

CUMBERLAND COUNTY FACILITIES COMMITTEE
JUDGE E. MAURICE BRASWELL CUMBERLAND COUNTY COURTHOUSE
117 DICK STREET, 5TH FLOOR, ROOM 564
FEBRUARY 1, 2018
REGULAR MEETING MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams
 Commissioner Michael Boose
 Commissioner Jeannette Council

OTHER COMMISSIONERS PRESENT:
 Commissioner Larry Lancaster

OTHERS PRESENT: Amy Cannon, County Manager
 Tracy Jackson, Assistant County Manager
 Sally Shutt, Assistant County Manager
 Melissa Cardinali, Assistant County Manager
 Duane Holder, Assistant County Manager
 Rick Moorefield, County Attorney
 Brenda Jackson, Social Services Director
 AJ Riddle, Assistant County Engineer
 Deborah Shaw, Budget Analyst
 Heather Harris, Budget Analyst
 Jon Soles, Public Information Specialist
 Mike Nagowski, Cape Fear Valley CEO
 Candice White, Clerk to the Board
 Kellie Beam, Deputy Clerk to the Board
 Press

Commissioner Glenn Adams called the meeting to order.

1. ELECTION OF 2018 FACILITIES COMMITTEE CHAIR

MOTION: Commissioner Council moved to approve Commissioner Glenn Adams as
 the Facilities Committee Chairman.

SECOND: Commissioner Boose

VOTE: UNANIMOUS (3-0)

2. APPROVAL OF MINUTES – NOVEMBER 30, 2017 SPECIAL MEETING &
 DECEMBER 7, 2017 REGULAR MEETING

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

SECOND: Commissioner Boose
VOTE: UNANIMOUS (3-0)

3. CONSIDERATION OF CONTRACT FOR PARKING LOT IMPROVEMENTS
AT VARIOUS COUNTY FACILITIES

BACKGROUND:

The Capital Improvement Plan (CIP) identified multiple repairs for the Courthouse Parking Lots, Detention Center, Community Corrections and Headquarters Library. The repairs to these parking lots are projects identified as a high priority on the list of CIP paving projects.

A pre-bid meeting was held on November 21, 2017, in which all local contractors were invited to attend. Informal bids were received on November 29, 2017 for the repairs of the various parking lots. Diamond Constructors, Inc., provided the lone bid in the amount of \$174,251.53. There were no other bidders.

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 consideration at their February 19th meeting:

1. Accept the bids for the repairs of the various parking lots and award a contract to Diamond Constructors, Inc. in the amount of \$174,250.93.
2. Establish a contingency in the amount of \$10,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.

A.J. Riddle, Assistant County Engineer, reviewed the background information and recommendation as recorded above.

MOTION: Commissioner Council moved to recommend to the full board approval to accept the bids for the repairs of the various parking lots and award a contract to Diamond Constructors, Inc. in the amount of \$174,250.93 and establish a contingency in the amount of \$10,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.

SECOND: Commissioner Boose
VOTE: UNANIMOUS (3-0)

4. CONSIDERATION OF CONTRACT FOR CROWN COLISEUM RETAINING
WALL PROJECT

BACKGROUND:

During Hurricane Matthew, the concrete block wall at the Crown Coliseum loading dock failed. E&I Staff met with Fleming & Associates on April 27, 2017 to begin the design process for a replacement retaining wall to repair the damage that was done. On June 8, 2017, FEMA reviewed the project for reimbursement. On June 22, 2017, FEMA communicated to County staff that the project had been approved for reimbursement in the amount of \$79,750.00. The County received a design from Fleming & Associates for the proposed Crown Coliseum retaining wall on September 18, 2017, and a pre-bid meeting was held on October 12, 2017 that local contractors were invited to attend. Informal bids were received on October 25, 2017 for the proposed retaining wall. The lowest, responsible and responsive bid was submitted by M&E Contracting, Inc., in the amount of \$118,052.00.

The County immediately contacted Carter Consulting, which had been retained by the County to coordinate with FEMA and NC Emergency Management for the various repairs necessary due to Hurricane Matthew. E&I staff was advised to contact the NC Department of Public Safety and provide an update regarding the actual bid amount. On December 12, 2017, the County was informed to proceed with the project by NC Emergency Management after providing the necessary documentation and a narrative describing the project cost.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the following recommendations and forward this as a Consent Agenda item to the Board of Commissioners for its consideration at their February 19th meeting:

1. Accept the bids for the construction of the retaining wall and award a contract to M&E Contracting, Inc. in the amount of \$118,052.00.
2. Establish a contingency in the amount of \$10,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.
3. Approve Budget Ordinance Amendment #B180039 in the amount of \$128,052 for the construction of the retaining wall at the Crown Coliseum. FEMA will reimburse Cumberland County for the full cost of the project.

