

CUMBERLAND COUNTY FACILITIES COMMITTEE  
CUMBERLAND COUNTY DEPARTMENT OF SOCIAL SERVICES  
1225 RAMSEY STREET, CONFERENCE ROOM C  
DECEMBER 6, 2018  
SPECIAL MEETING MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams, Facilities Committee Chairman  
Commissioner Jeannette Council

MEMBERS ABSENT: Commissioner Michael Boose

OTHER COMMISSIONERS  
PRESENT:

Commissioner Charles Evans  
Commissioner Marshall Faircloth  
Commissioner Jimmy Keefe  
Commissioner Larry Lancaster

OTHERS PRESENT:

Amy Cannon, County Manager  
Melissa Cardinali, Assistant County Manager  
Duane Holder, Assistant County Manager  
Tracy Jackson, Assistant County Manager  
Jeffery Brown, County Engineer  
A.J. Riddle, Assistant County Engineer  
Vicki Evans, Finance Director  
Heather Harris, Budget Analyst  
Deborah Shaw, Budget Analyst  
Phyllis Jones, Assistant County Attorney  
Geneve Mankel, Communications & Outreach Coordinator  
Julean Self, Human Resources Director  
Dr. Larry Keen, Fayetteville Technical Community College  
Jeremy Aagard, Swampdogs  
Terri Thomas, Vision Resource Center  
Candice White, Clerk to the Board  
Kellie Beam, Deputy Clerk to the Board

Commissioner Glenn Adams called the meeting to order.

1. APPROVAL OF MINUTES – NOVEMBER 1, 2018 SPECIAL MEETING

MOTION: Commissioner Council moved to approve the November 1, 2018 Facilities Committee meeting minutes as presented.

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

2. CONSIDERATION OF PERMANENT EASEMENT FOR PWC SEWER LINE RELOCATION AT HEADQUARTERS LIBRARY

BACKGROUND

Cumberland County Engineering & Infrastructure (E&I) Staff was contacted by Public Works Commission (PWC) Staff about the need for a permanent easement on County owned property. PWC has a project to replace the existing water and sewer mains underneath the CSX railroad tracks at the intersection of Maiden Lane and Ray Avenue. PWC is proposing to locate a sewer manhole just outside of the street right-of-way on the property for the Headquarters Library. This will allow the bore for the sewer line to extend across the traffic circle with no impacts to the pavement infrastructure.

A map of the permanent easement and the easement document has been attached. E&I Staff does not feel that granting this permanent easement to PWC would have a negative impact on Headquarters Library property nor on library operations.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve granting a permanent easement to the Public Works Commission at the Headquarters Library and forward it to the Board of Commissioners for its approval at their December 6, 2018 meeting.

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

There were no questions or discussion.

MOTION: Commissioner Council moved to recommend to the full board approval to grant a permanent easement to the Public Works Commission at the Headquarters Library and forward to the December 6, 2018 Board of Commissioners meeting.

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

3. CONSIDERATION OF CONSTRUCTION CONTRACTS:

A. DEPARTMENT OF SOCIAL SERVICES (DSS) CHILLER REPLACEMENT

BACKGROUND:

The Capital Improvement Plan (CIP) identified the replacement of both chillers at the Department of Social Services. The CIP that was approved as part of the FY 2019 budget adoption included one chiller for replacement in the current fiscal year with the second chiller to be replaced in FY 2020.

A pre-bid meeting was held on November 15, 2018, in which all local contractors were invited to attend. The bid opening is scheduled for November 29, 2018. The certified bid tab and a recommendation from Progressive Design Collaborative, LTD (PTC) on awarding a contract to the lowest, responsible and responsive bidder will be presented to the Facilities Committee at the December 6, 2018 meeting. A contingency amount will also be presented to the Facilities Committee for approval as part of the project to address any changes or additional work recommended by the Engineering & Infrastructure (E&I) Director and approved by the County Manager.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the following recommendations and forward them to the Board of Commissioners for its consideration at their December 6, 2018 meeting:

1. Accept the bids and award a contract to the lowest, responsible and responsive bidder.
2. Establish a contingency to be used for additional work recommended by the E&I Director and approved by the County Manager.

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Mr. Brown reviewed the background information and recommendation as recorded above. Mr. Brown stated he spoke with Commissioner Adams, Facilities Committee Chairman, and Commissioner Adams believes since the chillers would both be replaced within six months of each other it would make more sense to reach out to the contractor to see if any economy of scales could be reached by replacing both chillers at the same time. Mr. Brown stated he would work with the County Finance Department as well as the contractor over the next month to see if Commissioner Adams idea could be possible.

