

CUMBERLAND COUNTY FACILITIES COMMITTEE
COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
OCTOBER 6, 2016 - 8:30 A.M.
MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams
Commissioner Jimmy Keefe
Commissioner Kenneth Edge

MEMBERS ABSENT: Commissioner Charles Evans

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
Sally Shutt, Governmental Affairs Officer
Rick Moorefield, County Attorney
Jeffery Brown, Engineering & Infrastructure Director
Vicki Evans, Finance Director
Randy Beeman, Emergency Services Director
Brenda Jackson, Social Services Director
Deborah Shaw, Budget Analyst
Kim Cribb, Budget Analyst
Heather Harris, Budget Analyst
Candice White, Clerk to the Board
Kellie Beam, Deputy Clerk to the Board
Press

Commissioner Glenn Adams called the meeting to order and requested the addition of Item 5. Update on Hurricane Matthew.

1. APPROVAL OF MINUTES – SEPTEMBER 1, 2016 FACILITIES COMMITTEE MEETING

MOTION: Commissioner Keefe moved to approve the minutes as presented.
SECOND: Commissioner Edge
VOTE: UNANIMOUS (3-0)

2. NATIONAL FLOOD INSURANCE PROGRAM “NFIP” COMMUNITY RATING SYSTEM “CRS” ANNUAL RECERTIFICATION PROGRESS REPORT

BACKGROUND:

Cumberland County participates within the National Flood Insurance Program's (NFIP) Community Rating System (CRS). The CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. The County's participation allows those that are required to have flood insurance to receive discounted insurance premium rates. Cumberland County currently has a class rating of 8 which allows property owners to receive a 10% discount off of their insurance premiums for policies within the Special Flood Hazard Area (SFHA).

As part of the County's annual recertification process, the Engineering and Infrastructure Department is required to provide an update on each action item related to floodplain management outlined within the Cumberland County Multi-Jurisdictional Hazard Mitigation Plan. Another requirement is that this progress report be presented to the governing board. The progress report is provided below.

The Engineering and Infrastructure Department received notification on October 8, 2016 that the County's recertification packet had been reviewed and the County was found to be in good standing in the CRS Program for the next year.

RECOMMENDATION/PROPOSED ACTION

The Facilities Committee is not being asked to take action at this time. The purpose of this item is to provide the Facilities Committee the progress report as required by NFIP for the County's annual recertification for the Community Rating System.

**Community Rating System Activity 510
Progress Report**

Date this Report was Prepared: September 14, 2016

Name of Community: Cumberland County

Name of Plan: Cumberland – Hoke Regional Hazard Mitigation Plan

Date of Adoption of Plan: June 6, 2016

5 Year CRS Expiration Date: June 6, 2021

1. How can a copy of the original plan or area analysis report be obtained: The County has adopted the plan and in the process of being published. Once published it will be available on the County's website at the following link:
 - www.co.cumberland.nc.us/planning.aspx - Once you are on the website, click the tab "Other New Business" and it will take you directly to the link to download the complete report.

2. Describe how this evaluation report was prepared and how it was submitted to the governing body, released to the media, and made available to the public:
 - Cumberland County partnered with Hoke County and was awarded a grant from the State to update their Hazard Mitigation Plan into one combined plan. The report was published on the County's website and at various locations around the County. Public hearings were held and each jurisdiction's governing body adopted the plan upon completion.
3. Provide a review of each recommendation or action item in the action plan or area analysis report, including a statement on how much was accomplished during the previous year:
 - Note: The six jurisdictions that the County provides implementation of their Floodplain Development Ordinance (Eastover, Godwin, Falcon, Wade, Linden & Stedman) do not have any additional action items related to SFHA that are not listed below.

The following action items are for Cumberland County and all jurisdictions.

Action #1: Maintain an all hazards public education program to educate and prepare residents for all of the hazards that impact Cumberland County.

- This is a new action item in the recently adopted Hazard Mitigation Plan and there has been no action taken since adoption.

Action #3: Conduct a countywide infrastructure vulnerability assessment to identify priority needs for updating ill-designed or outdated critical structures.

- This is a new action item in the recently adopted Hazard Mitigation Plan and there has been no action taken since adoption.

Action #5: Collaborate with NC Cooperative Extension and NC Agriculture and Forestry Adaptation Working Group to provide more local support and encouragement of forest conversation and farmland preservation measures.

