

CUMBERLAND COUNTY FACILITIES COMMITTEE
COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
DECEMBER 4, 2014 - 8:30 A.M.
MINUTES

MEMBERS PRESENT: Commissioner Charles Evans
 Commissioner Kenneth Edge

OTHER COMMISSIONERS

PRESENT: Commissioner Glenn Adams
 Commissioner Larry Lancaster

OTHERS PRESENT: Amy Cannon, County Manager
 James Lawson, Deputy County Manager
 Melissa Cardinali, Assistant County Manager for Finance /
 Administrative Services
 Sally Shutt, Governmental Affairs Officer
 Jeffery Brown, Engineering and Infrastructure Director
 Vicki Evans, Finance Accounting Manager
 Buck Wilson, Public Health Director
 Rod Jenkins, Deputy Health Director
 Candice White, Clerk to the Board
 Kellie Beam, Deputy Clerk to the Board
 Press

Commissioner Kenneth Edge called the meeting to order.

1. APPROVAL OF MINUTES – NOVEMBER 6, 2014 REGULAR MEETING

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

2. CONSIDERATION OF APPROVAL OF REQUEST TO INSTALL LED SIGN
 FOR PUBLIC HEALTH CENTER

BACKGROUND:

State money is available to purchase an LED sign for the Public Health Center. There is no required County match for the cost of the sign. If the County approves the LED sign, the next step will be to request approval from the City of Fayetteville. The project needs approval from Cumberland County and the City of Fayetteville to be completed.

The Cumberland County Department of Public Health has an opportunity to purchase an LED sign for the community. The purchase of this sign will be funded entirely with state

dollars (cost not to exceed \$54,000). This will include delivery and set up of the sign. The proposed location of this sign is on Ramsey Street, approximately fifty (50) yards from Peace Street. The sign will stand sixteen (16) feet tall with the bottom of the sign ten (10) feet from the ground. The sign will have a decorative post with the Cumberland County logo. The sign will be easily seen by individuals traveling Ramsey Street in either direction. There will be two to four lines (full color) of information on the LED sign, as well as the permanent portion of the sign that says Cumberland County Public Health. It can be programmed via computer from within the Health Department building. Messages can be programmed up to a year in advance.

The sign will bring major awareness to the community about day-to-day Public Health, to include:

- Programs and projects
- Board of Health announcements
- Public Health laws
- Public Health website
- General hours of the Health Department
- Holiday schedule

The sign will provide a Public Health emergency and/or disaster notification, as well as general neighborhood emergency notifications to include:

- Disease outbreaks
- Contaminated areas – chemicals
- Flood zones – well contamination
- Weather alerts
- Shelter information – locations
- Natural disasters
- Amber and silver alerts
- Other

The messages on the sign will be 24 hours a day, 7 days a week. Tens of thousands of citizens of Cumberland County will travel past the sign every day. The cost of this coverage with other media outlets would be astronomical and unaffordable.

Benefits of the sign include:

- A healthier and safer community
- Potential for more revenue for the Health Department

RECOMMENDATION/PROPOSED ACTION:

Approve the installation of an LED sign for the Public Health Center located at 1235 Ramsey Street and forward to the Board of Commissioners for its consideration at their December 15, 2014 meeting. In addition, since this is new money, a budget revision will need to be approved.

Buck Wilson, Public Health Director, reviewed the background information and recommendation recorded above and responded to questions. Mr. Wilson stated the State grant funds of \$54,000 are required to be spent by January 2015 or will need to be sent back to the State.

Jeffery Brown, Engineering and Infrastructure Director, stated the City of Fayetteville will require three permits which include: a sign permit, a building permit for the footing design and an electrical permit for the electrical work. Mr. Brown stated there is now a governmental exemption for signs in the Unified Development Ordinance (UDO) which will allow the County to move forward with the installation of an LED sign without having to go to the Board of Adjustment for a variance on the location and height of the LED sign.

MOTION: Commissioner Evans moved to recommend to the full board approval of the installation of an LED sign for the Public Health Center located at 1235 Ramsey Street.
SECOND: Commissioner Edge
VOTE: UNANIMOUS (2-0)

3. CONSIDERATION OF APPROVAL OF LEASE RENEWAL FOR NC DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES FOR OFFICE SPACE LOCATED IN THE CHARLIE ROSE AG-EXPO CENTER

BACKGROUND:

The North Carolina Department of Agriculture (NCDA) and Consumer Services currently leases 368 square feet of office space located within the Charlie Rose Ag-Expo Center from Cumberland County at a rate of \$12/SF. This existing lease is a three year lease which is set to expire on December 31, 2014.

County staff reached out to representatives from NCDA to see if they were interested in renewing the lease. County staff was later notified that NCDA was indeed interested in continuing to lease the space that they are currently occupying. NCDA representatives were then informed that their present lease rate of \$12/SF was no longer in line with the County's current lease rate, as two leases had been renewed earlier in the year with a lease rate of \$15/SF where the County provides janitorial services and utilities. NCDA representatives communicated back to County staff that they were in agreement with the increased lease rate and to move forward with renewing the lease.

