

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

MEMBERS PRESENT: Commissioner Glenn Adams  
Commissioner Jimmy Keefe  
Commissioner Kenneth Edge  
Commissioner Charles Evans (arrived at 8:31 a.m.)

COMMISSIONERS PRESENT:  
Commissioner Larry Lancaster

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  
Vicki Evans, Finance Director  
Randy Beeman, Emergency Services Director  
Brian Pearce, Emergency Medical Services (EMS)  
Gary Loflin, Mission Critical Partners  
Philip Penny, Mission Critical Partners  
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 – APRIL 7, 2016 FACILITIES COMMITTEE

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

2. PRESENTATION BY MISSION CRITICAL PARTNERS ON A JOINT 911 CENTER WITH THE CITY OF FAYETTEVILLE

BACKGROUND:

On February 15, 2015, the Finance Committee approved funding for a Joint 911 Center Feasibility Study. This study was completed, and the results were presented to the Fayetteville-Cumberland Liaison Committee at its February 25, 2016 meeting. At that

time, representatives from Mission Critical Partners and the Schrader Group provided an overview of the study's findings and recommendations.

On April 7, 2016, the Facilities Committee agreed to have Mission Critical Partners appear at a future meeting and provide a presentation regarding the Joint 911 Center Study. A brief overview of the study will be presented at the May 5, 2016, Facilities Committee meeting along with information about the potential consolidation of City-County 911 Services.

#### RECOMMENDATION/PROPOSED ACTION

No action is being requested at this time. This is for information purposes only.

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Tracy Jackson, Assistant County Manager, reviewed the background information and recommendation recorded above. Mr. Jackson introduced Gary Loflin and Philip Penny from Mission Critical Partners.

Mr. Loflin reviewed the work accomplished by Mission Critical Partners Joint 911 Needs Assessment and Feasibility Study. Mr. Loflin stated the study analyzed the organizational structure, staffing and compensation practices of the two existing 911 centers (Cumberland County and the City of Fayetteville). Mr. Loflin further stated the study identified cooperative efforts that are currently in place and assessed the need for a joint 911 facility. Mr. Loflin stated the study provided recommendations for governance of a jointly operated center. Mr. Loflin stated the study suggested methods for cost-sharing and funding. Mr. Loflin stated the study described important programming and planning elements moving forward.

Mr. Loflin stated the study found the following reasons to have a joint 911 facility:

- The current facility is showing its age
- No room to expand current operations
- Current center does not promote optimum efficiency
- New technology requirements create challenges

Mr. Loflin stated there are similar principles with consolidation or co-location because:

- Both models (consolidation and co-location) improve operational efficiencies
- Technology and staffing resources are shared in both models
- Principles of the governance can be applied to either model
- Cost-sharing recommendation can be applied in either model

Mr. Loflin stated the study found two possible site locations for a joint 911 center:

Site Analysis #1 – Cedar Creek Business Park

- Available utilities now or in the future
- Good access
- Directly adjacent to Cedar Creek Road

- Don't know your future neighbors (vulnerability)
- Generally good buildable site

#### Site Analysis #2 – Fields Road

- Available utilities
- Possible permitting required for sewer
- All access is back to Cedar Creek Road only
- Good site for sharing with other agencies
- Generally good buildable site

Mr. Loflin stated the study recommended the following next steps:

- Establish Executive Committee
- Confirm site location
- Develop funding model
- Apply for NC-911 Board Grant

Mr. Loflin stated a 911 call today is processed the same way it was in 1968 when the first 911 call was made. Mr. Loflin further stated there are upcoming mandated technology requirements that Cumberland County needs to be ready for and will need to invest in the new technology. Mr. Loflin stated by consolidating 911 services resources would be shared so new technology would only have to be purchased one time and Cumberland County and the City of Fayetteville would share that cost.

Mr. Loflin stated an Executive Committee made up of City and County staff, Legal staff and 911 staff needs to be established to determine the site location and funding model. Mr. Loflin further stated he recommends the Executive Committee consider applying for the NC-911 Board grant. Mr. Loflin stated the NC-911 Board strongly encourages consolidation or co-location which has a significant impact on how the grant funds are distributed. Mr. Loflin further stated the criteria for grant funding is based on regionalization, consolidation or end of life equipment. Mr. Loflin stated based on size, Cumberland County and the City of Fayetteville merging together would be a significant project. Questions and discussion followed.

Commissioner Edge stated he feels the Board of Commissioners should move forward with appointing an Executive Committee and work towards consolidation with the City of Fayetteville because he feels it is the most effective and efficient way to go. Commissioner Adams stated he feels the Board of Commissioners should move forward with consolidation to avoid duplicating costs.

Ms. Cannon stated as this project moves forward some consideration should be given to reaching out to Fort Bragg because they have expressed possible interest in the project. Commissioner Adams stated he would also like to consider reaching out to Hoke County because of the hospital there and the fact that they utilize some of our ambulance services. Commissioner Keefe stated he agreed and feels we need to look at the possibility of a larger regional facility. Commissioner Keefe asked the County Manager to work towards establishing an Executive Committee to move forward with a

consolidated 911 plan. Commissioner Edge stated he requested this item be put back on the City-County Liaison agenda to be discussed further.

