

**IREDELL COUNTY BOARD OF COMMISSIONERS  
PRESENTATION FROM THE LIBRARY ARCHITECT  
& BRIEFING MINUTES  
JUNE 18, 2002**

The Iredell County Board of Commissioners met for a presentation by the architect for the new Iredell County Library at 4:30 p.m., and held an agenda briefing session at 5:00 p.m., on Tuesday, June 18, 2002, in the Iredell County Government Center (South Wing Conference Room), 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, Support Services Director Jim Vernon, Library Director Steve Messick, Environmental Health Supervisor Kelly Sheeks, Solid Waste Director Ron Weatherman, Solid Waste Administrative Manager Susan Cornell, Assistant Jail Supervisor Terry Beck, and Clerk to the Board Jean Moore.

Guests Present: City of Statesville Mayor John Marshall, City Council Members Paula Steele and Ron Matthews, and City of Statesville Manager Rob Hites.

**CALL TO ORDER** by Chairman Tice.

**PRESENTATION FROM THE ARCHITECT REGARDING THE NEW IREDELL COUNTY LIBRARY:** Earle Gaulden, with the architectural firm of Craig Gaulden Davis in Greenville, S.C., said he had visited the Meeting Street and Stockton Street sites proposed by the city officials.

County Manager Mashburn gave the county's opinion on the positives and negatives regarding the sites under consideration. These were:

**MEETING STREET**

Pros

(Assumption that City of Statesville can deliver a "buildable" site)

- Pedestrian friendly
- Complements governmental complex providing state/federal/city/county services within 3 blocks of the center of the city
- convenient to banking, shopping, churches, and other public facilities
- improves a blighted area of the city which is in the backyard of the county government center
- encourages downtown development/potential to increase tax base
- provides onsite parking of 130 spaces, and an additional 20+ parking spaces within easy walking distance (Note: The original proposed site on Eastside Dr. had 138 parking spaces, and the Tradd Street site had only 115 spaces. The Tradd Street site, however, is in close proximity to some adjoining parking, but is difficult to compile how many would be available for library use.)
- Maintain historical presence of library in downtown business district

Cons

(Assumption that City of Statesville can deliver a "buildable" site)

- Expansion opportunities limited without acquiring additional land, probably at a premium price; site only 2.1 acres
- Approximately 36 Iredell County employees' parking spaces will be displaced, and even after some shuffling of operations, a net of 16 spaces will be displaced. If library parking is utilized by county employees, this decreases patron/library employee parking to 122.
- Existing county offices will have to be demolished (Recreation) with operations located to another site. (This relocation has been anticipated for a couple of years, and no definite reuse of the rec building had been identified.)
- Delays commencement of library construction; site preparation will be longer
- Less opportunity for open green space (lawn, islands, etc.)
- Removes rear exit to interior parking
- Will be disruptive to county operations during construction
- Over 81% of users reside more than 2 miles from site
- Tight staging area; could hamper construction, increasing cost

### **EASTSIDE DRIVE**

#### Pros

- Easy access to Interstate 77 exit 50 and 49; 81% of the users reside more than 2 miles from the center of the city
- Site more compatible to library for future expansion of floor space and parking; 4.8 acre site
- Will complement future governmental facilities on 23-acre tract
- Site will require little site preparation; construction can begin as soon as design documents are finished
- City has plans to widen Eastside Drive according to the NC TIP
- 81% (or approximately 14,500) of Iredell-Statesville students attend schools outside City of Statesville
- Staging cost will be less; ample land for contractor to use
- Construction less disruptive than downtown

#### Cons

- Not pedestrian friendly, no sidewalks, area more sparsely populated
- At present, not close, nor complementary to, any other governmental facility
- Will add to traffic, as much of the land in area is presently undeveloped
- Removes library from historic downtown location
- Uncertain how property across the road will develop (zoned multi-family residential)
- May encourage sprawl

### **STOCKTON STREET**

#### Pros

(Assumption that City of Statesville can deliver a “buildable” site)

- Pedestrian friendly
- Complements nearby government complex
- Maintains downtown presence (?)
- Large site (4.1 acres with corner property)
- Close proximity to existing library

#### Cons

(Assumption that City of Statesville can deliver a “buildable” site)

- Poor vista
- Parking not convenient
- County may have to purchase additional property at estimated \$250,000 cost
- Probably have to redesign building
- Site impediments not amenable to an efficient rectangular building
- On fringe of business district
- More than 81% of users reside more than two miles from site

Library Director Messick said that, initially, larger delivery trucks would not need access to the new library. He said later, when new furniture and equipment could be purchased, larger vehicles would need easy access to the loading/receiving dock. He mentioned this due to the location and size of the Meeting Street site.

Gaulden said that at the Meeting Street site, larger trucks would be able to get the turn radius, but they would not be parallel with the dock.

