

CUMBERLAND COUNTY FACILITIES COMMITTEE
COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
MAY 7, 2015 - 8:30 A.M.
MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams
Commissioner Jimmy Keefe
Commissioner Larry Lancaster (arrived at 8:50 a.m.)

COMMISSIONERS PRESENT:
Commissioner Marshall Faircloth

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
Amy Hall, Administrative Program Officer
Steve Fleming, Fleming & Associates
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 – APRIL 2, 2015 REGULAR MEETING

MOTION: Commissioner Keefe moved to approve the minutes.

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

2. CONSIDERATION OF APPROVAL OF AN AMENDMENT TO THE
EASTOVER/NORCRESS SANITARY SEWER INTERLOCAL AGREEMENT

BACKGROUND:

The Interlocal Agreement dated October 14, 2002, by and between the County of Cumberland (County), the Cumberland County Board of Education (CCBE), NORCRESS Water and Sewer District (NORCRESS), Eastover Sanitary District (ESD) and Public Works Commission of the City of Fayetteville (PWC) stated that the allocated

capacity of the Eastover approach main that serves both ESD and NORCRESS is one million gallons per day (GPD). PWC has recently completed flow modeling on the approach main and the tests show that there is an additional 180,000 GPD unallocated in the line. NORCRESS has requested from the other entities involved to acquire the additional unallocated capacity in the approach main. The other entities involved to acquire the additional unallocated capacity in the approach main. The other entities have approved to allow NORCRESS the additional unallocated capacity. The amendment is the first step in moving forward in being able to provide a sewer connection to Kansas City Sausage Company without decreasing the existing allocated capacity to either ESD or NORCRESS. The next step will be to develop an agreement between the NORCRESS governing board and Kansas City Sausage Company for an agreement to connect. The approval of this agreement will be placed on a future Facilities Committee agenda. This agreement will outline any costs, as well as, any proposed improvements/upgrades to the existing NORCRESS system.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the Interlocal Agreement First Amendment to Eastover/NORCRESS Sanitary Sewer Extension Agreement and place it on the agendas of the May 18, 2015, Board of Commissioners and the NORCRESS Water and Sewer District meeting.

Jeffery Brown, Engineering and Infrastructure Director, reviewed the background information and recommendation above. Questions and discussion followed. Commissioner Adams stated he feels this agreement is a win-win situation for all the entities and will help Sampson County.

MOTION: Commissioner Keefe moved to recommend to the full board approval of the Interlocal Agreement First Amendment to Eastover/NORCRESS Sanitary Sewer Extension Agreement.

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

3A. CONSIDERATION OF APPROVAL OF THE BULLARD CIRCLE WATER EXTENSION INTERLOCAL AGREEMENT

BACKGROUND:

The Public Utilities Division is in the process of extending a PWC waterline to the Bullard Circle area through a special assessment. In moving forward, an interlocal agreement between PWC and the County is needed to identify each party's roll in this project, to include each entities contribution of 25% of the total project cost and PWC accepting the lines after completion of construction.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the Interlocal Agreement Bullard Circle Waterline Extension and place it on the agenda of the May 18, 2015, Board of Commissioners meeting.

Mr. Brown reviewed the background information and recommendation recorded above. Mr. Brown stated the Bullard Circle community came to the County looking for answers as to the contaminated drinking water wells due to high levels of naturally occurring arsenic in the deep water wells. Mr. Brown stated the County has already approved a resolution to move forward with this project and approve the preliminary assessment roll.

Mr. Brown stated a Professional Services Contract has been approved for the design of the project and that all necessary easements have been acquired. Mr. Brown stated in order to proceed with this project the County will have to do an interlocal agreement with PWC that stipulates the requirements for Cumberland County and PWC.

