

CUMBERLAND COUNTY FACILITIES COMMITTEE  
COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564  
APRIL 2, 2015 - 8:30 A.M.  
MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams  
Commissioner Larry Lancaster

MEMBERS ABSENT: Commissioner Jimmy Keefe

COMMISSIONERS PRESENT:  
Commissioner Kenneth Edge  
Commissioner Jeannette Council  
Commissioner Charles Evans

OTHERS PRESENT: Amy Cannon, County Manager  
James Lawson, Deputy County Manager  
Tracy Jackson, Assistant County Manager  
Melissa Cardinali, Assistant County Manager for Finance /  
Administrative Services  
Sally Shutt, Governmental Affairs and Public Information  
Officer  
Rick Moorefield, County Attorney  
Jeffery Brown, Engineering and Infrastructure Director  
Vicki Evans, Finance Accounting Manager  
Michael Gibson, Fayetteville-Cumberland Parks and  
Recreation Director  
David McNeill, Duke Energy  
Jaz Tunnell, Piedmont Natural Gas  
Doug Noble, Lamar Companies  
Mark Stocks, Lamar Companies  
Candice White, Clerk to the Board  
Kellie Beam, Deputy Clerk to the Board  
Press

Commissioner Glenn Adams called the meeting to order.

1. APPROVAL OF MINUTES – FEBRUARY 5, 2015 REGULAR MEETING

MOTION: Commissioner Lancaster moved to approve the minutes.  
SECOND: Commissioner Adams  
VOTE: UNANIMOUS (2-0)

2. PRESENTATION BY MR. MICHAEL GIBSON ON DEVELOPMENT OF THE LINDEN TOWN PARK

BACKGROUND:

The Town of Linden has been awarded a Parks and Recreation Trust Fund Grant (PARTF) in the amount of \$212,400 for the development of a park. The Parks and Recreation Master Plan in 2006 recommended a park in the northern portion of the County. This park will be very similar to the Godwin Park completed several years ago.

PARTF grants provide dollar for dollar matching funds to local governments for park and recreation projects. These grant funds will be utilized for the purchase of thirty-eight (38) acres of land, of which five (5) to six (6) acres are within the town limits. This is the same land that was previously considered several years ago. In 2011, County district funds in the amount of \$300,000 were earmarked as the matching funds for this grant. The matching funds will be utilized for the development of the park. The majority of the work will be completed by the Parks and Recreation Department staff.

RECOMMENDATION/PROPOSED ACTION:

Approve the Town of Linden Recreation Project and the associated budget revision which establishes the project budget.

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Michael Gibson, Fayetteville-Cumberland Parks and Recreation Director, reviewed the background information and recommendation above. Mr. Gibson stated the land for the park is located on Colliers Chapel Road and an appraisal has been completed and an environmental assessment is scheduled. Mr. Gibson stated the development of the park is a joint effort between Fayetteville-Cumberland Parks and Recreation and Cumberland County.

Mr. Gibson explained the park will be developed in phases as funds become available. Mr. Gibson stated Phase 1 is estimated to take 6-8 months and the majority of the work will be completed by Parks and Recreation Department staff. Mr. Gibson stated Phase 1 includes: a picnic shelter, picnic tables, paved parking lot, paved walking trail, lights, grill(s), trash cans, benches, water fountains, playground unit (ages 5-12). Mr. Gibson further stated Phase 2 would include: full-service recreation center, paved parking lot, paved walking trail, lights, trash cans, benches, water fountains, multi-purpose football/soccer fields, green space and open fields and three competition baseball/softball fields.

Mr. Gibson stated the PARTF Authority consists of three members appointed by the governor; three members appointed by the General Assembly upon the recommendation of the President Pro Tempore of the Senate; and three members appointed by the General Assembly upon the recommendation of the Speaker of the House.

Mr. Gibson explained the authority is charged with six powers and duties to:

- Receive public and private donations and funds for deposit into the fund.
- Allocate funds for land acquisition.
- Allocate funds for capital projects.
- Solicit financial and material support.
- Develop effective support for parks and recreation.
- Advise the Secretary of the Department of Environment and Natural Resources on any matter he may refer to the body.