- This is a new action item in the recently adopted Hazard Mitigation Plan and there has been no action taken since adoption.

Action #8: Analyze and update local development ordinances to make buildings safer from wind and flooding, more energy and water efficient, more tolerant of heat waves and healthier to live in. Also, provide incentives for making buildings safer from wind, flooding, more energy and water efficient and healthier to live in.

- This is a new action item in the recently adopted Hazard Mitigation Plan and there has been no action taken since adoption.

Action #9: Use natural systems, more open space and green surfaces to manage storm water in a more resilient fashion.

- This is a new action item in the recently adopted Hazard Mitigation Plan and there has been no action taken since adoption.

The following action items are for Cumberland County unincorporated areas.

Action #1: Restrict residential and non-compatible uses within the Special Flood Hazard Area.

- The County restricts the zoning of the special flood hazard area to Conservancy District (CD) which restricts residential and non-compatible uses.

Action #3: Develop a tree ordinance to address clear cutting.

- The County currently has a small stream standard where vegetation is required to remain undisturbed. The Planning Department will evaluate how best to implement a comprehensive tree ordinance.

Action #4: Develop a greenway program as a means to protect natural areas along the rivers, streams, creeks and drain ways.

- The County currently has a small stream standard where vegetation is required to remain undisturbed.

Action #5: Revise the Subdivision Ordinance requiring an additional access for emergency vehicles and to be used as an evacuation route for developments located near special flood hazard area.

- This provision has not been included as part of the Subdivision Ordinance at the current time. Funding of such requirements is the reason in which this provision has not been included within the ordinance.

4. Discuss why any objectives were not reached or why implementation is behind schedule:
 - The reason in which any objective was not achieved has been listed above underneath the action item.
5. What are the recommendations for new projects or revised recommendations?
 - Our focus over the next year will be to begin implementation of the new action items that have been identified in the recently adopted plan.

Jeffery Brown, Engineering and Infrastructure Director, reviewed the background information and recommendation as recorded above.

This item is for information only and no action was taken.

3. CONSIDERATION OF APPROVAL OF REVISED LEASE TERMS FOR THE FIRST PREBYTERIAN CHURCH OF FAYETTEVILLE PARKING LOT LEASE

BACKGROUND

Since the last Facilities Committee Meeting, staff has met with representatives from the First Presbyterian Church of Fayetteville and arrived at mutually agreeable terms based upon the direction of the Facilities Committee. The comparison of the current and recently renegotiated terms for the church parking lot being leased by the County is listed below including information requested by the Facilities Committee regarding tax value and number of parking spaces.

RECOMMENDATION/PROPOSED ACTION

This information is presented at the request of the Facilities Committee in order to develop a revised lease agreement. Agreement upon the revised lease terms is necessary before proceeding further.

**FIRST PRESBYTERIAN CHURCH OF FAYETTEVILLE
PARKING LOT LEASE AGREEMENT WITH CUMBERLAND COUNTY
FISCAL YEAR 2017**

GENERAL INFORMATION

- Tax value of parking lot: \$180,081 (\$151,621 for the land, \$28,460 for the asphalt)
- Tax exempt since it belongs to the church, but storm-water fees still must be paid (just for information - taxes would be \$2,412; storm water fees are \$945)
- There appears to be 111 parking spaces in the Person Street Lot of the First Presbyterian Church

CURRENT TERMS

Item	Description
Days/Hours of Use	Mon-Fri, 7 a.m. to 7 p.m.
Term	Successive one year terms without a sunset
Escape Clause	Can be terminated by either party 60 days in advance of the termination
Rent	\$20,400, payable in equal monthly installments, commencing 11/1/2010; rent increases each successive year by 3%; County to pay County property taxes or County fees assessed or charged against the space by the County (FY16 annual rent was \$23,424.16)
Maintenance	Responsible for signage, traffic control, mowing, landscaping, cleaning, including re-striping and re-asphalting when necessary

NEGOTIATED TERMS

Item	Description
Days/Hours of Use	No change
Term	Change renewal date to an end date of June 30, 2017
Escape Clause	No change
Rent	Pay FY16 rate with no escalator via monthly installment through

	June 30, 2017; remove payment of fees, but County to remain responsible for taxes if applied
Maintenance	Change to responsible for signage, traffic control, mowing, landscaping, and cleaning. Remove responsibility for re-striping and re-asphalting, but add responsible for pothole maintenance

Tracy Jackson, Assistant County Manager, reviewed the background information and recommendation as recorded above.