Mr. Brown stated the resolution is set up where the County cannot ask the property owners to pay more than 50% of the overall cost of the project based on the preliminary assessment the Board of Commissioners approved. Rick Moorefield, County Attorney, stated PWC's obligation is 25% of the main cost and the County will be responsible for the remaining costs. Mr. Brown stated there are existing FIF credits to offset the difference the property owners will have to pay to connect to the water.

MOTION: Commissioner Adams moved to recommend to the full board approval of the Interlocal Agreement Bullard Circle Waterline Extension.

SECOND: Commissioner Lancaster

VOTE: UNANIMOUS (3-0)

3B. CONSIDERATION OF APPROVAL OF BIDS FOR THE CONSTRUCTION OF THE BULLARD CIRCLE WATER EXTENSION PROJECT

BACKGROUND:

The Public Utilities Division will receive bids on May 5, 2015, for the contractor that will install the waterlines in the Bullard Circle area project. The lowest bid will be known and submitted to the May Facilities Committee.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee accept the bids for the construction of the Bullard Circle waterline extension, award a contract to the lowest, responsive bidder, establish a contingency amount based off the price to be used for additional work recommended

by the Engineering and Infrastructure Director and approved by the County Manager and place it on the agenda of the May 18, 2015 Board of Commissioners agenda.

Mr. Brown reviewed the background information and recommendation recorded above. Mr. Brown stated the bids were opened on May 5, 2015, at 2:00 p.m. for the Bullard Circle water extension project. Mr. Brown stated the low bid was Autry Grading at \$255,238.65 which is significantly lower than anticipated. Mr. Brown stated he is asking the Facilities Committee to accept the bids as is from Autry Grading and establish a 10% contingency and move forward to the full board.

MOTION: Commissioner Keefe moved to recommend to the full board to accept the lowest bid from Autry Grading in the amount of \$255,238.65 and establish a 10% contingency for the Bullard Circle Water Extension Project.

SECOND: Commissioner Lancaster

VOTE: UNANIMOUS (3-0)

4. **CONSIDERATION OF APPROVAL OF THE RATE STRUCTURE FOR THE KELLY HILLS/SLOCOMB ROAD WATER AND SEWER DISTRICT**

BACKGROUND:

The Public Utilities Division is in the process of taking over the billing from PWC for the Kelly Hills/Slocomb Road customers per the revised interlocal agreement dated September 24, 2014. The interlocal agreement will have the County paying \$4.1267 per 1,000 gallons for sewer treatment and basic operation and maintenance costs. The current rate structure for the District is set-up as the “prevailing flat rate charged by the sewer service provider”, which is \$52.74 per month, sewer service provider billing services charge of \$2.00 and Kelly Capital Reserve Fund fee of \$2.10 for a total monthly charge of \$56.84

The total charge for sewer users would be \$51.74 per month, the breakdown would be as follows; \$39.74 for sewer usage, \$10.00 for availability fee and \$2.00 for administration fee.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the rate structure for the Kelly Hills/Slocomb Road Water and Sewer District to go into effect once the Public Utilities Division begins billing the customers and place it on the agendas of the May 18, 2015, Board of Commissioners and Kelly Hills/Slocomb Road Water and Sewer District meetings.

Mr. Brown reviewed the background information and recommendation as recorded above. Mr. Brown stated an amendment to the interlocal agreement was brought to the full board in September 2014. Mr. Brown further stated prior to the amendment to the agreement PWC took care of the billing for the Kelly Hills Sewer District. Mr. Brown stated during that time if the customers did not pay their bill PWC would charge the County because the contract was written to the fact that the County would be responsible for outstanding charges that the customers did not pay.

Mr. Brown stated the proposed rate structure for Kelly Hills Sewer District will have a flat rate structure of \$52.74 so a majority of customers will see a decrease in their sewer bill. Mr. Brown further stated a few customers that are PWC customers that are billed off of sewer usage may see a slight rate increase.

Mr. Brown stated the goal is for the County to take over the billing for the Kelly Hills Sewer District by July 1, 2015. Mr. Brown further stated the County will have the ability to install an elder valve which will cut off sewer service for nonpayment. Mr. Brown explained this interlocal agreement will give the County more control to exercise authority over the sewer system.