Mr. Riddle reviewed the background information and recommendation as recorded above. Amy Cannon, County Manager, stated the budget ordinance amendment recorded above had already been approved in January so action did not need to be taken on #3 in the recommendation above.

MOTION: Commissioner Council moved to recommend to the full board to accept the bids for the construction of the retaining wall and award a contract to M&E Contracting, Inc. in the amount of \$118,052 and establish a contingency in

the amount of \$10,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.

SECOND: Commissioner Boose

VOTE: UNANIMOUS (3-0)

5. CONSIDERATION OF REQUEST FROM THE TOWN OF SPRING LAKE FOR REAL PROPERTY TRANSFER

BACKGROUND:

The County Manager's Office has received a request from the Town of Spring Lake for a transfer of real property owned by Cumberland County which was obtained through the State Hazard Mitigation Program due to the land being subject to repeated flooding. Due to restrictions placed on the land by the Hazard Mitigation Program, this land cannot be developed in any other manner that would result in a possible future disaster claim. The property is located at 2122 Lillington Highway on the Little River and would be utilized by the Spring Lake Fire Department for emergency access if needed for water rescue situations. The deed is recorded in Book 5174/234, and the applicable North Carolina Statute that allows for the exchange is 160A-274.

RECOMMENDATION:

Staff recommends approval of the request by the Facilities Committee and forwarding it on to the Board of Commissioners for consideration as a Consent Agenda item at their February 19, 2018 regular meeting.

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

MOTION: Commissioner Boose moved to recommend to the full board approval to transfer the real property owned by Cumberland County at 2122 Lillington Highway to the Town of Spring Lake in line with the Hazard Mitigation Program.

SECOND: Commissioner Council

VOTE: UNANIMOUS (3-0)

6. REPORT ON THE STATUS OF THE TRANSFER OF E. NEWTON SMITH FACILITY TO CUMBERLAND COUNTY HOSPITAL SYSTEM, INC.

BACKGROUND:

On November 20, 2017, the Board of Commissioners approved the transfer of the E. Newton Smith and Executive Place facilities to Cumberland County Hospital System, Inc., (the "Hospital") pursuant to G.S. 131E-8 and subject to certain conditions. The E. Newton Smith building is located on the same tract of land with the Highsmith-Rainey Hospital

building. The Highsmith-Rainey Hospital building is leased to Cumberland County Hospital, Inc., for a term that expires in 2029. Part of the parking for the Highsmith-Rainey Hospital is a parking lot that consists of six (6) parcels. One of those parcels was conveyed to the Hospital with the 2006 transfer agreement. Four (4) of the parking lot parcels are owned by the County. One of the parking lot parcels is owned by the City of Fayetteville. A large digital GIS map of all these parcels will be provided at the meeting.

The Highsmith-Rainey Hospital lease commenced in 1999 and included the Cape Fear Valley Hospital. The Cape Fear Valley Hospital was transferred to the Hospital with the 2006 transfer agreement. The base rent that was charged for the two hospital facilities under the 1999 lease was carried over to the transfer agreement in 2006. The base rent does not include an additional amount for each facility that is computed as the amount of the ad valorem property taxes on the real estate if it was taxable. No action was taken by the Board to terminate the 1999 lease. The minutes of the meetings at which the Board discussed and approved the 2006 transfer agreement do not reflect the Board's intent as to whether the Highsmith-Rainey Hospital was to have continued as a lease or was to have been transferred.

RECOMMENDATION/PROPOSED ACTION:

The county attorney requests direction from the Board as to whether it prefers to subdivide and transfer the E. Newton Smith facility only or to transfer the entire parcel to include the Highsmith-Rainey Hospital building and the associated parking lot parcels.

Rob Hasty, Assistant County Attorney, reviewed the background information and recommendation as recorded above. Commissioner Adams stated the Cape Fear Valley medical residency program initially received funding from the state and the County was creative with funds and offered the E. Newton Smith Center and High Smith Rainey for the residency program.

MOTION: Commissioner Boose moved to approve the transfer of the E. Newton Smith subject to the 1st floor remaining the Board of Elections.

SECOND: Commissioner Council

VOTE: UNANIMOUS (3-0)

7. OTHER ITEMS OF BUSINESS

There were no other items of business.

MEETING ADJOURNED AT 11:51 AM.