

CUMBERLAND COUNTY FACILITIES COMMITTEE
JUDGE E. MAURICE BRASWELL CUMBERLAND COUNTY COURTHOUSE
117 DICK STREET, 5TH FLOOR, ROOM 564
OCTOBER 5, 2017 - 8:30 A.M.
MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams
Commissioner Jeannette Council

MEMBERS ABSENT: Commissioner Larry Lancaster

OTHER COMMISSIONERS PRESENT:
Commissioner Jimmy Keefe

OTHERS PRESENT: Melissa Cardinali, Assistant County Manager
Tracy Jackson, Assistant County Manager
Duane Holder, Assistant County Manager
Rick Moorefield, County Attorney
Jeffery Brown, Engineering & Infrastructure Director
Deborah Shaw, Budget Analyst
Heather Harris, Budget Analyst
Jerod Roberts, Solid Waste Director
Geneve Mankel, Communications & Outreach Coordinator
Ivonne Mendez, Financial Specialist
Judge Robert Stiehl, District Court Judge
Eric Lindstom, Arts Council
Candice White, Clerk to the Board
Kellie Beam, Deputy Clerk to the Board
Press

Commissioner Glenn Adams called the meeting to order. Commissioner Adams stated Commissioner Lancaster would not be able to attend the meeting due to a conflict and County Manager Amy Cannon would not be able to attend due to a work conference out of state.

Tracy Jackson stated an item regarding “Installation of Public Art” would need to be added to the agenda.

1. APPROVAL OF MINUTES – SEPTEMBER 7, 2017 REGULAR MEETING

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

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

Chairman Adams moved the “Installation of Public Art” to Item 2. Consideration of Request to Allow Public Art to be Temporarily Installed on County Property

2. CONSIDERATION OF REQUEST TO ALLOW PUBLIC ART TO BE TEMPORARILY INSTALLED ON COUNTY PROPERTY

BACKGROUND

Eric Lindstrom contacted the Engineering & Infrastructure Director on Wednesday, October 4, 2017 on behalf of the Arts Council to see what steps that the Arts Council would need to take in order to temporarily install three pieces of public art at the Historic Courthouse and the Judge E. Maurice Braswell Cumberland County Courthouse. The Arts Council is proposing to install one piece of art in front of the Historic Courthouse and two pieces of art in front of the Judge E. Maurice Braswell Courthouse.

RECOMMENDATION/PROPOSED ACTION

The Facilities Committee is being asked to provide County staff their thoughts on allowing the temporary installation of public art at the Historic Courthouse and the Judge E. Maurice Braswell Courthouse and to provide direction on how County staff should move forward with handling the request.

Jeffery Brown, Engineering & Infrastructure Director, reviewed the background information and recommendation as recorded above. Mr. Brown introduced Mr. Lindstrom from the Arts Council to provide further information.

Mr. Lindstrom stated all works of art would be maintained and insured by the Arts Council. Mr. Lindstrom stated the artworks and locations selected would be by the Arts Council Public Art Committee and approved by the Fayetteville Art Commission. Mr. Lindstrom stated installation of the art would require no more than six (6) anchor bolts to secure the artwork and the donor/information plaque. Mr. Lindstrom further explained the bolts would be removed and holes would be patched at the end of the exhibit. Questions and discussion followed.

Mr. Lindstrom explained the goal would be to install the art before November 2017 and it would come down and possibly be replaced around the same time next year. Chairman Adams asked about the location of the art in front of the courthouse and requested consideration be given so that the art would not impact any ceremonies that are held in front of the courthouse.

MOTION: Commissioner Council moved to recommend to the full board approval to allow the temporary installation of public art at the Historic Courthouse and the Judge E. Maurice Braswell Courthouse as requested.

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

3. CONSIDERATION OF BID AWARD FOR CHARLIE ROSE AGRI-EXPO CENTER PARKING LOT IMPROVEMENTS

BACKGROUND

The repairs/resurfacing of the parking lot at the Charlie Rose Agri-Expo Center is a project that was identified as part of the Parking Lot/Repair Capital Improvement Plan (CIP). On August 17, 2015, the Board of Commissioners adopted a reimbursement resolution allowing projects to get started in advance of the planned installment financing plan which was approved on September 12, 2017 by the Local Government Commission (LGC). The repaving of the parking lot at the Charlie Rose Agri-Expo Center was a project identified as high priority on the list of CIP paving projects.

A pre-bid meeting was held on September 18, 2017 in which all local contractors were invited to attend. Informal bids were received on September 28, 2017 for the repairs/resurfacing of the Charlie Rose Agri-Expo Center parking lot. The lowest, responsible and responsive bid was submitted by Diamond Constructors, Inc. in the amount of \$135,331.29.