Ms. Cannon asked if this was a formal bid. Mr. Brown stated this was not a formal bid. Mr. Brown stated if there is no economy of scales or if the finances do not work out, he will bring this item back to the Facilities Committee in January 2019.

## B. REPLACEMENT OF DETENTION CENTER BOILER AND SEWER GRINDER PUMP INSTALLATION

### BACKGROUND:

The Capital Improvement Plan (CIP) for FY2019 identified the replacement of a pair of water heaters with boilers and storage tanks within the Detention Center. Additionally, the Public Works Commission (PWC) has notified the County of inappropriate waste being discharged from the Detention Center into the sanitary sewer collection system. These inappropriate items being improperly disposed of by inmates within the facility lead to sewer blockages and have the potential to cause sanitary sewer overflows with the sanitary sewer collection system. PWC has placed the County on notice that corrective actions are needed, or the County could be penalized. There are two different locations in which wastewater flows from the Detention Center into the PWC sewer collection system. To help address this issue, a sewer grinder pump is being installed at the Worth Street connection in this fiscal year.

A pre-bid meeting was held on November 2, 2018, in which all local contractors were invited to attend. The bid opening was held on November 15, 2018. One bid was received from Haire Plumbing and Mechanical Company, Inc., in the amount of \$394,997. Following the bid opening, Engineering & Infrastructure Staff met with the contractor to explore value engineering opportunities to reduce the bid amount to the established budget for this project. Based upon these discussions, the contract bid price has been reduced to \$379,997.

The certified bid tab and letter of recommendation to award a contract to the lowest, responsible and responsive bidder from Progressive Design Collaborative, LTD.

### RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the following recommendations and forward them to the Board of Commissioners for its consideration at their December 6, 2018 meeting:

1. Accept the bids and award a contract to the lowest, responsible and responsive bidder Haire Plumbing and Mechanical Company, Inc., in the amount of \$379,997.00

2. Establish a contingency in the amount of \$18,000.00 to be used for additional work recommended by the E&I Director and approved by the County Manager.

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Mr. Brown reviewed the background information and recommendation as recorded above. Mr. Brown stated through the Capital Improvement Plan, his department is trying to recognize what improvements need to be made and be proactive in replacing older infrastructure prior to things breaking down or failing, especially in facilities that are operational twenty-four (24) hours a day.

There were no further questions or discussion.

**MOTION:** Commissioner Council moved to recommend to the full board approval to accept the bids and award a contract to the lowest, responsible and responsive bidder, Haire Plumbing and Mechanical Company, Inc., in the amount of \$379,997.00 and establish a contingency in the amount of \$18,000.00 to be used for additional work recommended by the Engineering & Infrastructure Director and approved by the County Manager and forward this item to the Board of Commissioners at the December 6, 2018 meeting.

**SECOND:** Commissioner Adams

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

#### 4. CONSIDERATION OF JUDGE E. MAURICE BRASWELL CUMBERLAND COUNTY COURTHOUSE GENERATOR EVALUATION AND RECOMMENDATION

##### BACKGROUND:

The existing emergency generator that serves the Judge E. Maurice Braswell Cumberland County Courthouse is the original generator to the building and it is over forty years old. The generator provides emergency power for life safety features (fire pump, sprinkler system jockey pump, emergency lighting, etc.) and the Cumberland County IS Data Center. There has been a desire over the last several years to add additional electrical loads to the generator. For that reason, the Engineering & Infrastructure (E&I) Staff budgeted funding for a study in FY19 and worked with Progressive Design Collaborative, Ltd (PDC) to complete an engineering evaluation of the current generator and the existing loads on the generator.

The engineering evaluation has been completed and has been attached for your review. It has been determined that if all the equipment that is currently on emergency power were

required to operate simultaneously during a commercial power outage, the generator could have a catastrophic failure. Since the existing electrical loading on the generator exceeds its design capacity and the age of the generator, the generator needs to be replaced to ensure that critical infrastructure always remains operational.

The evaluation provides several different options that are explained in detail within the report that has been attached. The desired solution is Option E. With this option, the single existing generator gets removed and is replaced with two 750 KVA generators.

The room that houses the existing generator will become the new emergency power distribution room and the two new generators will be installed in a grassed area directly outside of this room. The benefit of having two generators is that all critical functions will not be lost if a single generator fails to start or operative effectively during a time of need. This has been an issue with the current configuration. During Hurricane Florence, the existing generator failed to start, and the IS Data Center lost power which had a negative impact on emergency operations. This led to some of the equipment within the data center having to be replaced due to the power failure.

