanita Pilgrim, Deputy County Manager
 Amy Cannon, Assistant County Manager
 Rick Moorefield, County Attorney
 Robert N. Stanger, County Engineer
 Al Brunson, Facilities Maintenance Manager
 Tom Cooney, Public Utilities Director
 Gordon Johnson, Gordon Johnson Architecture
 Alan McGuinn, CJMW Architects
 Ed Grannis, District Attorney
 Earl “Moose” Butler, Sheriff
 Paul Hinson, Chief Deputy
 Major John McRainey, Detention Center Chief Jailer
 Candice H. White, Deputy Clerk to the Board
 Press

Commissioner Keefe called the meeting to order and advised Deputy County Manager Juanita Pilgrim was attending for County Manager James Martin.

Ms. Pilgrim requested an agenda adjustment to switch Items 2. and Item 3. so the Sheriff and his staff would not have to stay for the entire meeting.

MOTION: Commissioner Gilfus moved to move Item 3. to Item 2. and Item 2. down to Item 3.

SECOND: Commissioner Council

VOTE: UNANIMOUS

1. APPROVAL OF MINUTES

 A. April 13, 2010 Special Meeting

 B. May 11, 2010 Meeting

MOTION: Commissioner Council moved to approve the minutes as presented.

SECOND: Commissioner Gilfus
VOTE: UNANIMOUS

2. DISCUSSION REGARDING DETENTION CENTER EXPANSION

Ms. Pilgrim stated during the fiscal year budget process, \$3 million was set aside to begin the process for developing the Detention Center expansion plans and the presentation that would follow was for informational purposes only.

Major John McRainey, Detention Center Chief Jailer, began his presentation by stating the present jail broke ground in 1999 and was opened in 2003. Major McRainey stated since that time the population has grown at a steady pace, with growth averaging about seven percent per year, and the jail is currently overcrowded most of the time. Major McRainey provided population numbers for the past seven years and stated the jail is on tap this year to exceed the rated capacity of five hundred sixty-eight (568) in its Average Daily Population (ADP). Major McRainey stated ADP figures have been rising steadily and the belief is this will continue for the foreseeable future. Major McRainey further stated a mixture of things have driven the growth including changes in state probation and parole policies, technology advances, and a state instituted program called NC Aware that improves the ability to identify suspects and locate warrants for their arrests. Major McRainey stated in the month of July, 36 offenders were arrested in other counties under the NC Aware program and after being picked up, were placed in the Detention Center.

Major McRainey stated the ADP for July 2010 was 600, which meant an average of 32 inmates slept on the floor at night, although some nights there were as many as 50. Major McRainey further stated in June 2010, 1,020 persons were booked into the jail with approximately 64% being released within 4 days. Major McRainey stated by August 5, 2010, approximately 90% of the inmates booked in the month of June had gotten out of jail. Major McRainey noted the vast majority of inmates are short stay.

Major McRainey outlined causes in the growth of the jail population as follows:

- Growth within the county,
- Changes in mental health laws,
- Changes in probation and parole policies,
- More law enforcement are on the street,
- Changes in the way of dealing with sex offenders, domestic violence and DWI,
- Technology that improves the ability to identify suspects and to locate warrants on persons wanted in all jurisdictions,
- Technology that also improves the officer's ability to get back on the street quickly,

At the request of Commissioner Keefe, Major McRainey spoke to the reduction in mental health beds across the country and explained there is a much higher incidence of arrests and re-arrests for persons being released from mental health facilities. Major McRainey further explained state policy is to send mental health patients back to their home communities where their family and friends can support them, but for a lot of the mental

health patients, the support does not exist. Major McRainey stated many of them end up on the street and homeless, and because they do not like their medication, they end up self-medicating with drugs and alcohol and get caught up in an “in and out of jail” cycle. Major McRainey stated jail is where they receive most of their medical treatment, mental health treatment, food and shelter.

Commissioner Keefe stated several months ago the commissioners received copies of a letter from Sheriff Butler stating a major problem with the jail overcrowding was due to mental health patients. Commissioner Keefe inquired whether mental health patients were receiving treatment at local mental health facilities rather than getting caught up in the revolving door at the jail. Commissioner Keefe also inquired whether the CIT officer makes an assessment as to whether persons should go to jail or to the Roxie Avenue facility. Major McRainey explained the jail has been active with and partnered with the Mental Health Center for the Crisis Intervention Team (CIT) since its inception, classes occur at the jail in one of its classrooms and there are crisis teams that will meet with people if the officers call for them. Major McRainey further explained the CIT can not intervene and can not meet with inmates charged with stealing, dealing drugs or assault. Major McRainey stated at present, officers are not allowed to drop a person off at the Roxie Center.

