

CUMBERLAND COUNTY FACILITIES COMMITTEE
COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
SEPTEMBER 3, 2015 - 8:30 A.M.
MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams
Commissioner Larry Lancaster

MEMBERS ABSENT:
Commissioner Jimmy Keefe

COMMISSIONERS PRESENT:
Commissioner Kenneth Edge

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 and Public Information
Officer
Rick Moorefield, County Attorney
Vicki Evans, Finance Director
Deborah Shaw, Finance Accountant
Keith Todd, Information Services Director
Mary Ann Johnson, Fellowship Health Resources
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 – AUGUST 6, 2015 REGULAR MEETING

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

2. CONSIDERATION OF LEASE AGREEMENT WITH FELLOWSHIP HEALTH RESOURCES

BACKGROUND:

Fellowship Health Resources, Inc., a non-profit North Carolina corporation, with offices in Raleigh, NC, wishes to enter into a lease agreement with Cumberland County for 1,005 square feet of space located in the Cumberland County Community Correction

Center, 412 West Russell Street, in Fayetteville. Fellowship Health Resources is a mental health provider who will be providing services that aim at limiting the number of people with mental health conditions that are incarcerated at the Cumberland County Detention Center. This effort is in support of the Critical Time Intervention (CTI) program that is being implemented in Cumberland County.

RECOMMENDATION

Staff recommends approval of the proposed lease agreement.

Tracy Jackson, Assistant County Manager, reviewed the background information and recommendation as recorded above. Mr. Jackson stated the proposed lease rate would be \$15,075 per year which equates to \$15 per square foot.

Commissioner Adams requested the word “approximately” be removed from item one on the proposed lease agreement so the lease would read “to continue for two years until June 30, 2017”. Mr. Jackson stated he would remove the word “approximately” from the proposed lease agreement. Rick Moorefield, County Attorney, requested “North Carolina” be removed from the second line of the lease agreement because Fellowship Health Resources is not a North Carolina corporation. Mr. Jackson stated he would remove “North Carolina” from the second line of the proposed lease agreement.

MOTION: Commissioner Lancaster moved to recommend to the full board approval of the proposed lease agreement with Fellowship Health Resources to include the recommendations listed above.

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

3. UPDATE REGARDING ALLIANCE BEHAVIORAL HEALTHCARE OFFICE SPACE AT WINDING CREEK

BACKGROUND:

At present, Alliance Behavioral Health leases 18,713 square feet of office space from Cumberland County at Winding Creek Executive Place. Alliance has reviewed its needs based upon services currently being provided and has determined that staying in place and retrofitting its current offices is the preferred plan of action. This proposal assumes that Cape Fear Valley Health will continue to occupy the building as it does now.

RECOMMENDATION/PROPOSED ACTION:

No action necessary. For information only.

Mr. Jackson reviewed the background information and recommendation as recorded above. Mr. Jackson stated County Management and the Engineering and Infrastructure Department are currently in the process of reviewing the space needs with the Alliance Behavioral Healthcare and have a meeting planned next week to discuss the possibilities of retrofitting current offices.

For information only. No action taken.

4. UPDATE ON SURPLUS PROPERTY

BACKGROUND:

In the fall of 2014, the Facilities Committee discussed surplus properties held by the County. The county attorney advised that he would provide more detail on the nature of the properties and make a recommendation on disposition by auction.

In addition, there are fifteen (15) parcels to be declared surplus in September for 2015. The County has held fifteen (15) parcels off the surplus list for various reasons. Of the two remaining on the County's list, one was requested by the City and one is leased to Employment Source. The City has requested the County not to surplus six additional parcels.

It will be necessary to obtain the City's consent to auction the parcels that are jointly owned by the County and the City. A decision also needs to be made with regard to how long the properties that have not been declared surplus should be held.

RECOMMENDATION/PROPOSED ACTION:

The county attorney recommends:

1. A decision be made with regard to how long to hold the parcels that have not been declared for the City or the County;
2. The transfer of those parcels that are desired by the City to the City on such terms as are agreed upon;
3. After completing the above, auction those parcels that have been held more than three calendar years.

Mr. Moorefield reviewed the background information and recommendation as recorded above. Mr. Moorefield stated last fall the Facilities Committee discussed the surplus property list and requested an update be brought back to the Facilities Committee.

Mr. Moorefield provided a copy of the surplus property list to the Facilities Committee and stated there are currently forty-four (44) parcels that are County owned and fifty-seven (57) parcels that are owned by the County and the City of Fayetteville. Mr. Moorefield stated the County cannot do anything with the City/County parcels without the consent of the City of Fayetteville. Mr. Moorefield stated there are fifteen (15) more

parcels that will be added to the surplus property list at the September 8, 2015 Board of Commissioners meeting. Mr. Moorefield stated there is a separate list of properties that have been held off the surplus property list by the County Manager's decision for specific reasons. Commissioner Adams questioned the properties that were on hold due to previous County Manager's. Ms. Cannon stated she would do some research to see if there is any documentation explaining why the parcels were placed on hold.

Mr. Moorefield stated staff needs direction on how long the board wants his office to hold these parcels on the surplus property list because some have been on the list for eight (8) years. Mr. Moorefield stated the last auction was held in 2008. Mr. Moorefield further stated there are some parcels that may never sell. Mr. Moorefield explained that anytime a bid is made to his office a letter is sent to all adjoining property owners.

Commissioner Adams stated he feels the desire of the Facilities Committee is to have staff bring back a recommendation to the committee on how to clean this list up and move forward. Commissioner Edge suggested that when the surplus property list is brought back to the Facilities Committee the parcels that are landlocked are indicated on the list. Mr. Moorefield stated he would work with County Management regarding the properties that were placed on hold and will bring the surplus property list back to the Facilities Committee at a later date.

No action taken.

5. OTHER ITEMS OF BUSINESS

Ms. Cannon stated there has been some discussion about extending Wi-Fi in the courthouse. Ms. Cannon further stated funds have been allocated for this project. Keith Todd, Information Services Director, stated at this point the wireless survey has been completed and the equipment has been ordered. Mr. Todd indicated some equipment is on backorder and will take some time to be delivered. Mr. Todd further stated Time Warner Cable is scheduled at the beginning of September to install the internet service and once that is complete it is a just a matter of waiting on the backordered equipment. Mr. Todd stated he believes the project will be completed within 5-7 weeks. Mr. Todd stated his office has been working with the Public Information Office to develop signage at all the entry points of the building to identify Wi-Fi zones.

MEETING ADJOURNED AT 9:10 AM.