MOTION: Commissioner Keefe moved to recommend to the full board approval of the proposed revised lease terms for staff to proceed further with developing a revised lease.

SECOND: Commissioner Edge

VOTE: UNANIMOUS (3-0)

4. CONSIDERATION OF APPROVAL OF CONTRACT TO CONSTRUCT A NEW HAUL ROAD FOR THE SUBTITLE D LANDFILL

BACKGROUND:

A new haul road needs to be constructed for the Subtitle D Landfill at the Ann Street Complex. The existing haul road needs to be taken out of service and the road removed in order to utilize this area for waste placement and compaction. The existing haul road was constructed as a temporary road with the understanding that it would have to be relocated. It is critical that the Department move forward with this project now as the available air space will be needed for waste placement.

Informal bids are scheduled to be received on September 30, 2016 at 1:30 PM for the construction of the new haul road. The received bids will be presented to the Facilities Committee on October 6, 2016 along with the certified bid tab provided by the project engineer with a recommendation to award a contract to the lowest responsible bidder. The Committee will also be asked to establish a contingency amount for the project. Since bids will not be available prior to the distribution of the committee agenda, the budget revision will be presented at the October 17, 2016 Board of Commissioner's meeting.

RECOMMENDATION/PROPOSED ACTION:

The Interim Solid Waste Director along with County Management recommends that the Facilities Committee approve the following recommendations and forward them to the Board of Commissioners for its consideration at their October 17, 2016 meeting.

1. Award a contract to the lowest responsible and responsive bidder.
2. Establish a contingency amount to be used for additional work recommended by the Interim Solid Waste Director and approved by the County Manager.

3. The associated budget revision will be presented for approval at the October 17, 2016 Board of Commissioners' meeting.

Mr. Brown reviewed the background information and recommendation as recorded above. Mr. Brown provided the bid results and a letter of recommendation to the Facilities Committee. Mr. Brown stated the lowest responsible and responsive bidder was Bentley Development Company. Mr. Brown stated he recommends the Facilities Committee request to award a contract to Bentley Development Company and establish a contingency amount of 5% to utilize for any changes that may need to take place as part of the contract and approve an associated budget revision and forward to the full board at the October 17, 2016 meeting for approval.

Commissioner Edge asked the life expectancy of the haul road and Mr. Brown respond 10-12 years.

MOTION: Commissioner Edge moved to recommend to the full board approval to award a contract to Bentley Development Company, the lowest responsible and responsive bidder and to establish a contingency in the amount of 5% to be used for additional work recommended by the Interim Solid Waste Director and approved by the County Manager and to approve Budget Ordinance Amendment B170037 in the amount of \$363,694 for construction of a new haul road. The total amount consists of the following: \$346,294 to be used towards the construction of a new haul road for the Subtitle D landfill at the Ann Street Complex; and \$17,400 represents a 5% contingency at the request of the Solid Waste Interim Director. The existing haul road needs to be taken out of service and the road removed in order to utilize this area for waste placement and compaction. It is critical that the Department move forward with this project now as the available air space will be needed for waste placement. This amendment will require the use of solid waste fund balance.

SECOND: Commissioner Keefe

VOTE: UNANIMOUS (3-0)

5. UPDATE ON HURRICANE MATTHEW

Randy Beeman, Emergency Services Director, stated Cumberland County had a flash flood event occur throughout Cumberland County last week and 29 residences suffered major damage. Mr. Beeman stated those citizens may be eligible for a low interest loan or grant funds up to \$32,000 per impacted individual for relief and assistance.

Mr. Beeman stated Hurricane Matthew is expected to bring further damage over the weekend and the Emergency Services Department has been working with community partners and are preparing for the worst but hoping for the best.

Commissioner Edge asked if Mr. Beeman could relay to the Sheriff's Office and surrounding police departments that their presence alone could help with traffic issues and congestions. Mr. Beeman stated he would share Commissioner Edge's concerns.

Ms. Cannon stated the County will continue to keep the citizens informed through the Public Information Office.

6. OTHER ITEMS OF BUSINESS

There were no other items of business.

MEETING ADJOURNED AT 9:28 AM.