The consensus of the Facilities Committee was to move forward with establishing an Executive Committee with the hope to consolidate 911 services. No action taken.

3. CONSIDERATION OF APPROVAL OF RENOVATION AND LEASE AGREEMENTS WITH CAPE FEAR VALLEY HEALTH SYSTEM

A. E. NEWTON SMITH BUILDING

BACKGROUND

Cape Fear Valley Health System is interested in leasing vacant space at the E. Newton Smith Building. Cape Fear Valley Health System is requesting to renovate and lease the 4<sup>th</sup> floor of the E. Newton Smith Building which totals 18,911 square feet. The estimated cost of the renovation totals \$1,015,567 and includes wall demolition and construction, paint, flooring, electrical, HVAC and communications/IT wiring.

Below is a summary of the terms proposed by the Cape Fear Valley Health System:

Lease Term:	5 years - beginning July 1, 2016
Annual Lease Rate:	\$5 per square foot or \$94,555 (Includes consideration of renovation costs)
Janitorial:	Lessee shall provide
Utilities:	Pro-rata share reimbursement from Lessee

The annual lease rate of \$5 per square foot plus the estimated value of the renovation for the lease term exceed the value of the square footage at our best rate of \$12 per square foot.

RECOMMENDATION/PROPOSED ACTION

Consider approval of the Lease Agreement and the Agreement for Leasehold Improvements with the Cape Fear Valley Health System.

B. EXECUTIVE PLACE

BACKGROUND:

Cape Fear Valley Health System is interested in leasing vacant space at Executive Place for Behavioral Health Services provided to the community. Cape Fear Valley Health System is requesting to lease office space on the 4<sup>th</sup> floor of Executive Place which totals 7,826 square feet and to make minor renovations in this area. The estimated cost of the renovation is \$41,476.25.

Below is a summary of the terms proposed by the Cape Fear Valley Health System for the 4<sup>th</sup> floor:

Lease Term: 5 years - beginning July 1, 2016  
Annual Lease Rate: \$5 per square foot or \$39,130  
(Includes consideration of renovation costs)  
Janitorial: Lessee shall provide  
Utilities: Pro-rata share reimbursement from Lessee

As you may recall, our walk-in Mental Health Clinic was transferred to the Cape Fear Valley Health System a few years ago as a result of mental health reform. Initially, the clinic was on the Cape Fear Valley Health System's campus until a major weather event caused flooding of the building which housed these services. The Cape Fear Valley Health System approached the County regarding use of vacant space at Executive Place on a temporary basis. The Cape Fear Valley Health System is now looking for an opportunity to house the entire community mental health program at one location and to provide an opportunity for expansion of services. Therefore, the lease agreement includes the third floor which captures the space currently occupied. The Cape Fear Valley Health System has asked to lease this 8,704 square feet at \$8 per square foot. This reduced lease rate has been requested since the Cape Fear Valley Health System provides community mental health services to many citizens without full reimbursement.

Below are the proposed lease terms for this space:

Lease Term: 5 years/beginning July 1, 2016  
Annual Lease Rate: \$8 per square foot or \$69,632  
Janitorial: Lessee shall provide  
Utilities: Pro-rata share reimbursement from Lessee

**RECOMMENDATION/PROPOSED ACTION:**

Consider approval of the Lease Agreement and the Agreement for Leasehold Improvements with the Cape Fear Valley Health System.

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Amy Cannon, County Manger, reviewed the background information and recommendation as recorded above. Ms. Cannon stated the County Attorney prepared lease agreements and renovation agreements based on a request from Cape Fear Valley Health System to lease space from the County.

**MOTION:** Commissioner Keefe moved to recommend to the full board approval of the E. Newton Smith Building and Executive Place Lease Agreements and the Agreement for Leasehold Improvements with the Cape Fear Valley Health System.

**SECOND:** Commissioner Edge

**DISCUSSION:**

Commissioner Evans stated there has been an ongoing issue about lack of space for County departments in the courthouse and he would like to see if this space is suitable for those County departments. Ms. Cannon stated at this time funding is not set aside to renovate or purchase a building for a

County Administration building. Ms. Cannon further stated last year during the Capital Improvement Plan budget process she mentioned a County Administration building needs to be planned in on the debt service side during the next 7-15 years. Ms. Cannon stated she feels this is a win-win situation for Cumberland County and the Cape Fear Valley Health System because the County does not have any immediate plans to use the space in the next five years and Cape Fear Valley Health System plans to renovate and pay for the space which will generate revenue for Cumberland County. Commissioner Adams stated in the past few months the County has been working with the District Court System and the District Attorney's office to try to meet needs with the limited space we do have.

VOTE: PASSED (3-1) (Commissioners Adams, Edge and Keefe voted in favor; Commissioner Evans voted in opposition.)

#### 4. OTHER ITEMS OF BUSINESS

MEETING ADJOURNED AT 9:14 AM.