Commissioner Council asked Ms. Pilgrim for input on these mental health issues. Ms. Pilgrim stated the CIT program was set up to deal with clients who come into the jail with substance abuse and/or mental health issues. Ms. Pilgrim further stated since 2009, 100 officers have been trained. Ms. Pilgrim stated when talking with Mental Health Center Director Hank Debnam, he indicated less than 20% of the inmates in the jail have substance abuse and/or mental health issues and, unless they have committed serious crimes, the CIT is able to work with them. Ms. Pilgrim further stated the Mental Health Center has a triage team and when officers pick up people, their training enables them to determine whether there are substance abuse and/or mental issues present. Ms. Pilgrim stated if no crime has been committed, the officers can take persons to the emergency room so any existing medical issues can be identified. Ms. Pilgrim further stated officers can not take persons to the detox center until a medical clearance is received in the event the issues are medical rather than mental health related.

Major McRainey referenced the letter sent by Sheriff Butler and stated 20% would equal about 120 inmates with mental illness that caused an inordinate impact on the jail in terms of staff, time and resources. Major McRainey also referenced a letter sent to the Department of Homeland Security Office of Immigration, Customs and Enforcement (ICE), regarding at least 5 persons that had been dumped on the community and placed in group homes. Major McRainey stated 1 of these people had already assaulted 8 members of the jail staff.

Commissioner Keefe stated he endorsed the expansion of the jail. He further stated that he supported the programs in place that are supposed to help mental health patients by giving them proper medications and getting them off the streets as a means to alleviate some of the problems for the jail and the court system.

Ed Grannis, District Attorney, stated the reality is there have been two primary dumping grounds-the emergency room at Cape Fear Valley and the jail. Mr. Grannis further stated both are almost indispensable parts in dealing with mental health issues because the propensity for those with mental health issues to get in trouble and cause problems is very real. Mr. Grannis stated crisis intervention teams are a good idea, but those with mental health issues will likely be held in the emergency room or jail for some period of time. Mr. Grannis further stated a significant number of homicides have a mental health component.

Ms. Pilgrim continued with information regarding the CIT program by stating law enforcement officers have several options, one of which is to take persons to the emergency room if there is no crime involved. Ms. Pilgrim stated once the officers determine persons are medically suited and a need is demonstrated, they can take them to the Roxie Avenue Center for 5 to 6 days in an effort to get them into a program. Ms. Pilgrim explained should this not work, the mobile crisis unit is contacted for triage to determine what steps need to be taken next. Ms. Pilgrim further explained there are some homeless persons being taken to the Roxie Avenue Center who may have to stay longer as they wait for placement. Ms. Pilgrim concluded that even though placements can be made, some persons prefer to be homeless.

Commissioner Gilfus inquired whether a special mental health court had been considered. Major McRainey stated Judge Elizabeth Keever was looking into it.

In response to a question posed by Commissioner Council, Commissioner Keefe stated his concern is that the jail has become a dumping ground when other county programs that could help alleviate some of the overcrowding are being underutilized. Commissioner Council stated the need is going to be even greater in the next few years as the state continues to phase in mental health reform therein passing more problems down to counties. Commissioner Council inquired whether the closure of state prisons would affect the jails. Major McRainey responded in the affirmative. Commissioner Gilfus concurred with Commissioner Keefe that other programs to address these problems should be discussed.

Major McRainey briefly reviewed causes of growth in the jail's population and explained in greater detail changes dealing with sex offenders, domestic violence and DWI and changes resulting from technology. Major McRainey reviewed jail admission numbers from July 2009 through July 2010 and stated July 2010 had a record number of bookings with 1,301 admissions.

Major McRainey presented the following items of concern that are on the horizon:

- The NC Department of Corrections budget was cut \$22,000,000 for this year and they have been told to close at least 6 prisons over the next few months.
- The belief is that this will result in an increase in the time inmates that are backlogged before they can be shipped.