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 October 16, 2017 meeting:

1. Accept the bids for the repairs/resurfacing of the parking lot at the Charlie Rose Agri-Expo Center and award a contract to Diamond Constructors, Inc. in the amount of \$135,331.29.
2. Establish a contingency in the amount of \$10,000 to be used for additional work recommended by the Engineering & Infrastructure Director and approved by the County Manager.

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

Chairman Adams asked if it would be better to bid the whole project at once if the entire parking lot needed to be repaved since the equipment will already be on site. Mr. Brown stated he considered that and there would be no economy of scale the way the project has been broken up. Mr. Jackson stated the parking lot is in very bad shape and is a safety concern. Mr. Brown stated part of the improvements of the parking lot include relocating the ADA parking spots because the location of the spots do not meet the criteria of the law because they are too steep. Mr. Brown further stated the plan is to relocate the parking spots and add a handicap ramp and an accessible route for those spaces.

Commissioner Keefe asked about the funding source and Mr. Brown stated it would be part of the installment financing. Commissioner Keefe asked if this amount could come out of the crown budget. Ms. Cardinali further stated she would talk to the Finance Director about the possibility of the debt service for paving at the Agri-Expo Center to be paid from crown funds versus the general funds and if so it would only require a budget revision.

MOTION: Commissioner Council moved to recommend to the full board approval to accept the bids for the repairs/resurfacing of the parking lot at the Charlie Rose Agri-Expo Center and award a contract to Diamond Constructors, Inc. in the amount of \$135,331.29 and establish a contingency in the amount of \$10,000 to be used for additional work recommended by the Engineering & Infrastructure Director and approved by the County Manager.

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

4. CONSIDERATION OF PROFESSIONAL SERVICES AGREEMENT WITH FLEMING & ASSOCIATES, PA FOR MULTIPLE CAPITAL IMPROVEMENT PROJECTS

BACKGROUND

On October 20, 2014, the Board of Commissioners approved a Professional Services Agreement with Fleming & Associates, PA to complete roof and building envelope assessments for all County facilities. These assessments were completed and delivered to the County in the spring of 2015. Included as part of this assessment was a list of proposed recommended improvements that were utilized to develop the Capital Improvement Plan for roofs and building exteriors.

The Engineering & Infrastructure Department selected Fleming & Associates, PA from the list of professional service consultants that the Board of Commissioners approved on December 3, 2015 to provide the needed engineering services for roof improvements at the Crown Coliseum, Crown Expo and the Historic Courthouse. Fleming & Associates, PA has proposed a cost of \$177,590 for the necessary professional services required to complete these projects.

RECOMMENDATION/PROPOSED ACTION

The Engineering & Infrastructure Director and County Management recommend that the Facilities Committee approve the Professional Services Agreement with Fleming & Associates, PA and place it on the agenda of the October 16, 2017 Board of Commissioners meeting for approval.

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

Commissioner Council asked about the 14% increase over two years and if that is reasonable. Mr. Brown stated the 14% increase is reasonable compared to what he has seen on other construction projects. Mr. Brown further stated all projects are coming in higher than anticipated because of the amount of work out there and the limited number of contractors that are bidding on the work. Commissioner Council then asked about the 3% allowance to replace wet insulation. Mr. Brown stated there had been several issues where the roof had to be repaired and the membrane itself is over twenty years old which is old for a roofing membrane. Mr. Brown further stated the allowance would consider any wet insulation that would have to be replaced. Mr. Brown stated the goal would be to keep the wet insulation to a minimum, if possible, because if you get over a certain percentage of insulation that must be replaced you must start meeting new energy codes. Mr. Brown stated the roof was recommended to be replaced two years ago so it is two years past the recommendation awaiting the financing to be approved.

Commissioner Adams asked if this project would impact events at the Crown Coliseum. Mr. Brown stated this would not impact the schedule of the Crown because all work will be done on the top of the roof.

- MOTION: Commissioner Council moved to recommend to the full board approval of the Professional Services Agreement with Fleming & Associates, PA.
- SECOND: Commissioner Adams
- VOTE: UNANIMOUS (2-0)

5. UPDATE ON ANN STREET AND WILKES ROAD LANDFILL OPERATIONS

BACKGROUND

Jerod Roberts, Director of Solid Waste, will provide an update regarding current and future projects and challenges at the Ann Street Landfill and the Wilkes Road Compost Facility.

RECOMMENDATION/PROPOSED ACTION

No action is requested now. This is for information only.

Jerod Roberts, Solid Waste Director, reviewed the background information and recommendation as recorded above. Mr. Roberts also reviewed the information below:

Solid Waste Management Projects & Improvements

Background Information:

- Cumberland County Solid Waste Management processes and disposes of approximately 140,000 tons of Municipal Solid Waste (MSW) and 60,000 tons of Construction and Demolition debris (C&D) annually.
- In FY 2018, Cumberland County has made significant changes to the operational structure.