Commissioner Adams stated once the County handles the billing he feels it will put the County in a better position to attempt to collect for nonpayment of sewer services. Commissioner Adams further stated he feels an internal policy needs to be in place that lays out the guidelines of the elder valve and explains at what point the elder valve will be put in when a customer has not paid.

MOTION: Commissioner Lancaster moved to recommend to the full board approval of the proposed rate structure for the Kelly Hills/Slocumb Road Water and Sewer District to include an internal policy in reference to the elder valve to go into effect once the Public Utilities Division begins billing the customers.

SECOND: Commissioner Keefe

VOTE: UNANIMOUS (3-0)

5. PRESENTATION ON THE RESULTS OF THE ROOF/BUILDING ENVELOPE ASSESSMENT

BACKGROUND:

At the Board of Commissioners meeting on October 20, 2014, the Board approved the award of a Professional Services Contract to Fleming & Associates, for the completion of a roof and building envelope (exterior) assessment of all County-owned facilities. The purpose of this assessment was to identify any deficiencies with the roofs and building envelopes of County facilities and the associated costs to correct the identified deficiencies.

At this time, the County has not received the final report from Fleming & Associates, but the County has received the costs to repair the deficiencies identified from the assessments conducted by the consultant.

RECOMMENDATION:

The Facilities Committee is not being asked to take action at this time. The purpose of this item was to provide the Committee an update on the project.

Mr. Brown reviewed the background information and recommendation as recorded above. Mr. Brown introduced Steve Fleming from Fleming & Associates who was responsible for the evaluations of the roofs and exterior walls at County facilities.

Mr. Brown reviewed the results of the roof/building envelope assessment. Mr. Brown stated an RFQ was issued in August 2014 and the top firms were interviewed in September 2014. Mr. Brown stated Fleming & Associates was the firm selected and a Professional Services Contract was awarded by the Board of Commissioners on October 20, 2014. Mr. Brown reviewed the recommendations of the estimated roof costs and exterior wall costs over the next five years.

Commissioner Adams stated he thinks Jeffery Brown needs to attend the CIP meetings at the Crown Coliseum.

Ms. Cannon stated the County has set aside about a half a million dollars per year for roofing based on an assessment completed 12-15 years ago and there will be some discussion about the roof/building envelope assessment at the upcoming budget work sessions.

No action taken.

6. UPDATE ON OFFER OF LAMAR COMPANIES TO LEASE OR PURCHASE SITES OF EXISTING BUILDINGS

BACKGROUND:

On April 2, 2015, the Facilities Committee heard a request from the county attorney to bring the existing purported leases of the billboard sites fronting the MLK Freeway and Ramsey Street on the DSS property into compliance with the statutory requirements.

As an update, Lamar has offered to purchase the Ramsey Street site separated from the DSS parking lot by the railroad tracks for \$65,000. It will be necessary to obtain subdivision approval from the City of Fayetteville for the County to sell this site. Lamar is pursuing subdivision approval.

Lamar wishes to continue to lease the MLK Freeway site with a rent increase to \$3,000 annually for a nine year lease term. The county attorney is recommending that the transaction be structured as a license to use the property rather than as a lease with a termination clause by which either party can terminate the license upon six months' notice and with the license fee to be renegotiated every three years.

RECOMMENDATION:

The county attorney recommends that the Facilities Committee recommend these transactions to the full Board at such time as the subdivision is approved and the license agreement is drafted.

Mr. Moorefield reviewed the background information and recommendation as recorded above.

Commissioner Adams stated the consensus of the Facilities Committee is for Mr. Moorefield to draft the license agreement and bring back both sites to the next Facilities Committee meeting in June.

No action taken.

7. OTHER ITEMS OF BUSINESS

No other items of business.

MEETING ADJOURNED AT 9:34 AM.