- The State of North Carolina's money woes for the next budget year may cause them to dump sentenced misdemeanor inmates and other prisoners on the jails to serve their time.
- In a cover story, *Time Magazine* predicts that North Carolina will have a 30.8% budget shortfall next year.

Major McRainey stated that if the population follows the pattern of the past seven years, the 2012 ADP will be 678 inmates, which will mean the jail will average 110 people sleeping on the floor each night. Major McRainey expressed concern that overcrowding is placing added serious demands on the facility, staff and inmates alike and staff are deeply concerned that as the jail becomes more crowded suicides, fights and staff assaults will increase. Commissioner Council inquired whether educational programs were being cut. Major McRainey responded Fayetteville Technical Community College (FTCC) removed its instructor from the facility because the General Assembly took the money away that paid for the instructor. Major McRainey stated efforts are underway to determine what can be done to secure another instructor.

Major McRainey stated the Sheriff's Office has purchased temporary beds to go inside the cells and day rooms in order to get inmates off of the floor and to provide better sleeping arrangements when the jail is over capacity. Major McRainey further stated even with these efforts, the jail is in violation of regulatory requirements for space, toilets and showers with each housing unit required to have a minimum of one shower and one toilet for every 8 inmates. Major McRainey stated work continues with the District Attorney's office and the courts to encourage them to move cases quickly and to consider appropriate people for release from confinement.

Major McRainey stated the request is to build a group of at least 4 64-bed housing units around a central core called a unit management area, which would provide a total of 256 additional beds. Major McRainey further stated the process leading up to beginning construction is very important and lengthy and some of the things that could be done include: selecting an architect, pre-design programming, engineering studies, design by the architect, the permitting and regulatory process, bidding the project, bid review and contract review. Major McRainey stated he was told this was estimated to take 18 months, which is likely a conservative figure.

Major McRainey stated by beginning the process, the county saves precious time, shows the courts, regulators and the public that the county is serious about solving the problem.

At the request of Commissioner Keefe, Major McRainey provided more details regarding the proposed floor plan. Commissioner Council inquired regarding dormitory-style housing. Major McRainey stated the District Attorney, county management and jail staff prefer lock-back cells because they provide more control and more segregation. Sheriff Butler stated dormitory-style poses a big threat in both jail and prison facilities because there needs to be a way to deal with and control inmates before problems arise. Mr. Grannis stated in reality jail is a dangerous place and not an environment for open dorms with no way to lock up inmates.

Paul Hinson, Chief Deputy, stated the pre-trial release program will still need to be aggressive when the jail is expanded in order to continue to contain costs and to best utilize the resources available. Commissioner Keefe inquired whether the expansion as proposed would be big enough to jail those accused of property crimes. Mr. Grannis explained the court's repeat offender process and stated it adds 25 to 30 people to the jail population and the question is never going to be whether you lock up the person charged with their first break-in because the impetus is to get the felon who has committed multiple offenses. Mr. Grannis stated the courts process over 5,000 felony arrests a year and the jail does not begin to have the capacity for first time breaking and enter.

Commissioner Keefe inquired regarding the capacity of the land the county currently owns around the Detention Center. Major McRainey responded the site is suitable for a 1,200 bed facility. Commissioner Keefe inquired whether lock-back cells were more expensive than dormitory-style. Mr. Stanger responded in the affirmative.

Commissioner Council inquired regarding management's recommendation. Ms. Pilgrim stated management's recommendation is to move forward so the county can hire an architect to begin the design process. Mr. Stanger advised the money had been budgeted to hire an architect to begin the process. Commissioner Gilfus inquired whether parallel processes could be undertaken. Mr. Stanger stated the regulatory process would have to be step-by-step and the design process would take 15-17 months. Commissioner Keefe inquired whether there were any legislative issues associated with the project. Mr. Stanger responded in the negative.

Commissioner Keefe stated instead of having Major McRainey come back to the commissioners in 4 years saying the jail is over capacity again, why not be proactive and have the architect look at the whole facility one time so the county does not have to do it again. Commissioner Keefe further stated since architect fees are based on a percentage of the construction costs, their fees will go up proportionate to construction costs. Commissioner Council suggested that management be directed to come up with recommendations so the commissioners can begin the process and then look at Commissioner Keefe's suggestion as one of the options.