Mr. Gibson stated the proposed timeline for the park is to have a groundbreaking the beginning of the summer 2015 and a ribbon cutting at the end of the summer 2015, if everything goes as planned.

Commissioner Edge stated the Town of Linden desperately needs a park and he is happy to see this project moving forward. Commissioner Evans stated he is very happy the Town of Linden is finally going to have the park they have wanted for many years now. Commissioner Evans stated it is something needed for the community.

**MOTION:** Commissioner Lancaster moved to recommend to the full board approval of the Town of Linden Recreation Project and the associated budget revision which establishes the project budget.

**SECOND:** Commissioner Adams

**VOTE:** UNANIMOUS (2-0)

### 3. CONSIDERATION OF FAYETTEVILLE-CUMBERLAND LIAISON COMMITTEE RECOMMENDATION TO PARTICIPATE IN A TASK FORCE ON SYNTHETIC FIELDS

#### BACKGROUND:

At the March 12, 2015 City-County Liaison Committee Meeting, City Council Member Arp gave a detailed presentation on the use of modern synthetic materials on running tracks and sports fields as an alternative to cinder, clay asphalt and natural grass.

In addition, Council Member Arp presented the following recommendations:

- Establish a formal Joint Synthetic Track and Field Task Force similar to Fairfax County, VA to develop recommendations on:
  - Transitioning current high school tracks and fields to new synthetic track and turf fields.
  - The funding of new synthetic turf fields, to include public, private and corporate partnership opportunities.
  - The planned replacement of existing and any new synthetic turf fields.
  - The regular on-going maintenance of existing synthetic turf fields.
- The Joint Synthetic Track and Field Task Force should be comprised of community leaders, City of Fayetteville, Cumberland County and Cumberland County School staff who have a direct connection to current high school fields. The task force should be charged with:

- Proposing recommendations that focus on ensuring fair and equitable access of these proposed parks for all geographic areas of the County.
- Providing a formal report on its findings and recommendations to the Fayetteville City Council, Cumberland County Commissioners and Cumberland County School Board for their collective review and action no later than November 2015.

The following motion was made and unanimously passed at the City-County Liaison meeting:

Mayor Robertson moved for committee members to ask staff to seek the interest of their boards in forming a taskforce to look at all aspects of synthetic fields to include participation of the schools.

**RECOMMENDATION/PROPOSED ACTION:**

Consider if the County is interested in participating in a task force to look at all aspects of synthetic fields.

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Amy Cannon, County Manager, reviewed the background information and recommendation recorded above.

Mr. Gibson stated the Cumberland County Board of Education indicated interest in providing the land but would not be interested in moving forward from a financial standpoint. Mr. Gibson stated the Cumberland County Board of Education did indicate interest in being a part of the Task Force regarding synthetic fields. Mr. Gibson stated he would obtain a copy of the minutes from the Board of Education meeting to incorporate in any information brought back to the City-County Liaison meeting.

Commissioner Edge stated he feels there are savings to be involved in this idea because the school system would save money by not having the responsibility of mowing, tractors, spraying for worms, etc. Commissioner Edge further stated synthetic fields would be a benefit for the entire community and not just the school system but there are liability issues that would be involved. Commissioner Edge stated he feels all of the information gathered should be presented to the Board of Education. Commissioner Edge stated he feels if the Board of Education is not going to participate there may be no need to move forward.

Commissioner Adams stated he feels after seeing all of the capital improvement needs he does not feel like this issue would be high on his agenda. Commissioner Adams further stated he feels the County needs more green space in the community but if the Board of Education does not have the funding available to participate the Board of Commissioners should not move forward with forming a Task Force.

Commissioner Lancaster stated he does not feel like participating in the Task Force would mean the County is obligated to do anything and he would hate for the Board of

Commissioners to not be involved in the process. Commissioner Lancaster further stated he feels like someone from the Board of Commissioners should be involved in the Task Force.

Commissioner Evans stated he feels the Parks and Recreation Commission should be involved in the process instead of establishing a Task Force since the Parks and Recreation Commission is made up of individuals already looking out for the parks and recreation interest for the City of Fayetteville and Cumberland County. Commissioner Evans further stated the Parks and Recreation Commission could be responsible for gathering all the necessary information regarding synthetic fields and reporting the information back to the Board of Education, City Council and Board of Commissioners.