Based on the critical functions that are a necessity for this facility, it is being recommended that E&I Staff be able to move forward with completing the necessary engineering work required to replace the generator outside of the normal budget cycle. If approved by the Facilities Committee and the Board of Commissioners, E&I Staff would negotiate with the selected engineering firm for a price to compete the engineering work. This step would possibly allow the generator to be replaced prior to entering hurricane season in June of 2019. A completed project design will also allow the design engineer to determine a more accurate construction cost estimate.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the recommendation that the E&I Department move forward with the required engineering design work in having the existing generator at the Judge E. Maurice Braswell Courthouse be replaced and forward it to the Board of Commissioners for its consideration at their December 6, 2018 meeting.

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Commissioner Adams, Chairman of the Facilities Committee, stated the background information and associated documents were provided prior to the meeting in the agenda packet. Mr. Brown stated this item has been brought forward due to the issues with the generator in the courthouse and the critical infrastructure that needs to be operated when

the generator comes on. Mr. Brown further stated there were issues with this generator during Hurricane Florence, so it is his intent to move forward with negotiating a professional engineers service contract if the Facilities Committee approves this item to look into getting a replacement generator for the Courthouse.

Commissioner Faircloth asked what would happen if there was no generator. Ms. Cannon stated the generator is the backup for the County's computer systems and technology and it would impact computers, switches, servers and Emergency Operations. Commissioner Council asked which option staff is recommending. Mr. Brown stated staff is recommending Option E and with this option, the single existing generator gets removed and is replaced with two 750 KVA generators.

Ms. Cannon stated if the Facilities Committee desires to move forward with this step, once the engineering evaluation is complete, Mr. Brown's staff would work with the Finance Director to identify funding and come back to the Facilities Committee about actual replacement and funding for the generators.

- MOTION: Commissioner Council moved to recommend to the full board approval of the recommendation that the Engineering & Infrastructure Department move forward with the required engineering design work in having the existing generator at the Judge E. Maurice Braswell Courthouse be replaced and forward to the Board of Commissioners at their December 6, 2018 meeting.
- SECOND: Commissioner Adams
- VOTE: UNANIMOUS (2-0)

5. CONSIDERATION OF REQUEST TO TRANSFER J.P. RIDDLE STADIUM TO FAYETTEVILLE TECHNICAL COMMUNITY COLLEGE (FTCC)

BACKGROUND:

At the November 1, 2018 Facilities Committee meeting, the Committee recommended further discussion of transferring J.P. Riddle Stadium to Fayetteville Technical Community College (FTCC). Present at that meeting were Dr. Larry Keen, President of FTCC, and Jeremy Aagard, General Manager of the SwampDogs. Hometown America Sports, Inc. (d.b.a., Fayetteville SwampDogs) currently holds a lease that will expire on December 31, 2018, but the SwampDogs have requested a one-year extension of the lease as allowed in the current agreement with the County. Simultaneously, FTCC has expressed interest in utilizing J.P. Riddle for its 2019 baseball program, and arrangements have been made between the County, the SwampDogs, and FTCC so this can occur. The recent discussion

at the November 1, 2018 Facilities Committee meeting brought to light the potential benefits of allowing FTCC to become the potential owner of the stadium such as:

- Removes the challenges associated with three different parties managing resources and executing projects at the ballpark
- Greater opportunities for upgrades and enhancements to occur if FTCC is the lead instead of the County
- Enhanced opportunity for curriculum programs to expand learning and internship opportunities and provide service to the ballpark in areas such as:
  - Horticulture – landscaping and turf management
  - Culinary Arts – concession stand and kitchen operations
  - Marketing – advertising and promotions
  - Information Technology/Audio-Visual – scoreboard operations

It was the expressed desire of the Facilities Committee to explore this possibility further as a result of the aforementioned advantages.

RECOMMENDATION/PROPOSED ACTION:

This item is intended for further discussion by the Facilities Committee, and no formal action is being requested by staff at this time.

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Commissioner Adams, Chairman of the Facilities Committee, stated this item was brought forward from the November 1, 2018 Facilities Committee meeting where Fayetteville Technical Community College (FTCC) and the SwampDogs came forward because they wanted to expand the number of days the SwampDogs could use the J.P. Riddle Stadium for FTCC's new baseball program. Commissioner Adams stated he believed it may be better use of this facility to transfer the stadium to FTCC. Commissioner Adams further stated he sees it as an opportunity as a learning laboratory for FTCC such as: horticulture, concessions, culinary arts, marketing, etc. Commissioner Adams stated he asked staff at the November 1, 2018 Facilities Committee meeting to research this subject with the intent to possibly transfer J.P. Riddle to FTCC and Dr. Keen was going to ask the FTCC Board if they would be willing to accept the transfer. Commissioner Adams stated he believes if there is a transfer there should be a reversion clause included that states if the stadium is no longer used for baseball, it would come back to Cumberland County.