Commissioner Gilfus inquired regarding a timeline. Mr. Stanger stated the architect selection process was about 2 months. Commissioner Keefe inquired when Major McRainey would be able to process his first inmate in the new facility. Mr. Stanger estimated approximately 39 months from the time staff are directed by the Board to proceed.

Commissioner Council suggested the Board of Commissioners could make some final recommendations during their retreat in January 2011. Commissioner Keefe stated he would entertain a motion with a timeline of different options for management to come back to the Facilities Committee.

MOTION: Commissioner Gilfus moved that the Facilities Committee direct management to move forward with selecting the architect and that at the next meeting of the Facilities Committee provide a brief update.

SECOND: Commissioner Council

Commissioner Keefe asked Commissioner Gilfus if he would entertain looking at the whole campus.

FRIENDLY AMENDMENT: Commissioner Gilfus moved that his motion be amended to include that management should seek a liberal scope of the plans for a jail expansion.

SECOND: Commissioner Council

VOTE: UNANIMOUS

Commissioner Gilfus requested that management provide more feedback on the role of the Mental Health Center on the criminal justice system, what the Board can do to provide more support for the Mental Health Center, and what the Board can ask those at the state level to do or not do.

Commissioner Melvin requested that management come up with a finance plan and options so the Board can move forward once the process commenced.

3. REPORT FROM COUNTY ENGINEER REGARDING POTENTIAL USE OF OLD PUBLIC HEALTH CENTER

Bob Stanger, County Engineer, stated in December 2009, the Board of Commissioners endorsed the concept of renovating the old Public Health Center for re-use as County Administrative offices and instructed staff to solicit architectural services to prepare a building program, schematic plans and detailed cost estimate for the renovation project. Mr. Stanger further stated in March 2010, Gordon Johnson Architecture in collaboration with Calloway, Johnson, Moore and West (CJMW) was hired to provide the necessary architectural services. Mr. Stanger explained during the past several months, the architectural team has been meeting with staff from departments that would potentially be relocated to the renovated facility in order to develop the building program that sets forth the space requirements and functional relationships. Mr. Stanger stated based on the approved building program, a schematic floor plan was developed together with a detailed cost estimate. Mr. Stanger advised a brief presentation will be provided that reviews the building program, floor plans, cost and potential phasing of construction for the committee's information.

Gordon Johnson, Gordon Johnson Architecture, stated the slideshow presentation would show the Board how the county administrative functions would fit into the old public health building should the Board choose to go in that direction. Alan McGuinn, CJMW Architects, displayed an aerial view of the project site and identified roadways surrounding the site. Mr. McGuinn stated the architects met with staff to come up with a

program, toured and reviewed the existing building and came up with conceptual schematics to demonstrate how the building could be occupied. Mr. McGuinn stated in addition, they came up with probable costs and phasing.

Mr. McGuinn reviewed the existing courthouse plans and stated the concept is to locate the departments with the most public interface on the first and second floors. Mr. McGuinn further stated administrative offices would be located on the fourth floor, and the third floor would house Information Services and Emergency Services. Mr. McGuinn noted there was also space for future expansion on the third floor. Mr. McGuinn stated the existing building is 87,560 square feet and including the additions as proposed, the renovated building would have 94,000 square feet.

Mr. Johnson reviewed conceptual floor plans for the first and second floors and displayed a slide showing the Board of Commissioners meeting room on the first floor and a new entrance for the public. Also on the first floor, Mr. Johnson highlighted Tax Collections and the proposed drive-through/kiosk associated with Tax Collections; the Mailroom; Community Development; Human Resources; storage areas; a large multi-purpose room off of the Commissioners' meeting room and facilities to support the space to include kitchen and audiovisual storage; and facilities to support other departments on the first floor.

Commissioner Keefe inquired whether any of the conceptual plans would involve new construction. Mr. Johnson stated it would all involve new construction; the majority of the structural work would be related to the proposed new additions under overhangs of the existing building. Mr. McGuinn stated the geo-technical testing for classifications to allow the E-911 Center indicated additional structural bracing would be required to bring it up to code, but there would not need to be a lot of modification to the existing structure. Mr. Johnson stated the current partitions are designed for removal so best thing would be to clean out all of those partitions. Mr. Johnson further stated the existing load-bearing steel columns will be preserved but will be stiffened-up for seismic classifications to meet current codes and to meet the new classification of the building given an E-911 Center will be housed within. Commissioner Keefe inquired whether the old public health building was structurally sound. Mr. Johnson responded in the affirmative.