In reference to the Meeting Street site, Commissioner Ray asked about obtaining a variance from the city.

Gaulden said the site was “right on the border” of the city’s requirement for a vegetative buffer. He said that if the building was shifted towards Front Street, approximately 8,800 sq. ft. in extra space might be achieved (4,400 sq. ft. on ea. floor). Gaulden said the building would then have about 48,800 sq. ft. Then, if a variance could be obtained, 2,000 additional sq. ft. might be gained giving a total building size of 50,800 sq. ft.

Mr. Gaulden said through the years people had thrown debris in a creek that flowed across the Stockton Street site. He said that in order to use this site, the creek would have to be cleaned out and new “fill” inserted. In addition, he said the design of the facility would have to be changed -- something along an L-shape to fit the site.

Mashburn noted a rectangular building had been designed for efficiency of the staff. He noted that the stream depth at the Stockton site was “deep and big.”

Commissioner Bowles asked if the facility could be placed on the corner lot at the Stockton site.

Gaulden said he was more inclined to locate the facility on a flat surface instead of a sloped area.

Commissioner Williams said he had concerns about deciding on a site and then realizing there were problems, e.g., bad soil, or anything that might increase construction costs. He asked Mayor Marshall if he had the backing from the city if this happened.

Marshall said the city was asking for the opportunity to investigate the sites. He said, "We will do due diligence. We will do soil borings. I would suspect the county plans to do the same at the Eastside Drive site."

Commissioner Johnson asked the city officials if they expected a commitment from the county to build the library on the site if an investigation was performed on it. Johnson said he couldn't commit to a site if there was uncertainty about whether it was "buildable."

Mashburn said the city would determine if the Meeting & Stockton sites were "buildable." He said that if the county chose either Meeting or Stockton Street, the county was saying to the city officials, "We like the site, but show us you will make it ready in two weeks."

Hites said the soil borings could begin next week. He said the city engineer and the soil engineer could work together to determine if a site was suitable. Mr. Hites said the engineers felt they could be finished in two or three weeks. He said, "Both sites (Meeting & Stockton) could have a fatal flaw."

Johnson said the city was offering \$750,000 to keep the library downtown. He said, "If it goes up to \$1 million to get the site 'buildable,' the city council will again be approached for more money."

Hites agreed.

Johnson said the building industry was recovering from the recession, and the county's \$5.6 million might not obtain everything that was originally planned.

Commissioner Bowles asked if the Stockton Street corner lots could be purchased.

Steele said John & Kay Martin owned them, and they were for sale.

Commissioner Williams asked the architect about the feasibility of using the Meeting Street site.

Gaulden said the "geometry" had been proven. He said, however, there wouldn't be as much room for expansion. He said that, originally, a building with two-and-a-half stories had been proposed for the Tradd St. site. Mr. Gaulden said the half story on the bottom was basically the mechanical room and the shipping/receiving area.

Messick said the two-and-a-half story building was "site specific" for the Tradd Street topography.

Mr. Gaulden said the Meeting Street location would not be conducive to a three story or two-and-a-half story structure. He said some areas would have to be built up four or five feet deep with "fill" dirt.

Messick said the library construction plans had been reduced twice. He said the proposed 40,000 sq. ft. building would be adequate for about 15 years. Thereafter, expansion would be needed. He said branch libraries would probably be needed in the future, but a central library was still a necessity. Mr. Messick said it was more cost effective to have a central library for the satellites.

Commissioner Ray said several years ago the Mitchell College Board of Trustees had built a center in Mooresville, with plans at that time, for expansion to occur going up or vertical. However, the state building code changed and the expansion had to go out or horizontal. Mrs. Ray asked if there were ways to plan an additional story for the Meeting Street site.

Gaulden said the footings would have to be planned to hold the weight of an additional floor. He said that if this decision was made, the county would have “to bite the bullet now, cost wise, or be prepared to tear down some of the structure in the future.” Gaulden said it was hard to predict what changes might occur in construction regulations.

Steele said the city wanted a site priority listing from the county.

Mashburn said the county staff could not recommend the Stockton Street location. Mr. Gaulden added that this site was not his preference either.

Marshall said, “We are prepared to bring earnest money to confirm that we can do the project.” He said, “If we do our due diligence, we expect you to build a library on the site.”

Mashburn said to the commissioners, in reference to the Meeting Street site, “You’re not committing to building a library on it.” He said the site had to be “buildable.”

**REQUEST FOR APPROVAL OF A PROPOSAL/AGREEMENT WITH ARRINGTON GRADING, INC., REGARDING THE GRINDING & REMOVAL OF WOOD WASTE PRODUCTS FROM THE IREDELL COUNTY LANDFILL:** Solid Waste Director Weatherman said Mr. Phil Arrington desired to grind wood waste at a cost of \$9 per ton. Mr. Weatherman said the proposal would be advantageous to the county, both in labor and equipment. He said the public and the City of Statesville would not be inconvenienced by the arrangement.