Ms. Cannon stated she and Tracy Jackson, Assistant County Manager, met individually with FTCC and Mr. Jeremy Aagard regarding this matter. Ms. Cannon stated FTCC cannot

make significant capital contributions to a facility they do not own or have a very long-term lease for so in order for FTCC to be able to work with the SwampDogs there either needs to be a long-term capital lease or a transfer of ownership in order for the partnership to be fully beneficial.

Commissioner Council stated she likes the idea of a transfer because it involves so much of this community and FTCC would not have to always go through county government in order to work with the SwampDogs. Commissioner Council further stated she supports the idea to provide this experience for the young people.

Commissioner Keefe stated the J.P. Riddle Stadium is a community asset and asked if the County had done a title search to see if there are any restrictions on the transfer of the stadium. Ms. Cannon stated the County had done a limited search and had not found anything that would prevent the County from transferring the stadium to FTCC. Commissioner Keefe stated he believes the Board of Commissioners should have a public hearing to hear the public's thoughts on taking a public asset and transferring it to a school system where the public may not be able to use the facility at the same level as in the past. Commissioner Keefe further stated he can see benefits on both sides but ultimately, this would be taking a piece of County property and taking it out of the County's control.

Commissioner Council stated she agreed with Commissioner Adams' suggestion about adding a reversion clause that if FTCC fails to use the facility as a baseball stadium, it would revert back to Cumberland County.

**MOTION:** Commissioner Council moved to recommend to the full board approval of the consideration of request to transfer J.P. Riddle Stadium and associated real property to FTCC once all legal research is complete and absent any legal entanglements and include a reversion clause that if FTCC fails to use the facility as a baseball stadium, it will revert back to Cumberland County

**SECOND:** Commissioner Adams

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

**6. CONSIDERATION OF LEASE OF VACANT COUNTY PROPERTY TO THE VISION RESOURCE CENTER**

**BACKGROUND:**

The Vision Resource Center (VRC) provides services to enhance the lives of adults and children with visual impairments by advocating for their needs, identifying and sharing

information about community resources, providing education, skill development and socialization opportunities.

Services for the visually impaired are very limited. The Division of Blind Services of NCDHHS provides very basic services for a short duration to adults diagnosed with an impairment and for children age 14 and above. There are no public support services for birth to age 13.

The VRC receives referrals from the Division of Blind Services and from eye care providers in the community. VRC offers opportunities and resources to improve the quality of life of adults and children who are blind or visually impaired, focusing on four specific areas of need; independent living skills, physical and mental health, socialization and civic engagement. Youth activities focus on socialization to reduce isolation and prevent depression.

VRC approached county staff regarding assistance with their space needs to be eligible for the foundation grant, to provide adequate space for the specialized programming and to serve an expanded population. Currently the county owns property at 2736 Cedar Creek Road (known as the Alphin House) that has been vacant for most of the sixteen years since the county purchased the property. The house would be an ideal setting for independent skills training with a full kitchen, laundry area, bedroom and bathroom, space for a computer lab and an outdoor area for gardening and programs for children.

VRC is developing a plan to expand and enhance current services and to reach out to the underserved visually impaired population. VRC will provide specialized classes, training, information and support to help the visually impaired reach their full potential. The goal is to provide independent living skills training that will allow the participant to become gainfully employed and remain self-sufficient in their own home avoiding the need for institutional care. For visually impaired children, VRC will develop early childhood support services and activities, increase the awareness of educational devices that support blind and impaired student's academic goals for kindergarten through high school and provide counseling for children and their parents to facilitate adjustment to visual impairment.

Currently, VRC's ability to expand is limited by funding and space. VRC is applying for a foundation grant from LC Industries to support the specialized training and support services to create independence and employment opportunities. Currently, the VRC rents space for \$2,400 annually from the City of Fayetteville at the Dorothy Gilmore Recreation Center. VRC is limited in the programming that can be provided from this facility due to other Parks and Recreation Programming.

RECOMMENDATION/PROPOSED ACTION:

Consider a lease of vacant county property at 2736 Cedar Creek Road to the Vision Resource Center at the current lease rate charged by the City of Fayetteville to provide space for programming to meet the unmet needs of the visually impaired in our community and to provide the required space for foundation grant eligibility.

