

**IREDELL COUNTY BOARD OF COMMISSIONERS
LIBRARY ARCHITECTURAL PRESENTATIONS & BRIEFING MINUTES
DECEMBER 18, 2001**

The Iredell County Board of Commissioners met on Tuesday, December 18, 2001, at 4:15 p.m., for architectural presentations regarding the new Iredell County Library, and at 5:00 p.m., for the agenda briefing in the Iredell County Government Center, 200 South Center Street, Statesville, NC.

Present: Chairman Sara Haire Tice
Vice Chairman Karen B. Ray
Tommy E. Bowles
Steve D. Johnson
R. Godfrey Williams

Staff Present: County Manager Joel Mashburn, Finance Director Susan Blumenstein, Library Director Steve Messick, Support Services Director Jim Vernon, Tax Collector Joe Ketchie, and Clerk to the Board Jean Moore.

CALL TO ORDER by Chairman Tice.

PRESENTATIONS FROM ARCHITECTURAL FIRMS REGARDING THE NEW IREDELL COUNTY LIBRARY: Iredell County Library Director Steve Messick introduced Architects Earle Gaulden and David Moore, with the firm of Craig Gaulden Davis, for a presentation regarding the new library.

Gaulden said he was confident his firm could design a building to fit the county's needs. He was also confident that a 40,000 sq. ft. building could be built with the budgeted amount of \$5,590,000. Mr. Gaulden said a local civil engineer (Steve Knight) would assist on the project.

Mr. Moore said the firm had designed over 45 libraries. He described the usual layout of most libraries, e.g., being arranged to have visual control over the entire building and having conference rooms near the main section for security reasons. He also discussed:

1. The importance of having no nail holes in a metal roof.
2. The importance of staying abreast of technological changes.
3. The importance of the interaction with the client as well as the community in the design process of a library.

Commissioner Johnson asked how much technological leeway should be given when designing a library.

Moore said it was difficult to forecast new technology; however, the firm tried to be flexible when it came to wiring or electrical components.

Gaulden and Moore said Iredell's building could be built at \$115 per sq. ft. They said the cost might be a little less, and if so, alternates could be added.

Messick then introduced Architect Michael West with the firm of Calloway Johnson Moore West.

West said his firm had an in-house engineering section; however, it did not have a civil engineer. He said the firm had built public facilities all over the southeast and about the only types of construction it did not engage in were supermarkets and shopping malls. Mr. West said the firm did not have a set agenda or a "signature style" for library architecture. West said the firm had built libraries in residential, business, and rural areas. He said the firm had won a most improved library award (Sheppard's Memorial Library) in North Carolina as well as a best project award (Airborne & Special Operations Museum) for North and South Carolina.

West was confident his firm could design a 40,000 sq. ft. building for the budgeted \$5.6 million. He mentioned the footage might even be increased to 45,000 sq. ft. He said the cost would be approximately \$120 per sq. ft. Mr. West said a way to decrease the cost would be on the structure's exterior.

When asked how the firm tried to fit a library in a specific community, West said the firm didn't look at a "microcosm," it looked at the entire county or area.

A discussion then occurred about approaching the City of Statesville about participating in the library's cost. Commissioner Williams and Commissioner Johnson said they would discuss the matter with the various city council members. Williams and Johnson said they would have a response available at the commissioners' planning session in late January.

The commissioners agreed to visit a library built by each of the two firms. On Saturday, January 12, 2002, the board members will visit the Lexington County Main Library, located in Lexington, South Carolina, designed by Craig Gaulden Davis. On Saturday, January 26, 2002, the board members will visit the Catawba County Library (Patrick Beaver Memorial Library), located in Hickory, North Carolina, designed by Calloway Johnson Moore West.

Discussion/Approval of the American Institute of Architects (AIA) Contract with MBAJ Architecture for the Design Work on the Iredell County Government Center-South: Joining Support Services Director Jim Vernon in the discussion about the design work on the government center in Mooresville was MBAJ Architect Rob Johnson. Vernon said much of the preliminary work would aid in the future renovation of the entire building.

Commissioner Ray asked if there was the potential for another courtroom.

Architect Johnson said yes. He said this could even be done on the second floor.

Commissioner Johnson stressed the importance of keeping the Iredell County Sheriff's Department abreast on the design of the courtroom(s).

Commissioner Williams asked about the difference in the square footage costs. He said some costs were listed at \$55 per sq. ft. and others were \$30 and \$25.

R. Johnson said the \$55 was for areas that needed to be "guttled." He said the other areas were primarily for offices and would not need that much work.

Finance Director Blumenstein said she would provide an amended capital projects ordinance for the project.

REQUEST FROM THE TOWN OF HARMONY FOR A FORMAL RESPONSE REGARDING A BRANCH LIBRARY: Harmony Town Mayor John Ray Campbell, along with aldermen Robert Moore and Martha Johnson attended the meeting regarding this matter. Mayor Campbell said the commissioners approved a resolution on December 4, 2001 approving a model for the joint operation of library facilities between municipalities and the county. He said that on December 12, 2001, he sent a letter formally requesting approval of a branch library for Harmony. Campbell said he was requesting a commitment from Iredell County on the operating funds.

Chairman Tice and County Manager Mashburn suggested that a decision be delayed until the commissioners' planning session in January. Tice said the county would know more about the state's budget at that time. Mashburn said the commissioners might also know more about the local economy.

Commissioner Williams said the town officials needed a commitment for their budget. Williams said he felt the county should wait until January regarding a decision, but he didn't want to "string Harmony along." He said they (Harmony officials) had done much work in the development of a branch library.

Commissioner Ray said she was sensitive to the window of opportunity the Town had with a contractor that was ready to begin construction.

Commissioner Johnson said he was afraid January might be too early to make a commitment.

Mayor Campbell was asked if the proposed facility would hook on to the new town sewer lines or if it would have a septic tank.

Campbell said he already had a “design.”

Chairman Tice asked when the sewer line would be operating.

Campbell said the Town was still waiting on the state permit.

Chairman Tice said the branch library request would be discussed at the January planning session.

REQUEST FOR APPROVAL OF A RESOLUTION & MEMORANDUM OF UNDERSTANDING REGARDING THE NORTH CAROLINA DEBT SETOFF CLEARINGHOUSE PROGRAM: Tax Collector Joe Ketchie requested for the debt setoff item to be added to the agenda. He said the program would be another method to collect unpaid taxes (at least 60 days old). Ketchie said the North Carolina Association of County Commissioners and the North Carolina League of Municipalities, in conjunction with the North Carolina Department of Revenue, had created the program that allowed local governments to submit debts amounting to at least \$50. If the debtor is due a state tax refund, the debt owed to the local government can be offset against the refund amount. He said a separate organization would administer the program, and a \$15 charge would be applied if successful “hits” or matches were found. Ketchie said the program might encourage taxpayers to go ahead and pay their taxes if they learned their tax refund would be affected. He said a letter would be sent to the delinquent taxpayer before the setoff occurred. Mr. Ketchie said that if the board approved the program, it would be used in collecting year 2001 taxes.

Finance Officer Blumenstein said the program could be applied to many other unpaid debts, e.g., EMS fees.

ADJOURNMENT: Chairman Tice adjourned the briefing at 6:45 p.m.

Approved: _____

Clerk to the Board