**REQUEST FOR APPROVAL OF A 2001-2002 CAPITAL OUTLAY AMENDMENT FOR THE IREDELL-STATESVILLE SCHOOL SYSTEM:** Iredell-Statesville Schools Superintendent Dr. Julia Williams and Finance Director Terry Haas said an amendment was needed for the 2001-02 budget in capital outlay. The amendment included:

<b>FY July 1, 2001 – June 30, 2002</b>			
	Budget	Increases/Decreases	Amended Budget
Third Creek Elementary	2,903,780	(324,723.00)	2,579,057.00
Annual Renovations	857,297	(118,280.53)	739,016.47
		ISS will receive approximately \$45,000 in sales tax refunds to offset expenditures under annual renovations.	
Roofing	300,000	(31,811.95)	268,188.05
Boiler/HVAC	300,000	(15,311.36)	284,688.64
Mobile Unit Set-up	150,000	38,681.03	188,681.03
Maintenance Vehicles	50,000	(8,760.40)	41,239.60
Paving	50,000	(18,800.00)	31,200.00
Waste Water	450,000	(160,761.44)	289,238.56
Furniture/Equipment	479,760	(11,275.00)	468,485.00
		(ISS will receive approximately \$21,200 in sales tax refunds to offset expenditures under furniture & equipment.)	
Technology	100,453	(50,791.35)	49,661.65
<b>Total</b>	<b>5,641,290</b>	<b>(701,834.00)</b>	<b>4,939,456.00</b>

**REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING SUSAN BLUMENSTEIN TO FILE AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION FOR THE IREDELL COUNTY GOVERNMENT CENTER-SOUTH (ICGC-S) FINANCING:** Blumenstein said a resolution was required by the Local Government Commission for the ICGC-S financing. She said the resolution would include the promissory note of \$1,900,000, used to purchase the former hospital building (this will be refinanced), plus additional funds of \$1,610,000 to renovate the facility for courts and office space, and the possible renovation of an additional floor at a cost of \$923,200, if a leasee is found.

**REQUEST FOR APPROVAL OF A FINANCING PROPOSAL FROM THE BANK OF AMERICA FOR THE IREDELL COUNTY GOVERNMENT CENTER-SOUTH (ICGC-S) PROJECT:** Mrs. Blumenstein said two options were presented to area banking institutions regarding the ICGC-S financing. She said the lowest interest rate, for a fixed-rate financing, was from the Bank of America at:

	<u>RATE</u>	<u>PREPAYMENT PENALTY</u>	<u>BANK FEES</u>	<u>RATE COMMITMENT</u>
Option A	4.59% 15-yr. fixed	3% Years 1-5	\$7,500 Est.	to August 30, 2002
Option B	4.49% 10-yr. fixed	2% Years 6-10		
		1% Years 11-15		

Option A = \$3,510,000 for refinancing purchase of bldg.+ renovations 15-yr.  
 Option B = \$923,200 for renovations on property to be leased 10-yr.

**CALL FOR A PUBLIC HEARING ON JULY 2, 2002 REGARDING THE IREDELL COUNTY GOVERNMENT CENTER-SOUTH (ICGC-S) FINANCING:** Blumenstein said a public hearing on July 2 had been requested regarding the ICGC-S financing.

**REQUEST FOR APPROVAL OF AN INDIRECT COST ALLOCATION PLAN/AGREEMENT WITH MAXIMUS, INC., FOR FISCAL YEAR ENDING JUNE 30, 2002, FISCAL YEAR ENDING JUNE 30, 2003, AND FISCAL YEAR ENDING JUNE 30, 2004 & AUTHORIZATION FOR THE COUNTY MANAGER TO SIGN THE AGREEMENT:** Blumenstein said this three-year agreement would permit MAXIMUS, Inc., to prepare annual reports necessary to receive state and federal grant reimbursements for indirect costs associated with the social services department, along with Medicaid reports for EMS and the health department. Mrs. Blumenstein said the total cost was \$28,200, or \$9,400 each year.

**REQUEST FOR APPROVAL TO APPLY FOR AN E-COMMUNITIES PUBLIC ACCESS GRANT IN THE AMOUNT OF \$12,000:** The county manager said a \$12,000 grant was available from the state, and the money would be used to purchase computers for Statesville and Mooresville.

Commissioner Williams said he thought the E-communities initiative was supposed to aid rural areas.

Mashburn said Statesville and Mooresville also qualified for the grant funds.

**ADJOURNMENT:** Chairman Tice at 6:50 p.m., adjourned the briefing session.

Approved: \_\_\_\_\_

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 Clerk to the Board