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Ms. Cannon stated she believes the County has an opportunity to meet an unmet need with a piece of property located near the Cedar Creek Business Center that was previously a home. Ms. Cannon further stated the County has owned this home since 2002 and the County has continually maintained this property. Ms. Cannon introduced Terri Thomas, Director of the Vision Resource Center. Ms. Cannon stated the Vision Resource Center has a unique opportunity with a vision for expanding services with very limited space. Ms. Cannon stated the Vision Resource Center (VRC) is currently located at the Dorothy Gilmore Recreation Center in two small offices that the VRC has to share with Parks and Recreation services. Ms. Cannon stated since the VRC has to share the two small offices they do not have full access for their clients to come in on a daily basis.

Ms. Cannon stated VRC is currently working with LC Industries, out of Durham, to create employment opportunities for the visually impaired. Ms. Cannon further stated LC Industries is currently looking locate a division in Cumberland County, so they are looking to Ms. Thomas to add to her adult clients to help them in the independent living skills, so they can be gainfully employed. Ms. Cannon stated LC Industries has a foundation and provide grants to organizations that assist those that are visually impaired and are interested in possibly investing in the VRC but in order for the VRC to apply for a grant they have to have appropriate space to provide this type of training which could help expand the adult side as well as the children's side. Ms. Cannon stated youth ages birth – 13 years old do not have access to state services until they turn 14 years old. Ms. Cannon stated the VRC is trying through the LC Industries and the grant to reach the unmet need in the youth population.

Ms. Cannon stated Ms. Thomas reached out to the County to assist in providing her a bigger space. Ms. Cannon stated the VRC is in the process of submitting a grant to the foundation. Ms. Cannon stated currently the VRC leases space for \$200/month from the City of Fayetteville. Ms. Cannon stated she is asking the Facilities Committee if they are willing to consider allowing the VRC to utilize the space at 2736 Cedar Creek Road at the same rate they are paying the City of Fayetteville for the Dorothy Gilmore Recreation Center.

Commissioner Adams stated he believes the Board of Commissioners should talk to Sally Shutt about possibly requesting the legislative delegation look into the issue where youth

ages birth – 13 years old that are visually impaired do not have access to state services. Commissioner Council stated she hopes there would be transportation to this facility. Ms. Cannon stated that Ms. Thomas is working with the City of Fayetteville FAST because they currently stop services at the bridge over I-95 at Cedar Creek Road which is only about ¾ mile from the property. Ms. Cannon stated Ms. Thomas is requesting the City of Fayetteville to extend to the 2736 Cedar Creek Road property because the visually impaired will need that transportation. Commissioner Adams suggested the transportation piece could be coordinated with Robert Van Geons as far as the economic development standpoint so FAST could go out to the Cedar Creek Business Park as well as the VRC.

Commissioner Evans commended Ms. Thomas and the work she has done with the Vision Resource Center. Commissioner Evans stated he is in favor of the County leasing this property to the Vision Resource Center.

Commissioner Keefe stated he does not think \$200/month will cover the utilities for this location. Commissioner Keefe stated he does believe the VRC needs a new location like this facility, but he believes this facility may not be the right fit because it is located 22 minutes from the current location at the Dorothy Gilmore Recreation Center. Commissioner Keefe further stated he is concerned about the fact that clients will have to go so far out to get to this facility when there may be other facilities closer that would work better internally.

Commissioner Faircloth stated he agrees with the consideration of leasing this property to the Vision Resource Center but before a lease is entered, he would like to know what it costs to operate this facility. Ms. Cannon stated she would be happy to provide that information to the Board of Commissioners. Commissioner Council stated since this is a time sensitive issue, she would like staff to distribute the financial information to the full board prior to the December 17, 2018 Board of Commissioners meeting. Ms. Cannon stated she would provide the financial information to the full board prior to the meeting and this item will be brought to the December 17, 2018 meeting for consideration to develop a lease.

**MOTION:** Commissioner Council moved to recommend to the full board approval of the consideration of the lease of vacant County-owned property to the Vision Resource Center pending further financial information being provided by County Management.

**SECOND:** Commissioner Adams

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

## 7. MONTHLY PROJECT UPDATES

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*All references to any materials which are described in these minutes or incorporated into these minutes are to the materials that are contained in the same numbered item in the agenda for this meeting. These may be viewed online in the agenda set out on this webpage*

<http://co.cumberland.nc.us/departments/commissioners-group/commissioners/committee-agendas-and-minutes>

Mr. Brown provided the monthly project updates in the agenda packet.

8. OTHER ITEMS OF BUSINESS

There were no other items of business.

MEETING ADJOURNED AT 10:47 AM.