Operational Changes & Accomplishments:

- Landfill Manager Chad McLean hired six months ago
 - From Robeson County Solid Waste where he had 12 years of landfill experience
 - Manager of Landfill Operations certified
 - Member of Solid Waste Association of North America
 - Understands landfill best practices
 - Experience working with heavy equipment
- Reorganization and reclassifying critical positions such as Compliance Supervisor.
 - This position will keep the department up to date with State compliance and rule changes as well as manage regulatory issues with the federal EPA, State Division of Environmental Quality (DEQ), State Division of Air Quality (DAQ) and more.
- Solid Waste is using a tarp system on the active working face of landfill to preserve airspace
 - Foam was used previously at cost of \$218,000/year.
 - Tarp system will run about \$50,000 annually.
- Established vegetation on the side slopes of 60% of the existing slopes for the C&D Landfill and the Subtitle D Landfill.
- Radios are used to communicate with personnel on the landfill, road trucks and the scale house.
 - Previously cell phones were used at a cost of \$12,362.39 annually.
- Two new cells (Cells 9 and 10) are currently under construction.
- Cells 9 and 10 will have an estimated life expectancy of 16 years based on current compaction and volume.
- Hired SCS Engineers of Charlotte to provide engineering support, financial assessments and future planning for landfill.
- Purchased new equipment – Cat 826K Compactor, Cat D8T Dozer, Cat 311 Mini Excavator and PSA 2000 Hydro Seeder

Challenges:

- Soil Management – Solid Waste relies on soil from the borrow pit to cover slopes and working face weekly.
- Changing soil management method will extend the life of the borrow pit.

- Leachate – Solid Waste faces a host of leachate issues currently causing damage to existing slopes. This can only be remedied by digging to repair the damage.

Wilkes Road Facility:

- The Wilkes Road Treatment and Processing Facility at 771 Wilkes Road faces financial and operational issues.
- Wilkes Road is currently under evaluation to determine if the County needs to make changes in the processing facility or seek alternatives.
- The operations site is currently 26 acres in size and processes boiler fuel for vendors.

Personnel:

- High amount of employee turnover in the past six months, with salaries cited as the biggest issue.
- Working with HR to evaluate.

Environmental Compliance:

- Three notice of Violations (NOV) in past 10 months
- Notice of Deficiency (Air Quality)
- Currently disputing DAQ NOV for air quality issues
- Meeting with DEQ on October 6, 2017 to address Wilkes Road and Ann Street violations
- Primary reason to hire Compliance Supervisor

Looking Forward:

- The challenges facing the Solid Waste Department will take time to repair. However, the long-term vision of the department is to enhance the customer experience. Here are proposed plans to achieve that goal:
 - Plant flowers around the facility to improve aesthetics
 - Redesign the traffic pattern and scale house to move customers in and out seamlessly.
 - Add digital boards to update customers about changes in traffic flow and to provide safety messages
 - Develop a partnership with a vendor to improve County's Recycling Program and increase the life of the landfill.
 - Redesign the Ann Street container site to improve access and make disposal more efficient
 - Evaluate long-term financial sustainability of Wilkes Road Facility

Mr. Roberts reviewed the information above. Mr. Roberts stated the Ann Street Landfill is due for an expansion of the Landfill Gas Collection and Control System. Mr. Roberts further stated the landfill is subject to this modification based on our New Source Performance Standards (NSPS). Mr. Roberts stated the NSPS will require landfill gas to

be collected from waste after placed for five (5) years in an active landfill. Mr. Roberts further stated the last expansion was done November 2012 and to remain in compliance the Ann Street Landfill must expand the system no later than January 2018. Mr. Roberts stated the project is expected to start November 1, 2017. Mr. Jackson stated he plans to bring this forward to the Board of Commissioners at the October 16, 2017 meeting for consideration. Chairman Adams stated as soon as the cost amounts are determined for the project that Mr. Jackson and Mr. Roberts email the figures to the Board of Commissioners prior to the meeting on October 16, 2017 in case there are any questions.

Commissioner Keefe asked about the contract regarding methane gas and when the contract will end and how we can get out of the contract. Commissioner Keefe asked if the contractor has any obligation to participate in the expansion. Mr. Moorefield stated there is language in the contract that needs to be explored. Mr. Moorefield stated he would look at the contract and bring an opinion back to the commissioners before the October 16, 2017 meeting.

No action taken.

6. OTHER ITEMS OF BUSINESS

There were no other items of business.

MEETING ADJOURNED AT 9:45 AM.