

**IREDELL COUNTY BOARD OF COMMISSIONERS
BRIEFING MINUTES
APRIL 20, 2004**

The Iredell County Board of Commissioners met in Briefing Session on Tuesday, April 20, 2004, 5:00 p.m., in the Iredell County Government Center (South Wing Conference Room), 200 South Center Street, Statesville, NC.

Present were:

Chairman Steve D. Johnson
Vice Chairman Godfrey Williams
Doug Madison
Marvin Norman
Sara Haire Tice

Staff present: County Manager Joel Mashburn, Planning Supervisor Ron Smith, Fire Marshal Chuck Gallyon, Tax Administrator Bill Doolittle, Recycling Coordinator Carla Parks, Nursing Director Donna Campbell, Recreation Director Robert Woody, Finance Director Susan Blumenstein, and Clerk to the Board Jean Moore.

CALL TO ORDER by Chairman Johnson.

PRESENTATION FROM MARTIN BOAL ANTHONY & JOHNSON (MBAJ) REGARDING THE NEW SOCIAL SERVICES BUILDING: Architects Rob Johnson and Grace Wallace said the new social services building was on schedule, and direction was now needed regarding the final drawings. R. Johnson said a straight forward bid package would be used. He said a probable cost for the building would be \$6.5 to \$6.8 million, and there were concerns about the rising cost of steel.

Commissioner Williams said it was his understanding that steel prices were stabilizing.

Architect Johnson said his steel estimates were between \$500,000 to \$800,000, and he intended to use something in the middle. He said the gabled roof and one of the elevators were eliminated to reduce costs. In addition, he said some of the interior areas would not be completed to cut costs.

Commissioner Norman voiced concerns about the elevator removal.

Wallace said most of the clients, needing elevator accessibility, would be serviced on the first floor. She said the second floor, for the most part, would be for administrative offices.

R. Johnson said there would be exterior stairwells, and the staff would probably use these. He said one elevator would be sufficient.

County Manager Mashburn said the building's budget was \$6.5 million, and the architects were estimating the cost to be between \$6.5 to \$6.8. He said the decorative roof and the elevator had been eliminated to stay within the budget. He added that \$200,000 was still left in contingency.

Commissioner Madison asked if fixtures, furnishings and equipment were included in the costs.

R. Johnson said yes.

Chairman Johnson said he was comfortable enough with the estimates to proceed with the project. Both Johnson (Chairman) and Norman said that if the costs decreased, they would be more inclined to finish out the interior space (grey areas on diagrams) rather than reinserting one of the eliminated items.

UPDATE ON NEW LIBRARY CONSTRUCTION: County Manager Mashburn said Earle Gaulden, the library architect, had recently informed the staff that due to increasing steel prices, the new building's cost might increase by \$6,000 to \$8,000. He said one suggestion, to stay within the budget, would be to delete the roof's metal portion, with an exception in the center area. Mashburn said the sloping sides could be roofed with a rubber-membraned material that was installed with heat. He said there would be a 20-year-roof guarantee, and the roofing company had offered a credit to the county of \$6,000. Mashburn said the sloping roof would not be seen by the public.

Commissioner Norman asked the lead time on the roofing.

Mashburn said metal roof materials were in short supply, and he would estimate four to six weeks out.

Chairman Johnson said he would like to see more than \$6,000 cut off the bid price.

Commissioner Madison said the architectural engineer should evaluate the proposed changes and determine the credit amount.

Commissioner Williams questioned why the steel had not already been delivered.

The board members agreed to use the staff's suggestion and use a rubber roof (TPO), but to obtain more information on the proper credit amount that should be extended to the county.

Extraterritorial Jurisdiction (ETJ) Expansion Update (South Iredell Small Area Plan (SISAP): Planning Supervisor Smith said a meeting had been held with the Town of Mooresville officials, and it was his recommendation that the "language previously omitted from the SISAP be adopted." He said that in addition, it might be best to delay any further rezonings in the area until an actual ETJ release had occurred. Smith said the officials indicated the area would be a "gateway" into Mooresville, as well as the county, and that "raising the development bar would benefit both entities." He said the meeting also helped to foster the idea that the Town would be the "logical utility service provider and that zoning control would help to protect its future investment and allow the officials to plan on a larger scale, rather than piecemeal." Smith said the Town staff would have to devise a request and present it to Mooresville's governing body. He said after this, a formal request would be submitted to the Iredell commissioners.

Chairman Johnson clarified that in Areas 1, 2, and 3 (SISAP), that potentially, ETJ would be given to Mooresville, and pertaining to Area 4, Mr. Smith would work with the Mooresville officials regarding standards.

The commissioners said the next step regarding the SISAP would be dependent upon Mooresville.

REQUEST FROM THE LAKE NORMAN VOLUNTEER FIRE DEPARTMENT FOR A DISCUSSION PERTAINING TO A NEW FIRE STATION AND A VOTED-IN FIRE TAX DISTRICT: Kevin Clark and Howard Neel discussed the need for a new building. Clark also mentioned the \$1 million home recently destroyed by a fire, and the community's interest in establishing a voted-in tax district. Mr. Clark said the Lake Norman VFD covered an area that had a property valuation of over \$1.7 billion, but it was operating on a \$220,000 budget. He continued by saying there were 22 different homeowner districts in the VFD's territory, and several residents had voiced concerns about having adequate fire protection.

The gentlemen then shared drawings for a new building. Clark said the firemen wanted to be fair, but they also wanted adequate funding. He said it would also be

helpful, in planning for the building, if the county supplied information on what would be appropriated in the next five years. Mr. Clark said the fire commission had eliminated a new brush truck that was requested in the FY 04-05 budget.

Commissioner Williams said the fire commission adhered to a schedule regarding vehicle purchases. He asked if \$1.9 million was still the anticipated cost for the new building. Williams said he had considered the new building and the possibility of utilizing a one cent set aside debt retirement method to pay for it. He said now, however, since the department was considering a voted-in district, he could not be as encouraging as he once was regarding the new facility. Williams said he would like to see the VFD remain in the county-wide service district. He mentioned the possibility that Mooresville might annex some of the VFD's territory in the future. Mr. Williams said the fire commission was working within a "tight" budget for next year. He said additional personnel was the number one priority with all of the VFDs.

Blumenstein said the valuation growth in the area for next year was estimated to be about one percent.

Commissioner Williams said he thought the growth estimate might increase. He again said he favored the VFD remaining in the county-wide district. Williams said if not, it would be up to the other commissioners to decide something about the new building.

Chairman Johnson acknowledged that the property taxes received out of the Lake Norman VFD area were subsidizing some of the other fire departments. Johnson said he also desired for Lake Norman to refrain from seeking a voted-in district. He told the representatives that he would like to have another discussion with them, and he appreciated the manner in which they had shared their concerns. Johnson said that in reference to the new building, he would like to see more information on the estimated debt service and the revenue stream.

Williams said a Capital Improvement Plan had been requested from each VFD.

Johnson stressed the importance of knowing exactly how much the building would cost. He said the VFD should have a financial plan.

Clark said fundraisers would be held, and eventually, the property presently in use would be sold.

Fire Marshal Chuck Gallyon said the Lake Norman VFD would soon be rated, and it was anticipated the rating would be lowered. He said this would decrease the insurance costs for the property owners.

Clark asked about the new building's bank note, and he was told that the department's treasurer (Frank Phillips) could draft a financial plan.

Commissioner Madison said the note should indicate there would not be a pre-payment penalty.

ADJOURNMENT: The briefing adjourned at 6:40 p.m.

Approved: _____

Clerk to the Board