Mr. Johnson reviewed the floor plan for the second floor and stated the entire floor would be used for Tax Administration.

Mr. Johnson displayed and reviewed proposed floor plans for the third floor and stated the floor would house the consolidated E-911 Center and Information Services. Mr. Johnson pointed out space that would allow for future growth and expansion, the Call Center, fire protection and mechanical systems. Mr. Johnson stated third floor systems would be dedicated entirely to the third floor and be separated from the other floors in order to accommodate emergency operations.

Mr. Johnson displayed and reviewed the proposed floor plan for the Commissioners' suite, meeting rooms and support staff. Mr. Johnson also reviewed floor plans for the Finance Department, Administrative Offices and the County Attorney's Office.

Mr. Johnson displayed the proposed site plan, traffic patterns, the drive-through and parking areas for the County Commissioners, public and staff. At the request of Commissioner Keefe, Mr. Johnson provided further details regarding the drive-through/kiosk and stated the challenge with the site was to coordinate traffic flow with available parking. In response to a question posed by Commissioner Gilfus, Mr. Johnson stated parking for senior staff was yet to be determined but a proposed design would be developed if the project moves forward. Mr. Johnson noted should there be a large capacity crowd, there could be parking problems. Mr. Johnson reviewed possibilities for a few extra parking spaces and stated they would be more costly.

Commissioner Council stated the Commissioners should be discussing the most inexpensive and affordable way to renovate the third floor of the old public health building for E-911 purposes. Ms. Pilgrim noted as part of the plans for Emergency Management and Communications, the entire old public health building will need to be gutted. Mr. Stanger stated the proposed project would involve a phased approach.

Mr. McGuinn continued the presentation and stated one of the features identified by staff was that the building and entrance could be more inviting. Mr. McGuinn reviewed the existing building elevations and three conceptual exterior options. Mr. McGuinn noted the addition of extensions under the cantilevers of the building, the creation of glass walls to make the building more inviting, and to create a stronger entrance identity. Mr. McGuinn stated one of the objectives was to maintain the existing building as a sculptural form and contrast and juxtapose the form. Mr. McGuinn stated The Wave concept does this the best.

Mr. McGuinn displayed a slide containing an estimate of probable construction costs and stated the total projected construction cost for all 4 floors was \$7,934,510.91. Mr. McGuinn emphasized this figure was just for construction costs and design fees would be an additional 8% to 10% for renovation costs to the building.

Mr. McGuinn stated construction could be accomplished in phases and outlined the following Phase One priorities:

- Complete demolition of old Public Health building interiors on all floors,
- Renovate the third floor to include E-911, Information Services and the Data Center
- Install an independent mechanical system with emergency power for all essential third floor facilities,
- Provide an independent entrance to the third floor to minimize disruption during the second phase of construction,
- Replace all exterior windows,
- Construct the floor extensions with glass facades on the east and west elevations,
- Install required seismic bracing,

- Upgrade the building’s three existing elevators to meet current requirements.

Mr. McGuinn then outlined the following Phase Two priorities:

- Complete administrative departments renovation on floors one, two and four,
- Complete installation of new mechanical system on floors one, two and four,
- Construct the County Commissioners’ boardroom and new entrance addition,
- Install proposed site modifications that include additional parking, repaving existing parking, a new entrance drive, the Tax Department drive-through and kiosk, and additional landscaping,
- Replace the existing roof.

Mr. McGuinn outlined the proposed budget and schedule for Phases One and Two as follows and stated there would be no site costs in Phase One:

Phase One	Approximate Budget and Schedule
Total project cost including design, construction, fixtures, furniture, data wiring, etc.	\$5,000,000
Demolition and construction duration:	8 to 10 months
 Phase Two	
Total project cost including design, construction, fixtures, furniture, data wiring etc.:	\$7,000,000
Sitework and construction duration:	10 to 12 months

Mr. Johnson concluded the presentation by stating the total project cost would be approximately \$12 million and would include all costs, not just construction costs.

Commissioner Keefe inquired regarding per foot construction costs for commercial buildings. Mr. Johnson responded about \$140 to \$150 per square foot for new construction costs only and to reuse the old public health building would be \$83 per square foot. Mr. Johnson explained reasons why new construction would cost about twice as much.