Mr. Gibson stated the Parks and Recreation Commission could develop a subcommittee to research artificial turfs and bring the information back to all three boards if that is the consensus of the boards. Mr. Gibson stated this issue has not been presented to the City Council but will go to their next work session on May 2, 2015.

MOTION: Commissioner Adams moved to forward this item to the Parks and Recreation Commission.  
SECOND: Commissioner Lancaster  
VOTE: UNANIMOUS (2-0)

#### 4. UPDATE ON PROPOSED ROUTE FOR THE ATLANTIC COAST PIPELINE PROJECT

##### BACKGROUND:

In early January, it was determined that the proposed route of the Atlantic Coast Pipeline Project was going to negatively impact the Cedar Creek Business Park as it was crossing the most desirable locations within the park for development. Once County staff became aware of the proposed route, County staff along with staff from the Economic Development Alliance reached out to representatives with Duke Energy as well as Piedmont Natural Gas.

At the end of January, County staff received a map indicating that the proposed route had been shifted. While the revised route was still dissecting the Cedar Creek Business Park its impact would be significantly less than the initial route. Upon receiving and reviewing the modified route, County Management requested a meeting with representatives from all parties involved with the pipeline project. County staff along with staff from the Economic Development Alliance met with representatives of the project on March 9, 2015. It was communicated that Cumberland County was extremely grateful that the route had been shifted but would like to request that it be shifted further toward the south to reduce the overall impact to the Business Park.

On March 25, 2015, County staff received the latest map indicating a further shift to the south for the proposed route.

**RECOMMENDATION/PROPOSED ACTION:**

The Facilities Committee is not being asked to take action. The purpose of this item was to provide the committee an update as to the latest proposed route of the pipeline project and to make the committee aware of the conversations that have transpired between representatives of this project and County staff.

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Jeffery Brown, Engineering and Infrastructure Director, reviewed the background information and recommendation recorded above. Mr. Brown stated he has been working with representatives from the pipeline and together they have reached a proposal that is the most feasible route at this time.

Commissioner Edge thanked everyone for working together to make the property more conducive to development. David McNeill, Duke Energy, stated he is excited about the pipeline and the benefits it will bring to all electric customers and potential benefits for the natural gas side of things.

No action taken.

**5. CONSIDERATION OF OFFER OF LAMAR COMPANIES TO LEASE OR PURCHASE SITES OF EXISTING BILLBOARDS**

**BACKGROUND:**

Lamar Companies have two billboards on County properties adjacent to the DSS/Public Health complex. One is located on a triangular shaped parcel fronting on the Martin Luther King, Jr., Freeway (the “MLK site”). The other is located on a triangular shaped portion of the DSS property, separated by the railroad tracks and fronting Ramsey Street (the “Ramsey site”).

**The MLK Site:**

The MLK site is a separate parcel lying between the MLK Freeway and the southern-most Hillsboro Street entrance to the DSS parking lot. The tax mapping office calculates this parcel to contain 2.66 acres west of the railroad tracks with an additional 3/1000ths of an acre east of the tracks. Lamar has maintained a static billboard on this site pursuant to a purported ten-year lease with the County dated April 22, 2005. The purported lease provides for an annual rent of \$2,200 which and continues for year to year until either party gives notice of termination. The county attorney cannot find any minutes which reflect the Board of Commissioners approved this lease or that it was advertised subject to upset bid. Both of these are statutory requirements.

The County acquired this parcel and an adjacent strip of land containing 34/100ths of an acre by condemnation in 1997 for \$86,000. This parcel is listed in the tax records as commercially zoned property at a value of \$207,933. It appears from the GIS maps that

the DSS entrance from Hillsboro Street encroaches slightly onto this parcel. It would be usable for future expansion of parking or other amenities for DSS. Lamar has offered to purchase this parcel or acquire a permanent easement to use it for \$24,000 or to lease it for nine (9) years beginning January 1, 2016, for annual rent of \$3,000.