No other changes to the lease other than the lease rate are being recommended at this time.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee vote to approve the lease rate of \$15/SF for a period of three

years and recommend to the Board of Commissioners to approve the lease renewal following the approval of the County Attorney.

Mr. Brown reviewed the background information and recommendation recorded above.

MOTION: Commissioner Edge moved to recommend to the full board approval of the lease renewal for NC Department of Agriculture and Consumer Services for office space located in the Charlie Rose Ag-Expo Center following the approval of the County Attorney at a lease rate of \$15/SF for a period of three years.

SECOND: Commissioner Evans

VOTE: UNANIMOUS (2-0)

4. CONSIDERATION OF APPROVAL OF LAND PURCHASES FOR OVERHILLS SEWER PROJECT

BACKGROUND:

On April 14, 2014 in a called special meeting the Board of Commissioners acting as the Overhills Park Water and Sewer District governing board approved the letter of conditions presented by USDA Rural Development for a loan and grant in the amount of \$3,322,000 for the construction of a much needed sewer system within the Overhills Park Subdivision. In order to construct the sewer system as designed the County must purchase two vacant lots that are currently owned by W.S. Wellons Corporation of Spring Lake. One lot is located at 3004 Collingwood Street and the other lot is located at 2410 Brinkley Drive.

County staff reached out to Mr. Billy Wellons several months ago about the need to purchase the two vacant lots for the construction of the sewer project. After several conversations, it was determined that an appraisal needed to be completed for each of the lots. Therefore, the County obtained the services of Roger Holmes to complete the requested appraisals. Mr. Holmes concluded that each lot currently has a value of \$2,500. Mr. Wellons was provided the appraisals with an offer to purchase each lot at the appraised value. After reviewing the appraisals Mr. Wellons felt that the value assigned to each lot was too low and that he in turn wanted to provide an in depth review on his own. After a few weeks, Mr. Wellons contacted County staff and offered to sell the lot on Collingwood Street for \$4,000 and offered to sell the lot on Brinkley Drive for a price of \$5,000 as is or for \$4,000 if he removed the trees prior to selling the lot.

The acquisition of these lots is critical for the construction of the proposed sewer project. The lot on Collingwood Street is needed for a lift station that will pump the collected

wastewater on the north side of Manchester Road back to the south side into a proposed gravity line. The gravity sewer system on the south side of Manchester Road will cross the lot on Brinkley Drive to a dedicated easement owned by the Town of Spring Lake where the second lift station will be constructed. The cost of trying to redesign the system will far outweigh the additional cost above the appraised value of the lots. Not to mention, land still will need to be acquired and the majority of the vacant lots within the subdivision are owned by W. S. Wellons Corporation. USDA Rural Development has established milestone dates for the County to meet in order to still qualify for the loan and grant money that has been offered. The Board has the power of eminent domain; however the time necessary to complete this process could jeopardize the funding that has been allocated for the project. Again, the cost of this process would exceed the additional cost above the appraised value.

As previously stated, the lot on Brinkley Drive will be utilized to access the dedicated easement where the lift station is to be constructed. If the option were selected to purchase the lot for \$4,000, then the County would most likely have to spend additional money during construction to re-establish some sort of vegetation on the lot. So with that said, it would be more beneficial for the County to purchase this lot for the asking price of \$5,000 and utilize the existing trees as a buffer between the adjacent lots.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director along with County Management recommend that the Facilities Committee approve the purchase of the lot on Collingwood Street for the asking price of \$4,000 and to approve the purchase of the lot on Brinkley Drive for the asking price of \$5,000 and forward this to the Board of Commissioners for its consideration at their December 15, 2014 meeting.

Jeffery Brown, Engineering and Infrastructure Director, reviewed the background information and recommendation as recorded above. Mr. Brown stated if the County purchases the lots as recommended above he would like to bid the project out in February or March of 2015 and begin construction in the spring of 2015.

Commissioner Adams asked if there was any counter offering done with Mr. Wellons. Mr. Brown stated the recommended purchase price listed above is the counter offer. Mr. Brown further stated he feels the County has done its due diligence in trying to get the purchase price of the lots as low as possible.

MOTION: Commissioner Evans moved to recommend to the Overhills Water Sewer District Governing Board approval of the purchase of the lot on Collingwood Street for the asking price of \$4,000 and approval of the purchase of the lot on Brinkley Drive for the asking price of \$5,000.

SECOND: Commissioner Edge

VOTE: UNANIMOUS (2-0)

5. OTHER ITEMS OF BUSINESS

Mr. Brown stated the County just received good news that the U.S. Department of Agriculture Rural Development (USDA) will fund the installation of a sewer system within the Bragg Estates Water and Sewer District, a neighborhood along Vass Road north of Spring Lake. Mr. Brown further stated the project is expected to cost approximately \$2 million and a USDA grant will cover up to \$1,453,000. Mr. Brown further explained the County will also receive a \$497,000 loan for the project and contribute \$50,000 of county funding.

Mr. Brown stated the USDA staff will be at the December 15th Board of Commissioners meeting to present the letter of conditions for review and approval. Mr. Brown stated this is a much needed project to be able to address ongoing sewer issues in a subdivision that really needs assistance.

MEETING ADJOURNED AT 8:58 AM.