Commissioner Keefe stated there seems to be agreement that there are not funds to do the entire project except for the phasing of the E-911. Commissioner Keefe asked what additional costs would be incurred to break the project down into phases. Mr. Johnson responded a lot would depend upon the time span and changes in construction costs between the two phases. Mr. Johnson further stated to do the two phases back-to-back, which would extend construction time out another twelve months, would likely be \$10,000 per month or \$120,000 for the year.

Commissioner Keefe inquired whether technology would reduce the need for expanded space for files and records. Mr. McGuinn explained filing is one aspect, but some of the expanded design was for more efficient use of office space including the potential for growth.

Commissioner Council inquired regarding the amount included for renovation. Amy Cannon, Assistant County Manager, stated there are no funds budgeted but there are \$2 million reserved on the balance sheet. Ms. Cannon further stated there are some 911 funds from a couple of years ago when the legislation changed and there is also about \$1 million left over from that source. Ms. Cannon added the new 911 legislation also freed up another \$1.5 million. Ms. Cannon stated those funds have been earmarked for construction and have to be spent before 2012 or sent back to the state. Ms. Cannon stated there is probably \$2.5 million of 911 funds that could be applied to the project and there is probably another \$2 or \$2.5 million in county reserve funds for the health department.

Commissioner Council stated her concern was that E-911 get into the old public health building as soon as possible since it pertains to safety.

Commissioner Gilfus inquired whether the county would receive any consideration from the city of Fayetteville. Ms. Cannon responded there has not been any detailed discussion thus far about what would be contained in the contract. Ms. Cannon stated that Kenny Currie, Emergency Services Director, indicated the city was ready to move forward once there is a place to house the E-911 Center. Ms. Cannon further stated once that task is accomplished, then there will be a move toward consolidation. Commissioner Gilfus stated compensation from the city of Fayetteville would be helpful. Ms. Cannon stated it would be discussed as part of the contractual agreement.

Ms. Pilgrim stated management recommends moving ahead with Phase 1 to accommodate E-911.

Tom Cooney, Public Utilities Director, stated should Phase 1 move forward, the architects should be directed to preserve some of the air handling equipment for the building in order to avoid the development of mold and other issues. Mr. McGuinn stated the concern is valid and the existing system could be left in place to condition the shell of the building.

Commissioner Keefe inquired regarding demolition costs. Mr. Stanger responded it would take approximately \$151,000 for internal demolition of the entire building. Commissioner Keefe inquired whether surplus equipment could be sold. Ms. Cannon responded at present, it was being made available to other county departments.

In response to a question posed by Commissioner Gilfus, Ms. Cannon stated the \$2 to \$2.5 million is fund balance reserved, designated and set aside for the old public health department renovations. Commissioner Gilfus requested confirmation that should he go forward with a motion, pending Board approval, the cost would be shared between the county and E-911 funds. Ms. Cannon confirmed and clarified it would be surcharge, not state funds.

MOTION: Commissioner Gilfus moved to follow staff's recommendation for Phase 1 architecture, demolition and construction of E-911 in the old public health department.

SECOND: Commissioner Council

Commissioner Keefe inquired regarding the actual cost for the third floor construction to include architect fees. Mr. Stanger responded \$5 million. Commissioner Keefe requested confirmation that there was \$4.5 million available, which was \$.5 million short for construction costs. Ms. Cannon confirmed.

Commissioner Gilfus expressed concern that Phase 2 would be a big question mark as far as costs and funding. Commissioner Keefe stated occupancy of the building will prevent deterioration to a certain extent. Commissioner Keefe further stated the county will be tied into the jail for the next couple of years as far as additional funds and it will be a while before Phase 2.

VOTE: UNANIMOUS

Ms. Pilgrim stated the matter would be brought forward to the full board on their August 16, 2010 agenda. Commissioner Gilfus requested that staff provide exact figures. Commissioner Keefe stated there should be zero additional costs. Ms. Pilgrim noted there would not be sufficient time in which to work out the details with the city of Fayetteville. A brief discussion followed regarding what should be included during the August 16, 2010 meeting. Consensus was that the architects do not need to provide a presentation but staff should provide a presentation of general considerations from other municipalities and financials.

4. OTHER MATTERS OF CONCERN

There were no matters of concern.

MEETING ADJOURNED AT 10:40 AM