**The Ramsey Site:**

The Ramsey site is the portion of the parcel occupied by the DSS building lying on the eastern side of the railroad tracks and fronting Ramsey Street. The tax mapping office calculates this portion to contain 1.26 acres. Lamar maintained a static billboard on this site pursuant to a purported ten (10) year lease dated September 14, 2006, which converted to a year to year lease at the end of the term. It is not apparent in the purported lease when the original term commenced. This purported lease was amended on September 24, 2008, to extend it from January 1, 2016, to December 31, 2018, because the billboard was changed to digital. The annual rent for the original lease term has remained \$500. The purported amendment increases the annual rent to \$1,000. The county attorney cannot find any minutes which reflect the Board of Commissioners approved this lease or amendment or that either was advertised subject to upset bid. Both of these are statutory requirements.

The County acquired this parcel in 1994 as part of the purchase of 25.72 acres for the DSS/Public Health complex. This parcel is listed in the tax records as commercially zoned property at a value of \$0.85 per square foot, or \$46,653 for the 1.26 acres. If the MLK Freeway and Ramsey Street are access-controlled, access to this parcel would be through the DSS parking lot. Lamar has offered to purchase this parcel or acquire a permanent easement to use it for \$65,000 or to lease it for nine (9) years beginning January 1, 2016, for annual rent of \$5,000.

**RECOMMENDATION/PROPOSED ACTION:**

The county attorney recommends that these existing leases be brought into compliance with the statutory requirements by notifying Lamar that the existing purported leases are not valid. The county attorney further seeks direction as to the Board's preferred resolution of these matters once that notice is delivered.

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Rick Moorefield, County Attorney, reviewed the background information and recommendation as recorded above.

Commissioner Adams stated he does not feel like anything can be built on the Ramsey Street site. Mr. Moorefield stated he feels it would be too risky for the County to add the Ramsey Street site to the County's parking lots because someone may park on the train tracks. Commissioner Adams stated the MLK site may be more valuable to the County and it may be better to lease this site for a period of time instead of selling this piece. Commissioner Edge and Commissioner Lancaster stated they both agree with Commissioner Adams.

Commissioner Adams stated the consensus of the committee is to enter into some kind of arrangement with Lamar Companies to purchase the Ramsey Street site and lease the MLK site. Commissioner Lancaster stated he recommends the county attorney work together with Lamar Companies to come up with a proposal to bring back to the Facilities Committee.

MOTION: Commissioner Lancaster moved to recommend the county attorney work with Lamar Companies to come up with a proposal and bring back to the Facilities Committee.

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

## 6. OTHER ITEMS OF BUSINESS

### Interbasin Transfer Decision

Commissioner Adams stated he requested the “Discussion of an Appeal of the Interbasin Transfer Decision” be placed on the Facilities Committee agenda. Commissioner Adams stated PWC went into closed session and did not make a decision so he would like to table this item. Commissioner Adams stated he wanted it to be known that the County is in support of working with PWC. Commissioner Adams asked that Amy Cannon stay in contact with PWC about this issue. Ms. Cannon stated she has had some discussion with PWC and will continue to follow up on this matter.

### Grove View Terrace Project

Ms. Cannon stated there will be an item on the Grove View Terrace Project brought to the Finance Committee next month but she just wanted to give the Facilities Committee a brief update. Ms. Cannon stated she was approached by Fayetteville Housing Authority and a developer about a project similar to the Hope VI project. Ms. Cannon stated this project would include participation by the City, County, PWC and the housing authority. Ms. Cannon stated the project would demolish the Grove View Terrace units that date back to the 1930’s – 1940’s and rebuild the units under a federal voucher system that would be managed by Fayetteville Housing Authority. Ms. Cannon stated the housing authority is still finalizing the details but they have until May 15, 2015 to apply to the NC Housing Finance Agency. Ms. Cannon stated they will be working to finalize their request of the City, County and PWC to help with a gap in the bond financing and the project cost. Ms. Cannon stated she feels this is a worthy project and one that needs to be considered in the totality of all the project requests.

### LEC Building Renovations

Mr. Brown stated the LEC building is having lobby renovations that include security upgrades to make it more secure. Mr. Brown stated bids were recently opened and the low bid for the contract was \$153,236 which is within budget. Mr. Brown stated this item will go to the full board in April for approval.



No other items of business.

MEETING ADJOURNED AT 9:34 AM.